

## 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 11, 2022, FOLLOWING THE COMMITTEE OF THE WHOLE MEETING, OR AT 6:30 P.M. 7760 QUINCY STREET, WILLOWBROOK, IL, DUPAGE COUNTY, ILLINOIS

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

**THE PUBLIC CAN UTILIZE THE FOLLOWING CALL-IN NUMBER:**

**Dial-in Phone Number:        312-626-6799**

**Meeting ID:                        836 4550 4131**

**Written Public Comments Can Be Submitted By 6:15 P.M. on April 11, 2022, to [shalloran@willowbrook.il.us](mailto:shalloran@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. PUBLIC HEARINGS:
  - a. [Public Hearing Regarding the Proposed Redevelopment Corridor Tax Increment Financing District](#)
  - b. 2022-2023 Budget
6. OMNIBUS VOTE AGENDA:
  - a. Waive Reading of Minutes (APPROVE)
  - b. [Minutes - Regular Board Meeting March 28,2022](#) (APPROVE)
  - c. [Minutes - Special CoW Board Meeting March 28,2022](#) (APPROVE)
  - d. [Minutes - Special Budget Workshop #3 March 17, 2022](#) (APPROVE)

- e. Warrants \$339,285.29
- f. RESOLUTION NO. \_\_\_\_\_ - A RESOLUTION APPROVING A FINAL PLAT OF EASEMENT FOR 6821 ADAMS STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (ADOPT)
- g. RESOLUTION NO. \_\_\_\_\_ - A RESOLUTION APPROVING A FINAL PLAT OF EASEMENT FOR 6440 TENNESSEE AVENUE, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (ADOPT)

NEW BUSINESS

- 7. ORDINANCE NO. \_\_\_\_\_ - AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR GOWER WEST ELEMENTARY SCHOOL, INCLUDING 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 FINAL PLAT OF SUBDIVISION, AND RELATED MATTERS (PASS)
- 8. MOTION - MOTION TO APPROVE THE 2022-2023 BUDGET (PASS)
- 9. RESOLUTION - \_\_\_\_\_ - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK WITHDRAWING ITS PARTICIPATION IN AN INTERGOVERNMENTAL AGREEMENT WITH THE VILLAGE OF BURR RIDGE FOR THE GARFIELD AVENUE SIDEWALK PROJECT (ADOPT)
- 10. BOND AND BOND COUNSEL
  - a. ORDINANCE NO. \_\_\_\_\_ - An Ordinance providing for the issuance of not to exceed \$10,000,000 General Obligation Bonds, in one or more series, on a taxable or taxexempt basis, of the Village of Willowbrook, DuPage County, Illinois, for the purpose of financing the costs of certain capital projects in the Village and certain economic development initiatives of the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said Bonds, and authorizing the proposed sale of said Bonds to the purchaser thereof. (PASS)



- b. RESOLUTION NO. \_\_\_\_\_ - A RESOLUTION  
APPROVING A LEGAL SERVICES ENGAGEMENT AGREEMENT  
BY AND BETWEEN THE VILLAGE OF WILLOWBROOK AND  
ICE MILLER, LLP, AS BOND COUNSEL AND DISCLOSURE  
COUNSEL FOR THE VILLAGE, IN CONNECTION WITH THE  
VILLAGE'S PROPOSED GENERAL OBLIGATION BONDS,  
SERIES 2022 (ADOPT)

PRIOR BUSINESS

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

**VILLAGE OF WILLOWBROOK****BOARD MEETING****AGENDA ITEM - HISTORY/COMMENTARY****ITEM TITLE:**

Public Hearing Regarding the Proposed Redevelopment Corridor Tax Increment Financing District

**AGENDA NO:** 5.a.**AGENDA DATE:** 04/11/22**STAFF REVIEW:** Brian Pabst, Village Administrator.**SIGNATURE:** B. Pabst**LEGAL REVIEW:** Thomas Bastian, Village Attorney**SIGNATURE:** Tom Bastian / cm**RECOMMENDED BY:** Brian Pabst, Village Administrator**SIGNATURE:** B. Pabst**REVIEWED & APPROVED BY COMMITTEE:** YES ☐ NO ☐ N/A ☒**ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)**

As a part of the process of instituting a TIF District, a Public Hearing must be held. The intent is to receive additional public input prior to considering the district for adoption at the April 25<sup>th</sup>, 2022, meeting. Staff has conducted prior public meetings that were noticed / publicized and as indicated prior, changes have been made to the Redevelopment Plan and Project (no eminent domain for residential, incorporated sections of Route 83 where we have village owned utility infrastructure located, etc.).

As a part of the hearing, staff has included the Public Hearing Notice that was mailed and posted on our website, the TIF Redevelopment Plan and Project, the TIF Eligibility Report and Joint Review Board (JRB) unanimous recommendation of approval.

**ACTION PROPOSED:** NONE

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING  
TO CONSIDER THE DESIGNATION OF THE REDEVELOPMENT PROJECT AREA  
FOR THE PROPOSED WILLOWBROOK REDEVELOPMENT CORRIDOR TAX  
INCREMENT FINANCING DISTRICT AND THE APPROVAL OF A  
REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO**

Notice is hereby given that a public hearing will be held on Monday, April 11, 2022, at 6:30 p.m. at either 7760 South Quincy Street, Willowbrook, Illinois 60527, or at a virtual location if permitted under the Governor's Executive Orders and / or the Illinois Open Meetings Act, with the location thereof to be posted at Willowbrook Village Hall, 835 Midway Drive, Willowbrook, Illinois 60527 and on the Village's website ([www.willowbrookil.org](http://www.willowbrookil.org)) no less than forty-eight (48) hours before the public hearing ("Public Hearing"), in regard to the proposed designation of a redevelopment project area ("Redevelopment Project Area"), and the proposed approval of a redevelopment plan and project ("Redevelopment Plan and Project") in relation thereto, for the proposed Willowbrook Redevelopment Corridor Tax Increment Financing District ("Redevelopment Corridor TIF District"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1, *et seq.*, as amended ("TIF Act").

The boundaries of the Redevelopment Project Area for the proposed Redevelopment Corridor TIF District are more fully set forth on the legal description attached hereto as **EXHIBIT 1** and made part hereof and the street location map attached hereto as **EXHIBIT 2** and made part hereof.

The proposed Redevelopment Plan and Project provides for land acquisition and assembly and improvements to the public infrastructure within the proposed Redevelopment Project Area and for the Village of Willowbrook ("Village") to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated Village actions include, but are not limited to: acquisition of property and property interests; site preparation and clearance; demolition; provision of public infrastructure and related public improvements and rehabilitation of structures; interest rate write-downs; job training; the encouragement of redevelopment agreements; assisting in the clean-up of any hazardous waste, hazardous substances or underground storage tanks as required by State or Federal law where these are a material impediment to redevelopment; addressing any flooding problems; and improving opportunities for further development and redevelopment within the Redevelopment Corridor TIF District. The Village would realize the goals and objectives of the Redevelopment Plan and Project through public finance techniques including, but not limited to, tax increment allocation financing.

Copies of the Eligibility Report and the Redevelopment Plan and Project have been on file with the Village since January 24, 2022, and are currently on file and available for public inspection between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except holidays, at the office of the Village Clerk for the Village of Willowbrook, at 835 Midway Drive, Willowbrook, Illinois 60527. Copies of the Eligibility Report and the

Redevelopment Plan and Project are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Economic Opportunity. The Village Clerk for the Village of Willowbrook may be contacted for further information, at the address above or by telephone at (630) 323-8215.

Pursuant to the TIF Act, the Joint Review Board for the proposed Redevelopment Corridor TIF District ("JRB") convened and reviewed the public record, planning documents, Eligibility Report and the proposed ordinances approving the Redevelopment Project Area and the Redevelopment Plan and Project for the proposed Redevelopment Corridor TIF District. Pursuant to the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: DuPage County, College of DuPage District No. 502, Gower Grade School District 62, Burr Ridge Park District, Tri-State Park District, Hinsdale Township High School District 86, Indian Prairie Library District, Tri-State Fire Protection District, Downers Grove Township and the Village of Willowbrook.

Pursuant to the TIF Act, the meeting of the JRB was held on Tuesday, March 8, 2022, at 10 a.m. at either 7760 South Quincy Street, Willowbrook, Illinois 60527 and at a virtual location as permitted under the Governor's Executive Orders and / or the Illinois Open Meetings Act, and the location was posted at Willowbrook Village Hall, 835 Midway Drive, Willowbrook, IL 60527 and on the Village's website ([www.willowbrookil.org](http://www.willowbrookil.org)) no less than forty-eight (48) hours before the meeting ("Meeting"). Those taxing districts with representatives on the JRB were notified of the Meeting. The JRB's recommendation relative to the Redevelopment Project Area and Redevelopment Plan and Project for the proposed Redevelopment Corridor TIF District shall be advisory and non-binding, and shall be adopted by a majority vote of those members of the JRB that are present and voting, and submitted to the Village within thirty (30) days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of designating the Redevelopment Project Area or approving the Redevelopment Plan and Project for the proposed Redevelopment Corridor TIF District.

Prior to and at the Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Economic Opportunity may file with the Village Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Redevelopment Project Area and Redevelopment Plan and Project for the proposed Redevelopment Corridor TIF District. Written comments are invited and can be sent in advance of the Public Hearing to the Willowbrook Village Clerk, 835 Midway Drive, Willowbrook, Illinois 60527. The Public Hearing may be adjourned by the Village Mayor and Board of Trustees without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the  
Corporate Authorities of the Village of Willowbrook, Illinois  
Deborah A. Hahn, Village Clerk

## **EXHIBIT 1**

### **LEGAL DESCRIPTION, PINS AND GENERAL LOCATION FOR THE WILLOWBROOK REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT**

#### **LEGAL DESCRIPTION (Willowbrook Redevelopment Corridor TIF):**

THAT PART OF THE WEST HALF OF SECTION 25, SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION, AS RECORDED OCTOBER 11, 2000 AS DOCUMENT NUMBER R2000-158930, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 74<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 74<sup>TH</sup> STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET, SAID SOUTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE PROPERTY OF GOWER SCHOOL (DISTRICT 62) AS CONVEYED BY SAJVERA TO THE COUNTY BOARD OF SCHOOL TRUSTEES FOR THE USE AND BENEFIT OF SAID SCHOOL DISTRICT 62, BY DEED RECORDED AS DOCUMENT R1957-835578;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE GOWER SCHOOL PROPERTY TO THE NORTHWEST CORNER OF SAID GOWER SCHOOL PROPERTY;

THENCE SOUTH ALONG THE WEST LINE OF SAID GOWER SCHOOL PROPERTY TO THE NORTHEAST CORNER OF LOT 1 IN BALDUCCI'S ASSESSMENT PLAT, AS RECORDED SEPTEMBER 29, 1981 AS DOCUMENT NUMBER R1981-053018;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF LOT 2 IN SAID BALDUCCI'S ASSESSMENT PLAT;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO THE SOUTHEASTERLY CORNER OF COMPASS ARENA PLANNED UNIT DEVELOPMENT, AS RECORDED APRIL 24, 2020 AS DOCUMENT NUMBER R2020-040386;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT TO THE MOST NORTHERLY CORNER THEREOF, SAID MOST NORTHERLY CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD TO THE NORTHWEST CORNER OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT;

THENCE SOUTH ALONG THE WEST LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE EAST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26 TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO A POINT ON THE SOUTH LINE OF HARVEY'S RESUBDIVISION, AS RECORDED OCTOBER 21, 1953 AS DOCUMENT NUMBER 698678;

THENCE WEST ALONG SAID SOUTH LINE OF HARVEY'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE



SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY) TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 79<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 79<sup>TH</sup> STREET TO THE SOUTHEAST CORNER OF LOT 4 IN ANVAN'S SUBDIVISION, AS RECORDED OCTOBER 9, 1978 AS DOCUMENT NUMBER R1978-096734;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 IN ANVAN'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF ANVAN'S RESUBDIVISION, AS RECORDED MARCH 31, 1986 AS DOCUMENT NUMBER R1986-028791;

THENCE WEST ALONG SAID SOUTH LINE OF ANVAN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2 IN SAID ANVAN'S RESUBDIVISION;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE TO THE SOUTHWEST CORNER OF LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA, AS RECORDED JULY 8, 1975 AS DOCUMENT NUMBER R1975-033298;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE TO THE SOUTHEAST CORNER OF LOT 1 IN ROC INDUSTRIAL P.U.D., AS RECORDED JULY 28<sup>TH</sup>, 2016 AS DOCUMENT NUMBER R2016-078174;

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 IN SAID WILLOWBROOK EXECUTIVE PLAZA;

THENCE WEST ALONG SAID EASTERLY EXTENSION, THE SOUTH LINE OF LOT 34 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET (AS WIDENED);

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO THE NORTHEAST CORNER OF LOT 1 IN WINGREN PLAZA SUBDIVISION, AS RECORDED DECEMBER 5, 1989 AS DOCUMENT NUMBER R1989-152944;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN WINGREN PLAZA SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 72<sup>ND</sup> COURT;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 72<sup>ND</sup> COURT TO A POINT ON THE WEST LINE OF LAKE WILLOW WAY CONDOMINIUM, AS RECORDED NOVEMBER 30, 1981 AS DOCUMENT NUMBER R1981-063247;

THENCE SOUTH ALONG SAID WEST LINE OF LAKE WILLOW WAY CONDOMINIUM TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 7 IN HINSDALE HIGHLAND ESTATES, AS RECORDED JUNE 23, 1954 AS DOCUMENT NUMBER R1954-720969;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOTS 8 AND 9 IN SAID HINSDALE HIGHLAND ESTATES TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST LINE OF LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION, AS RECORDED NOVEMBER 6, 2013 AS DOCUMENT NUMBER R2013-152663;



THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 2 AND THE SOUTHEASTERLY EXTENSION TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY TO THE NORTHWEST CORNER OF LOT 10 IN AFORESAID WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF AFORESAID LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

Property Identification Numbers ("PINs"):

09-25-103-009	09-26-203-002	09-26-400-024
09-25-103-013	09-26-203-003	09-26-400-025
09-25-103-014	09-26-203-004	09-26-401-001
09-25-300-003	09-26-203-005	09-26-401-006
09-25-300-012	09-26-203-006	09-26-402-001
09-26-201-003	09-26-203-007	09-26-402-005
09-26-201-004	09-26-203-008	09-26-402-006
09-26-201-005	09-26-203-009	09-26-402-011
09-26-201-008	09-26-203-010	09-26-402-013
09-26-201-009	09-26-203-011	09-26-402-014
09-26-201-010	09-26-203-012	09-26-402-020
09-26-201-011	09-26-203-013	09-26-402-024
09-26-201-012	09-26-203-014	09-26-402-025
09-26-201-013	09-26-203-015	09-26-402-028
09-26-201-014	09-26-203-017	09-26-402-030
09-26-201-015	09-26-203-018	09-26-402-031
09-26-201-016	09-26-203-019	09-26-403-011
09-26-201-017	09-26-204-047	09-26-403-012
09-26-202-002	09-26-204-066	09-26-403-015
09-26-202-004	09-26-208-006	09-26-403-016
09-26-202-012	09-26-400-013	09-26-403-017
09-26-202-013	09-26-400-015	09-26-403-019
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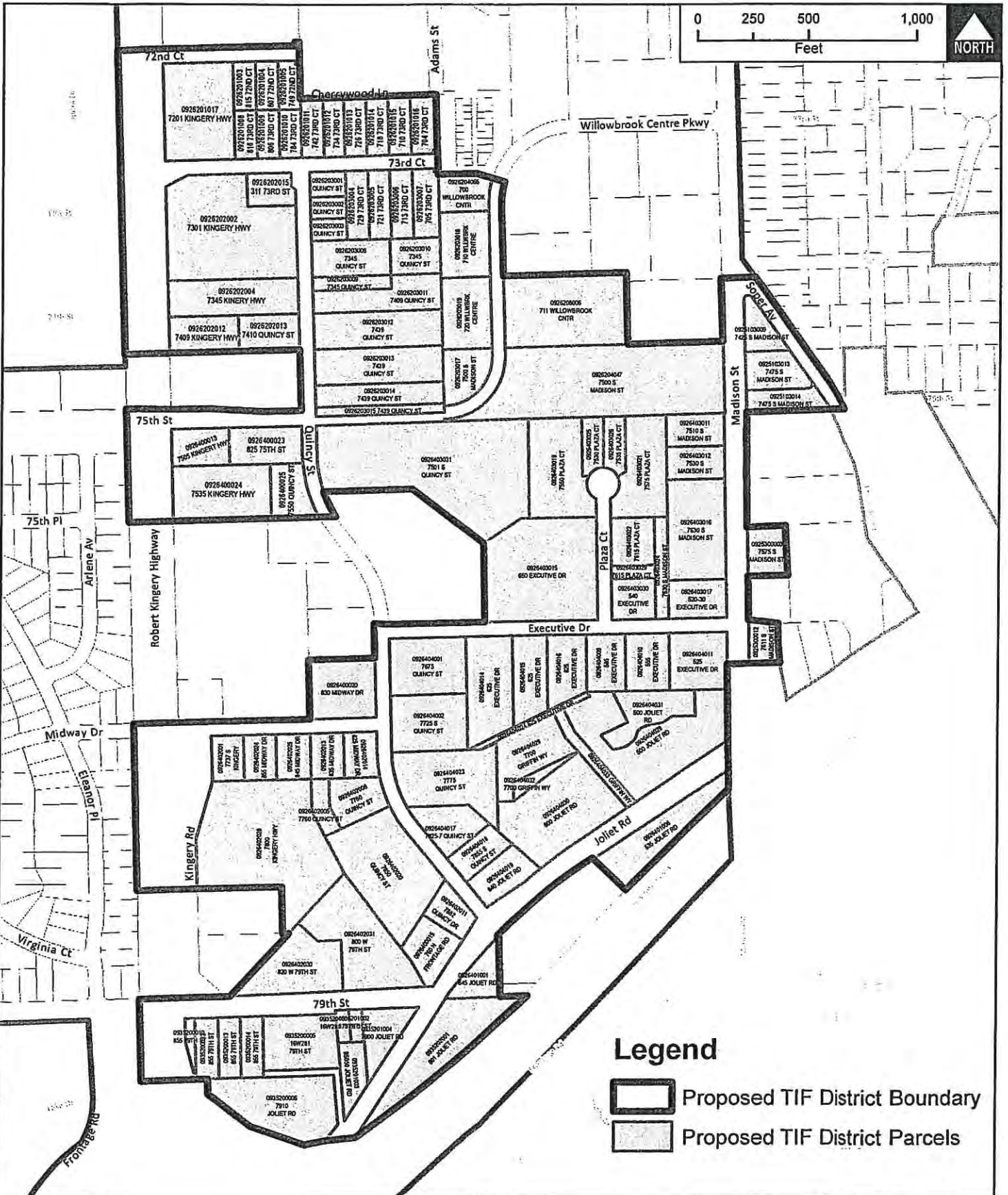
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09-35-200-014  
09-35-201-001  
09-35-201-002  
09-35-201-003  
09-35-201-004  
09-35-202-001

**EXHIBIT 2**

**STREET LOCATION MAP FOR THE WILLOWBROOK REDEVELOPMENT  
CORRIDOR TAX INCREMENT FINANCING DISTRICT**



CLIENT:



**VILLAGE OF  
WILLOWBROOK**

TITLE:

**PROPOSED TIF DISTRICT**

PROJ. NO. 900144.H215

DATE: 07/07/2022

SHEET 1 OF 1

DRAWING NO.



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 600 • Rosemont, Illinois 60018 • (847) 823-0500

DSGN.		SCALE:	1:6,917
DWN.	DRW	AUTHOR:	DWALTERS
CHKD.		PLOT DATE:	1/7/2022
FILE:	Proposed TIF District		

**NOTICE OF  
JOINT REVIEW BOARD RECOMMENDATION**

**WILLOWBROOK REDEVELOPMENT CORRIDOR  
TAX INCREMENT FINANCING DISTRICT**

To: Members of the Joint Review Board

Per the vote of the Joint Review Board at its March 8, 2022 meeting, attached please find a copy of the Joint Review Board's written Recommendation to the Village of Willowbrook Mayor and Board of Trustees regarding the Willowbrook Redevelopment Corridor Tax Increment Financing District, as executed by the Chairperson of the Joint Review Board, Brian Pabst.

VILLAGE OF WILLOWBROOK

By: Deborah A. Hahn  
Village Clerk



**JOINT REVIEW BOARD RECOMMENDATION REGARDING THE PROPOSED DESIGNATION  
OF THE REDEVELOPMENT PROJECT AREA AND THE REDEVELOPMENT PLAN AND  
PROJECT FOR THE WILLOWBROOK REDEVELOPMENT CORRIDOR  
TAX INCREMENT FINANCING DISTRICT**

To: Mayor and Board of Trustees  
Village of Willowbrook, Illinois


Pursuant to Village of Willowbrook Ordinance No. 22-O-03, adopted on February 14, 2022, and the notices sent to all taxing districts impacted by the proposed designation of the Redevelopment Project Area for the Willowbrook Redevelopment Corridor Tax Increment Financing District, the Willowbrook Redevelopment Corridor Tax Increment Financing District Joint Review Board ("Joint Review Board") met on March 8, 2022 at 10:00 a.m.

On March 8, 2022, the Joint Review Board heard presentations by the Village of Willowbrook's TIF consultant, Phillip McKenna, the Village of Willowbrook Village Administrator, Brian Pabst, the Village of Willowbrook's economic development attorney, Gregory T. Smith, took public comment, and discussed the proposed designation of the Redevelopment Project Area for the Willowbrook Redevelopment Corridor Tax Increment Financing District.

On March 8, 2022, the Joint Review Board reviewed public records, planning documents, the proposed ordinances approving the designation of the Redevelopment Project Area, the Eligibility Study and the Redevelopment Plan and Project, relative to the Willowbrook Redevelopment Corridor Tax Increment Financing District, and heard comments and questions regarding the proposed designation of the Redevelopment Project Area for the Willowbrook Redevelopment Corridor Tax Increment Financing District.

After careful consideration, the Joint Review Board, on March 8, 2022, by a unanimous vote of four (4) in favor and none (0) against of those members present and voting [Village of Willowbrook (Brian Pabst) – aye; DuPage County (Paul Hoss) – aye; Downers Grove Township (Paul Coultrap) – aye; Tri-State Fire Protection District (Sam Molinaro) – aye; with Gower School District 62, Burr Ridge Park District, Hinsdale Township High School District 86, Tri-State Park District, Indian Prairie Library District, College of DuPage District 502 and the Public Member being absent] voted to recommend that the Mayor and Board of Trustees of the Village of Willowbrook move forward with the designation of the Redevelopment Project Area for the Willowbrook Redevelopment Corridor Tax Increment Financing District and approve the Redevelopment Plan and Project in relation thereto, as required by 65 ILCS 5/11-74.4-5(b).

Date: March 8, 2022

By:   
Brian Pabst  
Chairperson of the Joint Review Board

**Draft Dated: 1/14/2022**



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**WILLOWBROOK, ILLINOIS  
WILLOWBROOK REDEVELOPMENT CORRIDOR  
REDEVELOPMENT PLAN AND PROJECT**

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**Prepared By:**

**Willowbrook, Illinois  
&  
Kane, McKenna and Associates, Inc.**

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**January, 2022**

## TABLE OF CONTENTS

Subject	Page
<b>I. Introduction</b>	<b>1</b>
A. The Redevelopment Plan	3
B. Summary	4
<b>II. Redevelopment Project Area Legal Description</b>	<b>6</b>
<b>III. Redevelopment Project Area Goals and Objectives</b>	<b>7</b>
A. Redevelopment Strategies of the Village	7
B. Specific Objectives for the RPA	8
C. Redevelopment Objectives	8
<b>IV. Evidence of the Lack of Development and Growth within RPA and Assessment of Fiscal Impact on Affected Taxing Districts</b>	<b>9</b>
A. Evidence of the Lack of Development and Growth Within the RPA	9
B. Assessment of Fiscal Impact on Affected Taxing Districts	9
<b>V. TIF Qualification Factors Existing in the Redevelopment Project Area</b>	<b>10</b>
A. Findings	10
B. Eligibility Survey	10
<b>VI. Housing Impact Study Findings in the Redevelopment Project Area</b>	<b>11</b>
<b>VII. Redevelopment Project</b>	<b>12</b>
A. Redevelopment Plan and Project Objectives	12
B. Redevelopment Activities	13
C. General Land Use Plan	15
D. Additional Design and Control Standards for Development in the Village	15
E. Estimated Redevelopment Project Costs	15
F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Act	25
G. Nature and Term of Obligations to be Issued	26
H. Most Recent Equalized Assessed Valuation (EAV) Of Properties in the Redevelopment Project Area	26



I.	Anticipated Equalized Assessed Valuation (EAV)	26
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#### TABLE OF CONTENTS ... Continued

Subject	Page
<b>VIII. Description and Scheduling of Redevelopment Project</b>	<b>27</b>
A. Redevelopment Project	27
B. Commitment to Fair Employment Practices and Affirmative Action	28
C. Completion of Redevelopment Project and Retirement Of Obligations to Finance Redevelopment Costs	29
<b>IX. Provisions for Amending the Tax Increment Redevelopment Plan and Project</b>	<b>30</b>

#### LIST OF EXHIBITS

<u>Exhibit A</u>	-	Boundary Map
<u>Exhibit B</u>	-	Legal Description
<u>Exhibit C</u>	-	TIF Qualification Report
<u>Exhibit D</u>	-	Existing Land Use Map
<u>Exhibit E</u>	-	Future Land Use Map

## I. INTRODUCTION

The Village of Willowbrook (the “Village”) is located in DuPage County, Illinois, serving a population of approximately 8,491 citizens (2020 Census). It is an established community located approximately 23 miles southwest of downtown Chicago. It is bordered by the suburban villages of Hinsdale, Westmont, Clarendon Hills, Burr Ridge, and Darien, along with unincorporated areas of DuPage County.

In this report, the Village proposes a Tax Increment Financing (“TIF”) Redevelopment Plan to assist an area in overcoming a number of redevelopment impediments. Kane, McKenna and Associates, Inc. (“KMA”) has been retained by the Village of Willowbrook to conduct an analysis of the potential qualification and designation of the area as a TIF district, and to assist the Village in drafting this TIF Redevelopment Plan.

**TIF Plan Requirements.** The Village is completing this Plan as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et. seq.*, as amended (the “Act” or the “TIF Act”). To establish a “TIF” district (also known as the “Redevelopment Project Area” or “RPA”), Illinois municipalities must adopt several documents, including a TIF Redevelopment Plan and an Eligibility Report.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest so as to “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

By definition, a TIF “Redevelopment Plan” (also known as the “Redevelopment Plan and Project”) means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualify the redevelopment project area as a “blighted area,” “conservation area” (or combination thereof), or “industrial park conservation area,” and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act.

**Community Background.** In 1959, a homeowners group called the Ridgemoor Homeowners Association decided to incorporate as a village in order to be able to guide the development of farmland which surrounded their homes. Changes in the law scheduled to become effective January 1, 1960, which would require a population of 400 for incorporation, caused this group of 167 people to expedite its request to be made a village. While the case for incorporation was before the court, the attorney for the homeowners association called the president, Anton Borse, frantically asking for a name for the new village. Borse looked out his window and saw the willow trees along the creek at the back of his property and promptly gave the village its name. Willowbrook became one of the State’s smallest villages on January 18, 1960.

Willowbrook has experienced tremendous growth over the last several decades. The community grew from a population of 1,170 in 1970 to 8,600 in 1990. In the period 1970 to 1980 the community grew 323% (to 3,780). The Village is located at the intersection of Illinois Route 83 (Robert Kingery Highway) and the Stevenson Expressway (I-55). As a result of its proximity to these major routes, the Village is strategically located with regard to opportunities for commercial, residential and employment growth.

The proposed Willowbrook Redevelopment Corridor TIF District has the potential for redevelopment that would allow the Village to assist in the reuse of underutilized properties in order to stabilize and increase property tax base. Redevelopment would build upon locational advantages and certain existing uses. As such, the Village has identified a number of objectives for redevelopment, with tax increment financing acting as a tool to achieve them. Please refer to Section III of this report for additional information about the goals, objectives and activities to support redevelopment.

A. The Redevelopment Plan

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA, as well as to stimulate and enhance new commercial, retail and mixed-use redevelopment. The ability to respond to marketplace demands is a key component of the Village's strategy to promote private redevelopment within strategically critical areas of the Village. The requisite private investment will likely only be stimulated in the RPA if TIF is adopted pursuant to the TIF Act, since incremental property tax revenue generated by the redevelopment will play a decisive role in encouraging private redevelopment. Existing conditions, such as those associated with properties and site improvements located within the RPA, that may have precluded intensive private reinvestment in the past, will be eradicated. Ultimately, the implementation of the Redevelopment Plan and Project detailed herein will benefit the Village and all the associated taxing districts, in the form of a stabilized and significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address deficiencies within the RPA, by taking the following steps:

- Establishing a pattern of up-to-date mixed-use and retail/commercial land-uses that will increase property valuations and address evolving market trends, especially as such uses are responsive to market conditions;
- Providing and coordinating roadway, traffic and other site improvements that provide access to the area, serve the area, or are within the area;
- Soliciting, coordinating, and supporting improved public transportation access to the area;
- Entering into redevelopment agreements in order to facilitate and guide the redevelopment and adaptive re-use of underutilized properties;
- Improving area appearance through undertaking modern landscape, streetscape and signage programs;
- Coordinating land assembly in order to provide sites for more modern redevelopment plans; and
- Providing and updating infrastructure that is adequate in relation to redevelopment plans.

The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of this Redevelopment Plan and Project. The Village has prepared the Redevelopment Plan and Project to utilize tax increment financing in order to address area needs and to meet the Village's redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the RPA. By means of public investment, the Village will strengthen the RPA, thus setting the stage for attracting private capital for redevelopment. This, in turn, will lead to the retention, expansion and attraction of commercial, retail and mixed residential use development into the Village in general, and the RPA in particular.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements, thereon, substantially benefited by the redevelopment project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshaling the assets and energies of the private sector for a unified, deliberate, cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the RPA in the form of a stabilized and expanded tax base, the retention of existing businesses, and the creation of new businesses and employment opportunities within the Village, as a result of induced private sector investment within the area.

#### **B. Summary**

The Village, through legislative actions as required by the Act, finds:

- That the RPA, as a whole, has not been subject to growth and development through investment by private enterprise;
- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of the RPA must be undertaken;
- To alleviate the adverse conditions, it is necessary to encourage private reinvestment and stabilize and enhance the tax base in the RPA for the benefit of the taxing districts through redevelopment of the RPA;
- That public/private partnerships are determined to be necessary in order to achieve development goals;
- That the Redevelopment Plan and Project conforms to the Village's 1993 Comprehensive Plan (including any amendments thereto);

- That without the development focus and resources provided for under the Act, and as set forth in this Plan, redevelopment and growth is not reasonably expected to be achieved; and
- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

It is further found, and certified by the Village, in connection with the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA will not result in the displacement of ten (10) inhabited residential units or more, and that the RPA contains less than seventy-five (75) inhabited residential units. Therefore, this Plan does not include a Housing Impact Study as would otherwise be required.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

## II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area is depicted on the map in Exhibit A and its legal description is attached in Exhibit B.

### **III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES**

The Village has established a number of goals which would determine the kinds of activities to be undertaken within the proposed TIF District. These efforts would conform to and promote the achievement of land use objectives in the Village's Comprehensive Plan. As indicated in the exhibit below, the Village's primary planning document is the 1993 Comprehensive Plan which describes the overall vision for the Village and is the foundation for Village initiatives such as the proposed TIF District. This underlying planning document influences all other Village planning effort such as the TIF planning process.

The following objectives are presented for the RPA in accordance with the Village's Comprehensive Plan, which is considered the Village's comprehensive planning process, and other relevant planning efforts.

#### **A. Redevelopment Strategies of the Village**

- 1) Maintain and expand the variety of retail and commercial services offered within the Village.
- 2) Ensure that all retail, office and commercial activities are concentrated within or near areas of similar or compatible uses.
- 3) Promote new regional-oriented commercial development in selected areas.
- 4) Reinforce and improve aesthetic and operational conditions in existing commercial areas.
- 5) Consider the establishment of a formal economic development program designed to encourage the development of vacant and underutilized properties and the redevelopment of existing built-up areas in such a manner so as to promote the overall image, identity and financial stability of the Village.
- 6) Promote new community-wide beautification improvements within public rights-of-way and Village entrances. Encourage the use of a symbol that can act as a signature feature for the Village at the various entrances to the Village and other key locations.
- 7) Maintain adequate public water supply, sanitary sewer and storm water systems.

*Source: Willowbrook 1993 Comprehensive Plan*



**B. Specific Objectives for the RPA**

- 1) Designate and provide for the orderly expansion of existing industrial and office-research areas and activities.
- 2) Maintain and enhance local efforts for business and industrial retention and facilitate the expansion and development plans of local industrialists.
- 3) Permit the development and expansion of new business and industrial land-uses only when adequate municipal services and facilities are present to serve new development.
- 4) Ensure that all new industrial and office-research development is concentrated in areas of similar or compatible uses.
- 5) Encourage new development to correct platting, access and other deficiencies in order to provide for contemporary development parcels in previously platted areas or sites of existing underutilized parcels.
- 6) Ensure that adequate utilities, including water and stormwater drainage infrastructure, are and remain available to serve existing and future uses.

**C. Redevelopment Objectives**

The RPA designation will allow the Village to:

- 1) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal and to conform to recent Village planning efforts;
- 2) Reduce or eliminate the negative factors present within the area;
- 3) Accomplish redevelopment over a reasonable time period;
- 4) Provide for high quality public improvement projects within and outside of the RPA; and
- 5) Provide for an attractive overall appearance of the area.

The implementation of the Redevelopment Plan and Project will serve to improve the overall quality of properties within the RPA and contribute to the economic health of the Village as a whole.

**IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS**

**A. Evidence of the Lack of Development and Growth Within the RPA**

As documented in Exhibit C of this Plan, the RPA would qualify as a conservation area under the TIF Act. Properties within the RPA would not likely experience coordinated redevelopment without the designation of the RPA.

The proposed RPA exhibits various conditions which, if not addressed by the Village, would eventually worsen. For example, structures and site improvements within the RPA reflect deterioration, inadequate utilities, lagging/declining EAV and lack of community planning. These various conditions discourage private sector investment in business enterprises or in redevelopment sites.

**B. Assessment of Fiscal Impact on Affected Taxing Districts**

The action taken by the Village to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project is expected to have a positive financial impact on the affected taxing districts by arresting and avoiding potential declines in assessed valuations.

Given that there is potential for new retail, commercial and mixed-use redevelopment, the Village has made allowances in this Redevelopment Plan and Project to provide for distributions to school taxing districts and will follow the guidelines provided by the Act to compensate the school taxing districts at levels dictated by the actual increase in students (if any) caused by the redevelopment, as provided by the Act.

To the extent any surplus exists, any resulting surplus Special Tax Allocation Funds will be proportionately shared with the various taxing districts, including the Village, based on their respective tax rates for a given year, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village, as provided by the Act. The exception to this provision will be the extent to which the Village utilizes TIF funding to assist in the redevelopment of residential units with the impact described above to the School Districts. In such cases, the Village will provide funds to offset the costs incurred, as prescribed by the Act.

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

A. Findings

The RPA was studied to determine its qualifications under the TIF Act. It was determined that the area as a whole qualifies as a TIF District under Illinois law based upon conservation area factors. Refer to the Qualification Report in Exhibit C which is attached to and made a part of this Plan.

B. Eligibility Survey

The RPA was evaluated, from time to time, over a period from May, 2020 through the date of this Redevelopment Plan and Project. Analysis was aided by certain reports and information obtained from the Village and from other sources, including DuPage County.

VI. HOUSING IMPACT STUDY FINDINGS IN THE REDEVELOPMENT PROJECT AREA

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act. The Village has found and certifies that the Redevelopment Plan will not displace ten (10) or more residents and that the RPA contains less than seventy-five (75) inhabited residential units, thus a housing impact study is not required to be completed.

## VII. REDEVELOPMENT PROJECT

### A. Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of encouraging the redevelopment of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- 1) By implementing a plan that provides for the retention and expansion of existing businesses and bolsters the attraction of new users to redevelop existing or new structures, as well as vacant or underutilized parcels that are, or may become available, within the RPA.
- 2) By constructing public improvements which may include (if necessary):
  - i. Street and sidewalk improvements (including new street construction, widening of current streets, and multi-use pedestrian and bicycle paths);
  - ii. Utility improvements (including, but not limited to, water, storm water management, flood control and sanitary sewer projects consisting of construction and rehabilitation);
  - iii. Signalization, traffic control, and lighting;
  - iv. Parking improvements (structured and/or grade);
  - v. Landscaping, streetscape, and beautification; and
  - vi. Construct and/or improve transit facilities; and
  - vii. Improve public facilities and institutional uses.
- 3) By entering into redevelopment agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 4) By providing for land assembly, site preparation, environmental remediation (if necessary), clearance, and demolition, including grading and excavation.
- 5) By the redevelopment of certain buildings or sites through necessary rehabilitation and improvement of structures.
- 6) By exploring and reviewing job training programs in coordination with any Village, federal, state, and county programs.
- 7) By entering into agreements with other public bodies for the development or construction of public facilities and infrastructure.

## B. Redevelopment Activities

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, site preparation, clearance, acquisition, demolition, construction of public infrastructure and related public improvements, and rehabilitation of existing structures and improvements, if necessary.

### Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

### Land Assembly and Relocation

Certain properties or interests in properties in the RPA may be acquired or purchased by private entities. These properties may be assembled and reconfigured into appropriate redevelopment sites. The Village may facilitate private acquisition through reimbursement of acquisition and related costs through the write-down of acquisition costs. Relocation activities may also be undertaken by the Village. During the term of the TIF District, the Village agrees that properties in the TIF District with a legal conforming use on the following list, as of the date the TIF District created:

1. "Multiple family dwelling" use;
2. "Single-family attached dwelling" use; or
3. "Single-family detached dwelling" use,

as those phrases are defined and / or used in the Village's Zoning Ordinance, will not be the subject of acquisition by the Village pursuant to eminent domain in furtherance of a "redevelopment project" as defined in 65 ILCS 5/11-74.4-3(o).

### Public Improvements

The Village may provide public improvements in the RPA, and outside the RPA where essential to prepare the RPA for use in accordance with this Redevelopment Plan, to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including the improvement of water mains as well as flood control and sanitary and storm sewer systems. Construction, repair and rehabilitation of stormwater infrastructure essential to serve the TIF District will be needed, including a stormwater pipe along the north frontage road adjacent to I-55 from Soper / Brush Hill Road easterly to 15W580 North Frontage Road to a point where it turns southeasterly and crosses under the interstate to property at the southeast corner of Grant Street and South Frontage

Road where it discharges, pursuant to 65 ILCS 5/11-74.4-4(f). Construction, repair and rehabilitation of this stormwater pipe is essential to the preparation of the TIF District for use in accordance with this Plan because it is the primary stormwater outlet for many properties in the RPA, and because over the years, when a blockage has developed during a storm, excessive amounts of stormwater inundate streets in the RPA for several days, blocking traffic and causing businesses to temporarily close because they are inaccessible.

- Beautification, identification markers, landscaping, lighting, and signage of public rights-of-way.
- Construction of new (or rehabilitation of existing) public facilities to allow for the redevelopment of the existing sites for new mixed use or retail/commercial uses, including parking and transportation related facilities.
- Construction of roadway improvements.

#### Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include exterior and facade related work as well as interior related work.

#### Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on an annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

#### Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and

- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

#### School Districts Tuition Costs

The Village will provide for the payment of eligible tuition costs as provided for in the TIF Act if needed.

### **C. General Land Use Plan**

Existing land uses generally consist of commercial/retail/hotel and Village uses. Future land uses reflect the objectives of this Redevelopment Plan, which are to enhance the improvement of the RPA as a thriving commercial and mixed-use area, with entertainment uses included. Future land uses would include mixed-uses consisting of entertainment uses, retail, commercial uses, and institutional uses. Existing and future land uses are shown in Exhibits D and E, respectively, attached hereto and made a part of this Plan.

### **D. Additional Design and Control Standards for Development in the Village**

The appropriate design controls, as set forth in the Village's Comprehensive Plan, Zoning Ordinance (including any amendments thereto) or other relevant codes shall apply within and to the RPA.

### **E. Estimated Redevelopment Project Costs**

"*Redevelopment Project Costs*" mean, and include, the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to the Redevelopment Plan and Project. Private investments, which supplement Redevelopment Project Costs, are expected to substantially exceed the Redevelopment Project Costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;



- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
  3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
  4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
  5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of the amendatory Act of the 91<sup>st</sup> General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
  6. Costs of job training and retraining projects including the costs of 'welfare to work' programs implemented by businesses located within the redevelopment project area;

7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
  - a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
    - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those

housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.

c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects.

10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services

so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area. Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. Payment in lieu of taxes;
13. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

14. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
  - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
  - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
  - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
  - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
  - f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to

low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.
16. Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same

operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated eligible costs of this Redevelopment Plan are shown on the next page. The total eligible costs constitute the upper limit of expenditures that are to be funded from tax increment revenues, exclusive of capitalized interest, issuance costs, interest and other financing costs. Adjustments to these line item cost items may be made without amendment to the Redevelopment Plan and Project.



**VILLAGE OF WILLOWBROOK  
WILLOWBROOK REDEVELOPMENT CORRIDOR TIF  
ESTIMATED PROJECT COSTS**

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition, Assembly Costs and Relocation Costs	\$ 2,000,000
2. Demolition, Site Preparation, Environmental Cleanup Utility Improvements, including, but not limited to water system, storm/flood control system, sanitary sewers and road and rights -of-way	\$ 35,000,000
3. Public facilities, including Parking Facilities and Streetscaping and improvements, including taxing district capital costs and transportation related improvements	\$ 25,000,000
4. Rehabilitation Costs	\$ 8,000,000
5. Interest Costs Pursuant to the Act	\$ 2,000,000
6. Professional Service Costs (Planning, Legal, Engineering, Administrative and Other Professional Service Costs)	\$ 5,000,000
7. Job Training	\$ 1,000,000
8. Statutory School District Payments, as provided for by the TIF Act	\$ 2,000,000
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b><u>\$ 80,000,000</u></b>

Notes:

- (1) All project cost estimates are in 2022 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made between and among line-items within the total, either by increasing or decreasing line-item costs. Each individual project cost will be evaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above and all as provided for in the Act.

**F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Act**

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

“Redevelopment Project Costs” specifically contemplate those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village’s corporate authorities, only to leverage and commit private redevelopment activity.

The tax increment revenues, which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA, in the 2020 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

The Village may also direct incremental revenues from the Redevelopment Project Area to any existing or future contiguous redevelopment project areas for redevelopment activities, in conformance with the provisions of the Act, and it may also receive incremental revenues from any existing or future contiguous redevelopment project areas in order to further the redevelopment activities described in this Plan.

**G. Nature and Term of Obligations to be Issued**

The Village may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Plan and Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its home rule powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years after the year of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan and Project, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates, with or without capitalized interest, with or without deferred principal retirement, with or without interest rate limits except as limited by law, and with or without redemption provisions, and on such other terms, all as the Village may determine.

**H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area**

The most recent estimate of equalized assessed valuation (EAV) for tax year 2020 of the property within the RPA is approximately \$40,166,490.

**I. Anticipated Equalized Assessed Valuation (EAV)**

Upon completion of the anticipated private development of the Willowbrook Redevelopment Corridor Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the RPA will be within a range of approximately to \$75,000,000 to \$80,000,000.

## VIII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

### A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing and other necessary approvals for appropriate projects. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into appropriate redevelopment sites.

Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain structures and grading of certain parcels may be necessary for future projects. Additionally, the Redevelopment Plan contemplates site preparation, or other requirements necessary to prepare the site for desired redevelopment projects.

Rehabilitation: The Village may assist in the rehabilitation of private or public facilities, buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain public and private utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention ponds may also be undertaken by the Village. Public and private utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Public Infrastructure/Facility Improvements: Widening or construction of existing road improvements and/or vacation of roads may be undertaken by the Village within or outside of the RPA pursuant to the TIF Act. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed, along with utilities, such as water and sewer infrastructure. Public facilities including parking, transportation, and taxing district capital costs may be constructed that would be available to the general public.

Traffic Control/Signalization: Traffic control or signalization projects that improve access to and from the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as permitted by the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

Tuition Payments to School Districts: The Village may fund payments to the School Districts pursuant to the provisions of the Act.

**B. Commitment to Fair Employment Practices and Affirmative Action**

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices that provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and educational opportunities.

All those involved with employment activities will be responsible for conformance with this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner.

Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment costs

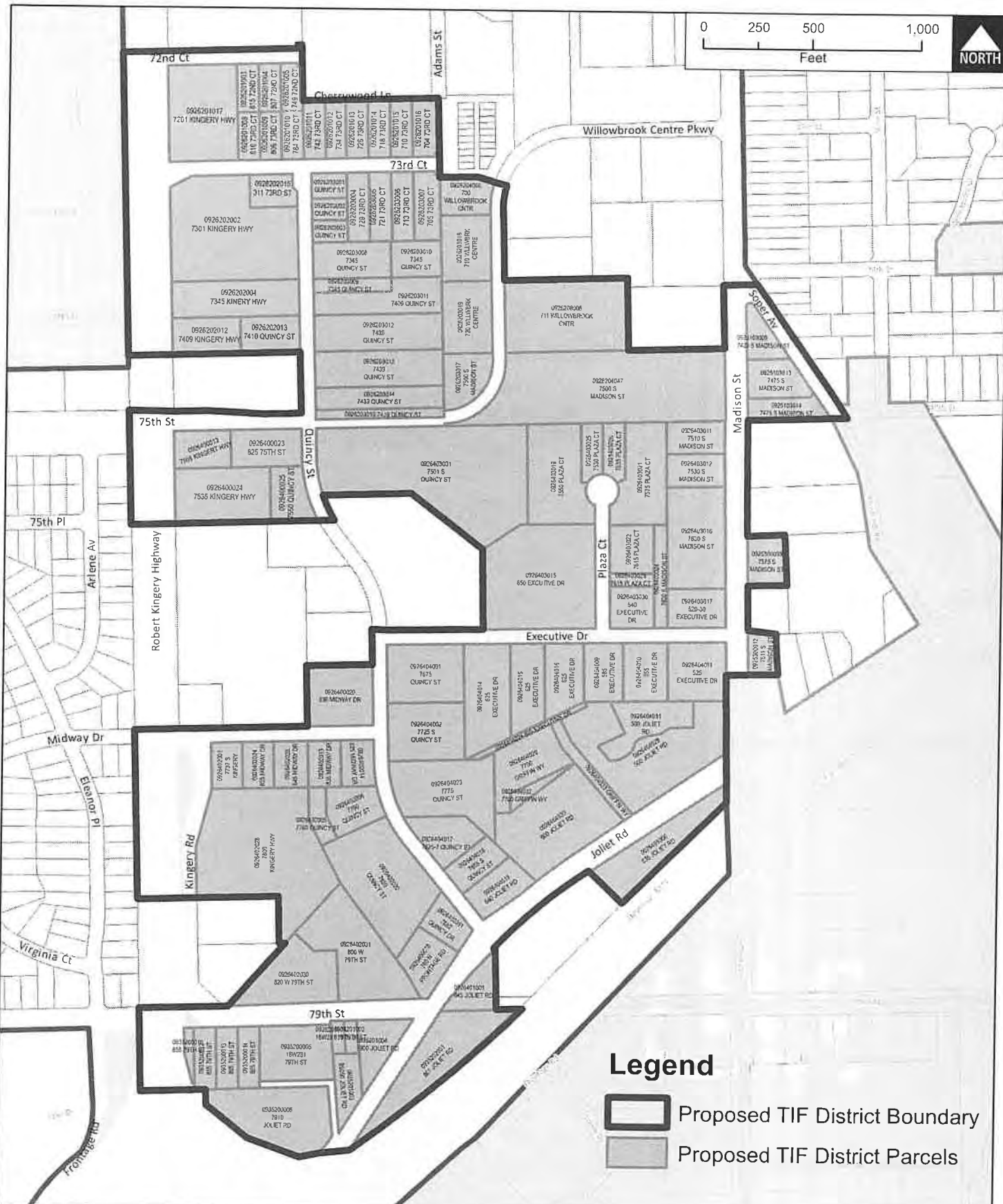
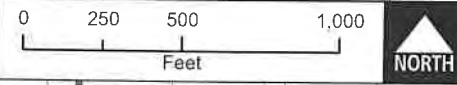
This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) calendar years after the year of adoption of an ordinance designating the RPA. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year of the initial adoption of the ordinance approving the RPA.

**IX. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT  
PLAN AND PROJECT**

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act

**EXHIBIT A**  
**BOUNDARY MAP**





**Legend**

- Proposed TIF District Boundary
- Proposed TIF District Parcels

<b>CLIENT:</b>  <b>VILLAGE OF WILLOWBROOK</b>	<b>TITLE:</b>  <b>PROPOSED TIF DISTRICT</b>	PROJ. NO. 900144.H215
		DATE: 07/07/2022
<b>CHRISTOPHER B. BURKE ENGINEERING, LTD.</b> 9575 W. Higgins Road, Suite 600 · Rosemont, Illinois 60018 · (847) 823-0500	DSGN. _____ DWN. <b>DRW</b> CHKD. _____ FILE: Proposed TIF District	SHEET 1 OF 1
		DRAWING NO.
		<b>EXH A</b>
		SCALE: 1/6.917 AUTHOR: DWALTERS PLOT DATE: 1/7/2022

P:\PROJECTS\2022\900144.H215\900144.H215\DWG\PROPOSED TIF DISTRICT.DWG

**EXHIBIT B**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION (Willowbrook Redevelopment Corridor TIF):**

THAT PART OF THE WEST HALF OF SECTION 25, SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 35 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION, AS RECORDED OCTOBER 11, 2000 AS DOCUMENT NUMBER R2000-158930, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 74<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH RIGHT-OF-WAY LINE OF 74<sup>TH</sup> STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET, SAID SOUTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE PROPERTY OF GOWER SCHOOL (DISTRICT 62) AS CONVEYED BY SAJVERA TO THE COUNTY BOARD OF SCHOOL TRUSTEES FOR THE USE AND BENEFIT OF SAID SCHOOL DISTRICT 62, BY DEED RECORDED AS DOCUMENT R1957-835578;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE GOWER SCHOOL PROPERTY TO THE NORTHWEST CORNER OF SAID GOWER SCHOOL PROPERTY;

THENCE SOUTH ALONG THE WEST LINE OF SAID GOWER SCHOOL PROPERTY TO THE NORTHEAST CORNER OF LOT 1 IN BALDUCCI'S ASSESSMENT PLAT, AS RECORDED SEPTEMBER 29, 1981 AS DOCUMENT NUMBER R1981-053018;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF LOT 2 IN SAID BALDUCCI'S ASSESSMENT PLAT;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO THE SOUTHEASTERLY CORNER OF COMPASS ARENA PLANNED UNIT DEVELOPMENT, AS RECORDED APRIL 24, 2020 AS DOCUMENT NUMBER R2020-040386;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT TO THE MOST NORTHERLY CORNER THEREOF, SAID MOST NORTHERLY CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD TO THE NORTHWEST CORNER OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT;

THENCE SOUTH ALONG THE WEST LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE EAST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26 TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO A POINT ON THE SOUTH LINE OF HARVEY'S RESUBDIVISION, AS RECORDED OCTOBER 21, 1953 AS DOCUMENT NUMBER 698678;

THENCE WEST ALONG SAID SOUTH LINE OF HARVEY'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY) TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 79<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 79<sup>TH</sup> STREET TO THE SOUTHEAST CORNER OF LOT 4 IN ANVAN'S SUBDIVISION, AS RECORDED OCTOBER 9, 1978 AS DOCUMENT NUMBER R1978-096734;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 IN ANVAN'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF ANVAN'S RESUBDIVISION, AS RECORDED MARCH 31, 1986 AS DOCUMENT NUMBER R1986-028791;

THENCE WEST ALONG SAID SOUTH LINE OF ANVAN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2 IN SAID ANVAN'S RESUBDIVISION;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE TO THE SOUTHWEST CORNER OF LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA, AS RECORDED JULY 8, 1975 AS DOCUMENT NUMBER R1975-033298;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE TO THE SOUTHEAST CORNER OF LOT 1 IN ROC INDUSTRIAL P.U.D., AS RECORDED JULY 28<sup>TH</sup>, 2016 AS DOCUMENT NUMBER R2016-078174;

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 IN SAID WILLOWBROOK EXECUTIVE PLAZA;

THENCE WEST ALONG SAID EASTERLY EXTENSION, THE SOUTH LINE OF LOT 34 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET (AS WIDENED);

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 75<sup>TH</sup> STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO THE NORTHEAST CORNER OF LOT 1 IN WINGREN PLAZA SUBDIVISION, AS RECORDED DECEMBER 5, 1989 AS DOCUMENT NUMBER R1989-152944;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN WINGREN PLAZA SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 72<sup>ND</sup> COURT;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 72<sup>ND</sup> COURT TO A POINT ON THE WEST LINE OF LAKE WILLOW WAY CONDOMINIUM, AS RECORDED NOVEMBER 30, 1981 AS DOCUMENT NUMBER R1981-063247;

THENCE SOUTH ALONG SAID WEST LINE OF LAKE WILLOW WAY CONDOMINIUM TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 7 IN HINSDALE HIGHLAND ESTATES, AS RECORDED JUNE 23, 1954 AS DOCUMENT NUMBER R1954-720969;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOTS 8 AND 9 IN SAID HINSDALE HIGHLAND ESTATES TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST LINE OF LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION, AS RECORDED NOVEMBER 6, 2013 AS DOCUMENT NUMBER R2013-152663;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 2 AND THE SOUTHEASTERLY EXTENSION TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY TO THE NORTHWEST CORNER OF LOT 10 IN AFORESAID WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF AFORESAID LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

**EXHIBIT C**  
**TIF QUALIFICATION REPORT**



Draft Dated: 1/14/2022



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**WILLOWBROOK, ILLINOIS  
WILLOWBROOK REDEVELOPMENT CORRIDOR TIF  
DISTRICT ELIGIBILITY REPORT**

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**Prepared By:**

**Willowbrook, Illinois  
&  
Kane, McKenna and Associates, Inc.**

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**January, 2022**

## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	i
I. INTRODUCTION .....	1
II. QUALIFICATION CRITERIA .....	4
III. METHODOLOGY OF EVALUATION .....	7
IV. QUALIFICATION FINDINGS FOR STUDY AREA .....	8
V. SUMMARY .....	12
APPENDIX A: Tax Parcels within Study Area .....	A
APPENDIX B: Boundary Map of Study Area .....	B

## EXECUTIVE SUMMARY

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The Village of Willowbrook, Illinois (the "Village") is pursuing the establishment of the Redevelopment Corridor Tax Increment Finance District (the "TIF District", "Redevelopment Project Area" or "RPA") to promote the revitalization of certain underutilized properties within the Village. In the context of planning for the establishment of the RPA, the Village has initiated the study of certain tax parcels (the "Study Area") to determine whether they qualify separately or in aggregate under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "TIF Act" or "Act") for inclusion in the RPA. Kane, McKenna and Associates, Inc. ("KMA") has been retained by the Village to conduct this study on the Village's behalf.

KMA has reached the following conclusions regarding the qualification of the Study Area based upon the analysis completed to date:

- 1) The Study Area qualifies as a conservation area - The Study Area qualifies as a conservation area as defined in the TIF Act. The conservation area factors found in the Study Area are present to a meaningful extent and are distributed throughout the area.
- 2) Current conditions impede redevelopment - The existence of certain conditions found within the Study Area present a barrier to the area's successful redevelopment. The current conditions in the Study Area are impediments to redevelopment, creating an environment where it is reasonable to conclude redevelopment would not take place "but for" the use of the TIF Act. The factors present on the ground negatively impact coordinated and substantial private sector investment in the overall area. Without the use of Village planning and economic development resources to mitigate such factors, potential redevelopment projects and other activities that require private sector investment are not likely to be economically feasible.
- 3) Viable redevelopment sites could produce incremental revenue - The Study Area potentially could, with TIF-related assistance, be redeveloped and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites in the Study Area.
- 4) TIF designation is recommended - To mitigate conservation area conditions, promote private sector investment, and foster the economic viability of the Study Area, KMA recommends that the Village proceed with the formal TIF designation process for the entire area.

## **I. INTRODUCTION**

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### **Description of the Study Area**

The Study Area is located in the southern portion of the Village which contains the Village's industrial park and municipal campus. This southern portion of the Village, of which the Study Area is a part, is characterized by a wide variety of land uses including commercial, industrial, institutional and recreational uses.

The Study Area consists of certain tax parcels generally bound by Route 83 (Kingery Highway) to the west, 72<sup>nd</sup> Court to the north, Soper Road and Madison Street to the east and the I-55 Expressway to the south.

The Study Area consists of 104 tax parcels and is estimated to be approximately 146 acres in size excluding right-of-ways.

Please see Appendix A for a list of the tax parcels included in the Study Area and Appendix B for a visual depiction of the Study Area.

### **Background**

The Study Area is located in the southern portion of the Village of Willowbrook. The area is situated northeast of the intersection of the I-55 Expressway and Illinois Route 83 and is part of the Village's southern gateway.

Historic US Route 66 passes through the southern section of the Study Area. The first land uses to develop were oriented to advantage traffic along the route (e.g. Del Rhea's Chicken Basket, gas stations, etc.). A subsequent wave of development occurred upon the completion of the I-55 Expressway in the 1960s. Land uses which followed the interstate's completion included industrial, commercial, hospitality and institutional uses.

The development of the area following the completion of the I-55 Expressway was largely uncoordinated and gave rise to platting issues and incompatible land use relationships which now challenge subsequent redevelopment. These challenges are exacerbated by deficient stormwater management infrastructure.

In recent years, the Village has recognized the need to address existing conditions within the Study Area. The Village, with the assistance of KMA, commissioned this Eligibility Report to determine if redevelopment in a coordinated manner would not occur without the adoption of a Tax Increment Financing Redevelopment Plan.

### **Overview of Tax Increment Financing**

Tax Increment Financing ("TIF") is an economic development tool which uses future revenues to finance redevelopment activity. In the State of Illinois an area can be designated as a TIF district if it faces certain impediments to redevelopment. At the time of designation, the

equalized assessed value of tax parcels within the boundaries of the district are “frozen” for the term of the TIF district. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues generated from increase in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue is then used by the municipality to finance redevelopment activities within the district to accomplish community and economic development goals.

### **The Eligibility Report**

The TIF Act enables Illinois municipalities to establish TIF districts either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to, “promote and protect the health, safety, morals and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS-5/11-74.4-2(b)).

To establish a TIF district, Illinois municipalities must adopt several documents including a Redevelopment Plan and an Eligibility Report. An Eligibility Report is a document which provides the basis for the RPA’s qualification under the TIF Act in reasonable detail.

The Village has authorized KMA to evaluate the Study Area in relation to its qualification as a TIF district under the TIF Act and to prepare a TIF District Eligibility Report for the Study Area.

### **Determination of the “But-For”**

The Village has determined that planned redevelopment of the Study Area is feasible only with public financial assistance. The creation and utilization of a TIF redevelopment plan and redevelopment agreements is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the Study Area, strengthen the tax base and improve resident quality of life.

### **General Scope and Methodology**

KMA formally began its analysis by conducting a series of meetings and discussions with Village staff starting in May, 2020 and continuing up to the date of this report’s issuance. The purpose of the meetings was to establish boundaries for initial analysis and to gather data related to the qualification criteria for parcels included in the Study Area. These meetings were complemented by a series of field surveys for the entire area to evaluate conditions in the Study Area. KMA also analyzed the Village’s most recent comprehensive plan and other reports relevant to the Study Area.

Properties within the Study Area were examined in the context of the TIF Act governing improved areas (separate provisions of the Act address non-improved or vacant areas). The

qualification factors discussed in this report qualify the area as a “conservation area,” as the term is defined pursuant to the TIF Act.

During the course of its work, KMA reported findings to key Village staff regarding TIF qualification and the feasibility of redevelopment within the Study Area. KMA has summarized these findings in this Eligibility Report.

For additional information about KMA’s data collection and evaluation methods refer to Sections III and IV of this report.

## II. QUALIFICATION CRITERIA

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The TIF Act sets out specific procedures for qualifying a RPA. By definition, a RPA is:

“An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the TIF Act, “conservation area” means any improved area within the boundaries of a RPA located within the territorial limits of the municipality where:

- 50% or more of existing structures are 35 years or older in age
- At least three of 13 eligibility factors are present and distributed to a meaningful extent

The 13 possible eligibility factors are:

1. Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
2. Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.
3. Deterioration: With respect to buildings, defects are evident, including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas demonstrate evidence of deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
4. Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.
5. Illegal Use of Individual Structures: The use of structures in violation of applicable Federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
6. Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

7. **Lack of Ventilation, Light, or Sanitary Facilities:** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts according to room area to window area ratio requirements. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
8. **Inadequate Utilities:** Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the RPA; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the RPA.
9. **Excessive Land Coverage and Overcrowding of Structures and Community Facilities:** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, and lack of reasonably required off-street parking or inadequate provision for loading service.
10. **Deleterious Land-Use or Layout:** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses that are considered to be noxious, offensive or unsuitable for the surrounding area.
11. **Environmental Clean-Up:** The RPA has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the RPA.
12. **Lack of Community Planning:** The RPA was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the development of the area. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate



street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

13. Lagging or Declining EAV: The total equalized assessed value (EAV) of the RPA has declined for three (3) of the last five (5) calendar years prior to the year in which the RPA is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the RPA is designated.

### III. METHODOLOGY OF EVALUATION

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The following method was applied to evaluate the Study Area's qualification as a TIF district.

1. KMA representatives collected primary data during site visits to the Study Area. These site visits consisted of visual observation of the area which included, but was not limited to, tax parcel counts, address matches and the identification of current land uses, building conditions, lot conditions and traffic flows. KMA documented these observations via notes and photography.
2. KMA representatives collected secondary data including, but not limited to, 2015 to 2020 tax information, tax parcel maps, site data, planning documents and information related to local history and context from interviews with Village staff and other stakeholders.
3. The age of existing structures was ascertained by matching data collected during site visits to local tax and building records to determine if the Study Area would qualify as a conservation area as defined by the TIF Act.
4. KMA also utilized the collected data to conduct an evaluation of the presence and extent of the aforementioned eligibility factors (e.g. deterioration, excessive vacancies, etc.) that would qualify the Study Area as a conservation area as defined by the TIF Act.

#### IV. QUALIFICATION FINDINGS FOR STUDY AREA

##### Summary of Age Findings for a Conservation Area

As mentioned in Section II of this report, an area may qualify as a conservation area under the TIF Act if 50% or more of existing structures are 35 years in age or older. KMA collected primary data from site surveys and secondary data from the Downers Grove Township Assessor regarding the age of existing structures within the Study Area. KMA found that at least 66 of the 82 existing structures, or 80%, are 35 years in age or older. Therefore, it is possible for the Study Area to qualify as a conservation area as defined by the TIF Act.

**Table 1.** Summary of Age Findings for Conservation Area

Total number of structures in Study Area	82
Number of structures in Study Area 35 years or older in age	66
Percent of structures in Study Area 35 years or older in age	80%

##### Summary of Factor Findings for a Conservation Area

Once it was established that the Study Area may qualify as a conservation area based upon the age threshold of structures within the area, KMA analyzed the Study Area in relation to the 13 aforementioned eligibility factors. Three of these factors must be present and distributed to a meaningful extent within the Study Area to qualify the area as a conservation area under the TIF Act. KMA determined that four of the 13 possible factors were present and distributed to a meaningful extent within the Study Area.

**Table 2.** Summary of Factor Findings for Conservation Area

Total number of possible factors per TIF Act	13
Minimum factors needed to qualify per TIF Act	3
Factors present in Study Area	4

The 4 factors found to be present and distributed to a meaningful extent within the Study Area are:

1. Lack of Community Planning
2. Inadequate Utilities
3. Declining/Lagging Equalized Assessed Value (EAV)
4. Deterioration

These factors are summarized as follows:

1. Lack of Community Planning: The Act states that this factor is present if the Study Area developed prior to or without the benefit or guidance of a community plan. This factor

must be documented by evidence of adverse or incompatible land use relationships, an inadequate street layout, improper subdivision, parcels of inadequate shape or size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

When evaluating an area for the presence of this factor it is helpful to compare the age of existing structures with any key community planning events in the area's history. In the case of the Study Area, and as indicated in the below Table 2, at least 78 of 82 existing structures in the Study Area, or 95% of existing structures, were built prior to the Village's most recent revision of its Comprehensive Plan in 1993.

**Table 2. Support for Lack of Community Planning Factor**

Total number of structures in RPA	82
Number of structures in RPA older than 1993	78
Percent of structures in RPA older than 1993	95%

Evaluation for the presence of this factor is also aided by analyzing differences between existing conditions, the objectives of recent planning efforts and contemporary planning and development standards.

Existing conditions, found to still be present, are described in the Comprehensive Plan which evidence the presence of an inadequate street layout. For example, the Executive Center Sector Plan as part of the Comprehensive Plan calls for the addition or realignment of streets within the Study Area to provide more efficient access to industrial and commercial users. The need for certain pedestrian improvements and placemaking elements are also identified as being present within the Study Area. In both cases, improvements are recommended to correct a street layout which is inadequate for existing and planned uses.

Similarly, existing conditions are described in the more recent Willowbrook South Subarea Plan (the "Subarea Plan"), completed in 2017, which evidence the presence of tax parcels of an inadequate size and shape to meet contemporary planning and development standards. The Subarea Plan notes that growth in the area which occurred in the 1980s was associated with several subdivisions where,

"...the development of these smaller subdivisions without a cohesive plan and design standards has led to the creation of a hodgepodge area of mismatched uses and degrees of quality."

This mismatch of uses supports the finding that the Study Area developed in an uncoordinated fashion and without the guidance of contemporary planning standards.

Other existing conditions observed by KMA staff also evidence the presence of the lack of community planning finding, particularly when compared to planning standards as expressed in the objectives and policies of the Comprehensive Plan and Subarea Plan.

For example, the Comprehensive Plan emphasizes the importance of adequate buffering and transitioning between industrial uses, commercial uses and residential uses. However, KMA observed and documented a number of instances where residential uses abut commercial and industrial uses with no transitional uses or very little to no buffering/screening. Additionally, KMA staff and Village staff have identified certain areas as having insufficient on-site parking. In addition to impacting the functionality of properties for users, this condition has led to illegal street parking creating a dangerous and confusing environment for motorists, bicyclists and pedestrians.

2. Inadequate Utilities: This factor is present if underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electric services that are shown to be inadequate.

Inadequate utilities are those that are: (i) of insufficient capacity for the municipality to serve the uses in the Study Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Study Area.

Stormwater management infrastructure within the Study Area has been found to be of insufficient capacity to serve existing uses and proposed uses, antiquated, obsolete and lacking. Historical rain events have often resulted in extensive flooding within the Study Area. In Fall 2019 the Village contracted Christopher B. Burke Engineering, Ltd. (CBBEL) to complete a follow-up drainage study for the Executive Plaza area located in the center of the Study Area in response to recent flood events.

CBBEL found that the Executive Plaza area is... "located at the bottom of a depressional area or "bowl" where runoff from a large tributary area ponds for an extended period of time due to insufficient sewer capacity and lack of an overland flow outlet... where the only means of discharge is through two 15" outlet pipes which are significantly undersized to prevent surface flooding and multi-day draindown times."

3. Lagging/Declining Equalized Assessed Value: This factor is present if the total equalized assessed value ("EAV") of the Study Area has either: (i) declined for three of the last five calendar years prior to the year in which the RPA is to be designated; (ii) changed at an annual rate that is less than the annual rate of change (i.e. lagged) of the balance of the municipality's EAV for three of the last five calendar years prior to the year in which the RPA is to be designated; or (iii) changed an annual rate that is less than the annual rate of change (i.e lagged) of the Consumer Price Index for All Urban Consumers ("CPI-U") as published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the RPA is to be designated.

The Study Area qualifies under the second measurement; that is, the rate of annual change of the total EAV of the Study Area lagged the balance of the Village's EAV for three of the last five calendar years prior the year in which the RPA is to be designated. Please see the below Table 3 for detail.

**Table 3. Annual Rates of Change for Tax Years 2020 to 2015 for Study Area EAV and CPI-U**

	Tax Year					
	2020	2019	2018	2017	2016	2015
Study Area EAV	40,166,490	38,889,750	38,148,820	36,185,410	34,223,250	32,484,740
Study Area EAV Change	3.28%	1.94%	5.43%	5.73%	4.91%	-
Village EAV <sup>1</sup>	461,335,430	441,515,604	422,225,667	403,117,863	385,546,221	360,189,951
Village EAV Change <sup>1</sup>	4.49%	4.57%	4.74%	4.56%	7.04%	-
Years Lagged Village	X	X	-	-	X	-

(1) Calculated as the total or the rate of change of the total of Village EAV less Study Area EAV

4. Deterioration: The Act describes deterioration in the context of secondary building components and surface improvements. For secondary building components (e.g. doors, windows, porches, gutters and downspouts and fascia) deterioration may be evidenced by the presence of major defects. For surface improvements (e.g. roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas), deterioration may be evidenced by surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Deterioration was observed and noted in surface improvements throughout the Study Area. Evidence of deterioration included cracking and crumbling surfaces, potholes and depressions causing water retention.

The observable deterioration contributes to an adverse aesthetic impact of the area. Deterioration signals an area in decline rather than an investment opportunity.

## V. SUMMARY

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Relevant qualification findings as related to the designation of the Study Area as a conservation area are as follows:

1. The Study Area is contiguous and is greater than 1 ½ acres in size;
2. The Study Area qualifies as a conservation area as i) 50% or more of the existing structures are 35 years in age or older; and, ii) at least three eligibility factors are present to a meaningful extent and are distributed throughout the area;
3. All property in the Study Area would substantially benefit by the proposed redevelopment project improvements;
4. The growth of EAV for all taxing districts overlaying the area, including the Village, has been impaired by the factors found present in the Study Area; and,
5. The Study Area would not be subject to redevelopment without the investment of public funds, including property tax increment.

In the judgement of KMA, these findings provide the Village with sufficient justification to consider designation of the Study Area as a TIF district.

## **APPENDIX A: Tax Parcels within Study Area**

---



**PIN LIST****ADDRESS**

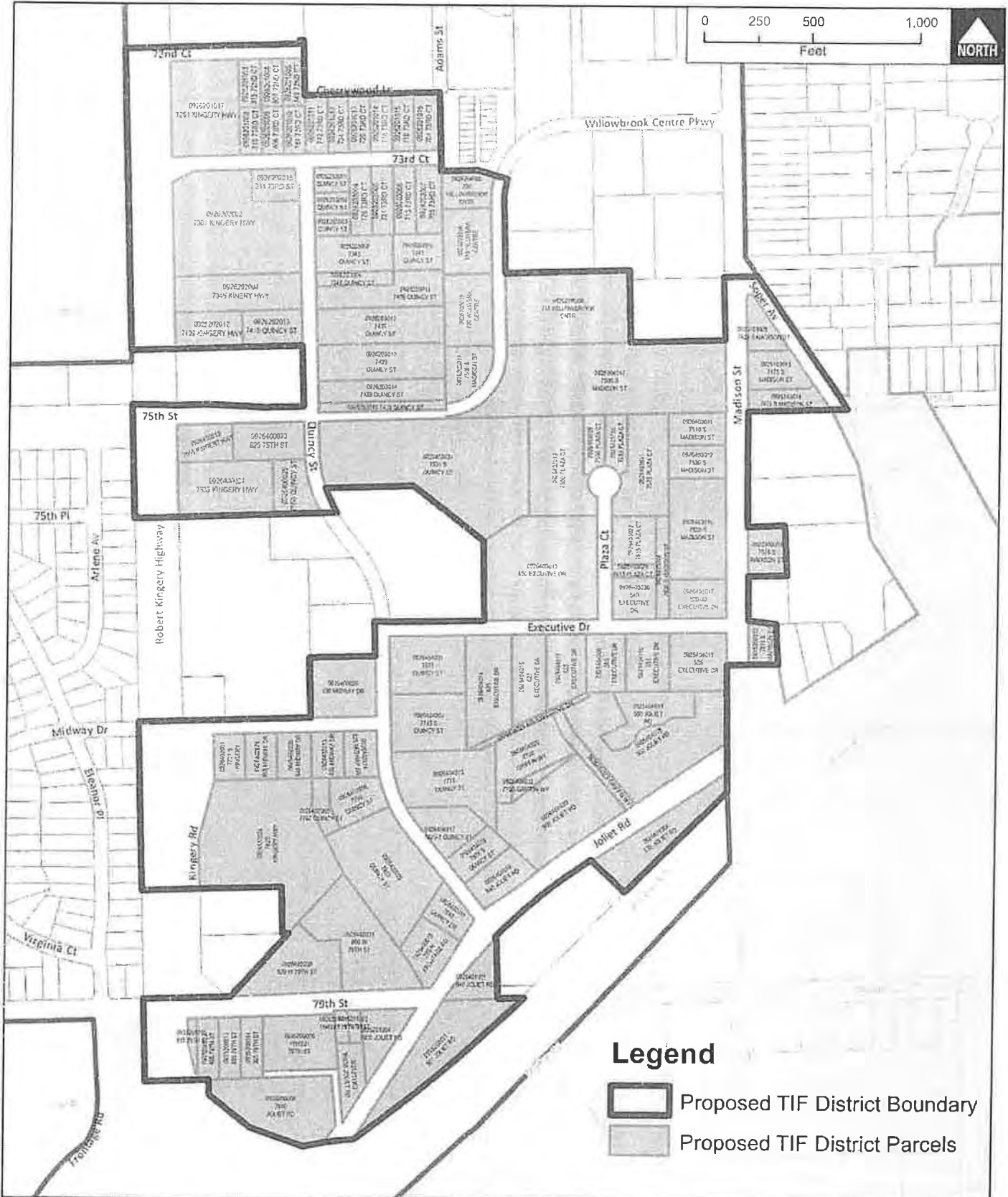
09-25-103-009	7425 S MADISON ST WILLOWBROOK, IL 60527
09-25-103-013	7475 S MADISON ST WILLOWBROOK, IL 60527
09-25-103-014	7475 S MADISON ST WILLOWBROOK, IL 60527
09-25-300-003	7575 S MADISON ST BURR RIDGE, IL 60527
09-25-300-012	7611 S MADISON ST BURR RIDGE, IL 60527
09-26-201-003	815 72ND CT WILLOWBROOK, IL 60527
09-26-201-004	807 72ND CT WILLOWBROOK, IL 60527
09-26-201-005	749 72ND CT WILLOWBROOK, IL 60527
09-26-201-008	816 73RD CT WILLOWBROOK, IL 60527
09-26-201-009	808 73RD CT WILLOWBROOK, IL 60527
09-26-201-010	748 73RD CT WILLOWBROOK, IL 60527
09-26-201-011	742 73RD CT WILLOWBROOK, IL 60527
09-26-201-012	734 73RD CT WILLOWBROOK, IL 60527
09-26-201-013	726 73RD CT WILLOWBROOK, IL 60527
09-26-201-014	718 73RD CT WILLOWBROOK, IL 60527
09-26-201-015	710 73RD CT WILLOWBROOK, IL 60527
09-26-201-016	742 73RD CT APT 301- WILLOWBROOK, 60521
09-26-201-017	7201 S KINGERY HWY WILLOWBROOK, 60521
09-26-202-002	7301 S KINGERY HWY WILLOWBROOK, 60521
09-26-202-004	7345 RT 83 WILLOWBROOK, 60521
09-26-202-012	7409 S KINGERY HWY WILLOWBROOK, 60521
09-26-202-013	7410 S QUINCY ST WILLOWBROOK, 60527
09-26-202-015	311 W 73RD ST WILLOWBROOK, 60527
09-26-203-001	QUINCY ST WILLOWBROOK, 60527
09-26-203-002	QUINCY ST WILLOWBROOK, 60527
09-26-203-003	QUINCY ST WILLOWBROOK, 60527
09-26-203-004	729 73RD CT WILLOWBROOK, 60527
09-26-203-005	721 73RD CT WILLOWBROOK, 60527
09-26-203-006	713 73RD CT WILLOWBROOK, 60527
09-26-203-007	705 73RD CT WILLOWBROOK, 60527
09-26-203-008	QUINCY ST WILLOWBROOK, 60527
09-26-203-009	QUINCY ST WILLOWBROOK, 60527
09-26-203-010	QUINCY ST WILLOWBROOK, 60527
09-26-203-011	QUINCY ST WILLOWBROOK, 60527
09-26-203-012	QUINCY ST WILLOWBROOK, 60527
09-26-203-013	QUINCY ST WILLOWBROOK, 60527
09-26-203-014	QUINCY ST WILLOWBROOK, 60527
09-26-203-015	QUINCY ST WILLOWBROOK, 60527
09-26-203-017	7500 S MADISON ST WILLOWBROOK, 60521
09-26-203-018	WLLWBRK CENTRE WILLOWBROOK, 60521
09-26-203-019	WLLWBRK CENTRE WILLOWBROOK, 60521
09-26-204-047	7500 S MADISON ST WILLOWBROOK, 60521
09-26-204-066	700 WILLOWBROOK CNTR WILLOWBROOK, 60527

09-26-208-006	WLLWBRK CENTRE WILLOWBROOK, 60521
09-26-400-013	7505 S KINGERY HWY WILLOWBROOK, 60527
09-26-400-015	760 N FRONTAGE RD WILLOWBROOK, 60527
09-26-400-020	830 MIDWAY DR WILLOWBROOK, 60521
09-26-400-023	825 W 75TH ST WILLOWBROOK, 60521
09-26-400-024	7535 RT 83 WILLOWBROOK, 60521
09-26-400-025	7550 QUINCY ST WILLOWBROOK, 60527
09-26-401-001	645 JOLIET RD WILLOWBROOK, 60527
09-26-401-006	535 JOLIET RD WILLOWBROOK, 60527
09-26-402-001	7737 S KINGERY WILLOWBROOK, 60521
09-26-402-005	7760 S KINGERY WILLOWBROOK, 60521
09-26-402-006	7760 S KINGERY WILLOWBROOK, 60521
09-26-402-011	7882 QUINCY DR WILLOWBROOK, 60521
09-26-402-013	835 MIDWAY DR WILLOWBROOK, 60521
09-26-402-014	825 MIDWAY DR WILLOWBROOK, 60521
09-26-402-020	7850 QUINCY DR WILLOWBROOK, 60521
09-26-402-024	855 MIDWAY DR WILLOWBROOK, 60521
09-26-402-025	845 MIDWAY DR WILLOWBROOK, 60521
09-26-402-028	7800 S KINGERY HWY WILLOWBROOK, 60527
09-26-402-030	820 W 79TH ST WILLOWBROOK, 60521
09-26-402-031	800 W 79TH ST BURR RIDGE, 60521
09-26-403-011	7510 S MADISON ST WILLOWBROOK, 60527
09-26-403-012	7530 S MADISON ST WILLOWBROOK, 60527
09-26-403-015	650 EXECUTIVE DR WILLOWBROOK, 60521
09-26-403-016	7630 S MADISON ST WILLOWBROOK, 60527
09-26-403-017	520-30 EXECUTIVE DR WILLOWBROOK, 60527
09-26-403-019	7550 PLAZA CT WILLOWBROOK, 60527
09-26-403-021	7575 PLAZA CT WILLOWBROOK, 60521
09-26-403-022	7615 PLAZA CT WILLOWBROOK, 60527
09-26-403-024	7630 S MADISON ST WILLOWBROOK, 60527
09-26-403-025	7530 PLAZA CT WILLOWBROOK, 60527
09-26-403-026	7535 PLAZA CT WILLOWBROOK, 60521
09-26-403-029	7615 PLAZA CT WILLOWBROOK, 60527
09-26-403-030	540 EXECUTIVE DR WILLOWBROOK, 60527
09-26-403-031	7501 S QUINCY ST WILLOWBROOK, 60527
09-26-404-001	7675 QUINCY ST WILLOWBROOK, 60521
09-26-404-002	7725 S QUINCY ST WILLOWBROOK, 60527
09-26-404-009	585 EXECUTIVE DR WILLOWBROOK, 60521
09-26-404-010	555 EXECUTIVE DR WILLOWBROOK, 60521
09-26-404-011	525 EXECUTIVE DR WILLOWBROOK, 60527
09-26-404-014	625 EXECUTIVE DR WILLOWBROOK, 60521
09-26-404-015	625 EXECUTIVE DR WILLOWBROOK, 60514
09-26-404-016	625 EXECUTIVE DR WILLOWBROOK, 60514
09-26-404-017	7825-7 QUINCY ST WILLOWBROOK, 60527
09-26-404-018	7855 S QUINCY ST WILLOWBROOK, 60527
09-26-404-019	640 JOLIET RD WILLOWBROOK, 60527
09-26-404-023	7775 QUINCY ST WILLOWBROOK, 60521

09-26-404-024	625 EXECUTIVE DR WILLOWBROOK, 60514
09-26-404-028	500 JOLIET RD WILLOWBROOK, 60527
09-26-404-029	JOLIET RD WILLOWBROOK, 60521
09-26-404-030	JOLIET RD WILLOWBROOK, 60521
09-26-404-031	JOLIET RD WILLOWBROOK, 60521
09-26-404-032	JOLIET RD WILLOWBROOK, 60521
09-26-404-033	JOLIET RD WILLOWBROOK, 60521
09-35-200-005	835 79TH ST WILLOWBROOK, 60527
09-35-200-006	7910 JOLIET RD WILLOWBROOK, 60527
09-35-200-010	855 79TH ST WILLOWBROOK, 60527
09-35-200-012	855 79TH ST WILLOWBROOK, 60527
09-35-200-013	855 79TH ST WILLOWBROOK, 60527
09-35-200-014	855 79TH ST WILLOWBROOK, 60527
09-35-201-001	16W281 79TH ST HINSDALE, 60521
09-35-201-002	815 79TH ST WILLOWBROOK, 60527
09-35-201-003	9S050 JOLIET RD HINSDALE, 60521
09-35-201-004	7900 JOLIET RD WILLOWBROOK, 60527
09-35-202-001	801 JOLIET RD WILLOWBROOK, 60521

## **APPENDIX B: Boundary Map of Study Area**

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## Legend

- Proposed TIF District Boundary
- Proposed TIF District Parcels

CLIENT:



**VILLAGE OF  
WILLOWBROOK**

TITLE:

**PROPOSED TIF DISTRICT**

PROJ. NO. 900144.H215

DATE: 07/07/2022

SHEET 1 OF 1

DRAWING NO.

**EXH A**



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 600 · Rosemont, Illinois 60018 · (847) 823-0500

DSGN.		SCALE:	1:6,917
DWN.	DRW	AUTHOR:	DIWALTERS
CHKD.		PLOT DATE:	1/7/2022
FR. E.	Proposed TIF District		

**EXHIBIT D**  
**EXISTING LAND USE MAP**

Path: N:\WILLOWBROOK\0014414\GIS\Exhibit\Proposed TIF Map Existing Land Use.mxd



CLIENT:



**VILLAGE OF  
WILLOWBROOK**

TITLE:

**PROPOSED TIF DISTRICT  
EXISTING LAND USE**

PROJ. NO. 900144.H215

DATE: 01/07/2022

SHEET 1 OF 1

DRAWING NO.



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 600 · Rosemont, Illinois 60018 · (847) 823-0500

DSGN.		SCALE:	1:8,917
DWN.	DRW	AUTHOR:	DWALTERS
CHKD.		PLOT DATE:	1/24/2022
FILE:	Proposed TIF Map Existing Land Use		

**EXH D**

**EXHIBIT E**  
**FUTURE LAND USE MAP**





**VILLAGE OF  
WILLOWBROOK**

TITLE:

**PROPOSED TIF DISTRICT  
PROPOSED LAND USE**

PROJ. NO. 900144.H215

DATE: 01/07/2022

SHEET 1 OF 1

DRAWING NO.



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 600 • Rosemont, Illinois 60018 • (847) 823-0500

DSGN.		SCALE:	1:6,917
DWN.	DRW	AUTHOR:	DWALTERS
CHKD.		PLOT DATE:	1/24/2022
FILE:	Proposed TIF Map Proposed Land Use		

**EXH E**

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, MARCH 28, 2022, 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, Village Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, and Greg Ruffolo, Attorney Michael Durkin, Village Administrator Brian Pabst, Assistant Village Administrator Sean Halloran, Director of Community Development Michael Krol, Chief Robert Schaller, Deputy Chief Lauren Kaspar, Deputy Clerk Christine Mardegan, Municipal Services Foreman AJ Passero and Recreational Service Coordinator Carrie Navins.

Present via conference call, due to the COVID-19 pandemic: None.

Absent: None.

A QUORUM WAS DECLARED

3. MOTION - Motion to Allow Mayor Trilla to Attend the Meeting Remotely.

Mayor Trilla attended the meeting in person.

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Director of Community Development Krol to lead everyone in saying the pledge of allegiance.

4. VISITOR'S BUSINESS

None presented and no written comments were received.

6. OMNIBUS VOTE AGENDA

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

a. Waive Reading of the Minutes (APPROVE)

b. Minutes - Regular Board Meeting - March 14, 2022 (APPROVE)

- c. Minutes - Special Meeting of Trustees - Budget Workshop #2 - February 17, 2022 (APPROVE)
- d. Warrants - \$359,884.90
- e. ORDINANCE NO. 22-O-12 - AN ORDINANCE RESERVING AND AUTHORIZING THE TRANSFER OF VOLUME CAP IN CONNECTION WITH PRIVATE ACTIVITY BOND ISSUES AND RELATED MATTERS (PASS)
- f. ORDINANCE NO. 22-O-13- AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (PASS)
- g. RESOLUTION NO. 22-R-18 - A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF WILLOWBROOK AND THE COUNTY OF DUPAGE FOR MOWING ALONG COUNTY ROADS AND RIGHTS-OF-WAY (ADOPT)

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

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to approve the Omnibus Vote Agenda with correction to the date in item b Regular Board Meeting March 14, 2022.

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

MOTION DECLARED CARRIED

#### NEW BUSINESS

- 7. RESOLUTION NO.22-R-19-A RESOLUTION DECLARING THE LOWEST RESPONSIBLE AND RESPONSIVE PROPOSAL AND APPROVING AND AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH SEMMER LANDSCAPE, LLC FOR THE 2022 VILLAGE LANDSCAPE MAINTENANCE PROGRAM (ADOPT)

Foreman Passero shared, on Monday, March 14<sup>th</sup>, 2022, staff held a public bid opening for the annual landscape maintenance services contract. The legal notice advertising for the bid opening was February 22, 2022. The following bids were received prior to the deadline: Semmer Landscape LLC at \$156,182 and N.J. Ryan Landscape at \$114,400. N.J Ryan Landscaping is the Village's current vendor. Due to staffing issues in 2021, their

quality of work and inconsistent scheduling, their service did not meet the expectations of the Village.

The contract period is from May 1, 2022, thru April 30, 2023. The low bid price received of \$114,400 by N.J Ryan is not being recommended. Semmer Landscape is the next responsible bidder. The company submitted three (3) references which included neighboring villages. They are a large landscape maintenance company based out of Chicago, IL, and familiar with our area.

Trustee Mistele asked if this contract includes snow plowing.

Foreman Passero stated no this is for mowing only.

Mayor Trilla thanked Foreman Passero for letting the Board and me know that the lowest bidder was not acceptable. It is important that we get the best resources to provide superior quality for our residents.

MOTION: Made by Trustee Ruffolo and seconded by Trustee Astrella to adopt the Resolution 22-R-19 as presented.

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

MOTION DECLARED CARRIED

8. ORDINANCE NO. 22-O-14 - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK DECLARING THE LOWEST RESPONSIBLE BIDDER AND AWARDING A CONTRACT TO D&J LANDSCAPE, INC. FOR THE VILLAGE OF WILLOWBROOK 2022 RIDGEMOOR PARK REDEVELOPMENT PROJECT (PASS)

Recreational Service Coordinator Navins stated that after the design was finalized, the Village released a request for Bid (RFB) in January. On Tuesday, February 8, 2022, Village received five(5) bids for the 2022 Ridgemoor Park project. The contract was awarded to D & J Landscaping for \$336,777.

MOTION: Made by Trustee Davi and seconded by Trustee Astrella to pass Ordinance No. 22-O-14 as presented.

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

MOTION DECLARED CARRIED

9. ORDINANCE NO. 22-O-15 - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK  
DECLARING THE LOWEST RESPONSIBLE BIDDER AND AWARDING A CONTRACT TO E.P.  
DOYLE AND SON, LLC FOR THE VILLAGE OF WILLOWBROOK COMMUNITY RESOURCES  
CENTER INTERIOR BUILD-OUT PROJECT (PASS)

Administrator Pabst presented that this is an ongoing project that we started four years ago to complete Phase 1 of the Community Resource Center. Since that time, the Board approved a contract with Engineering Solutions Team for Owner's Representative (OR) in relation to the Community Resource Center project. The proposed project delivery method for the Community Resource Center is an Owner's Representative (OR). The OR is a project delivery method that requires a commitment by the Owner's Representative to manage the general contractor with a Guaranteed Maximum Price (GMP). The Village was pleased to receive a bid from E.P. Doyle & Son. They have built several community centers and done a wonderful job. Their bid was lower than anticipated.

Trustee Mistele added that the contract we have between Willowbrook and Doyle, it should be stated that Engineering Solution will be our owner's representative though this project. The contract is about 1.7 million we should consider a contingency in terms of budgeting. There will be things that come up. The contingency will be approximately 12% or \$204,000 that will be over the base.

Administrator Pabst gave an example that we are not sure what the size of the audio visual will be and how much that will cost. The Board will be informed of all changes.

MOTION: Made by Trustee Mistele and seconded by Trustee Ruffolo to pass Ordinance No. 22-O-15 as presented.

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

MOTION DECLARED CARRIED

MOTION: Made by Trustee Davi and seconded by Trustee Neal to amend section 3 of the contract with a contingency of \$204,000 for Ordinance No. 22-O-15.

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

MOTION DECLARED CARRIED

PRIOR BUSINESS

10. TRUSTEE REPORTS

Trustee Neal reminded the Board that the Public Safety Committee normally meets this evening and one of the topics on the agenda was contact from residents living along Midway Drive between Route 83 and Clarendon Hills Road regarding the speed limit. In talking with the Chief and Deputy Chief, we decided to place the speed dolly in that area to collect data regarding the number and speed of vehicles using that route.

Trustee Ruffolo had no report.

Trustee Mistele had no report.

Trustee Berglund had no report.

Trustee Davi and the Trustees appreciate the extra line of communication provided by the administration regarding the Bond and TIF District.

Mayor Trilla agreed with Trustee Davi.

Trustee Astrella mentioned that, regarding the violent incident in Burr Ridge this past week, he spoke with a police Supervisor from Burr Ridge and the school and thanked them regarding the speed and efficiency of the lock down. He offered prayers to the Willowbrook officer who witnessed the suspect's demise. Kudos to Chief Schaller and the Deputy Chief for keeping the dad in me in the loop.

11. ATTORNEY'S REPORT

Attorney Durkin had no report.

12. CLERK'S REPORT

Clerk Hahn had no report.

13. ADMINISTRATOR'S REPORT

Administrator Pabst had no report.

14. MAYOR'S REPORT

Mayor Trilla shared a Hinsdale Suburban Life newspaper article from January 24, 2014, written about eight months after his election. The article highlighted the plans and goals for the Village. Some of the highlights were: maximize sales tax revenue through economic development initiatives, reinvigorate park facilities, improve communications

thought-out the community and development a long-term plan to address village facility space needs.

Additional goals were to bring in more businesses that generate sales tax revenue. The Campus concept for the Village offices had been implemented. We are still a Village without property tax.

After reading the article, Mayor Trilla commented: This retrospective is amazing. The Board and I have taken a vision, not slowed down, and implemented it. This is a great example of local government. We have stayed on target. I am proud of the Board and the job we've all done.

15. EXECUTIVE SESSION

There was no executive session.

16. ADJOURNMENT

MOTION: Made by Trustee Davi and seconded by Trustee Astrella to adjourn the Regular Meeting at the hour of 6:56 p.m. and go into closed session.

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

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

\_\_\_\_\_, 2022.

\_\_\_\_\_  
Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.

MINUTES OF THE SPECIAL MEETING - COMMITTEE OF THE WHOLE OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, MARCH 28, 2022, 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 WILL BE UTILIZING A ZOOM CONFERENCE CALL FOR THIS MEETING.

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Mayor Frank Trilla.

2. ROLL CALL

Those physically present at roll call were Mayor Frank A. Trilla, Village Clerk Deborah Hahn, Village Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, and Greg Ruffolo, Attorney Michael Durkin, Village Administrator Brian Pabst, Assistant Village Administrator Sean Halloran, Director of Community Development Michael Krol, Chief Robert Schaller, Deputy Chief Lauren Kaspar, Deputy Clerk Christine Mardegan and Municipal Services Foreman AJ Passero.

Also present was Mr. Tom Reedy, Director at Stifel Public Finance.

Present via conference call, due to the COVID-19 pandemic, were None.

Absent: None.

A QUORUM WAS DECLARED

3. MOTION - MOTION TO ALLOW MAYOR TRILLA TO ATTEND THE MEETING REMOTELY.  
(PASS)

Motion was not required as Mayor Trilla was present.

4. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Deputy Clerk Mardegan to lead everyone in saying the pledge of allegiance.

5. VISITOR'S BUSINESS

None presented and no written comments were received.

NEW BUSINESS

6. DISCUSSION - PRESENTATION PERTAINING TO BONDING OPTIONS AS IT RELATES TO CAPITAL IMPROVEMENT PROJECTS AND ECONOMIC DEVELOPMENT

Administrator Pabst began the discussion. As the Board is aware, the Village is in the process of developing a TIF. If approved by the Board, the TIF would go into effect by May 2022, but will not collect revenue until 2024 at the earliest. Since the receivables of the TIF won't occur



right away, staff has researched financing options that can assist with the development of the TIF. An option that staff has looked at is a bond, which is the Village's way of borrowing money to finance public projects. Bonds are issued with specific project goals. After those goals are fulfilled with Bond Proceeds, remaining funds can be used to pay back debt service or for "any other legal purpose."

Since the TIF will not receive any significant amount of revenue for a couple of years, any proposed bond would have to be tied to the General Fund but would eventually be reimbursed by the TIF district for eligible expenses when funds are available.

At the February 28, 2022 Committee of the Whole meeting, staff presented options pertaining to a bond for capital improvement program and economic development. The Board directed staff to gather more information regarding projected revenue and a refined scope of work regarding the bond. Two options were discussed the most at the February 28, 2022 Committee of the Whole meeting.

At tonight's meeting Administrator Pabst and Assistant Administrator Halloran will go over some of the particulars, including the methodology and then turn the floor over to the bond expert, Mr. Reedy, who will go over the elements of the bond. We did take direction from the Board's comments from the last meeting and eliminated things like pension bond, and refined it based on the feedback received.

Administrator Halloran outlined the proposed budget for the \$10 million bond in Option 2.

Description	One-Time Cost/Ongoing Cost	Estimated Amount
Executive Drive Water Main Replacement	One-Time Cost	\$4,000,000
Economic Development Partnership	Ongoing Cost (3 Year Cost)	\$1,000,000
Infrastructure (Road reconstruction, additional stormwater maintenance)	One-time cost	\$5,000,000

- Willow Manor Stormwater Project - \$1,450,000
- 79<sup>th</sup> street sidewalk installation project - \$500,000
- Resurfacing projects - \$500,000
- Reconstruction projects - \$580,000
- Borse Park Drainage Project - \$1,320,000
- Midway Park Enhancement project - \$650,000

Administrator Pabst asked for questions and provided time to review the slide.

This isn't necessarily what we're doing, but rather what could be done with a portion of the bond for capital. One thing about the capital, we talked about a 3-year window, in order to use the non-taxable portions of the bond, about \$9 million. We have a 3-year window to spend 85% of the money.

Administrator Pabst turned the discussion to the Projected TIF revenue. The chart only goes for 8 years, the TIF would go for 23 years. As shown in the chart, by the year 2029, 7 years into the TIF, we would have just about \$1 million coming in, going up to \$1.1 million in 2030.

**Projected TIF Revenue**

	<b>Annual Collection</b>	<b>Fund Balance</b>
2022	-	-
2023	-	-
2024	\$258,139	\$258,139
2025	\$448,034	\$706,173
2026	\$549,602	\$1,255,775
2027	\$655,496	\$1,911,271
2028	\$765,901	\$2,677,172
2029	\$977,426	\$3,654,598
2030	\$1,101,544	\$4,756,142

In addition to the annual collection, the fund balance is shown on the right. These are of course estimated revenues, using a conservative model. In one of the projections, we used a "no-growth" model which would raise about \$38 million over 23 years by the end of the TIF. We also have a projection schedule with four modest increments of \$2 million, over the 23-year period. If you just had someone staying on top of it, developing within it at a very modest level, it would bring in about another \$9 million for a total of \$47 million after the 23-year period.

The actual annual cost of the bond is \$646,041. In the table we injected the TIF revenue to offset the burden on the General Fund of the bond payment taking it down to \$322,000. This is of course a hypothetical, not what we will do. This is based on \$10 million over 20 years, which is what the majority of the Board preferred of those who had a preference.

**Annual Bond Costs**

<b>Fiscal Year</b>	<b>Annual Costs</b>
22/23	\$640,787
23/24	\$641,750
24/25	\$322,900
25/26	\$322,200
26/27	\$321,350
27/28	\$322,850
28/29	\$321,625
29/30	\$322,750

Assistant Administrator Halloran added an explanation for the 50/50 split between the General Fund and the TIF funds, noting that \$5 million of the \$10 million would be spent in the TIF district, based on the proposed budgeted items as previously noted. Again, none of this is locking the Board, or any future Board, into how the funds should be allocated or how the bond would be repaid, but rather simply an example of what could be done.

Assistant Administrator Halloran outlined the Capital Project expenses as shown in the chart below. The General Fund transfers indicated in the last line of the main table are the contributions from the General fund to the five-year capital improvements program. Again, these are sample projections. Although we will be approving the 2022-2023 budget within the next few weeks, these figures are not locked in for any future budget.

In contrast, if the bond is approved by the Board of Trustees, then the transfer from the General Fund would be as shown in the last row of the table below. This demonstrates that the capital projects would be funded by the bond money rather than transferred from the General Fund.

	2022-2023 Budget	2023-2024 Budget	2024-2025 Budget	2025-2026 Budget	2026-2027 Budget
Grants	\$1,106,300	\$844,998	\$0	\$0	\$0
Motor Fuel Tax	\$520,000	\$400,000	\$350,000	\$250,000	\$350,000
Rebuild Illinois Bond	\$250,000	\$0	\$250,000	\$0	\$0
Transfer from Water Fund	\$650,000	\$0	\$570,000	\$444,000	\$1,858,000
<b>Transfer from General Fund</b>	<b>\$3,857,900</b>	<b>\$3,626,500</b>	<b>\$3,752,000</b>	<b>\$1,967,000</b>	<b>\$725,000</b>

***Proposed Capital Projects Expense from General Fund - If Bond is Approved***

<b>Transfer from General Fund</b>	<b>\$3,857,900</b>	<b>\$0</b>	<b>\$2,752,000</b>	<b>\$1,967,000</b>	<b>\$725,000</b>
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Trustee Mistele expressed concern regarding the transfers from the Water Fund indicating that those funds had been built up specifically to cover the capital needs of the water system, e.g., tanks, pumps, mains, etc. He reiterated his position to wait until after the Water Rate study becomes available to allocate those funds.

Administrator Pabst agreed that once the study is available, there will be additional recommendations to the budget based on those results. He reminded the group that the budget is a fluid document.

The Mayor asked for the current balance in the Water Fund. The Administrator replied that the total budget balance was currently at \$2.3 million of which \$800,000 is the capital budget.

He went on to explain that the numbers provided for expenditures are going to change based on the revenue generated by the TIF district. With a TIF district, the expectation is to realize revenue, although you have no idea how much. The estimates being provided are a) conservative, and b) based

on a 5-year trailing history of the growth within the district with no economic development person generating additional revenue. The funding of the capital expenditures would initially be supported by the bond. Once the bond funds are received, you would sit down again and decide where best to allocate it.

Trustee Mistele reiterated the need to create a savings plan for the Water Fund out of any increases in water rates to avoid borrowing to cover the capital needs of the water system.

The Mayor agreed with the idea but indicated that the challenge as a Board, is how to balance, when once the information from the Water Rate study is reviewed, what prices we're willing to charge people and what is left over to start to approve a savings.

Continuing to the Reserve Fund information, Administrator Pabst summarized the history of the fund, ever increasing in length from 60 to the current recommendation of 183 days and renaming the original LAFER Fund (Land Acquisition Facility Expansion & Renovation) to Reserve Fund to better reflect that the use is not only for land acquisition.

Assistant Administrator Halloran confirmed that the recommendation will be for 183 days which would be 50% of the fund balance. To determine the amount, at the end of every audit, any funds that exceed the 50% fund balance policy would be transferred to the Reserve Fund via Board action. Any monies removed from the Reserve Fund would also need to be approved by the Board. Staff does not have the authority to remove money from the Reserve Fund. This fund would be identical to the LAFER Fund but with fewer restrictions for the types of expenditures it can be used.

Mayor Trilla asked for a comparison of what other towns are doing. Assistant Administrator Halloran believed that a 50% rate was the highest rate currently used in DuPage County. The Mayor felt this is a great way to protect the Village's future and even more conservative than we are today. He also felt that a change from Reserve Fund to LAFER would provide more flexibility.

Trustee Mistele agreed that maintaining a large reserve fund and borrowing to fund capital needs is in the best interest of Willowbrook

The Mayor agreed, indicating he thought you can do both. The time to borrow is when rates are low.

The meeting continued with a presentation by Tom Reedy of Stiffel on debt overview and options. Mr. Reedy had presented different bonding options to the Board at the end of February.

Mr. Reedy advised he thought it would be helpful to provide an update on market conditions in the past month in which there was tremendous volatility.

Regarding tax-exempt and taxable interest rate movement, he noted that inflation is here to stay, not transitory as was predicted at the end of last year. The information on the slide presented is from the middle of last week, and the rates have already increased since charts were created.

From the charts, Mr. Reedy pointed out that 2-year U.S. Treasury notes have moved higher, much higher than in 2020 or 2021. The 2-year MMD (Municipal Market Data) figures are for tax exempt bonds. Regarding the 10-year U.S. Treasury and the 10-year MMD bonds, the trend is upward, particularly in the last month or so as are the 30-year U.S. Treasury and 30-year MMD bonds.

Before leaving the office this afternoon, he checked the latest rates:

- 2-year Treasury increased from 1.97% to 2.33%
- 10-year Treasury increased from 2.14% to 2.44%
- 30-year Treasury increased from 2.42% to 2.51%

Regarding new issuance supply and demand, the average weekly volume in 2022 is about \$7.3 billion in total municipal bond issuance. This is compared to last year and 2020, which were record high years for municipal bond issuance, the average was \$8.8 billion each week. The current numbers are above that of 2019 which was about \$6.5 billion weekly. We are still at an elevated level in terms of issuance, but we've stepped down from the record levels of 2020 and 2021.

The key metric being watched to determine demand is mutual fund bond fund flows, the largest buyers of municipal bond funds. The inflows and outflows of those funds are watched on a weekly basis. In 8 of last 9 weeks, we've seen outflows from those funds. This is a change in tenor from what was seen in 2020 and 2021. In 86 of the last 97 weeks, net inflows into municipal bond funds have been recorded. Unfortunately, 8 of those 9 weeks where we saw outflows, were in the past 2 months. We are seeing investors moving to the sidelines in the municipal bond market which is adding to the volatility in the market.

Looking at the forecast, the yield curve projections, the 2-, 10- and 30-year projections, each one is projecting interest rates moving higher throughout 2022. We've already reached the levels projected for the end of the year. Again, these numbers are from last week and don't include the increases from the end of last week

Trustee Neal asked if he believes the Fed will go ahead with the 50 bp (basis point) increase coming up next month?

Mr. Reedy indicated that the Fed already raised the funds rate by 25 basis points at the 3/11 meeting. The policy statement released at the same time as the increase indicated as many as 7 increases in 2022 and another 3 increases projected for 2023. The Fed, at the current time, is signaling a continuing pace of increases to the Fed fund rate in trying to get a hold of inflation which is a major concern for the economy right now.

Mr. Reedy was asked for the current Fed rate. He explained that the current rate is a range of 25-50 basis points. It had been 0-25 basis points since the onset of COVID [March 2020].

As for the impact on potential borrowing options for the Village, unfortunately, higher interest rates mean higher debt service costs. The data today is an update to the information previously provided in February incorporating new, updated interest rate assumptions. Focusing on the 20-year, \$10 million project fund chart, in the current market, if rates were to hold at the current level, with the debt service paid off over a 20-year period, we anticipate the annual debt service at \$655,000. Last February, we were estimating the annual debt service at \$640,000 or \$645,000, so this is now an increase of \$266,000 over the life of the issue, or about \$15,000 or so on an annual basis. We estimate that the true interest cost, the blended rate on the Village's bonds for a 20-year period, would be about 2.65%. Contrasting that with the predictions from February, when we anticipated it would come in at about 2.43%, roughly a 20-basis point increase. Keep in mind, from a historically perspective, we're still at a very, very low rate of interest.

Mr. Reedy moved on to an overview of the Village's debt. He pointed out that the Village currently has one series of bonds that is currently outstanding from 2015. These have been paid partially from the Water Fund and partially from income taxes. There is about \$3,670,000 still outstanding. Those bonds are callable December 30, 2024. Until that time, the bonds could be advance refunded on a taxable basis which is not a recommended option at this time.

In a review of some of the rules governing the issuance of tax-exempt bonds, one of the primary benefits of municipal issuers is the tax-exemption, which is typically a lower interest rate than a taxable issuance. Tax-exempt bonds do come with additional restrictions from the IRS. Generally, any capital projects of the village, such as roads, sewers, or municipal building projects, are all eligible for financing on a tax-exempt basis. Additionally, a spend-down time frame is included in the restrictions. For tax-exempt proceeds this is 85% of the funds over a 3-year period.

Mr. Reedy concluded his presentation and opened the floor to questions.

Under the "Federal Tax Considerations", Trustee Mistele asked for the meaning of the statement, "Anything earned above bond yield must be paid to the U.S. Treasury, unless an exception applies."

Mr. Reedy explained that as a municipality you can't issue tax-exempt bonds at one interest rate and invest those proceeds and earn a higher rate of interest. Between the interest rate you're paying on the bond and the rate you're earning on the bond proceeds, is considered "positive arbitrage". Every five years the Village would be required to do an arbitrage rebate calculation. If you earned an interest rate above the yield on the bonds, that would have to be abated back to the Treasury. This has not been a concern of issuers for quite a few years since savings accounts have not been yielding very much lately.

Administrator Pabst asked, if the Board were to move forward, what the next steps would be.

Mr. Reedy outlined the following:

- Engage the field team
- Engage the financial team, including:
  - Underwriting firm
  - Financial advisory firm
  - Bond counsel
- Engage disclosure counsel

He noted that the bond counsel, might be considered the most important attorney involved in the transaction. The bond counsel would draft the ordinance that would go before the board for approval of the bond issue. The bond counsel also writes the opinion on the validity of the bond and tax status of the bond.

Secondarily, the disclosure counsel drafts an "offering document", an "official statement", which contains information about the Village, Village finances, demographics, etc., describes the bonds themselves and outlines the sources for payment of the bonds. He suggested engaging a disclosure attorney would be step one to get them started writing the disclosure statement.

Trustee Ruffolo asked what the duration of the process would be.

Mr. Reedy replied that, from start to finish, the process is typically an 8 to 10-week time period. Typically, about halfway or two-thirds of the way through the process would be when the ordinance would be presented to the Board for approval. In response to a comment from the floor regarding the increases in interest rates and the volatile market, he agreed that time was of the essence and that if the Board selected Stifel, they would certainly work to get this process done as soon as possible.

The Mayor and the Board thanked Mr. Reedy for his time.

Assistant Administrator Halloran asked for consensus from the Board.

The Mayor polled the members of the Board. A consensus was reached with all members of the Board agreeing to proceed with the bond issuance.

7. ADJOURNMENT

MOTION: Made by Trustee Davi and seconded by Trustee Berglund to adjourn the Regular Meeting at the hour of 6:08 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

\_\_\_\_\_, 2022.

\_\_\_\_\_  
Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.



MINUTES OF THE SPECIAL MEETING BUDGET WORKSHOP #3 OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON THURSDAY, MARCH 17, 2022, 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 Trilla, Village Clerk Deborah Hahn, Village Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, and Greg Ruffolo, Village Administrator Brian Pabst, Assistant Village Administrator Sean Halloran, Deputy Clerk Christine Mardegan, Director of Municipal Services Foreman AJ Passero, Chief Financial Officer Michael Rock, Recreational Services Coordinator Carrie Navins and Director of Community Development Michael Krol.

Present via conference call, due to the COVID-19 pandemic, were Chief Robert Schaller and Deputy Chief Lauren Kaspar.

A QUORUM WAS DECLARED

3. VISITOR'S BUSINESS

Mr. Dwayne Hong of Burr Ridge spoke to the Board regarding the sidewalk improvements on Garfield. He spoke for a short time regarding the reasons for a sidewalk in this area and asked the Board to push ahead with the approved funding and encourage the installation. The Mayor thanked Mr. Hong for his input.

Assistant Administrator Halloran indicated that staff had received a letter that the writer wanted to be included as a public comment. The letter is from Cathleen O'Hare of Burr Ridge:

*Dear Willowbrook Board of Trustees, Mayor Trilla, and Willowbrook Village Administrators,*

*Please see my comment below regarding the long overdue Burr Ridge/Garfield Street sidewalk project. I sent this to the Burr Ridge Village officials on Tuesday 3/15/22.*

*I would like this email to be included as Public Comment for tonight's Village of Willowbrook meeting. I applaud your prioritizing the sidewalk necessity and hope that with your leadership, Burr Ridge will follow.*

*Dear Mayor Grasso, Administrator Walter, and Burr Ridge Village Board,*

I am writing to express my intent interest in your pursuit of a solution to the Garfield Street sidewalk project. I am only recently aware that this has been kicked to the curb since 2009 and find that an inexcusable timeline of non-progress that elucidates my understanding.

What I do know is that there is now a seated Village Board that is committed to safety, not easily swayed or interested in drama. I know that the current Board represents the fine work of advocacy and resolute dismissal of Sterigenics as a corporate polluter. If you all can--and did--withstand that battle, then a sidewalk safety project seems very remediable, in my humble opinion.

I am imploring you to focus on this project as a priority now that the budget has been passed in last night's meeting.

I do not meddle in taxpayer financials nor portray my niche as anything related to fiscal spending locally or beyond. I do, however, know that my family avoids so much as walking on the area in question on Garfield, and I find it an awful to envision that my kids have grown up also calling that a "scary street." When I would walk as part of my surgical recoveries, I would have to limit my walking to insure I did not lose my balance on any part of the streets that have no sidewalk.

I do not believe there is any "2 sides" to this sidewalk ending. As Shel Silverstein found there to be poetry in *Where the Sidewalk Ends*, I find it to be an abhorrent avoidance and terrifying walk at night. I do not think there is any reason to posture an alternate to this project, especially knowing that Willowbrook is on board with sharing expense.

I look forward to hearing of a date that this sidewalk project is going to break ground, as that will signal a relief that I can walk beyond Grant Street as the broader definition of "around the block." Please readdress the sidewalk project with fidelity in 2022, as Spring renews and brings hope eternal.

The Mayor asked if there were any additional comments, to which Assistant Administrator Halloran responded there are none.

Trustee Davi felt an explanation of the delay was needed. The Mayor expounded on the fact that the project had been approved and the funds allocated by the Village of Willowbrook in 2019 but that there had been some setbacks and resistance from residents of the area where the sidewalk was to be installed. The Burr Ridge board had turned down the project and pushed it back indicating it would not fit in the budget for that fiscal

year. The Mayor indicated that when Burr Ridge is ready to go, Willowbrook would be as well.

Trustee Davi thanked Mr. Hong for coming before them and reassured him that the Board was not opposed to the sidewalk and not to consider the issue inaction on the part of the Willowbrook Board.

#### 4. DISCUSSION BUDGET WORKSHOP #3

Village Administrator Pabst presented the outline of today's agenda:

- a. 2021-2022 General Fund Update
- b. 5 Year Capital Improvement Program Update
- c. 2022-2023 General Fund Update
- d. 2022-2023 Proposed Water Fund

Administrator Pabst continued and reminded the Board that the budget would be before a Public Hearing on April 25. He then asked Assistant Administrator Halloran to present the updated information.

#### Key Changes from Budget Workshop #2

- Building Official's salary has been removed from this year's projection
- The acquisition of the Village Hall and Park signs were included in the VAO
- Decrease of a \$100,000 for CIP related to the CRC

Assistant Administrator Halloran indicated that staff would be soliciting the Board's approval of the bids received for the Community Resource Center (CRC) and hoped construction would start in May 2022.

Administrator Pabst pointed out that the original cost projection for the CRC was \$2.1 to \$2.3 million at the low end but that a bid was received from Doyle, who did the Downers Grove Community Resource Center, of \$1.7 million, considerably lower. Again, the Board's approval would be sought once the due diligence on Doyle was completed.

Finance Director Rock continued the presentation by indicating that since Budget Workshop #1, there have been significant changes to the projections, particularly the \$60,000 increase in the Home Rule Sales Tax projection. Assistant Administrator Halloran identified the total revenue projection for the fiscal year 2021/2022 at \$3.4 million.

Administrator Pabst introduced the next topic, the Comprehensive Infrastructure Program (CIP), and praised Assistant Administrator Halloran and Director of Municipal Services Foreman Passero for their hard work in creating a meaningful timeline.

Assistant Administrator Halloran presented the projections for the CIP over the next five years indicating that they are flexible figures and could still change as time went by.

He stated that the only change in the current fiscal year is the Roger's Farm resurfacing project, increasing from \$435,000 to \$490,000. He believes this to be the high end of the estimate, but it also includes additional improvements such as curb replacement.

The only change seen in the 2022/2023 General Fund Budget is an increase to the Home Rule Sales Tax of \$60,000. Based on the figures being seen right now, Assistant Administrator Halloran feels this is a conservative number. With some of the other taxes, only a 1-1/2% increase is projected.

In the General Fund Expenditures, the only change is an increase in the Village Administrator's Office for a expense of \$13,000 which includes brochure printing for the Parks and Recreation department.

The large change in the General Fund Expenditures is primarily due to the implementation of the CIP (Capital Improvement Program). The overall increase in general expenditures without that is an increase of \$13,000.

In this fiscal year, in the General Fund expenditures, the Total Operating Costs is a deficit of \$77,000 in part due to costs we can't control, for example water main repairs. A large portion of the expenditures, \$1.7 million, is our water purchase from the DuPage County Water Commission.

Administrator Pabst added that in the current year Water Fund budget, there were no capital improvement projects taken out of it.

Trustee Neal wanted to know if the installation of the new water meters is part of the current year or future. Foreman Passero noted that they will be from the current year 2021/2022.

Assistant Administrator Halloran presented an overview of the 2022/2023 Water Fund. He indicated that 30% of the expenses related to the expenditures were contracted expenses, for example that \$1.7 million of the \$2.4 million costs were paid to the DuPage Water Commission.

The overall operating fund for the next fiscal year presents a \$150,000 deficit which includes some one-time projects and upgrades around \$35,000. While there is money in the Water Fund balance, it's starting to lose money and will continue to decline with capital improvements catching up. The last hike in water rates was in 2015.

Trustee Neal clarified that although there was an increase in the fees in 2015, there was a feeling at the time that the Village would absorb the

increases as a gift to the residents. The fees were not increased even as the DuPage Water Commission continued to raise rates.

The Mayor stated that he has been in favor of increasing rates over the years, a little bit at a time, but has never been able to pass the increase through the Board. He feels the Board needs to take a different look at operating costs versus the rate structure.

A general discussion followed regarding the pros and cons of raising the water rates, the availability of surplus funds in the Water Fund and the pending Water Rate Study from Christopher Burke Engineering.

Administrator Pabst concluded that once the Water Rate Study was available, the staff would get back to the Board with more meaningful information regarding water rate increases.

Assistant Administrator Halloran continued with the 5-year Water Fund projections and provided the information in the following table:

<b>REVENUES</b>					
	<b>2022-2023 Projection</b>	<b>2023-2024 Projection</b>	<b>2024-2025 Projection</b>	<b>2025-2026 Projection</b>	<b>2026-2027 Projection</b>
<b>TAXES</b>	<b>\$3,238,768</b>	<b>\$3,335,931</b>	<b>\$3,436,009</b>	<b>\$3,539,089</b>	<b>\$3,645,262</b>
<b>TOTAL WATER FUND REVENUES</b>	<b>\$3,238,768</b>	<b>\$3,335,931</b>	<b>\$3,436,009</b>	<b>\$3,539,089</b>	<b>\$3,645,262</b>
<b>EXPENDITURES</b>					
	<b>2022-2023 Projection</b>	<b>2023-2024 Projection</b>	<b>2024-2025 Projection</b>	<b>2025-2026 Projection</b>	<b>2026-2027 Projection</b>
Personnel	\$647,892	\$673,808	\$700,760	\$728,791	\$757,942
Contractual	\$2,436,860	\$2,450,597	\$2,499,609	\$2,549,602	\$2,600,594
Commodities	\$107,600	\$111,904	\$116,380	\$121,035	\$125,877
Capital Maint / Debt Service	\$196,659	\$200,592	\$204,604	\$208,696	\$212,870
Capital Improvement Program	\$650,000	\$0	\$570,000	\$444,000	\$1,858,000
<b>TOTAL OPERATING</b>	<b>\$3,389,011</b>	<b>\$3,436,901</b>	<b>\$3,521,354</b>	<b>\$3,608,124</b>	<b>\$3,697,283</b>
<b>TOTAL EXPENDITURES</b>	<b>\$4,039,011</b>	<b>\$3,436,901</b>	<b>\$4,091,354</b>	<b>\$4,052,124</b>	<b>\$5,555,283</b>
<b>Deficit/Surplus</b>	<b>-\$800,243</b>	<b>-\$100,970</b>	<b>-\$655,345</b>	<b>-\$513,034</b>	<b>-\$1,910,021</b>
<b>Fund Balance</b>	<b>\$1,662,172</b>	<b>\$1,561,202</b>	<b>\$905,857</b>	<b>\$392,822</b>	<b>-\$1,517,198</b>

Assistant Administrator Halloran advised the Board that the Water Rate Study had been received within the past 2 weeks and that staff is still digging into the study. There are still questions, not only on the recommendations, but also the content of the study and what it addresses.

Regarding the Business District Fund, the projected balance is \$3.2 million. There are expenditures related to the Fund, the bulk of which goes back to the agreements the Village has with Pete's Fresh Market, Marshall's and The Dollar Store.

Discussion followed regarding accounting practices past and present and how data can be presented in different lights, particularly in view of

the deficit in the Water Fund projections. With an auditing-based accounting system, the goal is to locate and correct errors, with a financing-based system, the goal becomes to create revenue and project spending. The consensus of the discussion was to consider water rate increases and to come up with a concrete plan and advise the citizenry so they might plan as well. Staff will review the Water Rate Study and formulate such a plan.

Trustee Mistele also strongly suggested looking at the reserve funds, not only to cover operating expenses, but also to plan for future infrastructure maintenance requirements. This type of fiscal planning also supports the Village's AAA bond rating and demonstrates the financial strength of Willowbrook.

The Mayor pointed out that delaying project, or delaying borrowing, has a real cost, particularly in discussing long term bonds. Right now, interest is around 4%, which allows a Village to borrow at around 2%. But waiting a year or so, and the rate could be 6% or 7%.

Assistant Administrator Halloran asked for any additional questions or comments.

Assistant Administrator Halloran concluded by stating the final budget will be presented to the Board, along with a public hearing, on Monday, April 25. This being the final Workshop, any changes or comments would need to be directed to Assistant Administrator Halloran.

##### 5. ADJOURNMENT

MOTION: Made by Trustee Davi and seconded by Trustee Neal to adjourn the Special Meeting at the hour of 7:36 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

\_\_\_\_\_, 2022.

\_\_\_\_\_  
Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.

## W A R R A N T S

April 11, 2022

GENERAL CORPORATE FUND	-----	\$146,919.42
WATER FUND	-----	\$192,016.57
RT 83/PLAINFIELD RD BUSINESS DIST TAX	-----	\$349.30
TOTAL WARRANTS	-----	\$339,285.29

Michael Rock, Director of Finance

APPROVED:  
Frank A. Trilla, Mayor

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
04/04/2022	APCH	98407	LEIGHTRONIX SERVICES	EDP LICENSES	460-263	10	1,295.00
04/04/2022	APCH	98408	MUNICIPAL CLERKS OF DUPAGE CNTY	SCHOOLS/CONFERENCES/TRAVEL	410-304	05	30.00
04/04/2022	APCH	98409	MUNICIPAL CLERKS OF DUPAGE CNTY	FEES/DUES/SUBSCRIPTIONS	410-307	05	40.00
04/06/2022	APCH	98410	ILLINOIS DIVISION OF THE I.A.I.	SCHOOLS/CONFERENCES/TRAVEL	630-304	30	250.00
04/11/2022	APCH	243(E)	FIRST NATIONAL BANK OMAHA	SCHOOLS/CONFERENCES/TRAVEL	710-304	35	1,437.00
04/11/2022	APCH	98411	AMERICAN LITHO	PRINTING & PUBLISHING	550-302	20	3,208.00
04/11/2022	APCH	98412	AMERICAN SECURITY CABINETS	MAINTENANCE - BUILDING	466-228	10	2,286.00
04/11/2022	APCH	98414*#	AT & T MOBILITY II LLC	PHONE - TELEPHONES	455-201	10	2.90
				PHONE - TELEPHONES	630-201	30	733.10
				TELEPHONES	710-201	35	210.57
				CHECK APCHK 98414 TOTAL FOR FUND 01:			946.57
04/11/2022	APCH	98415	B & E AUTO REPAIR & TOWING	MAINTENANCE - VEHICLES	630-409	30	1,196.03
04/11/2022	APCH	98417	BUCKEYE POWER SALES CO INC	MAINTENANCE - BUILDING	466-228	10	870.00
04/11/2022	APCH	98419	CHOICE OFFICE EQUP & SUPPLIES IN	COPY SERVICE	455-315	10	774.19
04/11/2022	APCH	98420	CHRISTINE ROBLES	EMPLOYEE RECOGNITION	630-309	30	106.00
				UNIFORMS	630-345	30	105.28
				UNIFORMS	630-345	30	402.39
				CHECK APCHK 98420 TOTAL FOR FUND 01:			613.67
04/11/2022	APCH	98421	CINTAS CORPORATION NO 2	MAINTENANCE - PW BUILDING	725-418	35	206.68
04/11/2022	APCH	98422	CITY WIDE OF ILLINOIS	MAINTENANCE - BUILDING	466-228	10	173.37
				MAINTENANCE - BUILDING	466-228	10	1,120.32
				MAINTENANCE - BUILDING	466-228	10	319.61
				MAINTENANCE - BUILDING	466-228	10	122.08
				MAINTENANCE - BUILDING	466-228	10	531.80
				MAINTENANCE - BUILDING	466-228	10	172.98
				CHECK APCHK 98422 TOTAL FOR FUND 01:			2,440.16



Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
04/11/2022	APCH	98423*#	COMED	MAINTENANCE - BUILDING	466-228	10	1,446.09
				ENERGY - STREET LIGHTS	745-207	35	863.47
				ENERGY - STREET LIGHTS	745-207	35	70.80
				MAINTENANCE - TRAFFIC SIGNALS	745-224	35	200.33
				CHECK APCHK 98423 TOTAL FOR FUND 01:			2,580.69
04/11/2022	APCH	98424	COMPASS MINERALS AMERICA	SALT	755-331	35	18,625.01
04/11/2022	APCH	98425	ELEMENT CONSULTING NETWORK	PERSONNEL RECRUITMENT	455-131	10	1,500.00
				PERSONNEL RECRUITMENT	455-131	10	1,500.00
				CHECK APCHK 98425 TOTAL FOR FUND 01:			3,000.00
04/11/2022	APCH	98426*#	FALCO'S LANDSCAPING INC	STREET & ROW MAINTENANCE	750-328	35	3,150.00
				STREET & ROW MAINTENANCE	750-328	35	2,850.00
				STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	4,900.00
				STREET IMPROVEMENTS	765-685	35	11,900.00
				CHECK APCHK 98426 TOTAL FOR FUND 01:			22,800.00
04/11/2022	APCH	98427	FEDERAL EXPRESS CORP.	POSTAGE & METER RENT	630-311	30	39.91
04/11/2022	APCH	98428	FIRESTONE TIRE & SERVICE	MAINTENANCE - VEHICLES	630-409	30	3,364.08
04/11/2022	APCH	98430	HALOCK SECURITY LABS	CYBER DISRUPTION	460-265	10	390.00
				CYBER DISRUPTION	460-265	10	350.00
				CHECK APCHK 98430 TOTAL FOR FUND 01:			740.00
04/11/2022	APCH	98431*#	HOME DEPOT CREDIT SERVICES	MAINTENANCE - VEHICLES	735-409	35	98.00
				MAINTENANCE - VEHICLES	735-409	35	121.45
				STREET & ROW MAINTENANCE OTHER	755-328	35	47.88
				CHECK APCHK 98431 TOTAL FOR FUND 01:			267.33
04/11/2022	APCH	98432	HOUSEAL LAVIGNE ASSOCIATES LLC	CONSULTING	455-306	10	4,610.10
04/11/2022	APCH	98433	INT ASSOC OF CHIEFS OF POLICE IN	FEES/DUES/SUBSCRIPTIONS	630-307	30	875.00
04/11/2022	APCH	98434	K FIVE CONSTRUCTION	STREET & ROW MAINTENANCE OTHER	755-328	35	580.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
04/11/2022	APCH	98435	KANE, MCKENNA & ASSOCIATES, INC.	CONSULTING	455-306	10	3,925.00
04/11/2022	APCH	98436	KLEIN, THORPE & JENKINS, LTD.	FEES - SPECIAL ATTORNEY	470-241	10	586.50
				FEES - SPECIAL ATTORNEY	470-241	10	990.00
				CHECK APCHK 98436 TOTAL FOR FUND 01:			1,576.50
04/11/2022	APCH	98437#	KONICA MINOLTA BUSINESS SOLUTION	COPY SERVICE	630-315	30	117.53
				COPY SERVICE	810-315	40	19.62
				CHECK APCHK 98437 TOTAL FOR FUND 01:			137.15
04/11/2022	APCH	98439	LAUREN KASPAR	UNIFORMS	630-345	30	155.52
04/11/2022	APCH	98440	LAUTERBACH & AMEN LLP	FINANCIAL SERVICES	620-252	25	20,100.00
04/11/2022	APCH	98441*#	LAW OFFICES STORINO RAMELLO&DURK	FEES - VILLAGE ATTORNEY			** VOIDED **
				CRISIS MANAGEMENT			** VOIDED **
04/11/2022	APCH	98443*#	MID AMERICAN WATER	STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	1,600.00
04/11/2022	APCH	98445#	NICOR GAS	NICOR GAS (835 MIDWAY)	466-236	10	870.36
				NICOR GAS (7760 QUINCY)	630-235	30	689.46
				CHECK APCHK 98445 TOTAL FOR FUND 01:			1,559.82
04/11/2022	APCH	98446	ORBIS SOLUTIONS	EDP LICENSES	815-263	40	107.00
04/11/2022	APCH	98447	PARVIN-CLAUSS SIGN CO	VILLAGE ENTRY SIGNS	765-640	35	14,338.50
04/11/2022	APCH	98448	RAGS ELECTRIC, INC	MAINTENANCE - STREET LIGHTS	745-223	35	211.00
04/11/2022	APCH	98449*#	RBH CONSTRUCTION, LLC	MAINTENANCE - GARAGE	725-413	35	1,800.00
04/11/2022	APCH	98450	ROBERT HALF	CONSULTING FEES - CLERICAL	471-253	10	763.25
				CONSULTING FEES - CLERICAL	471-253	10	915.90
				CONSULTING FEES - CLERICAL	471-253	10	877.74
				CONSULTING FEES - CLERICAL	471-253	10	831.94

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
				CHECK APCHK 98450 TOTAL FOR FUND 01:			3,388.83
04/11/2022	APCH	98451	ROBERT SCHALLER	FEES/DUES/SUBSCRIPTIONS	630-307	30	149.90
04/11/2022	APCH	98452	SIGNS NOW	OFFICE SUPPLIES	455-301	10	35.00
04/11/2022	APCH	98453#	SUBURBAN DOOR CHECK & LOCK SERVI	MAINTENANCE - BUILDING	630-228	30	153.27
				MAINTENANCE - PW BUILDING	725-418	35	203.14
				CHECK APCHK 98453 TOTAL FOR FUND 01:			356.41
04/11/2022	APCH	98455	THOMAS J BRESCIA	FEES - FIELD COURT ATTORNEY	630-241	30	1,850.00
				FEES - FIELD COURT ATTORNEY	630-241	30	1,850.00
				FEES - FIELD COURT ATTORNEY	630-241	30	1,850.00
				CHECK APCHK 98455 TOTAL FOR FUND 01:			5,550.00
04/11/2022	APCH	98456	THOMPSON ELEV. INSPECT. SERVICE	ELEVATOR INSPECTION-REIMB	830-117	40	473.00
				ELEVATOR INSPECTION-REIMB	830-117	40	129.00
				CHECK APCHK 98456 TOTAL FOR FUND 01:			602.00
04/11/2022	APCH	98457	TOOLS PLUS INDUSTRIES LLC	MAINTENANCE - VEHICLES	735-409	35	299.85
04/11/2022	APCH	98458	TREE TOWNS IMAGING & COLOR GRAPH	COPY SERVICE-REIMB	810-315	40	73.96
				COPY SERVICE-REIMB	810-315	40	73.96
				CHECK APCHK 98458 TOTAL FOR FUND 01:			147.92
04/11/2022	APCH	98459*#	UNDERGROUND PIPE & VALVE, CO.	STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	769.30
04/11/2022	APCH	98460	UNITED STATE POSTAL SERVICE	PRINTING & PUBLISHING	550-302	20	1,953.19
04/11/2022	APCH	98462	WAREHOUSE DIRECT	OFFICE SUPPLIES	455-301	10	7.48
				OFFICE SUPPLIES	455-301	10	325.68
				OFFICE SUPPLIES	455-301	10	20.92
				OFFICE SUPPLIES	455-301	10	18.54
				CHECK APCHK 98462 TOTAL FOR FUND 01:			372.62

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
04/11/2022	APCH	98463	WEST SIDE TRACTOR SALES	MAINTENANCE - VEHICLES	735-409	35	31.30
04/11/2022	APCH	98464	WESTERN FIRST AID & SAFETY	OPERATING EQUIPMENT	630-401	30	563.09
04/11/2022	APCH	98465	WESTOWN AUTO SUPPLY COMPANY	MAINTENANCE - VEHICLES	735-409	35	623.30
04/11/2022	APCH	98466	WEX HEALTH, INC	FEES/DUES/SUBSCRIPTIONS	455-307	10	50.00
				FEES/DUES/SUBSCRIPTIONS	455-307	10	50.00
				CHECK APCHK 98466 TOTAL FOR FUND 01:			100.00
04/11/2022	APCH	98467	WILD GOOSE CHASE INC	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	450.00
04/11/2022	APCH	98468	WILLOWBROOK CURRENCY EXCHANGE	MAINTENANCE - VEHICLES	630-409	30	925.00
04/11/2022	APCH	98469	WILLOWBROOK FORD INC.	MAINTENANCE - VEHICLES	735-409	35	100.00
04/11/2022	APCH	98470*#	LAW OFFICES STORINO RAMELLO&DURK	FEES - VILLAGE ATTORNEY	470-239	10	9,445.80
				FEES - LABOR COUNSEL	470-242	10	2,394.00
				CRISIS MANAGEMENT	475-367	10	76.00
				CHECK APCHK 98470 TOTAL FOR FUND 01:			11,915.80
Total for fund 01 GENERAL FUND							146,919.42

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 02 WATER FUND							
04/11/2022	APCH	242 (E)	DUPAGE WATER COMMISSION	PURCHASE OF WATER	420-575	50	112,570.50
04/11/2022	APCH	98413	ANETA BUSH	WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	49.00
04/11/2022	APCH	98414*#	AT & T MOBILITY II LLC	PHONE - TELEPHONES	401-201	50	210.58
04/11/2022	APCH	98416	BLACK GOLD SEPTIC	REPAIRS & MAINTENANCE-STANDPIPE/PUMPH	425-485	50	425.00
04/11/2022	APCH	98418	CARROLL CONSTRUCTION SUPPLY	MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	3,333.07
04/11/2022	APCH	98423*#	COMED	ENERGY - ELECTRIC PUMP	420-206	50	1,156.41
04/11/2022	APCH	98426*#	FALCO'S LANDSCAPING INC	WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	5,900.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	9,300.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	7,300.00
				CHECK APCHK 98426 TOTAL FOR FUND 02:			22,500.00
04/11/2022	APCH	98429	H AND R CONSTRUCTION INC.	WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	4,500.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	4,500.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	3,710.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	4,125.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	2,500.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	4,950.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	4,900.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	2,720.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	4,500.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	5,985.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	960.00
				CHECK APCHK 98429 TOTAL FOR FUND 02:			43,350.00
04/11/2022	APCH	98431*#	HOME DEPOT CREDIT SERVICES	OPERATING EQUIPMENT	430-401	50	134.88
				OPERATING EQUIPMENT	430-401	50	748.50
				CHECK APCHK 98431 TOTAL FOR FUND 02:			883.38
04/11/2022	APCH	98438	LA FASTENERS INC	MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	16.68

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 02 WATER FUND							
04/11/2022	APCH	98442	METROPOLITAN INDUSTRIES INC	IT CONSULTING	417-306	50	138.00
04/11/2022	APCH	98443*#	MID AMERICAN WATER	MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	1,123.98
04/11/2022	APCH	98444	MRO SYSTEMS LLC	MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	241.63
04/11/2022	APCH	98449*#	RBH CONSTRUCTION, LLC	REPAIRS & MAINTENANCE-STANDPIPE/PUMPH	425-485	50	2,700.00
04/11/2022	APCH	98454	TAMELING GRADING	MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	1,204.02
04/11/2022	APCH	98459*#	UNDERGROUND PIPE & VALVE, CO.	MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	1,750.00
04/11/2022	APCH	98461	VERIZON WIRELESS	PHONE - TELEPHONES	401-201	50	364.32
Total for fund 02 WATER FUND							192,016.57

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 15 RT 83/PLAINFIELD RD BUSINESS DISTRCT TAX							
04/11/2022	APCH	98441*#	LAW OFFICES STORINO RAMELLO&DURK	LEGAL FEES			** VOIDED **
04/11/2022	APCH	98470*#	LAW OFFICES STORINO RAMELLO&DURK	LEGAL FEES	401-242	15	349.30
				Total for fund 15 RT 83/PLAINFIELD RD BUSINESS			349.30
TOTAL - ALL FUNDS							339,285.29

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

# VILLAGE OF WILLOWBROOK

## BOARD MEETING

### AGENDA ITEM - HISTORY/COMMENTARY

#### ITEM TITLE:

A RESOLUTION APPROVING A FINAL PLAT OF EASEMENT FOR 6821 ADAMS STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

**AGENDA NO.** 6.f.

**AGENDA DATE:** 4/11/2022

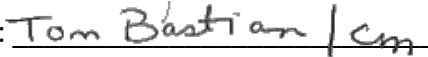
**STAFF REVIEW:** Michael Krol, Community Development Director

**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 has adopted the DuPage County Countywide Storm Water and Floodplain Ordinance, with local amendments, for stormwater and floodplain management within town. The Ordinance requires that all drainage swales, storm sewers and detention/retention areas on private properties are located upon easements. Therefore, upon a development of a property where re-grading work or other storm sewer installation occurs, new easements must be dedicated if they do not already exist.

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

The existing Single-Family Residence (SFR) was demolished on the lot at 6821 Adams Street and will have a new SFR constructed in the future. The project will require re-grading of the property to establish positive drainage to serve the new residence. The re-grading will ensure that drainage from the property does not sheet flow onto the adjacent properties. In accordance with the above-mentioned code requirement, new easements are required, since code complaint easements do not exist. The owner's engineer has prepared a Plat of Grant of Easement dedicating new public utility drainage easements for this purpose.

#### ACTION PROPOSED:

Adopt the Resolution.



**RESOLUTION NO. 22-R-\_\_\_\_\_**

**A RESOLUTION APPROVING A FINAL PLAT OF EASEMENT FOR  
6821 ADAMS STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS**

---

**WHEREAS**, the corporate authorities of the Village of Willowbrook (the “Village”), deem it is in the best interest of the Village to accept a grant of easement for the property located at 6821 Adams Street, Willowbrook, Illinois, PIN No. 09-23-404-042-0000, and legally described on that certain Plat of Easement prepared by DesignTek Engineering, Inc., dated June 21, 2021, attached hereto and made a part hereof.

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

**SECTION ONE**: That the certain Plat of Easement, as prepared by DesignTek Engineering, Inc., consisting of one (1) sheet, dated June 21, 2022 (latest revision date), attached hereto and incorporated herein as Exhibit “A”, be and the same is hereby approved.

**SECTION TWO**: That the Mayor and Village Engineer are directed to execute said Plat on behalf of the Village of Willowbrook, and the Village Clerk is directed to attest to the signature of the Mayor.

**SECTION THREE**: That upon execution of the Plat of Easement by all required parties or entities, the Village Clerk is hereby directed to cause said Plat to be recorded at the Office of the DuPage County Recorder.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**SECTION FIVE:** That this Resolution shall be in full force and effect from and after its adoption and approval, as provided by law.

**PASSED** and **APPROVED** this 11<sup>th</sup> day of April, 2022 by a ROLL CALL VOTE as follows:

AYES: \_\_\_\_\_

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

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

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

APPROVED:

\_\_\_\_\_  
Frank A. Trilla, Mayor

ATTEST:

\_\_\_\_\_  
Deborah A. Hahn, Village Clerk

**EXHIBIT “A”**  
**PLAT OF EASEMENT**

OWNER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF } SS

\_\_\_\_\_ DOES HEREBY CERTIFY THAT HE/SHE  
IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THAT AS SUCH  
OWNER(S), THEY HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE PLATTED FOR THE  
PURPOSE OF AN EASEMENT GRANT AS SHOWN ON THE HEREON DRAWN PLAT, FOR USES AND  
PURPOSES AS INDICATED THEREIN SET FORTH.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,  
20\_\_\_\_

OWNER \_\_\_\_\_

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF } SS

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF  
WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, AT A MEETING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT  
\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AS DOCUMENT NUMBER \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

STORM WATER DRAINAGE, DETENTION AND RETENTION RESTRICTIONS AND EASEMENT PROVISIONS

FOR THE PURPOSE OF PROMOTING SUFFICIENT DRAINAGE AND FLOOD CONTROL FOR THE BENEFIT OF THE LOT LEGALLY DESCRIBED HEREON  
(HEREINAFTER REFERRED TO AS "THE LOT") AND PUBLIC GENERALLY, THE FOLLOWING EASEMENTS AND RESTRICTIONS ARE HEREBY  
DECLARED TO RUN WITH THE LAND AND BE BINDING UPON THE OWNER(S) OF THE LOT AND THEIR SUCCESSORS, HEIRS, EXECUTORS,  
ADMINISTRATORS AND ASSIGNS:

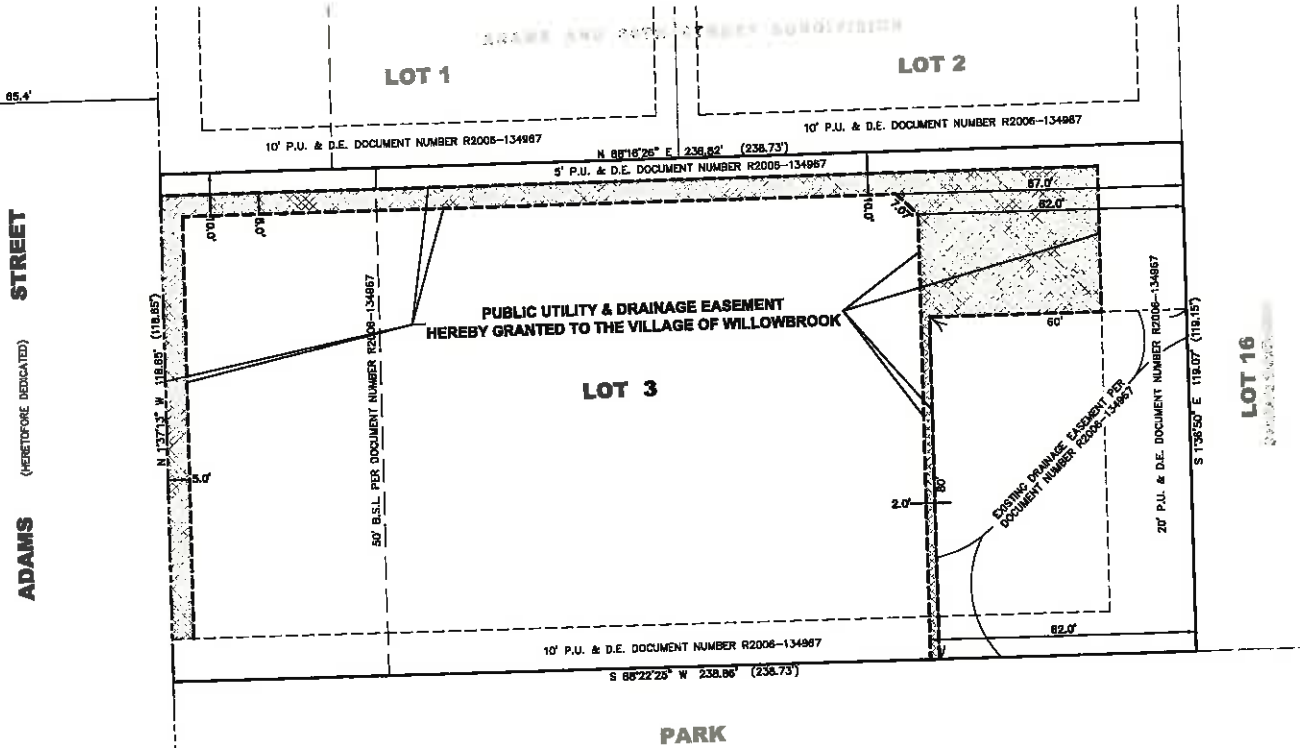
1. A PERPETUAL EASEMENT FOR STORM WATER DRAINAGE, DETENTIONS AND RETENTION PURPOSES IS HEREBY GRANTED TO THE VILLAGE  
OF WILLOWBROOK, AND THE PUBLIC GENERALLY, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS BOUNDED BY THE  
LOT LINES AND DASHED LINES SHOWN ON THIS PLAT AND INDICATED AS DRAINAGE EASEMENT AND/OR PUBLIC UTILITY AND DRAINAGE  
EASEMENT. SAID GRANT OF EASEMENT SHALL INCLUDE THE RIGHT, BUT NOT THE OBLIGATION, FROM TIME TO TIME TO CONSTRUCT,  
RECONSTRUCT, IMPROVE, KEEP, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, ENLARGE, RENEW, RELOCATE, REMOVE AND/OR INCREASE  
THE SIZE, NUMBER AND/OR TYPE OF DRAINAGE FACILITIES AND APPURTENANCES THERETO IN, OVER, UNDER THROUGH AND UPON SAID  
EASEMENT AREAS FOR THOSE PURPOSES.

2. NOTWITHSTANDING THE FOREGOING, THE OWNER(S) OF THE LOT WHICH SAID EASEMENTS ARE LOCATED, AND /OR THEIR SUCCESSORS,  
HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, SHALL MAINTAIN SAID EASEMENT AREAS, AND ANY AND ALL DRAINAGE FACILITIES AND  
APPURTENANCES THERETO, LOCATED IN, OVER, UNDER, THROUGH AND/OR UPON SUCH LOT, INCLUDING, BUT NOT LIMITED TO TREE ROOT  
AND VEGETATION REMOVAL, SOIL EROSION CONTROL, DITCH PROFILING, STORM WATER CLEANING, BLOCKAGE REMOVAL AND REPLACEMENT  
OF STORM SEWER GRATES. NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, WHICH IN ANY MANNER IMPEDED OR DIMINISH  
STORM WATER DRAINAGE, DETENTION OR RETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS. AS A MATTER OF  
RIGHT, BUT NOT OBLIGATION, THE VILLAGE OF WILLOWBROOK IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID EASEMENT AREAS AND  
PERFORM ANY SUCH MAINTENANCE, REMOVE ANY SUCH OBSTRUCTIONS AND /OR CORRECT ANY SUCH ALTERATIONS ON SAID SAID  
EASEMENT AREAS, AND ANY EXPENSES BY THE VILLAGE IN THE EXERCISE OF SAID RIGHT SHALL BE A LIEN UPON THE PROPERTY/THE LOT  
WHEREON SUCH MAINTENANCE IS PERFORMED, SUCH OBSTRUCTIONS ARE REMOVED AND/OR SUCH ALTERATIONS ARE CORRECTED.

3. THAT THE OWNER OF THE LOT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS SHALL ASSUME THE RESPONSIBILITY FOR THE  
MAINTENANCE OF ANY AND ALL DRAINAGE STRUCTURES CONTAINED WITHIN SAID LOT. IF, AFTER PROPER AND REASONABLE NOTIFICATION  
BY THE VILLAGE TO THE OWNER OF THE LOT, ITS SUCCESSORS, HEIRS, EXECUTORS, AND ASSIGNS, THAT THE MAINTENANCE IS REQUIRED,  
AND THAT MAINTENANCE HAS NOT BEEN PERFORMED, THE VILLAGE HAS THE RIGHT, BUT NOT THE DUTY, TO ENTER ONTO SAID LOT AND  
PERFORM THE REQUIRED MAINTENANCE, AND ANY EXPENSE INCURRED TO THE VILLAGE IN THE EXERCISE OF SAID RIGHT SHALL BE A LIEN  
UPON THE PROPERTY/THE LOT WHEREIN SUCH MAINTENANCE WAS PERFORMED.

4. TO INSURE THAT THE APPROVED GRADING PLAN HAS BEEN SUBSTANTIALLY MET IN THE CONSTRUCTION OF THE HOME AND YARD  
IMPROVEMENTS, FOR THE LOT, A TOPOGRAPHIC SURVEY OR FINAL GRADING SURVEY SIGNED BY EITHER A PROFESSIONAL LAND SURVEYOR  
OR ENGINEER MUST BE SUBMITTED TO THE VILLAGE SHOWING THAT THE GRADING AND DRAINAGE OF THE PROPERTY IS IN SUBSTANTIAL  
CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN OR DETAILED GRADING PLAN FOR SAID LOT PRIOR TO THE VILLAGE ISSUING  
AN OCCUPANCY PERMIT FOR SAID LOT.

PLAT OF EASEMENT  
FOR  
PUBLIC UTILITIES & DRAINAGE



LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- RECORD DATUM
- BUILDING SETBACK LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENT HEREBY GRANTED TO THE VILLAGE OF WILLOWBROOK

PARCEL IDENTIFICATION NUMBER

08-23-404-042-0000

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF WILL } SS

I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT  
I HAVE PREPARED THE ABOVE DESCRIBED PLAT OF EASEMENT FROM OFFICIAL RECORDS AND  
BOUNDARY SURVEY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION  
THEREOF.

DIMENSIONS SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 19th DAY OF MAY, A.D. 2021.

STEVEN J. LAUB  
PROFESSIONAL LAND SURVEYOR NO. 035-003160  
MY CURRENT LICENSE EXPIRES NOVEMBER 30, 2022



PROPERTY LEGAL DESCRIPTION

LOT 3 IN THE ADAMS AND 68TH STREET SUBDIVISION, BEING A RESUBDIVISION IN THE  
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14,  
2008 AS DOCUMENT NUMBER R2008-134987, IN DUPAGE COUNTY, ILLINOIS.

NO.	DATE	DESCRIPTION	BY
1	08-23-21	ADDED S.P.U. & D.E.	SJL

VICTOR YU

PLAT OF EASEMENT  
FOR  
6821 ADAMS STREET  
WILLOWBROOK, ILLINOIS

DESIGNTEK ENGINEERING, INC.  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING

9830 W. 190TH STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4692

IL Prof. Lic. No.: 184-003740



PROJECT INFORMATION
Project No.: 20-0577
Scale: 1" = 20'
Date: 05/19/2021
Field Date: N/A
Drawn By: SJL
Checked By: SDS

1  
OF  
1

EASEMENT

## VILLAGE OF WILLOWBROOK

### BOARD MEETING

#### AGENDA ITEM - HISTORY/COMMENTARY

**ITEM TITLE:**

A RESOLUTION APPROVING A FINAL PLAT OF EASEMENT FOR 6440 TENNESSEE AVENUE, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

**AGENDA NO. 6.g.****AGENDA DATE: 4/11/2022****STAFF REVIEW:** Michael Krol, Community Development Director**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 has adopted the DuPage County Countywide Storm Water and Floodplain Ordinance, with local amendments, for stormwater and floodplain management within town. The Ordinance requires that all drainage swales, storm sewers and detention/retention areas on private properties are located upon easements. Therefore, upon a development of a property where re-grading work or other storm sewer installation occurs, new easements must be dedicated if they do not already exist.

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

The existing Single-Family Residence (SFR) was demolished on the lot at 6440 Tennessee Avenue and will have a new SFR constructed in the future. The project will require re-grading of the property to establish positive drainage to serve the new residence. The re-grading will ensure that drainage from the property does not sheet flow onto the adjacent properties. In accordance with the above-mentioned code requirement, new easements are required, since code complaint easements do not exist. The owner's engineer has prepared a Plat of Grant of Easement dedicating new public utility drainage easements for this purpose.

**ACTION PROPOSED:**

Adopt the Resolution

**RESOLUTION NO. 22-R-\_\_\_\_\_**

**A RESOLUTION APPROVING A FINAL PLAT OF EASEMENT FOR  
6440 TENNESSEE AVENUE, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS**

---

**WHEREAS**, the corporate authorities of the Village of Willowbrook (the “Village”), deem it is in the best interest of the Village to accept a grant of easement for the property located at 6440 Tennessee Avenue, Willowbrook, Illinois, PIN No. 09-22-202-010-0000, and legally described on that certain Plat of Easement prepared by DesignTek Engineering, Inc., dated September 22, 2021, attached hereto and made a part hereof.

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

**SECTION ONE:** That the certain Plat of Easement, as prepared by DesignTek Engineering, Inc., consisting of one (1) sheet, dated September 22, 2021 (latest revision date), attached hereto and incorporated herein as Exhibit “A”, be and the same is hereby approved.

**SECTION TWO:** That the Mayor and Village Engineer are directed to execute said Plat on behalf of the Village of Willowbrook, and the Village Clerk is directed to attest to the signature of the Mayor.

**SECTION THREE:** That upon execution of the Plat of Easement by all required parties or entities, the Village Clerk is hereby directed to cause said Plat to be recorded at the Office of the DuPage County Recorder.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**SECTION FIVE**: That this Resolution shall be in full force and effect from and after its adoption and approval, as provided by law.

**PASSED** and **APPROVED** this 11<sup>th</sup> day of April, 2022 by a ROLL CALL VOTE as follows:

AYES: \_\_\_\_\_

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

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

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

APPROVED:

\_\_\_\_\_  
Frank A. Trilla, Mayor

ATTEST:

\_\_\_\_\_  
Deborah A. Hahn, Village Clerk

**EXHIBIT “A”**  
**PLAT OF EASEMENT**



OWNER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF } SS

\_\_\_\_\_ DOES HEREBY CERTIFY THAT HE/SHE IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THAT AS SUCH OWNER(S), THEY HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE PLATTED FOR THE PURPOSE OF AN EASEMENT GRANT AND ROADWAY DEDICATION AS SHOWN ON THE HEREON DRAWN PLAT, FOR USES AND PURPOSES AS INDICATED THEREIN SET FORTH.

DATED AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

OWNER \_\_\_\_\_

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF } SS

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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

COMMISSION EXPIRES \_\_\_\_\_

WETLAND CONSERVATION AREA PROVISIONS

A COVENANT IS HEREBY ESTABLISHED FOR THE PROTECTION OF UNIQUE AREA SUCH AS, BUT NOT LIMITED TO, WETLANDS, PENA, MARSHES, RIVERS, STREAMS, PONDS, LAKES, WOODS AND FRAMES OVER AND UPON THOSE AREAS OF LAND DESIGNATED "WETLAND CONSERVATION AREA" ON THE PLAT HEREON DRAWN FOR THE FOLLOWING PURPOSES:

- A. TO ACCEPT AND CONDUCT SURFACE WATER DISCHARGES FROM ADJACENT UPSTREAM PROPERTY, INCLUDING ANY NECESSARY STORM SEWER PIPES AND APPURTENANCES;  
B. TO PRESERVE SAID LAND IN ITS NATURAL, SCENIC AND OPEN CONDITION, AND;  
C. AUTHORITIES GOVERNING SUCH UNIQUE AREAS SHALL RETAIN THE RIGHT BUT NOT THE DUTY TO ENTER SAID LAND AT ALL REASONABLE TIMES FOR THE PURPOSE OF INSPECTING SAID LAND TO DETERMINE IF THE GRANTOR, OR HIS ASSIGNS, IS COMPLYING WITH THE COVENANTS AND PURPOSES OF THIS GRANT. THE VILLAGE SHALL HAVE THE RIGHT TO PERFORM MAINTENANCE OF SAID FACILITY TO INSURE PROPER FUNCTION THEREOF.

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS, THE GRANTOR MAKES THE FOLLOWING COVENANTS/RESTRICTIONS ON BEHALF OF HIMSELF, HIS HEIRS AND ASSIGNS, WHICH COVENANTS/RESTRICTIONS SHALL RUN WITH SAID LAND IN PERPETUITY:

- A. THERE SHALL BE NO DREDGED OR FILL MATERIAL PLACED UPON SAID LAND;  
B. THERE SHALL BE NO FENCES, BUILDINGS OR STRUCTURES, INCLUDING SIGNS, CONSTRUCTED UPON SAID LAND, EXCEPT FOR UTILITIES AND APPURTENANCES THEREOF WHICH HAVE CERTAIN UNDERLYING EASEMENT RIGHTS WITHIN THE UTILITY EASEMENTS GRANTED THEREIN;  
C. THERE SHALL BE NO REMOVAL OR DESTRUCTION OF LIVING TREES AND PLANTS ON SAID LAND, EXCEPT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES CONSTRUCTED THEREIN;  
D. THERE SHALL BE NO PLOWING OF SAID LAND NOR SHALL THERE BE ANY MINING, REMOVAL OF TOPSOIL, SAND, ROCK, MINERALS OR OTHER MATERIAL FROM SAID LAND, EXCEPT FOR ANY ACTIVITY NECESSARY FOR INSTALLATION OR MAINTENANCE OF UTILITIES CONSTRUCTED THEREIN;  
E. THERE SHALL BE NO GRAZING OR KEEPING OF LIVESTOCK OR DOMESTIC ANIMALS OF ANY KIND ON SAID LAND, AND;  
F. THERE SHALL BE NO OPERATION OF SHOWNOBILES, DUNE BUGGIES, MOTORCYCLES, ALL-TERRAIN VEHICLES, OR ANY OTHER MOTORIZED VEHICLES ON SAID LAND, EXCEPT FOR MAINTENANCE NEEDED FOR INSTALLATION OF UTILITIES CONSTRUCTED THEREIN;  
G. PERSONS ARE PROHIBITED TO DISCARD RUBBER OF ANY KIND, INCLUDING CUPPAGES, IN THE DEDICATED AREA;  
H. PERSONS ARE PROHIBITED TO PLANT OR DISPERSE NATIVE OR NON-NATIVE PLANT SPECIES OR THEIR PARTS INTO THE DEDICATED AREA WITHOUT WRITTEN APPROVAL OF THE HOMEOWNERS ASSOCIATION OR AUTHORIZED AGENT;

I. PERSONS ARE PROHIBITED TO SPREAD FERTILIZER OR HERBICIDES WITHIN 25 FEET OF THE WETLAND OTHER THAN FOR ATTAINMENT OF SPECIFIC VEGETATION MANAGEMENT GOALS TO MEET AND MAINTAIN PERFORMANCE STANDARDS, IF USED TO CONTROL NOXIOUS WEEDS AND NON-NATIVE SPECIES. HERBICIDES WILL BE APPLIED ONLY UPON CONSULTATION WITH LICENSED HERBICIDE APPLICATOR;

J. MODIFICATIONS ARE PROHIBITED TO THE MORPHOLOGY OF THE RESTRICTED PROPERTY THAT WOULD ALLOW MORE WATER OVER, OR THAT WOULD DRAIN WATER AWAY FROM THE RESTRICTED PROPERTY OTHER THAN OUTLINED IN THE PERMITTED ACTION. SUCH MODIFICATIONS INCLUDED, BUT ARE NOT LIMITED TO, DITCHING, CHANGES TO STRUCTURES, REPAIRING OF DRAINAGE TILES OR ALTERATIONS TO ANY NATURALLY OCCURRING STRUCTURES.

SAID "WETLAND CONSERVATION AREA" MAY BE CHANGED, MODIFIED OR ABROGATED ONLY UPON WRITTEN APPROVAL OF SAID GOVERNING AUTHORITIES. EXCEPT AS EXPRESSLY LIMITED HEREIN, THE GRANTOR RESERVES FOR HIMSELF, HIS HEIRS AND ASSIGNS, ALL RIGHTS AS OWNER OF SAID LAND, INCLUDING THE RIGHT OF USE OF SAID LAND FOR ALL PURPOSES NOT INCONSISTENT WITH THIS GRANT. WETLAND CONSERVATION AREA SUBJECT TO THE STORMWATER DETENTION EASEMENT PROVISIONS GRANTED AND DEFINED HEREIN.

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, AT A MEETING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_ VILLAGE PRESIDENT

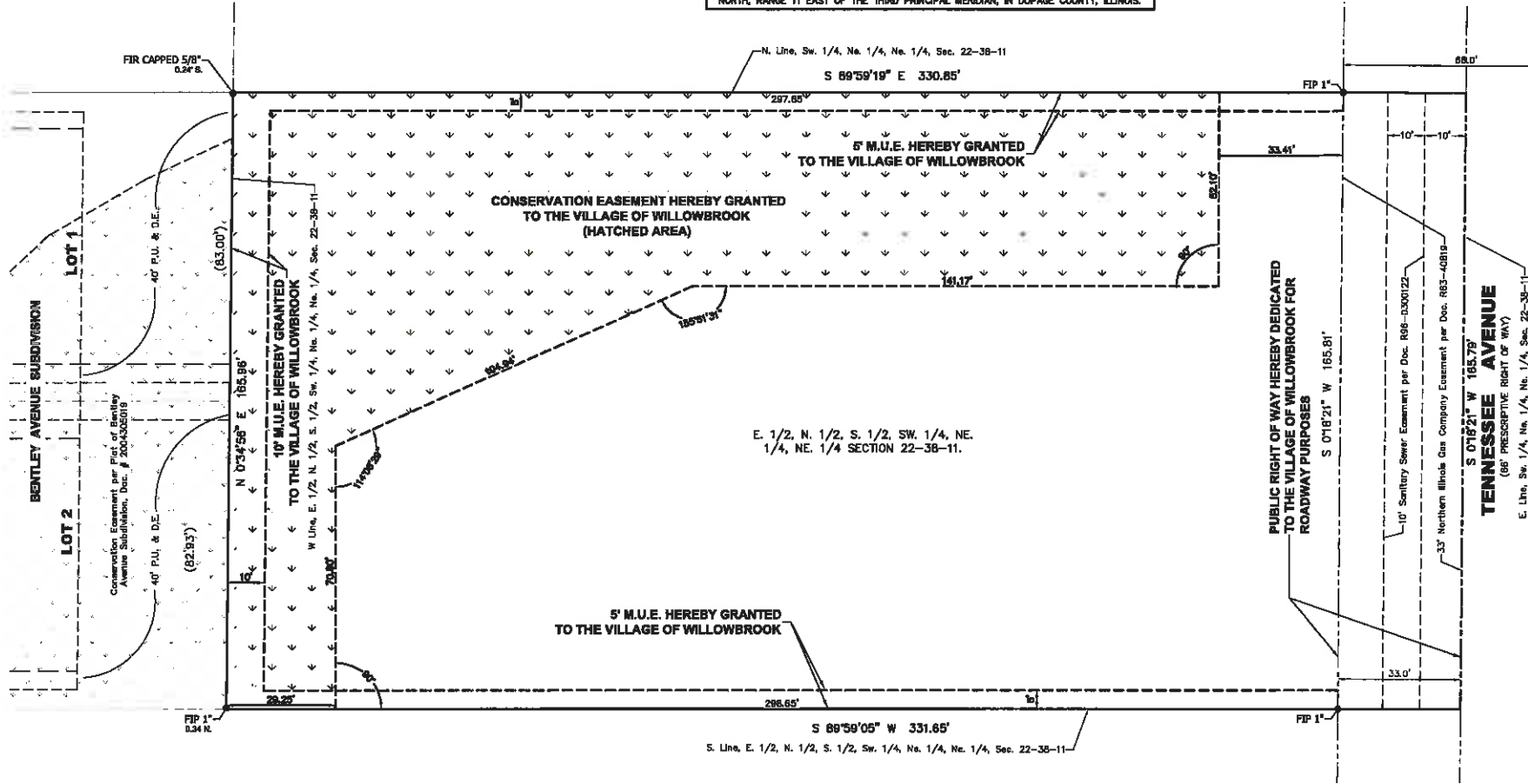
ATTEST: \_\_\_\_\_ VILLAGE CLERK

PLAT OF DEDICATION

FOR  
RIGHT OF WAY,  
CONSERVATION EASEMENT  
MUNICIPAL & DRAINAGE EASEMENTS

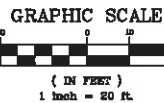
LEGAL DESCRIPTION

THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

- PROPERTY LINE  
EXISTING RIGHT-OF-WAY LINE  
ADJACENT LOT LINE  
CENTERLINE  
EXISTING EASEMENT LINE  
PROPOSED EASEMENT LINE  
MUNICIPAL UTILITY EASEMENT



MUNICIPAL EASEMENT PROVISIONS

PERPETUAL EASEMENTS FOR PROVIDING UTILITY SERVICES TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WILLOWBROOK, AND THEIR SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS BOUNDED BY THE LOT LINES AND DASHED LINES ON THIS PLAT AND INDICATED AS MUNICIPAL UTILITY EASEMENT AND/OR MUNICIPAL UTILITY AND DRAINAGE EASEMENT FOR THE PURPOSES OF THIS PLAT, PROVIDING UTILITY SERVICES SHALL INCLUDE THE RIGHT, BUT NOT THE OBLIGATION, FROM TIME TO TIME, TO INSTALL, CONSTRUCT, RECONSTRUCT, IMPROVE, KEEP, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, ENLARGE, RENEW, RELOCATE, REMOVE AND/OR INCREASE THE SIZE, NUMBER AND/OR TYPE OF FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF POTABLE WATER AND STORMWATER, INCLUDING ANY AND ALL GRADING AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON SUCH EASEMENT AREAS, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO INSTALL REQUIRED SERVICE CONNECTIONS ON EACH LOT TO SERVE IMPROVEMENTS THEREON, OR IN ADJACENT LOTS, THE RIGHT, BUT NOT THE OBLIGATION, TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, OVER, UNDER, ACROSS, ALONG, THROUGH OR UPON SUCH EASEMENT AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR THE EXERCISE OF GRANTEES' OTHER RIGHTS PROVIDED HEREIN.

PROJECT ADDRESS

6440 TENNESSEE AVENUE  
WILLOWBROOK, ILLINOIS 60527

BASIS OF BEARING

THE BASIS OF BEARINGS IS ASSUMED

SITE DATA

GROSS AREA: 54,845 S.F.  
PROPOSED R/W DEDICATION: 54,717 S.F.  
PROPOSED NET AREA: 46,747 S.F.

PARCEL IDENTIFICATION  
NUMBER

09-22-202-010-0000

Submitted by:

Village of Willowbrook  
7760 Quincy Street  
Willowbrook, Illinois 60527

Return the original Mylar to:

DesignTek Engineering, Inc.  
9930 W. 190th Street, Suite L  
Mokena, Illinois 60448

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AS DOCUMENT NUMBER \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, REGISTRATION NO. 35-3160, HAVE PREPARED THIS PLAT OF EASEMENT, AND IS A TRUE AND CORRECT REPRESENTATION OF THE SAME BASED UPON OFFICIAL PLATS AND RECORDS. ALL DISTANCE ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF WILLOWBROOK, ILLINOIS TO RECORD THIS PLAT. SAID REPRESENTATIVE SHALL SHOW PROPER IDENTIFICATION TO THE RECORDER OF DUPAGE COUNTY.

DATED AT \_\_\_\_\_ MOKENA \_\_\_\_\_ ILLINOIS, THIS 17th DAY OF \_\_\_\_\_ AUGUST \_\_\_\_\_ A.D. 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3160  
LICENSE EXPIRES NOVEMBER 30TH, 2022.



LENA KOLDRAS

PLAT OF DEDICATION  
FOR  
6440 TENNESSEE AVENUE  
WILLOWBROOK, IL 60527

DESIGNTEK ENGINEERING, INC.  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
9930 W. 190TH STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 328-4961  
FAX: (708) 328-4692  
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION

Project No: 20-0627  
Scale: 1" = 20'  
Date: 08/17/2021  
Field Date: N/A  
Drawn By: S.J.  
Checked By: SDS

1  
OF  
1

DEDICATION / EASEMENTS

## VILLAGE OF WILLOWBROOK

### BOARD MEETING

#### AGENDA ITEM - HISTORY/COMMENTARY

**ITEM TITLE:**

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR GOWER WEST ELEMENTARY SCHOOL, INCLUDING 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 FINAL PLAT OF SUBDIVISION, AND RELATED MATTERS

**AGENDA NO. 7.****AGENDA DATE: 04/11/22****STAFF REVIEW:** Michael Krol, Community Development DirectorSIGNATURE: **LEGAL REVIEW:** Tom Bastian, Village AttorneySIGNATURE: **RECOMMENDED BY:** Brian Pabst, Village AdministratorSIGNATURE: **REVIEWED & APPROVED BY COMMITTEE:** YES ☐ NO ☐ N/A ☒**ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)**

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

The subject property is located at the southwest corner of Clarendon Hills Road and Sheridan Drive. The subject property is currently located in the R-1 Single Family Residence District. Gower West Elementary School is located on an 8.58-acre property consisting of two lots: a 1.85-acre lot and a 6.72-acre lot.

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

The petitioner, Gower West School District No. 62, is requesting a petition to allow an 18,601 square foot addition to the Gower West Elementary School building, expansion and improvements to the existing parking lots, addition of a new parking lot, addition of a new children's playground, and general site and landscaping improvements.

The building is used solely for school instruction for children in grades pre-school through fourth grade. The School District has informed the Village that the school's demographic projections do not indicate any growth in student or staff population in Grades K through 4 and Early Childhood Program, and therefore the proposed project will not increase the current on-site occupancy count from its current level of approximately 530 students, 98 faculty members, and 5 District office staff. The proposed project will be providing additional

educational spaces which currently are either non-existent or inadequate for the facility. The School District has indicated there will be no anticipated increase in traffic to and from the property.

The petitioner has requested the following zoning actions:

- A special use permit for an elementary school located at 7650 Clarendon Hills Road.
  - Consolidation of the subject property through the approval of a Final Plat of Subdivision. The School District is requesting for a waiver from the requirement to provide the Preliminary Plat of Subdivision.
  - The approval of the following Zoning and Subdivision Variations:
1. That Section 9-5A-3(A)(6), Minimum Lot Area, be varied to permit a reduction in the minimum required lot area from 10.3 acres to 8.58 acres.
  2. That Section 9-10-5(G), Parking Area Setbacks, be varied to permit open to the sky off-street parking spaces, access drives or aisles in the front yard (Sheridan Drive) and exterior side yards (Cherry Tree Lane and Clarendon Hills Road), and to permit a reduction of the parking area setback from fifteen feet (15') to six feet and four inches (6'4") at the northwest portion of the subject realty and to approximately nine feet (9') along the center of the north lot line.
  3. That Section 9-10-5(I)3, Design and Maintenance, Screening and Landscaping, be varied to eliminate the minimum screening and landscaping requirements for open off-street parking areas having more than four parking spaces facing a residential district. Police Department expressed concerns on berms and would like unobstructed views on all four sides for safety reasons. No complaints have been made regarding headlights into residences. Planning staff supports variation. Plans show landscape screening along south property line which abuts adjacent against residential uses.
  4. That Section 9-10-5(I)4, Design and Maintenance, Lighting, be varied to eliminate required minimum foot candle output of 1.0 foot-candle at the northern parking lot of the school site.
  5. That Section 9-10-5(L)(2)(a)(2)(a), Access Driveway From Streets To Off-Street Parking And Loading Spaces, Nonresidential Uses, One-way Driveway, be varied to permit an increase in the maximum width of a one-way driveway from twenty-four feet (24') to approximately thirty-two feet (32') for the northernmost driveways on Sheridan Drive, to approximately thirty feet (30') for the easternmost driveway on Clarendon Hills Drive.
  6. That Section 9-10-5(L)(2)(f), Spacing Between Driveway Entrance And Right-Of-Way Of An Adjacent Intersecting Street, be varied to permit a reduction in the minimum spacing between driveway entrance and right-of-way of an adjacent intersecting street to less than five hundred feet (500'). Distance from Cherry Tree Lane and Sheridan Drive intersection and first driveway entrance from Sheridan Drive is approximately 70 feet. Distance from the Sheridan Drive and Clarendon Hills Drive intersection to the northeast entrance is approximately forty five feet (45').
  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 eliminate the requirement of a concrete median on the driveways along Clarendon Hills Road and to eliminate the requirement of a driveway storage area of not less than one hundred feet (100').
  8. That Section 9-12-2 and Section 9-12-4(D)(1)(e), Appurtenant Structures, be varied to permit playground equipment in the front yard.
  9. That Section 9-12-4 (D) 2 (b), Fences and Walls, be varied to request the allowance of 5' H decorative metal and brick fencing for the early childhood playground be located in the front and side setback area.
  10. That Section 9-12-4 (D) 2 (j), Fences and Walls, be varied to allow the fencing surrounding the soccer field, older student playground and drop-off lane to be a 4' or 6' high chain link fence in lieu of a decorative fence.
  11. The School District is requesting for a waiver from the requirement of Section 10-3-4 to provide the Preliminary Plat of Subdivision.

12. That Section 10-7-2(C) of the subdivision regulations related to curb and gutter drainage improvements be waived along Clarendon Hills Road.
13. That Section 10-7-4(C), Plantings, be varied to eliminate the requirement of street trees along the Clarendon Hills Road and Cherry Tree Lane rights-of-way.
14. That Section 10-7-4(D) be varied to omit street lighting in the adjacent right-of-way, since Clarendon Hills Road does not have street lighting continuous in the area and Staff and the Police Department believe that there will be sufficient lighting on the site.

The Plan Commission discussed the petition at the April 6, 2022, regular meeting of the Plan Commission and voted unanimously 6-0 (Commission Wagner was excused) to forward a positive recommendation to the Village Board. Their motion included four (4) conditions of approval.

**ACTION PROPOSED:**

Pass the ordinance granting a special use permit for Gower West Elementary School.

**ORDINANCE NO. 22-O-\_\_\_\_\_**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR GOWER WEST  
ELEMENTARY SCHOOL, INCLUDING 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 FINAL PLAT OF SUBDIVISION,  
AND RELATED MATTERS**

**PC 22-02 Gower West Elementary School and Site Improvements**

---

**WHEREAS**, on or about January 3, 2022, Gower West School District No. 62, as applicant (“APPLICANT”), with permission from the property owner Gower School District, 7700 Clarendon Hills Road, Willowbrook, Illinois 60527 (“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 the SUBJECT REALTY, grant a special use permit for an elementary school located on Clarendon Hills Road, for approval of consolidation of the SUBJECT REALTY through the approval of a Final Plat of Subdivision, a waiver from the requirement to provide the Preliminary Plat of Subdivision, consideration of other relief, exceptions, and variations from Title 9 and Title 10 of the Village Code with respect to the SUBJECT REALTY, 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 Chicago Sun-Times newspaper on March 21, 2022, 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 April 6, 2022, as required by the statutes of the State of Illinois and the ordinances of the Village; and,

**WHEREAS**, at said public hearing, the applicant provided testimony in support of said application and all interested parties has an opportunity to be heard; and,

**WHEREAS**, the Plan Commission forwarded its recommendations, including its Findings of Fact, to the Mayor and Board of Trustees on or about April 8, 2022, a copy of which is attached hereto as Exhibit "B" which is, by this reference, made a part hereof; and,

**WHEREAS**, the Mayor and Board of Trustees of the Village of Willowbrook have received the recommendation of the Plan Commission pursuant to a memorandum dated April 8, 2022.

**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 pursuant to Section 9-13-6 and 9-14-5 of the Village Code of the Village of Willowbrook, the findings made by the Plan Commission in its recommendation attached hereto as Exhibit "B" are hereby adopted by the Mayor and Board of Trustees.

**SECTION TWO:** 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 Sections 9-

5A-2 and 9-14-5 of the Zoning Ordinance of the Village of Willowbrook, so as to permit an elementary school use on the SUBJECT REALTY.

**SECTION THREE:** That pursuant to Section 9-14-4 of the Village Code, the following variations from the provisions of the Zoning Ordinance be approved and are hereby granted for the SUBJECT REALTY:

1. That Section 9-5A-3(A)(6), Minimum Lot Area, be varied to permit a reduction in the minimum required lot area from 10.3 acres to 8.58 acres.
2. That Section 9-10-5(G), Parking Area Setbacks, be varied to permit open to the sky off-street parking spaces, access drives or aisles in the front yard (Sheridan Drive) and exterior side yards (Cherry Tree Lane and Clarendon Hills Road), and to permit a reduction of the parking area setback from fifteen feet (15') to six feet and four inches (6' 4") at the northwest portion of the subject realty and to approximately nine feet (9') along the center of the north lot line.
3. That Section 9-10-5(I)3, Design and Maintenance, Screening and Landscaping, be varied to eliminate the minimum screening and landscaping requirements for open off-street parking areas having more than four parking spaces facing a residential district. That Section 9-10-5(I)4, Design and Maintenance, Lighting, be varied to eliminate required minimum foot candle output of 1.0 foot-candle at the northern parking lot of the school site.
4. That Section 9-10-5(I)4, Design and Maintenance, Lighting, be varied to eliminate required minimum foot candle output of 1.0 foot-candle at the northern parking lot of the school site.
5. That Section 9-10-5(L)(2)(a)(2)(a), Access Driveway From Streets To Off-Street Parking And Loading Spaces, Nonresidential Uses, One-way Driveway, be varied to permit an increase in the maximum width of a one-way driveway from twenty-four feet (24') to approximately thirty-two feet (32') for the northernmost driveways on Sheridan Drive, to approximately thirty feet (30') for the easternmost driveway on Clarendon Hills Drive.
6. That Section 9-10-5(L)(2)(f), Spacing Between Driveway Entrance And Right-Of-Way Of An Adjacent Intersecting Street, be varied to permit a reduction in the minimum spacing between driveway entrance and right-of-way of an adjacent intersecting street to less than five hundred feet (500'). Distance from Cherry Tree Lane and Sheridan Drive intersection and first driveway entrance from Sheridan Drive is approximately 70 feet. Distance from the Sheridan Drive and Clarendon Hills Drive intersection to the northeast entrance is approximately forty five feet (45').
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 eliminate the requirement of a

concrete median on the driveways along Clarendon Hills Road and to eliminate the requirement of a driveway storage area of not less than one hundred feet (100').

8. That Section 9-12-2 and Section 9-12-4(D)(1)(e), Appurtenant Structures, be varied to permit playground equipment in the front yard.
9. That Section 9-12-4 (D) 2 (b), Fences and Walls, be varied to request the allowance of 5' H decorative metal and brick fencing for the early childhood playground be located in the front and side setback area.
10. That Section 9-12-4 (D) 2 (j), Fences and Walls, be varied to allow the fencing surrounding the soccer field, older student playground and drop-off lane to be a 4' to 6' high chain link fence in lieu of a decorative fence.

**SECTION FOUR:** That pursuant to Section 10-8-7 of the Village Code, the following waivers and variations from the provisions of the Subdivision Regulations be and the same are hereby granted to strictly permit the project on the SUBJECT REALTY:

1. A waiver from the requirement of Section 10-3-4 to provide the Preliminary Plat of Subdivision.
2. That Section 10-7-2(C) of the subdivision regulations related to curb and gutter drainage improvements be waived along Clarendon Hills Road for the Subject Realty.
3. That Section 10-7-4(C), Plantings, be varied to eliminate the requirement of street trees along the Clarendon Hills Road and Cherry Tree Lane rights-of-way.
4. That Section 10-7-4(D) be varied to omit street lighting in the adjacent right-of-way.

**SECTION FIVE:** That passage of this Ordinance shall constitute approval of the "Final Plat of Subdivision", as prepared by TFW Surveying and Mapping, consisting of two (2) sheets and latest revision dated 05/24/21 and attached hereto as Exhibit "C".

**SECTION SIX:** That the relief granted in Sections Two, Three, Four, and Five of this Ordinance is expressly conditioned upon the SUBJECT REALTY at all times being constructed, used, operated and maintained by the APPLICANT in accordance with the following terms, conditions and provisions:

1. Final engineering plans shall be reviewed and approved by the Village Engineer prior to issuance of a Site Development Permit by the Village of Willowbrook.
2. A sign permit shall be obtained from the Village for the proposed new monument sign.



3. A fence permit shall be obtained from the Village for the proposed fencing and walls.
4. The trash enclosure included in the Site Development Plan must be constructed by masonry wall, or equivalent material, and shall be consistent with the color and style of the building.

**SECTION SEVEN:** 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 EIGHT:** 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 NINE:** 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 11th day of April, 2022.

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**

PARCEL 1. LOT 34 IN PALATIAL HILLS UNIT #2, SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, IL.

PARCEL 2. THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ANDERMAN'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 27: THENCE WESTERLY ALONG THE NORTH LINE OF THE LOT 1 OF SAID ANDERMAN'S SUBDIVISION. THENCE NORTHERLY PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 TO THE SOUTH RIGHT-OF-WAY LINE OF SHERIDAN ROAD AS PLATTED AND RECORDED IN PALATIAL HILLS UNIT #1. THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SHERIDAN ROAD AS PLATTED AND RECORDED IN PALATIAL HILLS UNIT #1 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27. THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF ANDERMAN'S SUBDIVISION, THE PLACE OF BEGINNING EXCEPT THE EAST 33 FEET THEREOF DEDICATED FOR HIGHWAY. IN DUPAGE COUNTY, IL.

PINs: 09-27-409-016 and 09-27-409-001

ADDRESS: 7650 Clarendon Hills Road, Willowbrook, Illinois.

## **EXHIBIT B**

### **PLAN COMMISSION RECOMMENDATION AND FINDINGS OF FACT**



# Willowbrook

835 Midway Drive  
Willowbrook, IL 60527-5549

Phone: (630) 323-8215 Fax: (630) 323-0787 [www.willowbrookil.org](http://www.willowbrookil.org)

## Mayor

Frank A. Trilla

## Village Clerk

Deborah Hahn

## Village Trustees

Mark L. Astrella

Sue Berglund

Umberto Davi

Michael Mistele

Gayle Neal

Gregory Ruffolo

## Village Administrator

Brian Pabst

## Chief of Police

Robert Schaller

## MEMORANDUM

TO: Frank A. Trilla, Mayor  
Board of Trustees

FROM: Dan Kopp, Chairman, Plan Commission

DATE: April 6, 2022

SUBJECT: **Zoning Hearing Case 22-02: Gower West Elementary School Addition and Site Improvements** – Gower West School District No. 62, 7700 Clarendon Hills Road, Willowbrook, IL 60527. Consideration of a petition for approval of special use permit to allow the existing Gower West Elementary School building at 7650 Clarendon Hills Road, a 18,601 square foot, one-story addition to the school, expansion and improvements to the existing parking lots, addition of a new parking lot, addition of a new children's playground, and general site and landscaping improvements in the R-1 Zoning District; approval of a Final Plat of Subdivision to consolidate the two-lot property; and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code.

At the regular meeting of the Willowbrook Plan Commission held on April 6, 2022, the above referenced application was discussed, and a public hearing was held. The members of the Plan Commission had no questions for Staff or the two attending School District 62 representatives.

One resident of the Green Willow Condominiums, across Sheridan Drive to the immediate north of the project, asked if the new playground planned near Sheridan Drive is in addition to the playground along Cherry Tree Lane, if the playground is intended for the younger children, and if its proposed location is due to the proximity to the early grades' classrooms. (All questions answered by School District representatives in the affirmative.) She also asked about changes to landscaping along Sheridan Drive; District 62 personnel responded that landscaping is being added along Sheridan. The same resident asked for clarification on the new circulation pattern for buses and cars onsite.

The Plan Commission had some discussion about the proposed variance to allow a chain-link fence rather than an ornamental fence around the play area. One Commissioner felt that an ornamental fence would be more attractive in the neighborhood setting; another noted that chain-link fencing is commonly used around school properties. A Gower School District 62 representative stated that chain-link fencing is less expensive and more readily available to the District.

The Plan Commission did not add conditions to, or otherwise change, its recommendation and the following motion was made:



Proud Member of the  
Illinois Route 66 Scenic Byway



**MOTION** (Made by Commissioner Walec and seconded by Commissioner Kaucky):

Based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the Standards for Variations outlined in the Staff Report prepared for PC 22-02 for the April 6, 2022 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use permit to allow the existing Gower West Elementary School, a 18,601 square foot, one-story addition to building, expansion and improvements to the existing parking lots, addition of a new parking lot, addition of a new children's playground, and general site and landscaping improvements; approval of a Final Plat of Subdivision to consolidate the two-lot property; and associated variations as described in, and subject to the "Conditions of Approval" listed in, the Staff Report prepared for PC 22-02 for the April 6, 2022 Plan Commission meeting.

1. Final engineering plans shall be reviewed and approved by the Village Engineer prior to issuance of a Site Development Permit by the Village of Willowbrook.
2. A sign permit shall be obtained from the Village for the proposed new monument sign.
3. A fence permit shall be obtained from the Village for the proposed fencing and walls.
4. The trash enclosure must be constructed by masonry wall, or equivalent material, and shall be consistent with the color and style of the building.

**ROLL CALL:**

AYES: Chairman Kopp, Commissioners Baksay, Kanaverskis, Kaucky, Kazcmarek, Walec  
NAYS: None  
ABSENT: Vice Chairman Wagner

**MOTION DECLARED CARRIED**

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

**Findings of Fact**

**Standards for Special Uses**

Section 9-14-5(B) of the Willowbrook Zoning Ordinance establishes seven (7) standards for special uses that must be evaluated by the Plan Commission and Village Board. Such special use permit shall be issued by the Board of Trustees by ordinance only after receipt of the Plan Commission's report, findings of fact, and recommendation including recommended conditions.

1. 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 permit brings the property into compliance with the Village code. The property has been used as a school facility since the 1960s. The special use improvements provide safer site circulation for students and parents.

2. 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 designation of the special use zoning will not affect the value of the surrounding residences, most of which were built after the original school. Playground, field, and site improvements will be a benefit to the community, and improve the traffic flow and circulation



3. 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 establishment of the special use does not negatively affect the surrounding properties. The special use will enhance the existing school site and offer better services to the surrounding properties.

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

**Finding:** The site improvements and the addition to the school on the south side will have the necessary utilities and more access points and parking. Drainage onsite will also be improved with the inclusion of the underground stormwater storage.

5. 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:** Traffic congestion will be minimized with the additional parking and additional onsite queuing. Separating the parent traffic and the bus path of travel will increase efficiency of traffic flow and enhance safety.

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

**Finding:** The proposed addition and site improvements will conform to the requirements of the zoning ordinances except the variations requested.

7. 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.

**Finding:** This project has not been submitted to the Village previously.

### Standards for Variations

Section 9-14-4(E) of the Willowbrook Zoning Ordinance establishes seven (7) standards for variations that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the variation. A list of the Standards for Variations is provided below, along with the proposed findings to be incorporated in the Plan Commission's recommendation and the Village Board's ordinance if approved.

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

**Finding:** The property in question is zoned as R-1, which allows for the use of schools, provided that such uses may only be permitted along the following roadways such as Clarendon Hills Road with a special use permit. The proposed project is a renovation and expansion of an existing school on site.

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



**Finding:** The proposed variation will alleviate some demonstrable and unusual hardship which will result as the legal non-conforming use of the school's site. The school's parking renovation and building expansion, along with its related site improvements, will trigger many zoning ordinance that will prove to be burdensome to the school and its effort to improve circulation, flow of traffic, and services for the existing body of students.

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

**Finding:** The alleged hardships are not created by any person presently having a proprietary interest since the Gower School District 62 is listed as the owner of the property.

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

**Finding:** The proposed variations will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. Instead, the proposed parking renovation and expansion of the existing school building will enhance the community by providing better traffic flow and educational service for the community's children.

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

**Finding:** The proposed variation will not impair an adequate supply of light and air, as the renovation will add lighting to the site, and meet the lighting requirement per zoning .... The renovated parking lot will decrease congestion in the public street and allow better traffic circulation on site. Review of technical studies by Traffic Engineer and the Tri-State Fire District confirms that the proposed project does not increase danger of fire or endanger public safety.

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

**Finding:** The proposed variation will not alter the essential character of the locality since the elementary school has been in existence since 1961, and the proposed development is a renovation and expansion of an existing school site.

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

**Finding:** The proposed variation is in harmony with the spirit and intent of this title in that school uses are allowed in residential districts with a special use permit.

### **Standards for Variations from Subdivision Regulations**

Under Section 10-8-6 of the Willowbrook Subdivision Regulations, the Board of Trustees may authorize a variation from the subdivision regulations after review and recommendation by the Plan Commission when, in its opinion, undue hardship may result from strict compliance and provided the variation applies only to the requirements of this title. The Board may take such action only upon receipt from the Plan Commission of a written recommendation specifying the manner in which the findings required in this section have or have not been met by the facts pertinent to the requested variation.

No variation shall be granted unless the board of trustees finds:

- (A) That there are special circumstances or conditions affecting said property, such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.



**Finding:** Strict application of the code would provide hardship to the project, and the project complies with most of the zoning regulations and with the intent of the zoning law.

- (B) That the variation is necessary for the preservation and enjoyment of a substantial property right of the petitioner.

**Finding:** The variation is necessary for the continual operation of the school, and for the school to offer its utmost services to the surrounding neighborhood and community.

- (C) That the granting of the variation will not be detrimental to the public welfare or injurious to other property in the area in which said property is located.

**Finding:** The proposed variation to relieve the applicant of the requirement to waive a preliminary plat, install trees and street lightings, and to install curb and gutter along Clarendon Hills Road will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The absence of curb and gutter along the property's frontage along Clarendon Hills Road will maintain the status quo of a rural cross section for Clarendon Hills Road. In addition, absence of street trees and lights will not be detrimental to the public welfare since there are substantial tree plantings and lighting planned for the site.

- (D) The alleged hardship has not been created by any person having a present proprietary interest in the property. (Ord. 79-O-43, 11-26-1979).

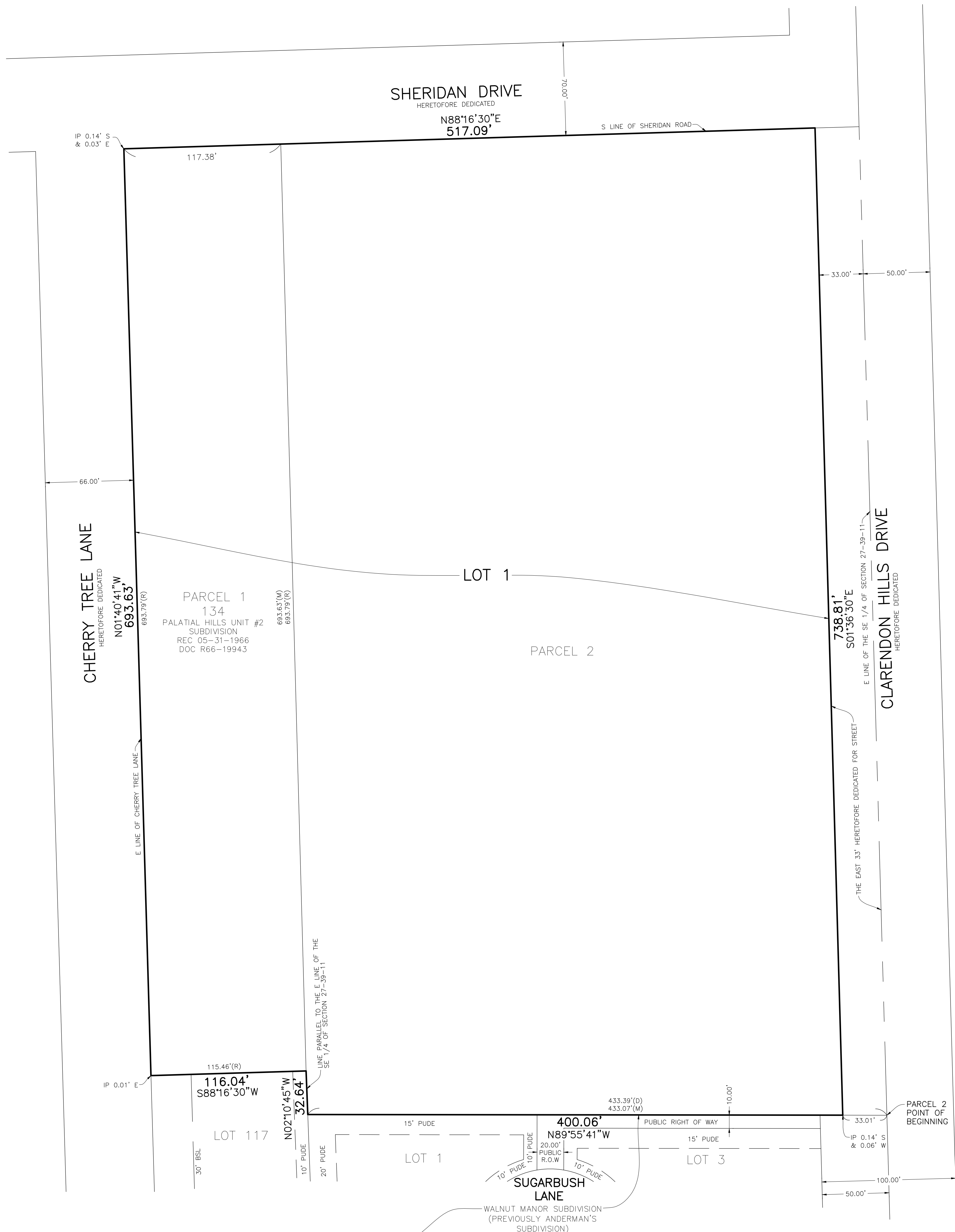
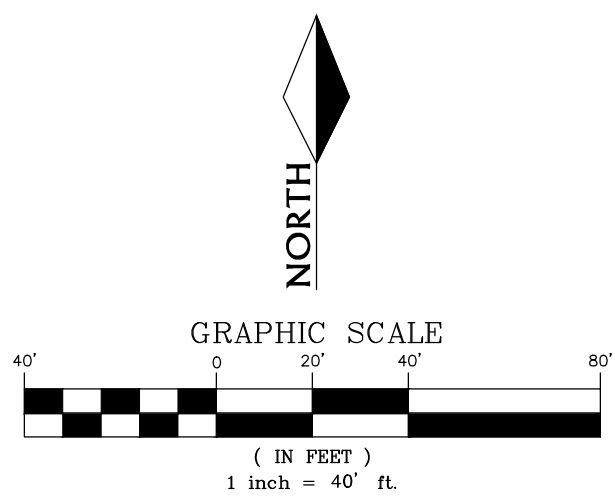
**Finding:** The alleged hardship has not been created by any person presently having a proprietary interest in the premises, as many of the regulations are unmet due to legal non-conforming nature of the existing property use.



**EXHIBIT C**

**FINAL PLAT OF SUBDIVISION**

BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE  
11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY,  
ILLINOIS.



PARCEL 1 = 80,954 SQUARE FEET OR 1.8584 ACRES  
PARCEL 2 = 292,990 SQUARE FEET OR 6.7262 ACRES

TOTAL AREA = 373,944 SQUARE FEET OR 8.5846 ACRES

### LEGEND

IP = IRON PIPE  
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT  
R.O.W. = RIGHT OF WAY

DATE: MAY 24, 2021  
ORDER NO: 210307  
PROJ. NO: 1639  
FOR: GOWER SCHOOL DISTRICT 62  
PROJ. NAME: GOWER WEST  
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Professional Design Firm Registration #184-002793.

PAGE 1 OF 2

PREPARED BY:

**TFW** SURVEYING  
&  
MAPPING

LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT  
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030  
847-548-6600 FAX 548-6699  
info@tfwsurvey.com www.tfwsurvey.com

# GOWER WEST SCHOOL SUBDIVISION

BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

## OWNER CERTIFICATE

STATE OF ILLINOIS) SS  
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE \_\_\_\_\_ IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

BY: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

BY: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

## NOTARY CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF \_\_\_\_\_) SS

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_, OF SAID VILLAGE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID VILLAGE, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE \_\_\_\_\_ DID ALSO THEN AND THERE ACKNOWLEDGE THAT \_\_\_\_\_HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID VILLAGE, DID AFFIX THE CORPORATE SEAL TO THE SAID INSTRUMENT AS H\_\_\_\_ OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID VILLAGE, AS TRUSTEE, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

\_\_\_\_\_  
NOTARY PUBLIC (SEAL)

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF DUPAGE) SS

I, \_\_\_\_\_, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS.  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK

## VILLAGE COLLECTOR

STATE OF ILLINOIS)  
COUNTY OF DUPAGE) SS

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
VILLAGE COLLECTOR

## VILLAGE ENGINEER

STATE OF ILLINOIS)  
COUNTY OF DUPAGE) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MOUNT PROSPECT, DUPAGE COUNTY, ILLINOIS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
VILLAGE ENGINEER

## RECORDER'S CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF DUPAGE) SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_. \_\_\_\_\_, O'CLOCK \_\_\_\_.

BY: \_\_\_\_\_  
RECORDER OF DEEDS

## CITY COUNCIL OR VILLAGE BOARD

STATE OF ILLINOIS)  
COUNTY OF DUPAGE) SS

APPROVED BY THE CITY COUNCIL (VILLAGE BOARD) OF THE CITY (VILLAGE) OF \_\_\_\_\_, DUPAGE COUNTY, ILLINOIS.  
DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
CITY (VILLAGE) CLERK

## CITY OR VILLAGE PLAN COMMISSION

STATE OF ILLINOIS)  
COUNTY OF \_\_\_\_\_) SS

APPROVED BY THE \_\_\_\_\_ PLAN COMMISSION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

## PROFILE STUDY

STATE OF ILLINOIS)  
COUNTY OF DUPAGE) SS

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

BY: \_\_\_\_\_  
OWNER OR ATTORNEY

## SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)  
COUNTY OF LAKE) SS

I, JAMES P. MEIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE \_\_\_\_\_ TO RECORD THIS SUBDIVISION PLAT WITH THE DUPAGE COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 24th DAY OF MAY, A.D. 2021.

\_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295

## SURVEYOR CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF LAKE)

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

PARCEL 1:  
LOT 34 IN PALATIAL HILLS UNIT #2, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

PARCEL 2:  
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ANDERMAN'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 1 OF SAID ANDERMAN'S SUBDIVISION A DISTANCE OF 433.39 FEET TO THE NORTHWEST CORNER OF LOT 1 OF ANDERMAN'S SUBDIVISION; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 TO THE SOUTH RIGHT-OF-WAY LINE OF SHERIDAN ROAD AS PLATTED AND RECORDED IN PALATIAL HILLS UNIT #1; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SHERIDAN ROAD AS PLATTED AND RECORDED IN PALATIAL HILLS UNIT #1 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF ANDERMAN'S SUBDIVISION, THE PLACE OF BEGINNING EXCEPT THE EAST 33 FEET THEREOF DEDICATED FOR HIGHWAY, IN DUPAGE COUNTY, ILLINOIS.

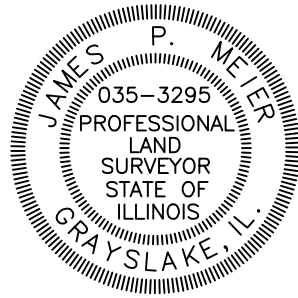
AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WILLOWBROOK, ILLINOIS.

I FURTHER CERTIFIES THAT THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FIRM, MAP NUMBER 17043C0277J, DATED AUGUST 1, 2019.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 24th DAY OF MAY, A.D. 2021.

# PRELIMINARY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295  
LICENSE EXPIRES NOVEMBER 30, 2022



## SURVEYOR'S NOTES

IRON PIPES OR SURVEYOR'S NAILS ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.  
ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
ALL EASEMENTS ARE HERETOFORE GRANTED UNLESS OTHERWISE NOTED.  
ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE PUBLIC UTILITIES UNLESS OTHERWISE NOTED.  
BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED COORDINATE SYSTEM AND ARE INTENDED ONLY TO SHOW THE ANGULAR RELATIONSHIP BETWEEN LINES.

PLAT SUBMITTAL AND RETURN TO ADDRESS:  
THIS PLAT SUBMITTED FOR RECORDING BY, AND RETURN TO:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

NOTE:  
NO TITLE COMMITMENT NOR LEGAL DESCRIPTION WAS PROVIDED BY CLIENT

PREPARED BY:

**TFW** SURVEYING & MAPPING  
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT  
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030  
847-548-6600 FAX 548-6699  
info@tfwsurvey.com www.tfwsurvey.com

DATE: MAY 24, 2021  
ORDER NO: 210307  
PROJ. NO: 1639  
FOR: GOWER SCHOOL DISTRICT 62  
PROJ. NAME: GOWER WEST  
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Professional Design Firm Registration #184-002793.



## Village of Willowbrook

### Staff Report to the Village Board

<b>Village Board Receive/Vote Date:</b>	April 11, 2022		
<b>Prepared By:</b>	Eunice Im, AICP, Planning Consultant		
<b>Case Title:</b>	Zoning Case No. 22-02: Special Use Permit, Lot Consolidation, and Variation for Gower West Elementary School Addition and Site Improvements		
<b>Applicant:</b>	Gower West School District No. 62, 7700 Clarendon Hills Road, Willowbrook, IL 60527		
<b>Action Requested:</b>	Consideration of a petition for approval of special use permit to allow the existing Gower West Elementary School building, a 18,601 square foot, one-story addition to the building, expansion and improvements to the existing parking lots, addition of a new parking lot, addition of a new children's playground, and general site and landscaping improvements in the R-1 Zoning District; approval of a Final Plat of Subdivision to consolidate the two-lot property; and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code.		
<b>Purpose:</b>	To expand an existing elementary school.		
<b>Location:</b>	7650 Clarendon Hills Road, Willowbrook IL 60527.		
<b>PINs:</b>	09-27-409-016 and 09-27-409-001		
<b>Existing Zoning:</b>	R-1 Single Family Residence District		
<b>Proposed Zoning:</b>	R-1 Single Family Residence District		
<b>Existing Land Use:</b>	Public and Quasi Public		
<b>Property Size:</b>	8.58 Acres		
<b>Surrounding Land Use:</b>	<b>Use</b>	<b>Zoning</b>	
North	Multiple Family Residential (Farmingdale Terrace Condos)	R-5	
South	Single Family Residential	R-3	
East	Single Family Residential	R-2	
West	Single-Family Residential	R-3	

#### Necessary Action by Village Board

Pass the attached Ordinance



## **Documents Attached:**

- Attachment 1:** Application for Planning Review, dated 01.03.22
- Attachment 2:** Architectural Plans 01.03.22
- Attachment 3:** Civil Zoning Submittal 03.07.22
- Attachment 4:** Subdivision Plat 05.24.21
- Attachment 5:** Historic Site Traffic Circulation
- Attachment 6:** Current Site Traffic Circulation
- Attachment 7:** Future Site Traffic Circulation
- Attachment 8:** EEA Traffic Memorandum 07.30.21
- Attachment 9:** EEA Traffic Review Responses 07.30.21
- Attachment 10:** BLA Traffic Response
- Attachment 11:** Zoning and Subdivision Code Requirements and Departures
- Attachment 12:** Photometric Plan dated 03.09.22
- Attachment 13:** Landscaping Plans 07.30.21
- Attachment 14:** Stormwater Comments from Christopher B. Burke
- Attachment 15:** Fire Review Letters
- Attachment 16:** Public Hearing Notice



## Development Proposal

### Overview

Gower School District 62 is requesting from the Village of Willowbrook ("Village") the approval of a one-story 18,601 square foot addition on the south end of the existing elementary school facility, an extension of the east parking lot with an additional southeast parking lot, and a new sixty-four foot (64') by fifty foot (50') outdoor early childhood playground on the northerly side of the early childhood classrooms. Furthermore, the project encompasses improvements to the on-site drop-off and pick-up areas including a masonry dumpster enclosure on the west side of the building, a reconfiguration of the existing sports field, and general site and landscaping improvements at Gower West Elementary School, located at 7650 Clarendon Hills Road, Willowbrook, Illinois. (See **Attachment 1, Application for Planning Review**). In November 2020, Gower School District 62 ("School District") approved a \$15 million bond referendum for renovating and expanding the School District's two schools. The bond proceeds would fund building a new full-size gymnasium, a STEM lab, new music room, art room, and new parking lots. (See **Attachments 2 & 3, Architectural Plans and Civil Zoning Submittal**).

The School District is also seeking Final Subdivision Plat approval to consolidate the two lots located at 7650 Clarendon Hills Road with PINs: 09-27-409-001 and 09-27-409-016 ("subject property") into a single lot of record. (See **Attachment 4, Subdivision Plat**).

### Summary of Requests:

1. A special use permit for an elementary school located on Clarendon Hills Road.
2. Consolidation of the subject property through the approval of a Final Plat of Subdivision. The School District is requesting for a waiver from the requirement to provide the Preliminary Plat of Subdivision.
3. Consideration of other relief, exceptions, and variations from Title 9 and Title 10 of the Village Code.

The School District has informed the Village that the school's demographic projections do not indicate any growth in student or staff population in Grades K through 4 and Early Childhood Program, and therefore the proposed project will not increase the current on-site occupancy count from its current level of approximately 530 students, 98 faculty members, and 5 District office staff. The proposed project will be providing additional educational spaces which currently are either non-existent or inadequate for the facility. The School District has indicated there will be no anticipated increase in traffic to and from the property.

The variations proposed by the new scope of work directly relate to non-conforming conditions already present on the site. The school requires these variations because the existing gymnasium is not large enough for all the children who should use it and to provide safe and secure traffic measures for all the students at Gower West Elementary School. The proposed improvements will help better serve the community needs, and the project will also maintain the aesthetics and existing setbacks of the existing facility and shall not alter the essential character of the locality.

## Background

### Description of Site

The subject property is located at the southwest corner of Clarendon Hills Road and Sheridan Drive. The subject property is currently located in the R-1 Single Family Residence District, and is adjacent to the Green Willow Courthomes Subdivision (zoned R-5 Multiple Family District) to the north, the Palatial Hills Unit 1 and Palatial Hills Unit 2 Subdivisions (zoned R-3 Single Family Residence District) to the west, the Clarendon Gardens Subdivision (zoned R-2 Single Family Residence District) to the east, and the Palatial Hills Unit 2 and the Walnut Manor Subdivisions (zoned R-3 Single Family Residence District) to the south. The 8.58-acre property consists of two lots: a 1.85-acre lot and a 6.72-acre lot, just east of Lot 134 in the Palatial Hills Unit 2 Subdivision.



**Exhibit 1** Aerial of the Subject Property and Map of Adjacent Subdivisions



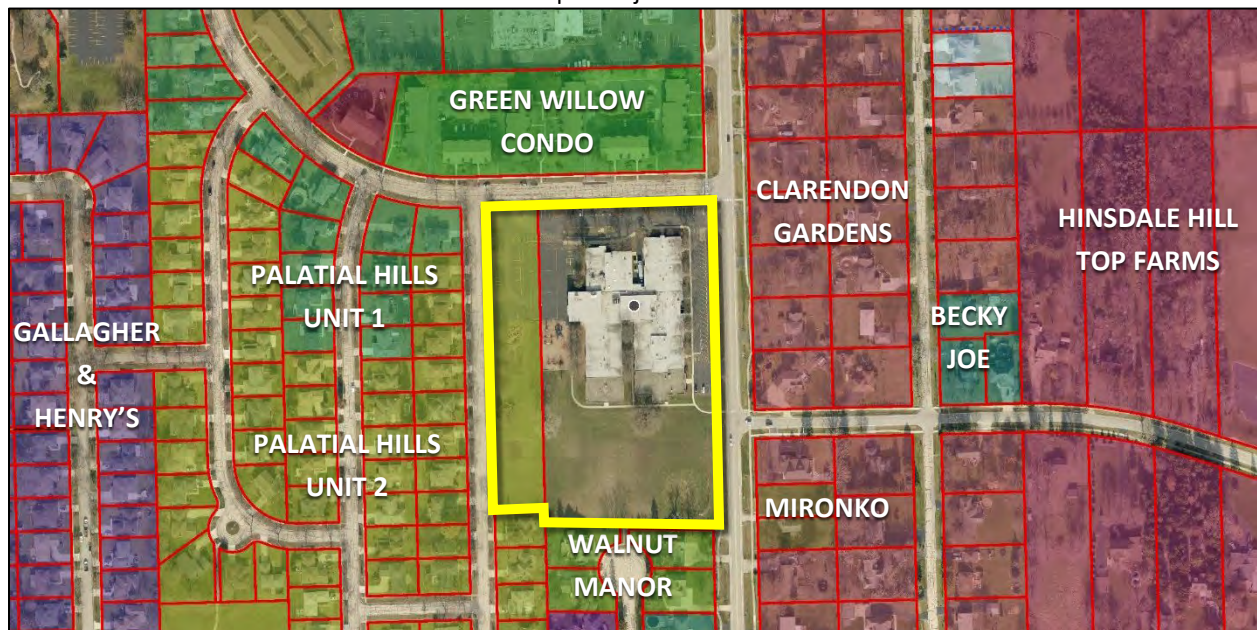
The site is a total of 8.58 acres and contains an existing +/- 72,050 sq. ft. building commonly known as Gower West Elementary School (part of Gower School District 62). The building is used solely for school instruction for children in grades pre-school through fourth grade. The property has a lot depth of +/- 694 feet to +/- 740 feet, with +/- 740 feet of frontage along Clarendon Hills Road, with +/- 517 feet of frontage along Sheridan Drive, and +/- 694 feet of frontage along Cherry Tree Lane. The main entrance to the building and a school drop-off area is located on the north and east sides of the building off of Clarendon Hills Road and Sheridan Drive.



**Exhibit 2** Zoning Map



**Exhibit 3** Map of Adjacent Subdivisions



**Exhibit 4** Google 3D View of the Subject Property (Looking Southwest)



### Property History

Gower West Elementary School was originally approved and constructed in DuPage County in 1961 and the first building addition was completed in 1969. In association with a second building addition, the subject property was annexed to the Village of Willowbrook in 2002.

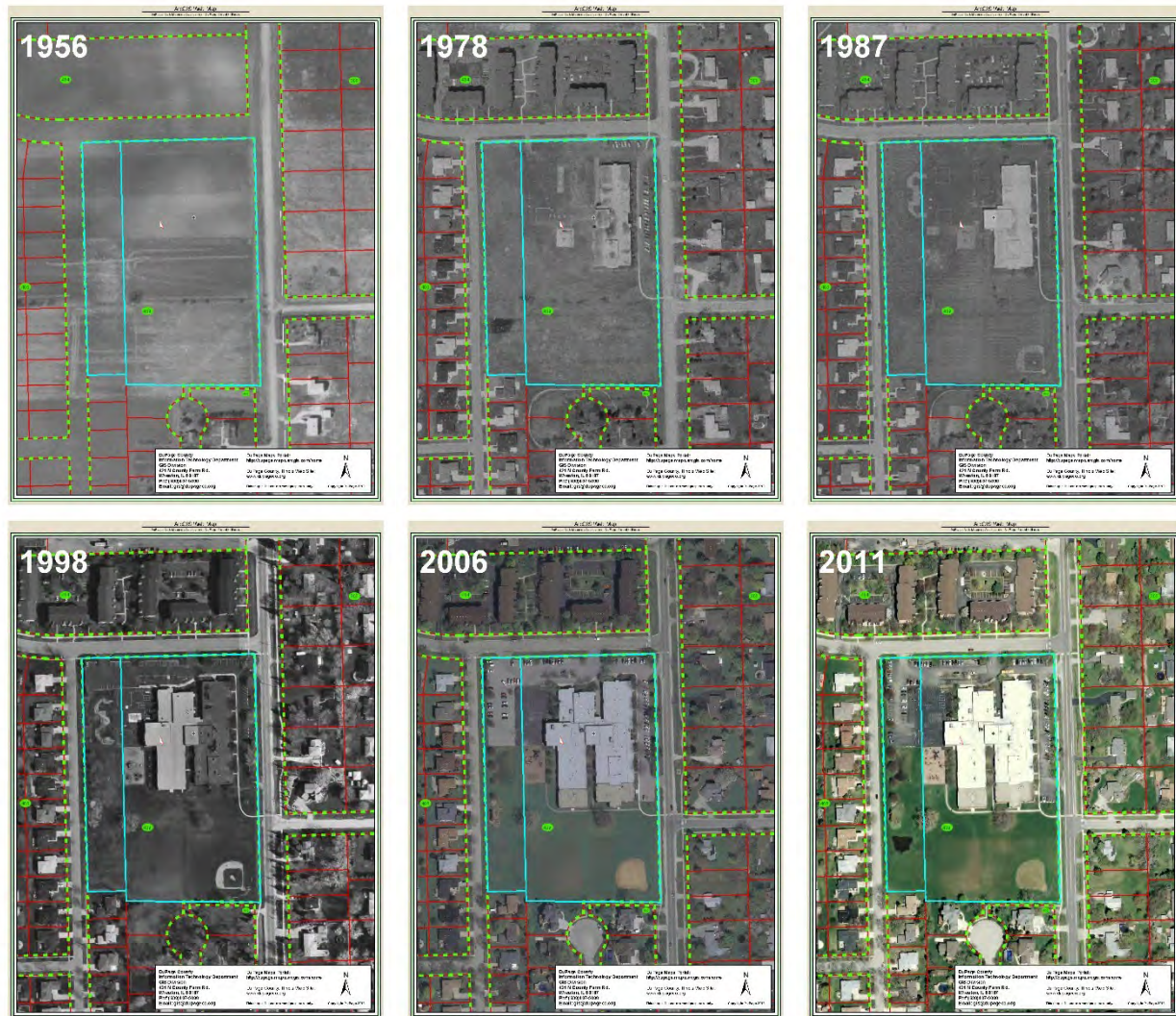




### Timeline

- 1966 – Construction of the original East Wing along Clarendon Hills Road
- 1989 – Construction of the first building addition (West Wing)
- 2001 – Construction of the two southern additions

**Exhibit 5 Historical Aerial Photographs**







The school is located on a R-1 zoned lot, and the current zoning regulation requirements require a special use permit for schools (elementary, junior high and high schools). Schools in the R-1 zoning district are permitted only on the following roadways: Madison Street, Clarendon Hills Road, Route 83, 63rd Street, 75th Street or Plainfield Road. It appears that Willowbrook amended its zoning code under the R-1 zoning district in 1977 via Ordinance No. 77-O-14. A copy of this ordinance is on file in the Office of the Village Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and is available for public inspection. On page 9 of Ordinance No. 77-O-14, schools (elementary and high school) were considered a permitted use and likely benefitted from a legal non-confirming status. This may explain why there is no record of an existing special use permit for the elementary school even though the facility went through several expansions through the years.

## Vehicular Circulation

### Historic Site Circulation

Prior to the 2021 school year, the school bus and student loading both occurred on the north side of the school. School buses entered the west driveway on Sheridan Drive, loaded on the north side of the school adjacent to the building, and then exited via Sheridan Drive (East Driveway) or onto Clarendon Hills Road. Parents were directed to approach the school from the south via Cherry Tree Lane, turn right onto Sheridan



Drive, turn right again into the West Driveway, use the outer lane to pick up their students, and then exit onto Sheridan Drive. **Attachment 5** illustrates the previous travel paths used by parent vehicles and school buses.

This plan was not ideal since it mixed bus and parent traffic in the same area and students going to their parent vehicles had to cross the school bus lane. Also, parent vehicles were stacking northbound on Cherry Tree Lane and interfered with the access to the single-family homes.

### **Current Site Circulation**

For the 2020 to 2021 school year, the school bus loading zone has been relocated to the east side of the school to separate the bus and student loading areas. School buses are still required to enter from Sheridan Drive but load on the east side of the school and exit onto Clarendon Hills Road.

Parents follow the same basic path except after they enter the school lot, they are directed further south into the school parking lot to the playground area before entering the loading area adjacent to the school building. **Attachment 6** illustrates the existing circulation patterns.

These changes eliminated the combined loading area of buses and parent vehicles with students crossing the bus lane and increased the on-site stacking for parent vehicles reducing the queueing on Cherry Tree Lane.

### **Proposed Site Circulation**

The proposed site plan includes expansion to the building to the south for the existing students and the school district administration and a playground on the north side of the school.

Under the proposed plan, the seven school buses will be separated completely from parent traffic and will load on the east side of the school. The north driveway on Clarendon Hills Road will be changed to inbound only for school buses and staff parking from the existing outbound only drive. The southern drive will move further south and remain two-way with one lane in and one lane out to allow access to the parking lot south of the administration area.

Parent traffic will follow the same path by entering and exiting on Sheridan Drive. However, in the afternoon dismissal period, they will line up in four rows on the playground to minimize, if not eliminate, any queueing on Sheridan Drive and Cherry Tree Lane. School staff will then direct each lane to enter the loading area one by one. There is room for 39 vehicles to stack on-site before overflowing onto Sheridan Drive and Cherry Tree Lane. **Attachment 7** illustrates the new plan.

Overall, the volume of school traffic will remain the same but the improvements including a separate bus loading area and more on-site queueing will improve traffic operations and safety at the school site and on the public road system.

### **Traffic Impact Study**

The applicant has submitted a Traffic Impact Study, prepared by Eriksson Engineering Associates (EEA). The purpose of the Traffic Impact Study is to examine background traffic conditions and circulation in the proposed development area, assess the impact that the proposed renovation and addition will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

This Traffic Study has been reviewed by the Village's Transportation Engineer from Bollinger Lach & Associates (BLA) who has confirmed the following: We concur with the study's findings that the proposed site



modifications will improve site circulation, separate users, increase off-street parking supply, as well as increase stacking for both buses and parent drop-off/pick-up activities), minimizing conflicts both on-and off-site.

A Traffic Control Memorandum & Review Response has been included as **Attachments 8, 9, and 10.**

## Staff Analysis

### Bulk Regulations

The property is zoned R-1 Single Family Residence District. A detailed discussion of important bulk exceptions and variations as it relates to the building addition and site improvements is provided below. A full table listing zoning and subdivision compliance is attached as **Attachment 11.**

1. Minimum Lot Area. The minimum lot area for a public or private Elementary School is five (5) acres plus one acre per one hundred (100) students designed enrollment capacity. The total enrollment capacity is approximately 530 students with no expected growth in student or staff population. The required minimum lot area is therefore calculated to be 10.3 acres. The subject property **does not meet** this requirement as the site is composed of two lots totaling only 8.58 acres. **A variation will be required.**
2. Minimum Lot Width. For all other uses: One hundred fifty feet (150'). The subject property **meets** this requirement at five hundred seventeen and forty-seven hundredths feet (517.47').
3. Minimum Lot Depth. For all uses: One hundred fifty feet (150'). The subject property **meets** this requirement since the shortest depth along the west property line indicates a length of six hundred ninety-three and seventy-nine hundredths feet (693.79').
4. Building Setbacks. The required and proposed minimum setbacks are shown in Table 1 below. The proposed building addition is in conformance with the Village's required R-1 District front, exterior side, and rear yard setback requirements.
5. Maximum Lot Coverage. Maximum lot coverage in the R-1 zoning district is 30%. The 100,689 square foot area of the total building footprint after the addition, new playground area, and trash enclosure equates to 26.93% coverage, which is less than the maximum 30%.
6. Maximum Height. Maximum height of a building/structure in the R-1 zoning district is 35' or two stories, whichever is less. The total height of the building addition will not exceed thirty-three feet (33') at the gym fascia.
7. Maximum Floor Area Ratio. Maximum FAR is 0.3. The subject property is 8.58 acres, or 373,945 square feet. The maximum floor area would therefore be 112,183.5 square feet (0.3 x 373,945). The total floor area for the school building complies with this requirement and is proposed to be 90,651 square feet for an FAR of 0.24.

**Table 1** Use and Bulk Regulations

Chapter 5A R-1 Residential District				
Item	Code Section of Ordinance	Code Requirement	Proposed	Departure
Special Uses	9-5A-2	Churches, convents, rectories, parsonages and schools (elementary, junior high and high schools), provided that such uses may only be permitted along the following roadways: Madison Street, Clarendon Hills Road, Route 83, 63rd Street, 75th Street or Plainfield Road.	Elementary School on Clarendon Hills Road	None



Chapter 5A R-1 Residential District				
Item	Code Section of Ordinance	Code Requirement	Proposed	Departure
Minimum Lot Area	9-5A-3(A)6	Elementary: 5 acres plus 1 acre per 100 students designed enrollment capacity.  530 students = 10.3 acres	8.58 acres	Yes, variation requested
Minimum Lot Width	9-5A-3(B)4	150'	517.14'	None
Minimum Lot Depth	9-5A-3(C)	150'	693.79' to	None
Minimum Front Yard (Sheridan Drive)	9-5A-3(D)1	60'	> 60'	None
Minimum Interior Side Yard	9-5A-3(D)2	Greater of 15' or 10% of Lot Width	N/A	None
Minimum Exterior Side Yard (Clarendon Hills Road)	9-5A-3(D)3	50'	> 50'	None
Minimum Rear Side Yard	9-5A-3(D)4	50'	> 50'	None
Minimum Average Setback	9-5A-3(D)5	Average setback does not apply since residential lots to the south are all rear yards.	N/A	None
Maximum Lot Coverage	9-5A-3(E)	30%	26.93%	None
Maximum Height	9-5A-3(F)	The lesser of 35' or 2 stories.	33' at Gym Fascia	None
Maximum FAR	9-5A-3(G)	0.30	0.24	None
Minimum Habitable Floor Area	9-5A-3(H)	N/A – The school is not a single family detached dwelling unit.		

## Off-Street Parking

**Parking Area Setbacks:** Pavement setbacks are regulated in the Parking Section of the Zoning Ordinance. The proposed site plan is not in compliance with the pavement setback requirements required by the Village Code, and the applicant is requesting for a variation. Parking area setbacks are outlined in the following **Table 2**.

**Parking Lot Screening & Landscaping:** Pursuant to Section 9-10-5 (I)3, all open off-street parking areas having more than four (4) parking spaces shall be effectively screened along each side which faces a lot in a residential district, or is directly across any street, from such residential district by decorative masonry walls of not less than five feet (5') nor more than six feet (6') in height or by densely planted tree or shrub hedges, not less than five feet (5') in height. In previous discussions with the Police Department (PD), officers expressed concerns on berms and preferred unobstructed view on three sides facing the residential districts for clear line of sight and safety reasons. No complaints have been made regarding headlights into residences.

**Lighting:** The applicant has submitted a photometric plan for the proposed project (**Attachment 12**). The photometric plan indicates that the site is meeting the minimum foot-candle output of 1.0 foot-candle at some





areas of the facility. Areas such as the northern parking lot and some areas of the lot do not meet the minimum 1 foot-candle requirement, and the applicant is requesting a variation. In addition, the applicant is also requesting a variation from the requirement of off-site street lighting pursuant to Section 10-7-4(D). The applicant is requesting deviation from the minimum requirement to minimize costs and to also prevent over lighting the school site located within a residential area.

**Table 2 Off-Street Parking**

Chapter 10 Off-Street Parking Section 9-10-5				
Item	Code Section of Ordinance	Code Requirement	Proposed	Departure
Parking Area Setbacks	9-10-5(G)	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 40' of the nearest lot line.	More than 40' (rear/south lot line)	None
		Open to the sky off- street parking spaces, access drives or aisles (including any and all impervious surfaces), may be located in required exterior side and front yards <b>in only nonresidential districts</b> to within 15' of the nearest lot line.  Staff interpretation: Parking is not permitted in exterior and front yards in residential districts.	<b>The existing parking at the North front parking lot is currently 8.8' from the property at Sheridan Drive in lieu of 15.' The East side along Clarendon Hills varies between 15' and 16'3.</b>	<b>Yes, variation requested</b>
Screening And Landscaping	9-10-5(I)3	All open off-street parking areas having more than 4 parking spaces shall be effectively screened along each side which faces a lot in a residential district, or is directly across any street, except Illinois Route 83 (Kingery Highway), from such residential district by decorative masonry walls of not less than 5' nor more than 6' in height or by densely planted tree or shrub hedges, not less than 5' in height at time of installation.	<b>Police Department and School District expressed concerns on berms and would like unobstructed views on three sides facing residential (Clarendon Hills Road, Cherry Tree Lane and Sheridan Drive) for safety reasons. No complaints have been made regarding headlights into residences.</b>	<b>Yes, variation requested</b>
Design and Maintenance, Lighting	9-10-5(I)4	Required minimum foot candle output of 1.0 foot-candle	<b>Does not meet the minimum output on all areas of the lot.</b>	<b>Yes, variation requested</b>
Required Spaces	9-10-5(K)	One (1) parking space for each faculty member plus one (1) for each other full time employees for a total of 103 required spaces, including 5 handicap-accessible spaces	140, including 5 handicap-accessible spaces	None
Access Driveway From Streets To Off-Street	9-10-5(L)(2)(a)(2)(a)	Maximum width of a one-way driveway: not less than fourteen	<b>Approximately thirty-two feet (32') for the</b>	<b>Yes, variation requested</b>



Parking And Loading Spaces, Nonresidential Uses, One-way Driveway		feet (9') or more than twenty-four feet (24')	<b>northernmost driveways on Sheridan Drive, to approximately thirty feet (30') for the easternmost driveway on Clarendon Hills Rd.</b>	
On Corner Lots For All Uses; Spacing Between Driveway Entrance And Right-Of-Way Of An Adjacent Intersecting Street (Measured From The Nearest Edge Of The Driveway Pavement At Its Intersection With The Street Pavement To The Nearest Right-Of-Way Line, Extended, Of An Adjacent Intersecting Street)	9-10-5(L)2(f)	Outside the functional area of the intersection, or 500', whichever is less.	<b>Approx. 69.5 feet from Sheridan Drive &amp; Cherry Tree Lane intersection to driveway</b>  <b>Approx. 45.5 feet from Sheridan Drive &amp; Clarendon Hills Rd.</b>	<b>Yes, variation requested</b>
Access Driveways From Arterial Streets For All Uses Other Than Single-Family Residential	9-10-5(L)2(g),	All driveways providing direct access to an arterial street shall include a concrete median on the driveways along Clarendon Hills Road and a driveway storage area of not less than one hundred feet (100')	<b>No concrete median and driveway storage provided</b>	<b>Yes, variation requested</b>

**Required Parking:** The proposed site plan proposes a total of one hundred forty (140) parking spaces (including five handicap accessible spaces) located on the west, north, east and southeast parking lots. Required parking was calculated by using the parking formula outlined in Section 9-10-5(K) of the Village Code. Under the "Nursery, elementary and junior high" use, the zoning code requires one (1) parking space for each faculty member plus one (1) for each other full time employee. Based on this requirement, the proposed use is required to provide exactly one hundred and three (103) parking spaces. The proposed development is required to provide five (5) accessible parking spaces based on Section 9-10-5(N)1. Based on the one hundred forty (140) total parking spaces proposed, a total of five (5) accessible parking spaces would be required. The Applicant is proposing to meet the accessible code requirement of five (5) accessible spaces.

#### **Overnight Bus Parking:**

Gower School District 62 does not intend to keep any buses overnight at the Gower West Elementary School. Overnight bus parking is provided at Gower Middle School.

#### **Signs**

The applicant is proposing a new monument sign, approximately four feet six inches (4'6") high and thirteen feet and eight inches (13'8") wide, to be located near the southeast corner of the new school addition. The monument sign will have the letters "Gower School District 62 Administration," and a cast metal logo of ten (10) inch radius located along the right edge. The proposed signage meets the development standards per Section 9-11 (Signs) and will require a permit issued by the Director of Municipal Services.

#### **Accessory Uses and Home Occupations**

**Appurtenant Structures:** On June 2, 2021, Zoning Hearing Case 21-06 was presented to the Plan Commission for consideration of a petition for a text amendment to amend Title 9, Chapter 12 of the Zoning Title of the Village of Willowbrook regarding the regulation of children's recreational equipment. The text amendment added that the "the property owner may apply for a variation to locate children's recreational equipment in



its front or exterior side yard in conformance with procedures, terms and conditions set forth in Section 4 entitled "Variations" of Chapter 14. Village Board approved Ordinance No. 21-O-33 on June 28, 2021.

**Fencing:** Pursuant to Section 9-12-4 (D)(2)(j), a fence not greater than six feet (6') in height and at least eighty percent (80%) open may be located anywhere on a lot whereupon the principal use is institutional, provided that such fence shall utilize a decorative design, such as wrought iron. The applicant is proposing both a four (4') feet tall, and six (6') feet tall chain-linked fence, fifteen (15) feet setback from the west property line, and is requesting variation from the wrought iron fencing. The applicant is requesting the installation of a more cost-effective chain-link fence.

**Landscaping:** Existing landscaping on the site is limited and scattered within the subject property. The applicant proposes to remove approximately eleven (11) trees as the majority of these trees are located within the footprint of the American flag, play area, or proposed building. The applicant is proposing abundant landscaping for the subject property that includes a variety of deciduous, evergreen, and ornamental trees and shrubs. The construction of the Gower West Elementary School Addition will result in the removal of eleven (11) trees, to be replaced by fifty-four (54) ornamental trees and shade trees, and 235 shrubs.

The proposed landscaping effectively frames the property with deciduous and evergreen trees, establishes nine (9) new street trees along the property's frontage, (Sheridan Drive) and adds greenery and trees to the school's east and south property line. Refer to **Attachment 13** for the Landscape Plan.

The proposed plan is compliant with regard to foundation landscaping. Section 9-14-2(D)2(c)(4) of the Village Code, which requires a mix of deciduous and evergreen shrubs within a continuous 7-foot wide strip around the perimeter of the building except where building entrances are located. The proposed site plan includes the required 7-foot wide landscaped area and required border and foundation plantings around the perimeter of the school. The proposed landscaping conforms with the Village Zoning Ordinance.

Item	Code Section of Ordinance	Code Requirement	Proposed	Departure
Permitted Accessory Buildings, Structures and Uses	9-12-2	Children's recreational equipment/playhouses are permitted within the interior side, rear and court yards, per bulk standards listed under 9-12-4.  Refuse bins (max. size the greater of 125 sq. ft. or 1% lot area).	<b>Children's recreational equipment currently proposed within the front yard.</b>	<b>Yes, variation requested</b>
Appurtenant Structures	9-12-4(D)1(e)	Children's recreational equipment may be located anywhere except in a required front yard.	<b>Located in front yard.</b>	<b>Yes, variation requested</b>
Fences and Walls	9-12-4(D)2(b)	Fences not greater than five feet (5') in height may be located anywhere on a lot, except in a required front or exterior side yard.	<b>Five foot high fence proposed around childhood playground in front and side yards</b>	<b>Yes, requesting variation</b>
Fences and Walls	9-12-4(D)2(j)	Notwithstanding the provisions contained in subsections (D)2(a) through (D)2(d) of this section, a	<b>Requesting chain-link fence</b>	<b>Yes, requesting variation</b>





Item	Code Section of Ordinance	Code Requirement	Proposed	Departure
		fence not greater than 6' in height and at least 80% open may be located anywhere on a lot whereupon the principal use is institutional, provided that such fence shall utilize a decorative design, such as wrought iron.		

**Trash Enclosure:** The Applicant is proposing a 7' trash enclosure on northwest portion of the site, to the west side of the existing school building. A trash enclosure plan and details were provided by the Applicant. Per Section 9-12-11 of the Village Code, the trash enclosure must be constructed to look like masonry and shall appear to the color and style of the building.

### Utilities

Per civil engineer's review from Novotny, all existing and proposed utilities can be located on Sheet C-121W of the civil engineering plan set prepared by Eriksson Engineering Associates dated 3/7/22 (**Attachment 3**). No proposed water service is being proposed. The existing water service along Sheridan Drive will be reused. The plan set provides the proposed storm water detention in an underground precast concrete detention system located near the southwest corner of the site. Proposed storm sewer has been designed throughout the site to collect the stormwater and to discharge to the underground detention system. A restrictor has been provided in a structure to provide the required release per County requirements. Two existing sanitary services will be reused to provide the sanitary discharge offsite.

**Stormwater Management:** On March 3, 2022, Christopher B. Burke Engineering provided the following comments pertaining to stormwater and its related items after having reviewed the proposed engineering plans prepared by Eriksson Engineering Associates, LTD., bearing a revision date of January 3, 2022, and DuPage County Stormwater Management Report prepared by Eriksson Engineering Associates, LTD., dated January 12, 2022:

1. Stormwater detention is being provided in an underground vault (StormTrap). Stormwater detention is provided for the new improvements plus compensation for an existing detention which is being eliminated with the new development.
2. Post Construction Best Management Practices are being provided for the new impervious area within the voids of the stone below the underground storage. The purpose of the PCBMPs is to reduce pollutants and reduce runoff volume.
3. There is a small wetland on site (less than 0.1 acre). The US Army Corps of Engineers has provided a letter of no jurisdiction, and no mitigation is required under the Du Page County Countywide Stormwater and Floodplain Ordinance. The wetlands aspect of the project were received by our Environmental Resources staff.
4. A Stormwater Development Security is not required for units of government.

The engineer's full responses are provided in **Attachment 14**.

### Other Improvements

Novotny Engineering has reviewed additional requirements pertaining to the public right-of-way, and the applicant is requesting additional variations as listed below. In addition, the Village staff applied for a grant through the Safe Routes to School program with Gower West for sidewalks at the west side of campus. Staff anticipates a decision from the Illinois Department of Transportation in early 2022.



Item	Code Section of Ordinance	Code Requirement	Proposed	Departure
Preliminary Plat	10-3-4	As a prerequisite to the filing of a final plat of subdivision, an applicant shall file a preliminary plat of subdivision.	<b>The School District is requesting a waiver from the requirements to provide the Preliminary Plat of Subdivision.</b>	<b>Yes, variation requested</b>
Curb and gutter drainage improvements	10-7-2(C)	All streets are to be designed and constructed with curbs and gutters in accordance with standard specification adopted, from time to time, by resolution of the Board of Trustees	<b>Requesting waiver along Clarendon Hills Road</b>	<b>Yes, variation requested</b>
Sidewalks	10-7-4(A)	In all subdivisions created after the effective date of this section, sidewalks shall be provided on the sides of all street rights-of-way adjacent to and contained within the subdivision being developed.  See Code for further information.	No sidewalks exist adjacent to the subject property on Cherry Tree Lane.  A 5' sidewalk is proposed on Cherry Tree Lane.	None
Public Walkways	10-7-4(B)	See Code.	N/A	None
Plantings	10-7-4(C)	Street trees shall be planted on both sides of each proposed street except where there are existing trees present and preserved. Street trees newly planted shall be no further apart than fifty feet (50') or one tree per inside lot and two (2) trees on corner lots, whichever is greater.	<b>No street trees are planted</b>	<b>Yes, variation requested</b>
Street Lighting	10-7-4(D)	The subdivider shall provide street lighting in all subdivisions which shall be designed and constructed in accordance with standard specifications adopted, from time to time, by resolution by the Board of Trustees	<b>Clarendon Hills Road is designated as a rural cross section intended to be improved to urban standard, but street lights may not make sense here since CHRD does not have consistent street lights.</b>	<b>Yes, variation requested</b>
Street Signs	10-7-4(E)	See Code.	N/A	None
Commercial, Industrial, Office Research And Multi-Family And Parking And Lighting	10-7-4(F)	See Code.	N/A	None



### Tri-State Fire District Review

The Tri-State Fire District provided plan review letter in March 2022. Tri-State had the following comments related to the zoning review of the proposed project.

1. **Tri-State Comment:** We have received a copy of the architectural plans for the above listed project. We have completed a courtesy review and have no comments regarding applicable standards relative to fire prevention and life safety. When the project is complete, we would like to complete a walk through life safety courtesy inspection.

The full Tri-State Fire District Review letter can be seen in **Attachment 15**.

### Summary of Zoning & Subdivision Regulation Variations

Zoning Relief/Waivers Requested: In order to maintain compliance with the Village Zoning Code, the special use request and proposed subdivision require certain relief, exceptions, and waivers. Pursuant to Section 9-14-4 of the Village Code, the following variations from the provisions of the Zoning Ordinance are requested:

#### Minimum Lot Area

1. That Section 9-5A-3(A)(6), Minimum Lot Area, be varied to permit a reduction in the minimum required lot area from 10.3 acres to 8.58 acres.

#### Off-Street Parking

2. That Section 9-10-5(G), Parking Area Setbacks, be varied to permit open to the sky off-street parking spaces, access drives or aisles in the front yard (Sheridan Drive) and exterior side yards (Cherry Tree Lane and Clarendon Hills Road), and to permit a reduction of the parking area setback from fifteen feet (15') to six feet and four inches (6'4") at the northwest portion of the subject realty and to approximately nine feet (9') along the center of the north lot line.
3. That Section 9-10-5(I)3, Design and Maintenance, Screening and Landscaping, be varied to eliminate the minimum screening and landscaping requirements for open off-street parking areas having more than four parking spaces facing a residential district. Police Department expressed concerns on berms and would like unobstructed views on all four sides for safety reasons. No complaints have been made regarding headlights into residences. Planning staff supports variation. Plans show landscape screening along south property line which abuts adjacent against residential uses.
4. That Section 9-10-5(I)4, Design and Maintenance, Lighting, be varied to eliminate required minimum foot candle output of 1.0 foot-candle at the northern parking lot of the school site.
5. That Section 9-10-5(L)(2)(a)(2)(a), Access Driveway From Streets To Off-Street Parking And Loading Spaces, Nonresidential Uses, One-way Driveway, be varied to permit an increase in the maximum width of a one-way driveway from twenty-four feet (24') to approximately thirty-two feet (32') for the northernmost driveways on Sheridan Drive, to approximately thirty feet (30') for the easternmost driveway on Clarendon Hills Road.
6. That Section 9-10-5(L)(2)(f), Spacing Between Driveway Entrance And Right-Of-Way Of An Adjacent Intersecting Street, be varied to permit a reduction in the minimum spacing between driveway entrance and right-of-way of an adjacent intersecting street to less than five hundred feet (500'). Distance from Cherry Tree Lane and Sheridan Drive intersection and first driveway entrance from Sheridan Drive is approximately 70 feet. Distance from the Sheridan Drive and Clarendon Hills Road intersection to the northeast entrance is approximately forty five feet (45').
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 eliminate the requirement of a concrete median on the driveways along



Clarendon Hills Road and to eliminate the requirement of a driveway storage area of not less than one hundred feet (100').

#### Accessory Uses and Home Occupations

8. That Section 9-12-2 and Section 9-12-4(D)(1)(e), Appurtenant Structures, be varied to permit playground equipment in the front yard.
9. That Section 9-12-4 (D) 2 (b), Fences and Walls, be varied to request the allowance of 5' H decorative metal and brick fencing for the early childhood playground be located in the front and side setback area.
10. That Section 9-12-4 (D) 2 (j), Fences and Walls, be varied to allow the fencing surrounding the soccer field, older student playground and drop-off lane to be a 4' or 6' high chain link fence in lieu of a decorative fence.

Subdivision Improvements: Pursuant to Section 10-8-6 of the Village Code, the following variations from the provisions of the Subdivision Regulations are requested:

11. The School District is requesting for a waiver from the requirement of Section 10-3-4 to provide the Preliminary Plat of Subdivision.
12. That Section 10-7-2(C) of the subdivision regulations related to curb and gutter drainage improvements be waived along Clarendon Hills Road.
13. That Section 10-7-4(C), Plantings, be varied to eliminate the requirement of street trees along the Clarendon Hills Road and Cherry Tree Lane rights-of-way.
14. That Section 10-7-4(D) be varied to omit street lighting in the adjacent right-of-way, since Clarendon Hills Road does not have street lighting continuous in the area and Staff and the Police Department believe that there will be sufficient lighting on the site.

## **Findings of Fact**

### **Standards for Special Uses**

Section 9-14-5(B) of the Willowbrook Zoning Ordinance establishes seven (7) standards for special uses that must be evaluated by the Plan Commission and Village Board. Such special use permit shall be issued by the Board of Trustees by ordinance only after receipt of the Plan Commission's report, findings of fact, and recommendation including recommended conditions.

1. 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 permit brings the property into compliance with the Village code. The property has been used as a school facility since the 1960s. The special use improvements provide safer site circulation for students and parents.

2. 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 designation of the special use zoning will not affect the value of the surrounding residences, most of which were built after the original school. Playground, field, and site improvements will be a benefit to the community and improve the traffic flow and circulation.



3. 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 establishment of the special use does not negatively affect the surrounding properties. The special use will enhance the existing school site, and offer better services to the surrounding properties.

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

**Finding:** The site improvements and the addition to the school on the south side will have the necessary utilities and more access points and parking. Drainage onsite will also be improved with the inclusion of the underground stormwater storage.

5. 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:** Traffic congestion will be minimized with the additional parking and additional onsite queuing. Separating the parent traffic and the bus path of travel will increase efficiency of traffic flow and enhance safety.

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

**Finding:** The proposed addition and site improvements will conform to the requirements of the zoning ordinances except the variations requested.

7. 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.

**Finding:** This project has not been submitted to the Village previously.

### Standards for Variations

Section 9-14-4(E) of the Willowbrook Zoning Ordinance establishes seven (7) standards for variations that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the variation. A list of the Standards for Variations is provided below, along with the proposed findings to be incorporated in the Plan Commission's recommendation and the Village Board's ordinance if approved.

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

**Finding:** The property in question is zoned as R-1, which allows for the uses of schools, provided that such uses may only be permitted along the following roadways such as Clarendon Hills Road with a special use permit. Furthermore, the proposed project is a renovation and expansion of an existing school on site.



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

**Finding:** The proposed variation will alleviate some demonstrable and unusual hardship which will result as a legal non-conforming use of the school's site. The school's parking renovation and building expansion, along with its related site improvements, will trigger many zoning ordinance provisions that will prove to be burdensome to the school and its effort to improve circulation, flow of traffic, and services for the existing body of students.

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

**Finding:** The alleged hardships are not created by any person presently having a proprietary interest since the Gower School District 62 is listed as the owner of the property.

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

**Finding:** The proposed variations will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. Instead, the proposed parking renovation and expansion of the existing school building will enhance the community by providing better traffic flow and educational service for the community's children.

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

**Finding:** The proposed variation will not impair an adequate supply of light and air, as the renovation will add lighting to the site. The renovated parking lot will decrease congestion in the public street, and allow better traffic circulation on site. Review of technical studies by Traffic Engineer and the Tri-State Fire District confirms that the proposed project does not increase danger of fire or endanger public safety.

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

**Finding:** The proposed variation will not alter the essential character of the locality since the elementary school has been in existence since 1961, and the proposed development is a renovation and expansion of an existing school site.

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

**Finding:** The proposed variation is in harmony with the spirit and intent of this title in that school uses are allowed in residential districts with a special use permit.

### Standards for Variations from Subdivision Regulations

Under Section 10-8-6 of the Willowbrook Subdivision Regulations, the Board of Trustees may authorize a variation from the subdivision regulations after review and recommendation by the Plan Commission when, in its opinion, undue hardship may result from strict compliance and provided the variation applies only to



the requirements of this title. The Board may take such action only upon receipt from the Plan Commission of a written recommendation specifying the manner in which the findings required in this section have or have not been met by the facts pertinent to the requested variation.

No variation shall be granted unless the board of trustees finds:

- (A) That there are special circumstances or conditions affecting said property, such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.

**Finding:** Strict application of the code would create hardship for the project. The project complies with the majority of its zoning and subdivision regulations and meets the intent of the zoning law. The proposed project variations would not be detrimental to the public health and safety.

- (B) That the variation is necessary for the preservation and enjoyment of a substantial property right of the petitioner.

**Finding:** The variation is necessary for the continual operation and expansion of the school site. The school's expansion and site renovation will enhance the traffic flow and service to the community.

- (C) That the granting of the variation will not be detrimental to the public welfare or injurious to other property in the area in which said property is located.

**Finding:** The proposed variation to relieve the applicant of the requirement to waive a preliminary plat, install trees and street lightings, and to install curb and gutter along Clarendon Hills Road will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The absence of curb and gutter along the property's frontage along Clarendon Hills Road will maintain the status quo of a rural cross section for Clarendon Hills Road. In addition, absence of street trees and lights will not be detrimental to the public welfare since there are substantial tree plantings and lighting planned for the site.

- (D) The alleged hardship has not been created by any person having a present proprietary interest in the property. (Ord. 79-O-43, 11-26-1979).

**Finding:** The alleged hardship has not been created by any person presently having a proprietary interest in the premises, as many of the regulations are unmet due to legal non-conforming nature of the existing property use.

### Plan Commission Public Hearing Summary

At the regular meeting of the Willowbrook Plan Commission held on April 6, 2022, a public hearing was held to hear testimony, review, and discuss the Gower West project. The Plan Commission had no questions for Staff or the two attending School District 62 representatives following a detailed power-point presentation, which was shared online via Zoom..

During the public hearing, a resident of the Green Willow Condominiums, across Sheridan Drive to the immediate north of the project, asked if the new playground planned near Sheridan Drive is in addition to the playground along Cherry Tree Lane, if the playground is intended for the younger children, and if its proposed location is due to the proximity to the early grades' classrooms. (All questions answered by School District representatives in the affirmative.) She also asked about changes to landscaping along





Sheridan Drive; District 62 personnel responded that landscaping is being added along Sheridan. The same resident asked for clarification on the new circulation pattern for buses and cars onsite.

The Plan Commission had some discussion about the proposed variance to allow a chain-link fence rather than an ornamental fence around the play area. One Commissioner felt that an ornamental fence would be more attractive in the neighborhood setting; another noted that chain-link fencing is commonly used around school properties. A Gower School District 62 representative stated that chain-link fencing is less expensive and more readily available to the District.

### **Plan Commission Recommendation**

**Motion** (Made by Commissioner Walec and seconded by Commissioner Kaucky):

Based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the Standards for Variations outlined in the Staff Report prepared for PC 22-02 for the April 6, 2022 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use permit to allow the existing Gower West Elementary School, a 18,601 square foot, one-story addition to building, expansion and improvements to the existing parking lots, addition of a new parking lot, addition of a new children's playground, and general site and landscaping improvements; approval of a Final Plat of Subdivision to consolidate the two-lot property; and associated variations as described in, and subject to the "Conditions of Approval" listed in, the Staff Report prepared for PC 22-02 for the April 6, 2022 Plan Commission meeting.

**Roll Call Vote:** AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, and Walec; and Chairman Kopp NAYS: None. The motion was declared carried.

### **Recommended Conditions of Approval**

Based on plans submitted by the applicant, Staff recommend the following conditions for approval of the Lot Consolidation, Special Use Permit and Request for Variations.

1. Final engineering plans shall be reviewed and approved by the Village Engineer prior to issuance of a Site Development Permit by the Village of Willowbrook.
2. A sign permit shall be obtained from the Village for the proposed new monument sign.
3. A fence permit shall be obtained from the Village for the proposed fencing and walls.
4. The trash enclosure must be constructed by masonry wall, or equivalent material, and shall be consistent with the color and style of the building.

### **Staff Recommendation**

Staff recommend approval of the attached Ordinance approving a special use permit to allow the existing Gower West Elementary School building, a 18,601 square foot, one-story addition to the building, expansion and improvements to the existing parking lots, addition of a new parking lot, addition of a new children's playground, and general site and landscaping improvements in the R-1 Zoning District; approving a Final Plat of Subdivision to consolidate the two-lot property; and approving other relief, exceptions, and variations from Title 9 and Title 10 of the Village Code





**Attachment 1**  
Application for Planning Review, dated 01.03.22

3 January 2022



Ms. Karen Stonehouse  
Village Planning Consultant  
Village Hall  
835 Midway Drive  
Willowbrook, IL 60527

Good afternoon Ms. Stonehouse,

Please find enclosed the REVISED information for the Planning Review Application for the Gower West Elementary School Additions and Renovations project. The stormwater design has changed since the previous submission.

The project consists of an addition of classrooms, gym, and district administrative offices on the South end of the existing elementary school. Site circulation improvements include more onsite queuing for cars, additional parking, and lengthening the dedicated bus lane on the East side of the property. Student recreation improvements include a new soccer field and a playground designed for the early childhood students.

Please do not hesitate to call me if you need additional information. Thank you for your assistance on this Application.

Respectfully,

A handwritten signature in black ink, appearing to read "C. Pugh".

Carole Donovan Pugh, AIA, LEED AP  
Principal, GreenAssociates Inc.

Enlightened Design  
Practical Solutions

1437 Harmony Court  
Itasca, Illinois 60143  
telephone 847-317-0852  
[www.greenassociates.com](http://www.greenassociates.com)

George W. Reigle, AIA  
Carole Donovan Pugh, AIA  
William H.R. Taylor, AIA  
Stephen M. Chassee  
Andrew G. McCall, AIA

**I. Property legal description**

Gower West Elementary School  
7650 Clarendon Hills Road  
Willowbrook, IL 60527

(2) parcels  
PINs 0927409001 and 0927409016

Parcel 1. Lot 34 in Palatial Hills Unit #2, Southeast quarter of Section 27, Township 38 North, Range 11, East of the Third Principal Meridian. Village of Willowbrook, DuPage County, IL.

Parcel 2. That part of the Southeast quarter of Section 27, Township 38 North, Range 11, East of the Third Principal Meridian. Described as follows: Beginning at the Northeast corner of Anderman's Subdivision of part of the Southeast quarter of said Section 27: Thence westerly along the North line of the lot 1 of said Anderman's Subdivision a distance of 433.39 feet to the Northwest corner of lot 1 of Anderman's Subdivision. Thence Northerly parallel to the East line of the Southeast quarter of said Section 27 to the South right-of-way line of Sheridan Road as platted and recorded in Palatial Hills Unit #1. Thence Easterly along the South right-of-way line of Sheridan Road as platted and recorded in Palatial Hills Unit #1 to the east line of the Southeast quarter of said Section 27. Thence southerly along the East line of said Southeast quarter to the Northeast corner of Anderman's Subdivision, the place of beginning except the East 33 feet thereof dedicated for highway. In DuPage County, IL.

A Consolidation Plat is provided in the drawing packet.

## **II. Variations requested:**

- A. R-1 Residential. 9-5A-3(A)6. Minimum lot size. The existing school property is 8.585 acres however the zoning requirement is 10.3 based upon 530 students. A variation is requested as there is no opportunity to expand the lot size.
- B. Off street parking. 9-10-5(G). Parking area setbacks. The existing parking at the North front parking lot is currently 8.8' from the property at Sheridan Drive in lieu of 15'. The East side along Clarendon Hills varies between 15' and 16.3'. Variations are requested.
- C. Off street parking. 9-10-5 (G) 1 and 2, 9-10-5(l) 3. Screening of parking areas. Due to the nature of a school facility's need for safety and security visual control, variations from screening of the new and existing parking lots are requested.
- D. Off street parking. 9-10-5(L) 2e and f. Off street parking. The existing and new access driveways do not meet the distance requirements between driveway entrances nor spacing to adjacent intersections or right-of-way. Variations are requested.
- E. Accessory Uses and Home Occupations. 9-12-4(D)1(e). Bulk Regulations. Request variation for locating the early childhood playground in the front of the building and setback adjacent to the early childhood classrooms and entrance.
- F. Accessory Uses and Home Occupations. 9-12-4 (D) 2 (b). Bulk Regulations. Request the 5' H decorative metal and brick fencing for the early childhood playground be located in the front of the building and setback adjacent to the early childhood classrooms and entrance. Variation requested.
- G. Accessory Uses and Home Occupations. 9-12-4 (D) 2 (j). Bulk Regulations. Propose the fencing surrounding the soccer field, older student playground and drop-off lane be a 6'H chain link fence in lieu of a decorative fence. Variation requested.
- H. Other Improvements. 10-7-4(D). Other improvements, Street lighting. Clarendon Hills Road does not have street lighting continuous in the area. Since the parking lots will provide lighting, a variation is requested to omit the street lighting in the adjacent right-of-way.

## **III. Standards for Variations:**

- A. The variations requested provide improved function for site circulation, parking, supervision, and community use.
- B. Proposed variations are applicable to school facilities. Less planted screening results in more visibility for police supervision. Parking variations result in improved circulation, parking lots and entrances.
- C. The School District project seeks to improve the site with these playground and traffic improvements.
- D. The variations will not be detrimental to the public welfare or neighborhood, as they improve site function and the project will be an overall improvement to the school and for the community as a whole.
- E. Light and air to adjacent properties will not be affected and safety will be enhanced. More parent queuing will be accommodated onsite which will lessen the car lines on neighboring streets.
- F. The variations will not affect the overall aesthetic of the school property.
- G. Variations proposed are in the spirit of the Village zoning and provide improvements that will be used by not only the school users but by community members.

#### **IV. Standards for Special Use:**

- A. The permit brings the property into compliance with the Village code. The property has been used for a school facility since the 1960s. The Special Use improvements provide safer site circulation for students and parents.
- B. The designation of the Special Use zoning will not affect the value of the surrounding residences, most of which were built after the original school. Playground and field improvements will be a benefit to the community.
- C. The establishment of the Special Use does not affect the surrounding properties.
- D. The site improvements and the addition to the school on the south side will have the necessary utilities and more access points and parking. Drainage onsite will also be improved with the inclusion of underground stormwater storage.
- E. Traffic congestion near the school will be improved with the additional parking and new onsite queuing will lessen the number of cars waiting in the street.
- F. The site improvements will conform to the requirements of the zoning and ordinances excepting the variations requested.
- G. This project has not been submitted to the Village previously.

#### **V. Construction Schedule**

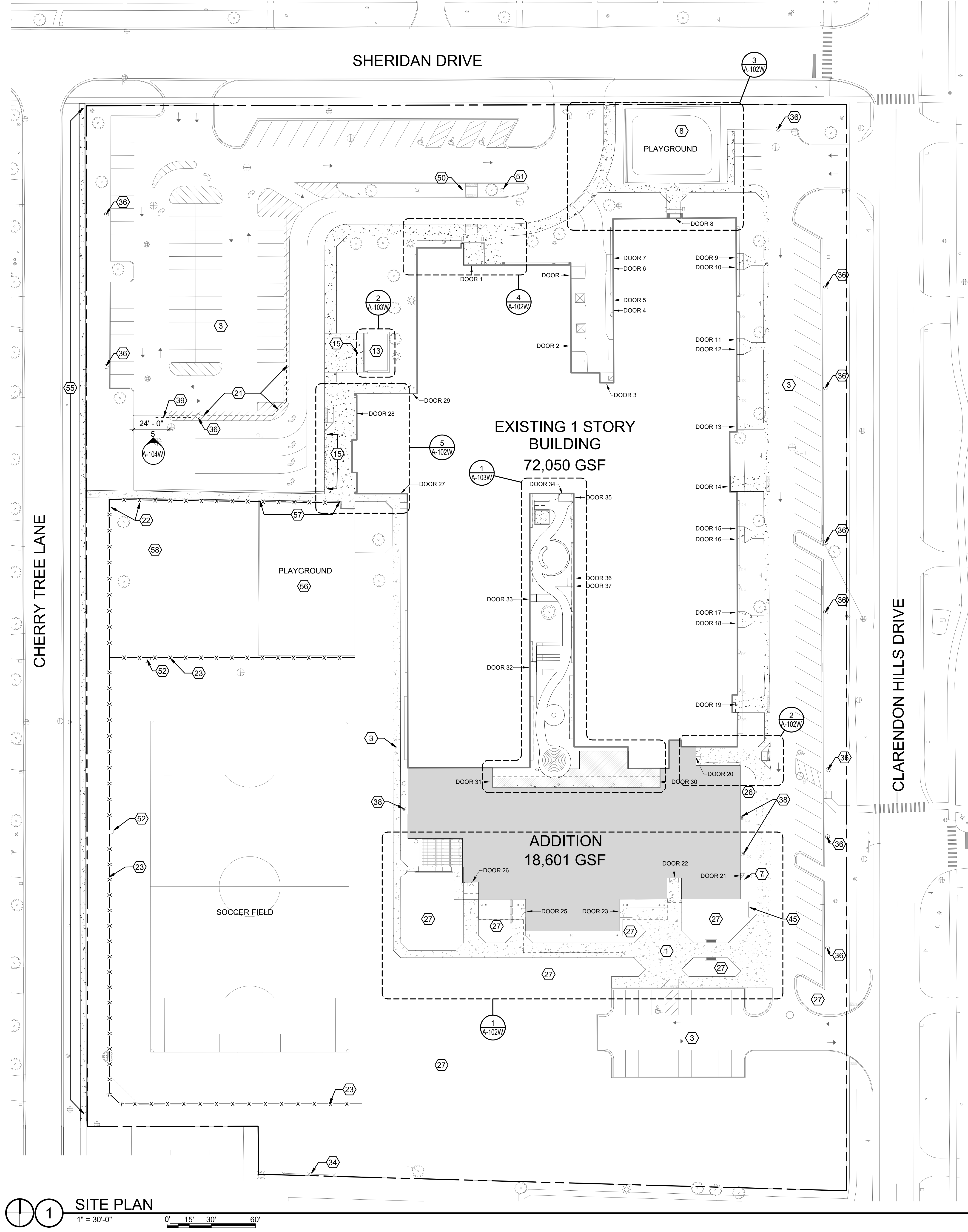
- |  |                |
|--|----------------|
| A. Final construction drawings and specifications                    | Oct 30, 2021   |
| B. Underground stormwater, utilities and sitework construction start | March 1, 2022  |
| C. Construction of new addition start                                | March 15, 2022 |
| D. Renovation within school facility start                           | June 1, 2022   |
| E. Project completion  | Dec 1, 2022    |

#### **VI. Summary of Site Construction Costs**

- |                              |  |
|------------------------------|--|
| A. Electrical, site lighting | \$96,000                                   |
| B. Landscaping               | \$35,000                                   |
| C. Civil scope               | <u>\$2,093,067</u> (Breakdown is attached) |
| Total                        | \$2,224,067                                |



**Attachment 2**  
Architectural Plans 01.03.22



GENERAL NOTES

1. REFER TO SHEET A-000 FOR A LIST OF ABBREVIATIONS USED THROUGHOUT THESE DRAWINGS.
2. REFER TO CIVIL DRAWINGS FOR PAVEMENT DIMENSIONS, SITE UTILITIES, AND GRADING.
3. PROVIDE DOOR EXIT NUMBER ON EXITS
4. CONCRETE WALKS WIDTH IS 4'-6" UNO.
5. EXPANSION JOINTS IN CONCRETE WALKS ARE 40' MAX.

SITE PLAN KEYNOTES

- 1 CONCRETE PAVING
- 2 EXIST CONCRETE PAVING
- 3 ASPHALT PAVING
- 5 WALL HYDRANT
- 6 EXIST CONCRETE STOOP
- 7 CONCRETE STOOP
- 8 SAFETY PLAY SURFACE, BY OTHERS
- 9 PLAYGROUND EQUIPMENT, BY OTHERS
- 10 CANOPY, ABOVE
- 11 CONCRETE WALL
- 12 BRICK FACED CONCRETE WALL WITH STONE CAP, 5'-0" H
- 13 MASONRY DUMPSTER ENCLOSURE
- 14 COLUMN
- 15 BOLLARD, SEE DETAIL 6/A-104W
- 17 POWDER COATED STEEL HANDRAIL
- 18 TRASH RECEPTACLE
- 19 BENCH MOUNTED TO TOP OF CAST IN PLACE CONCRETE FOUNDATION WALL, SEE DETAIL 6/A-103W
- 20 ORNAMENTAL METAL GATE, 4'-0" H
- 21 ORNAMENTAL METAL FENCE, 4'-0" HIGH
- 22 CHAINLINK FENCE, 4'-HIGH
- 23 CHAINLINK FENCE, 6'-HIGH
- 26 LANDSCAPING
- 27 SOD, SEE LANDSCAPE
- 28 MULCH AND LANDSCAPING
- 29 CAST STONE SILL
- 30 STONE TREAD
- 31 CONCRETE PIER
- 32 PLAY SAND
- 34 EXIST FENCE
- 35 CONCRETE CURB
- 36 IN GROUND SITE LIGHTING. SEE DETAIL 15/A-105W, TYP
- 38 OVERFLOW DOWNSPOUT
- 39 SLIDING GATE
- 40 RELOCATE EXIST MEMORIAL ROCK
- 41 PAVERS - TYPE 1
- 42 PAVERS - TYPE 2
- 43 PRECAST CONCRETE BENCH, WAUSAU CIRCULAR BENCH 5000, ACID WASH FINISH
- 44 PRECAST CONCRETE SEAT WALL
- 45 MONUMENTAL SIGN
- 48 BENCH
- 49 PROVIDE ALUMINUM WASUSA RAISED PLANTING BED 24"L X 48"W X 20"H OR ARCHITECT APPROVED EQUAL. ARCHITECT TO SELECT COLOR FROM MANUFACTURER FULL RANGE.
- 50 EXIST FLAGPOLE
- 51 EXIST SITE LIGHTING
- 52 CHAINLINK GATE, SEE DETAIL 9/-104W
- 53 PAVERS - TYPE 2: COLOR 2
- 54 PAVERS - TYPE 2 - COLOR 3
- 55 CONCRETE SIDEWALK BY OTHERS
- 56 EXIST PLAYGROUND EQUIPMENT, WOOD CHIPS AND WOOD TIMBER EDGING TO REMAIN UNO
- 57 REMOVE WOOD TIMBER
- 58 RELOCATE SALVAGED MEMORIAL BENCHES

EXISTING BUILDING:	72,050 GSF	% coverage
BUILDING ADDITION:	18,601 GSF	19.27%
TOTAL BUILDING AREA:	90,651 GSF	24.24%
PLAYGROUND AREA:	9,605 GSF	
TRASH ENCLOSURE:	433 GSF	
TOTAL LOT COVERAGE:	100,689 GSF	26.93%
SITE AREA:	8.5846 ACRES (373,945.176 SF)	

GREEN ASSOCIATES

ARCHITECT  
GREEN ASSOCIATES, INC.  
1437 HARMONY COURT  
ITASCA, ILLINOIS 60143  
847-317-0852

CONSTRUCTION MANAGER  
FREDERICK QUINN CORPORATION  
103 SOUTH CHURCH STREET  
ADDISON, ILLINOIS 60101  
630-628-8500

CIVIL ENGINEER / LANDSCAPE ARCH.  
ERIKSSON ENGINEERING ASSOCIATES, LTD.  
145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
847-223-4804

STRUCTURAL ENGINEER  
ML STRUCTURAL, PLLC  
334 EAST COLFAX STREET, UNIT D  
PALATINE, ILLINOIS 60067  
224-214-0565

MEP ENGINEER  
CS2 DESIGN GROUP, LLC.  
837 OAKTON STREET  
BLK GROVE VILLAGE, ILLINOIS 60007  
847-981-1880

ADDITION AND RENOVATIONS TO TWO SCHOOLS

GOWER SCHOOL DISTRICT 62  
7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527  
GOWER WEST ELEMENTARY SCHOOL  
SITE PLAN

DRAWN	CHECKED	
JK	CPD	
ISSUE DATE		
03 JAN 2022		
REVISION SCHEDULE		
NUMBER	DESCRIPTION	DATE

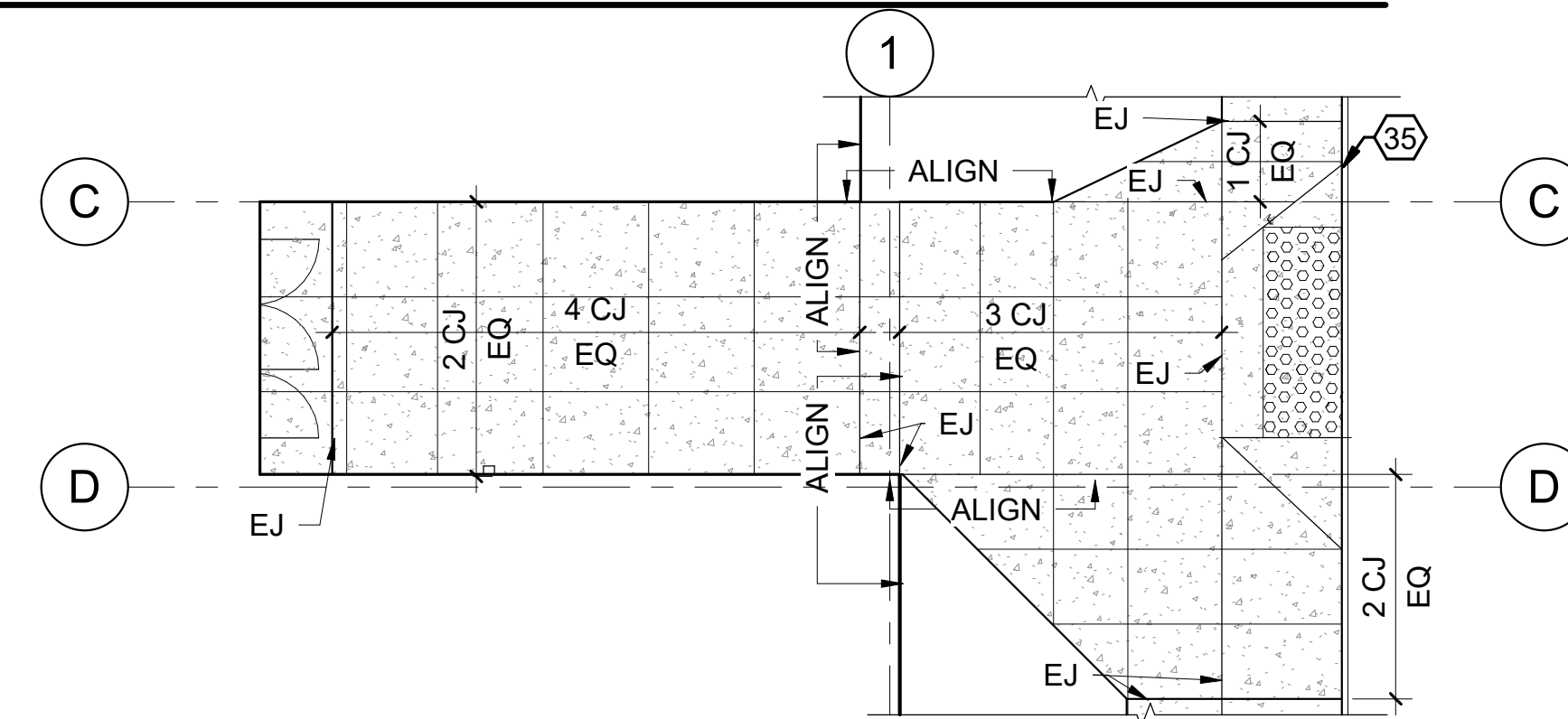
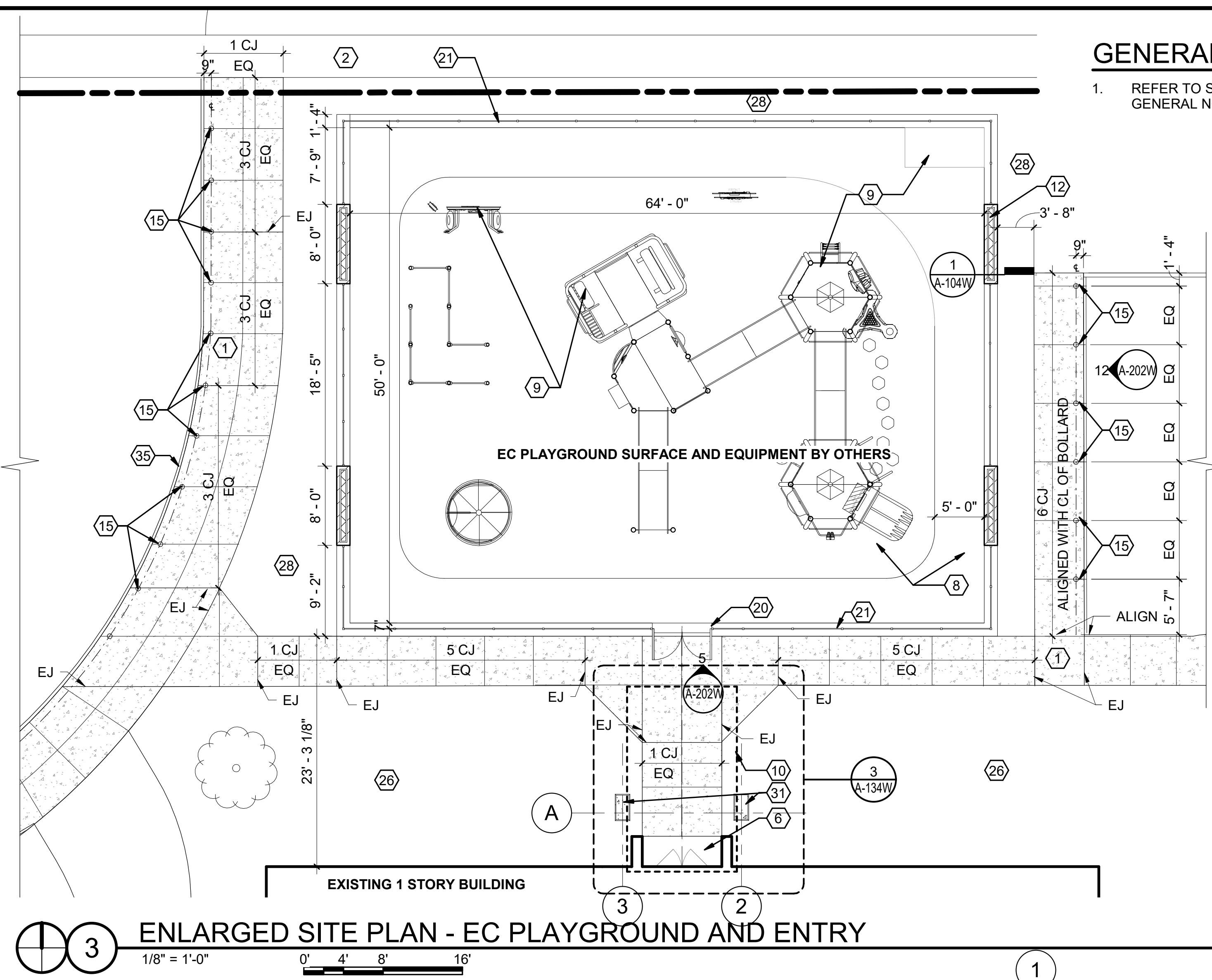
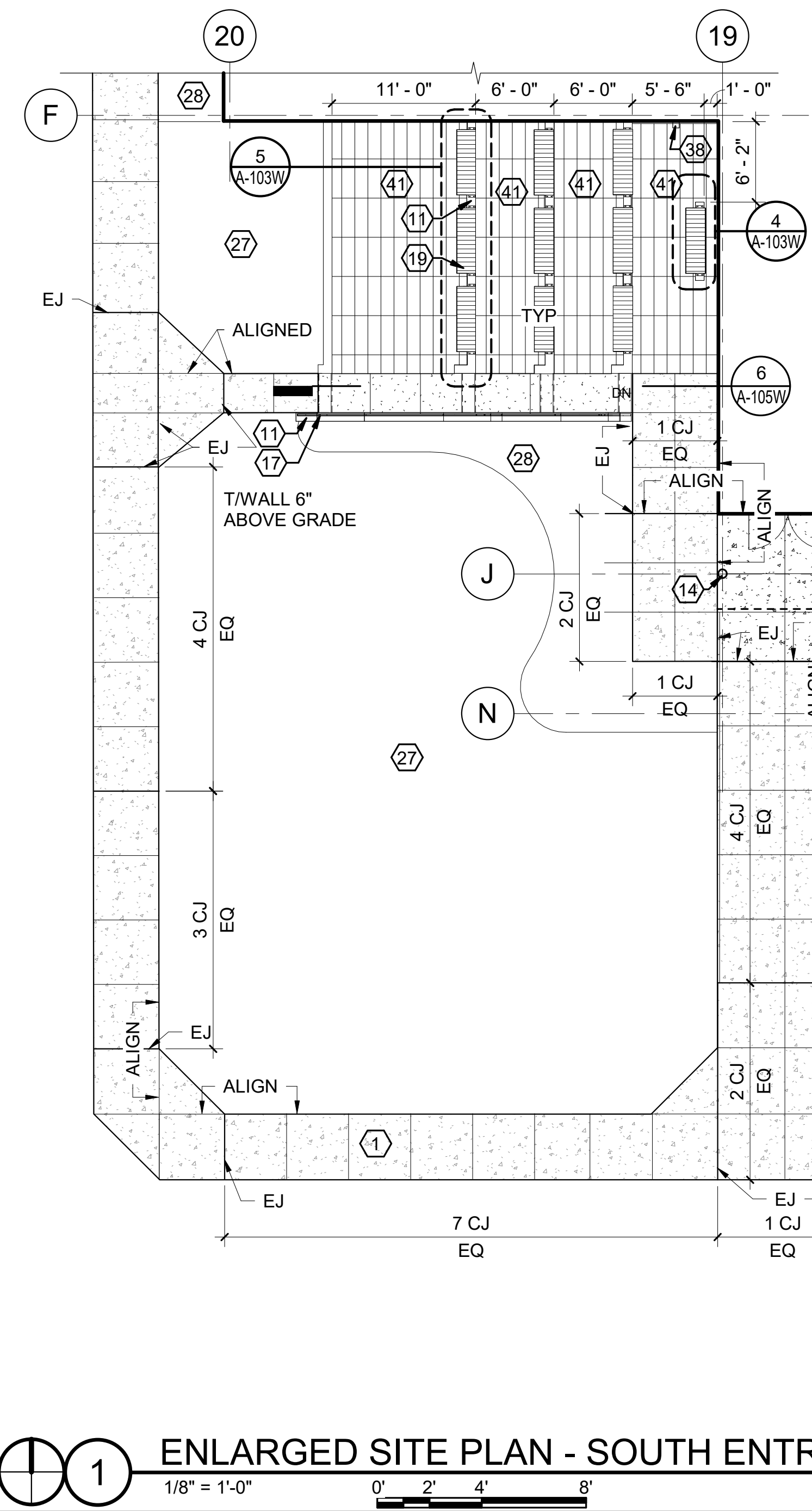
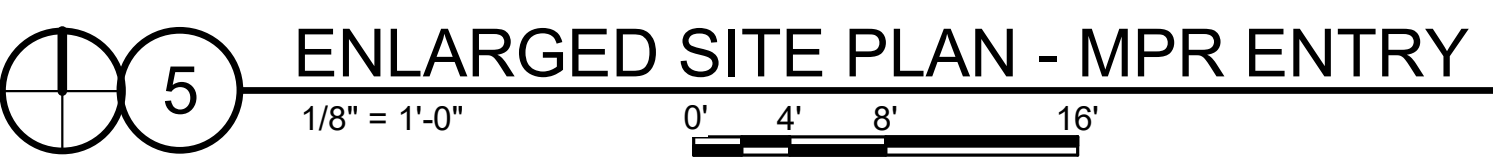
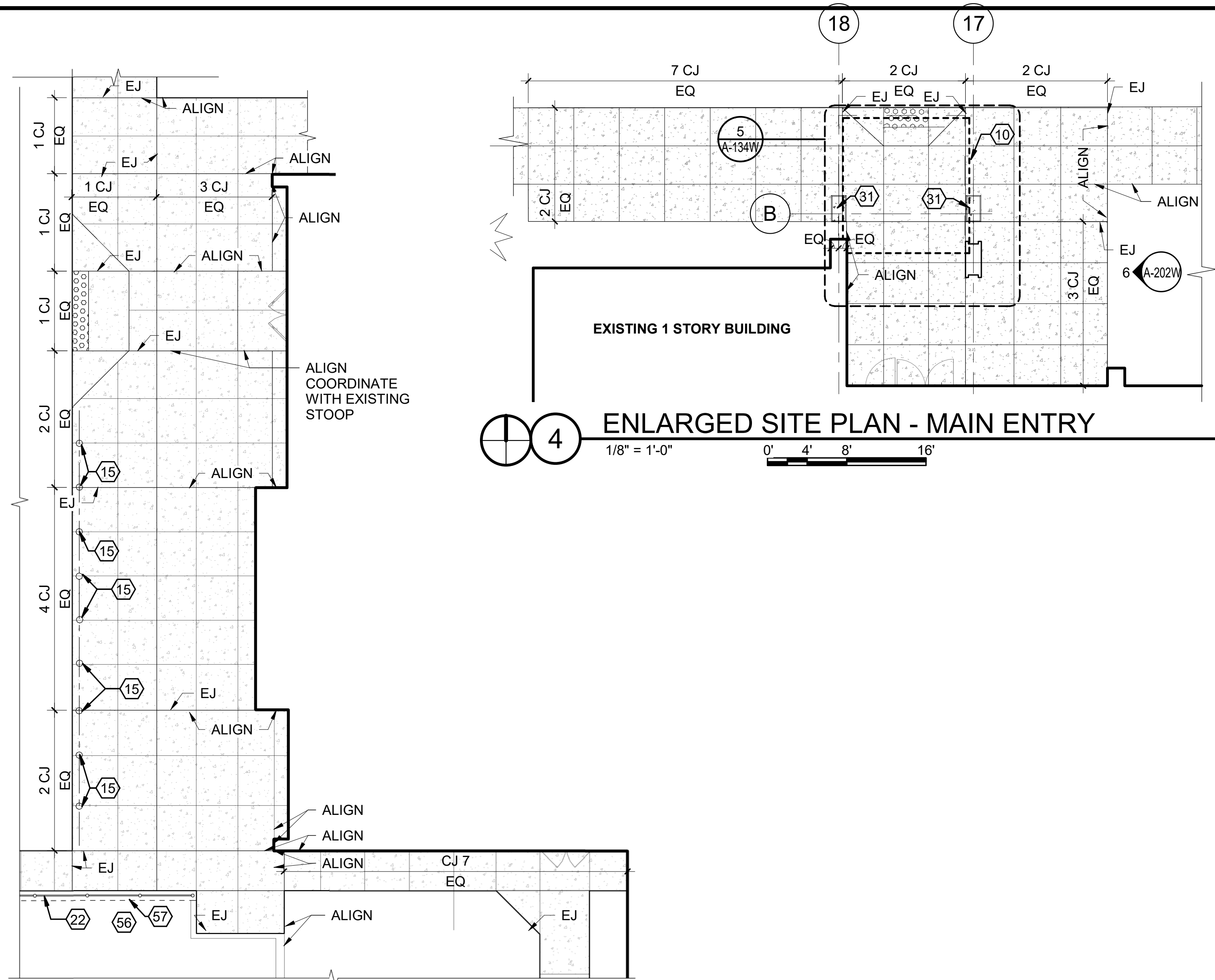
PROJECT NUMBER  
1382-2020071

PROJECT PHASE  
PLANNING REVIEW

SHEET  
A-101W

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## GENERAL NOTES

1. REFER TO SHEET A-101W FOR SITE PLAN GENERAL NOTES AND SITE PLAN KEYNOTES.

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ARCHITECTURE  
CONSTRUCTION SERVICES

**ARCHITECT**  
GREEN ASSOCIATES, INC.  
1437 HARMONY COURT  
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847-317-0852

**CONSTRUCTION MANAGER**  
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CS2 DESIGN GROUP, LLC.  
837 OAKTON STREET  
BLK GROVE VILLAGE, ILLINOIS 60007  
847-981-1880

## ADDITION AND RENOVATIONS TO TWO SCHOOLS

**GOWER SCHOOL DISTRICT 62**  
7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527

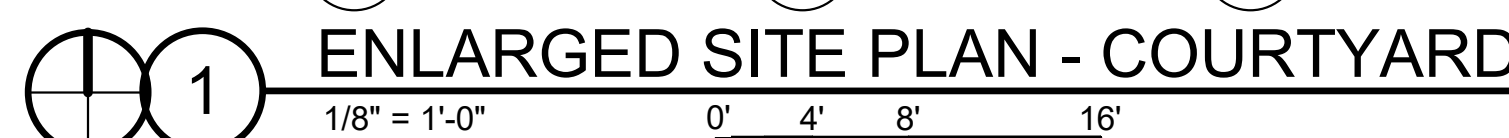
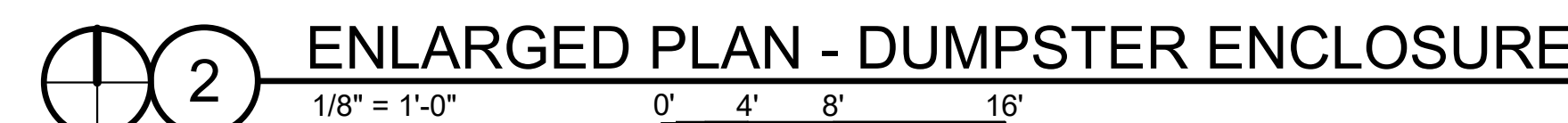
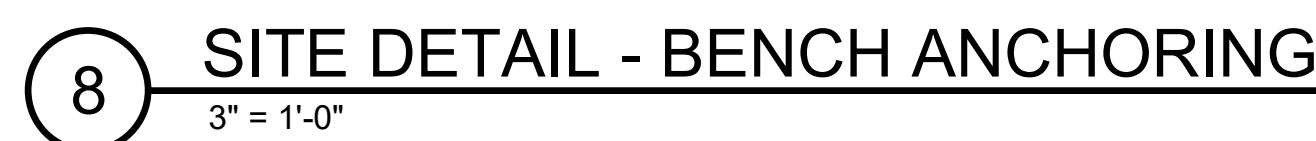
**GOWER WEST ELEMENTARY SCHOOL**  
ENLARGED SITE PLANS

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ISSUE DATE 03 JAN 2022	
REVISION SCHEDULE	
NUMBER	DESCRIPTION
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1382-2020071  
PROJECT PHASE  
PLANNING REVIEW  
SHEET

**A-102W**  
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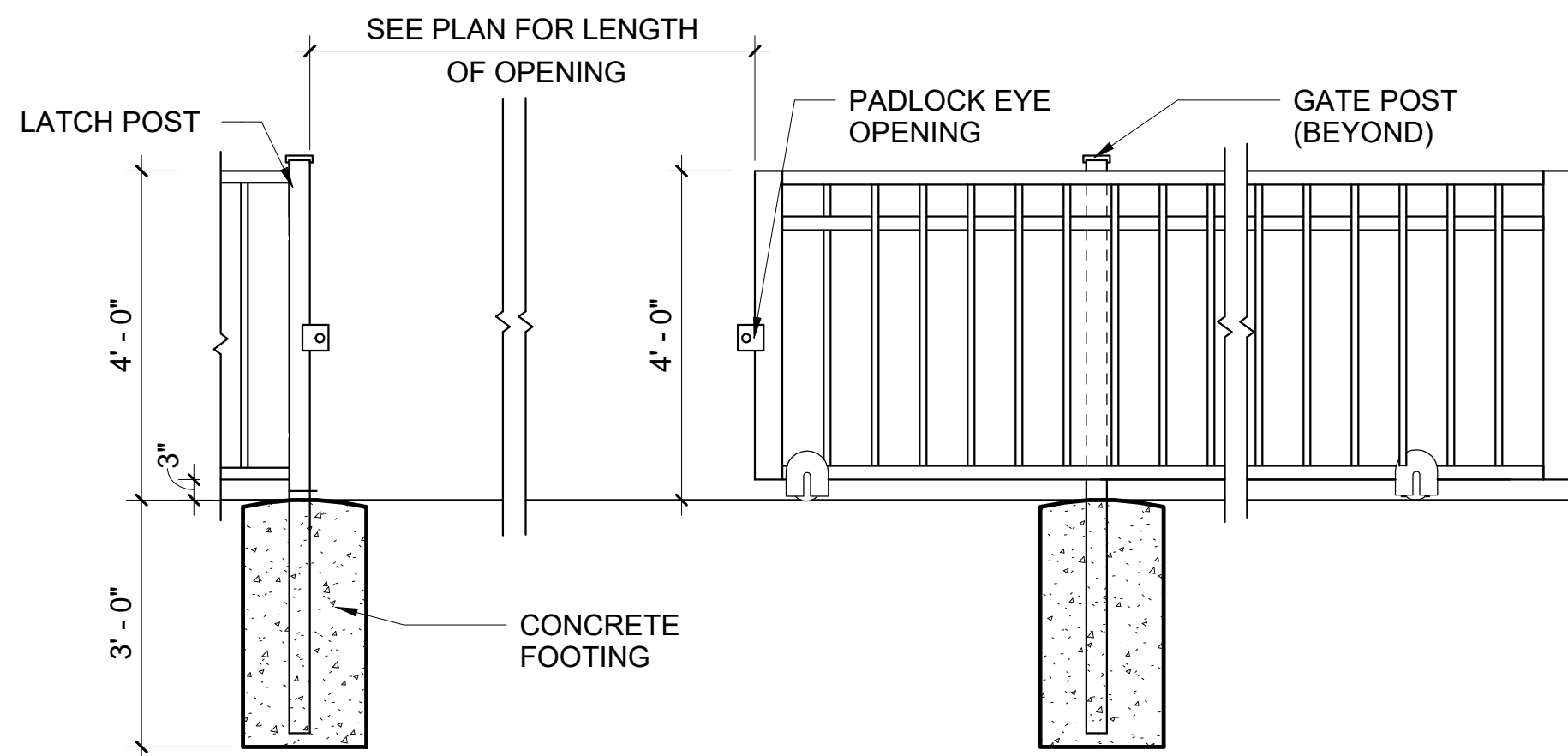




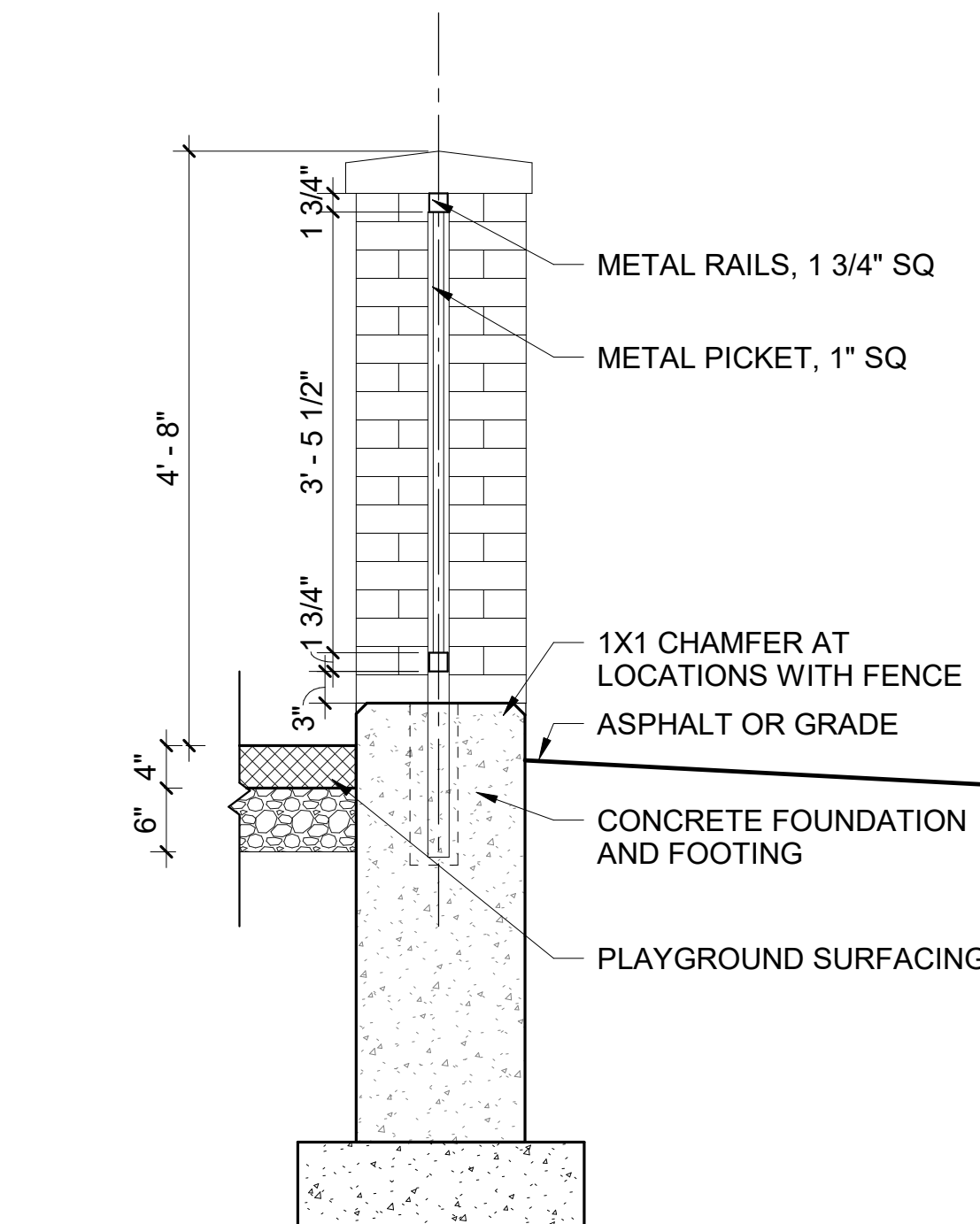
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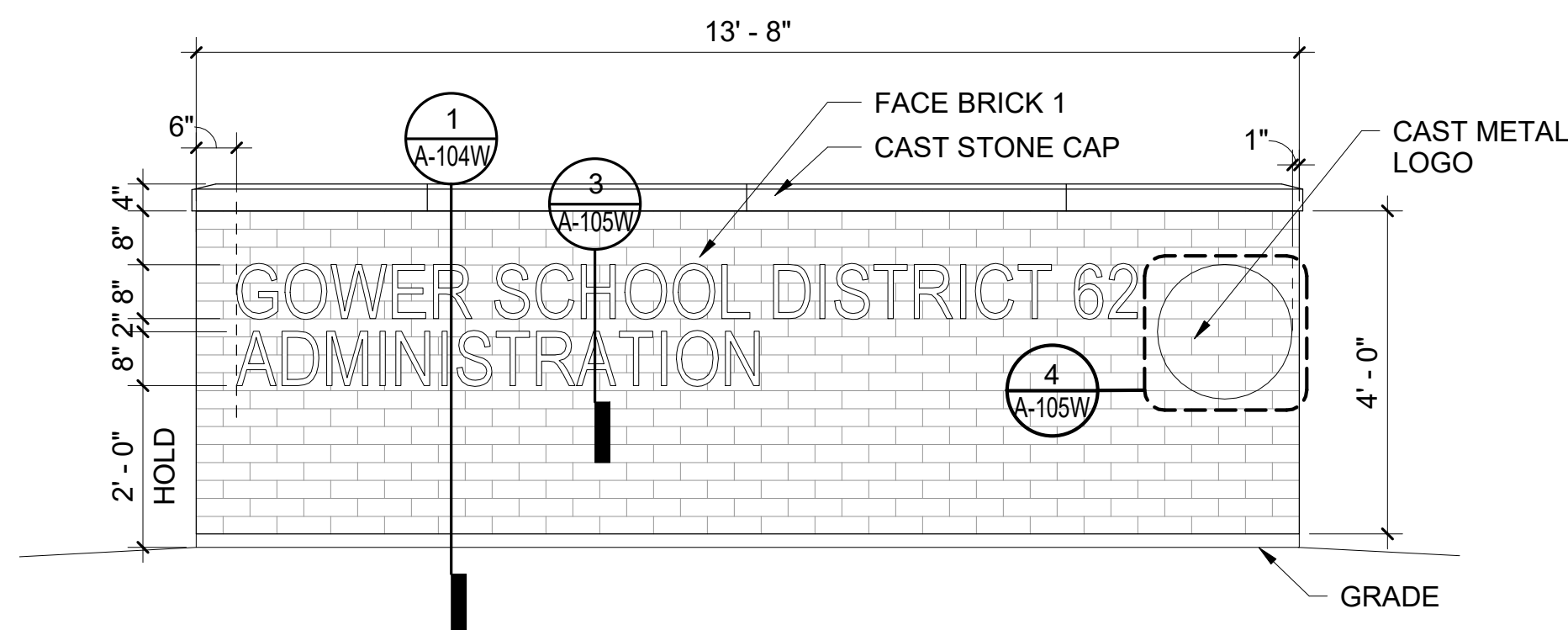
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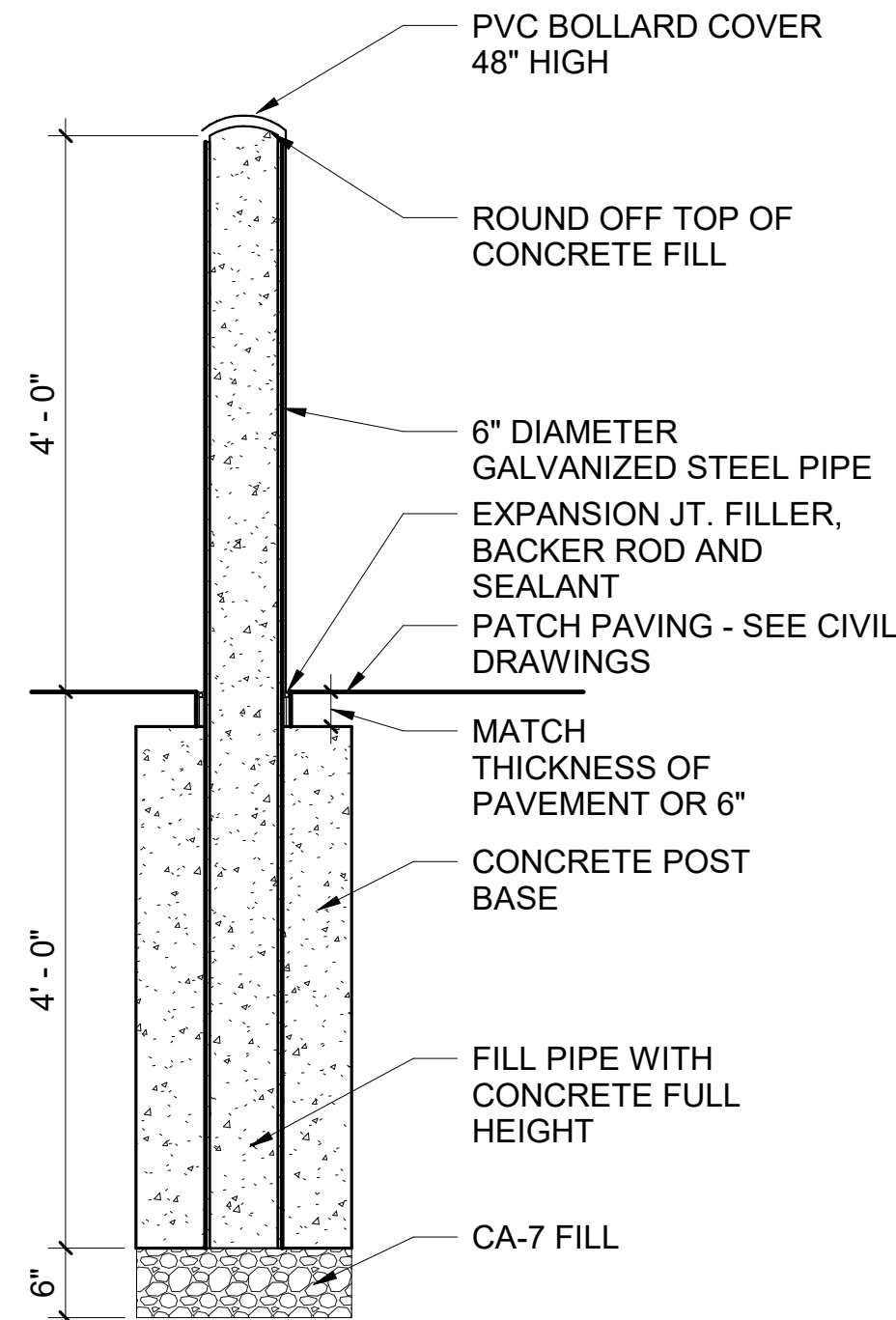
5 ELEVATION - SLIDING GATE  
1/2" = 1'-0"



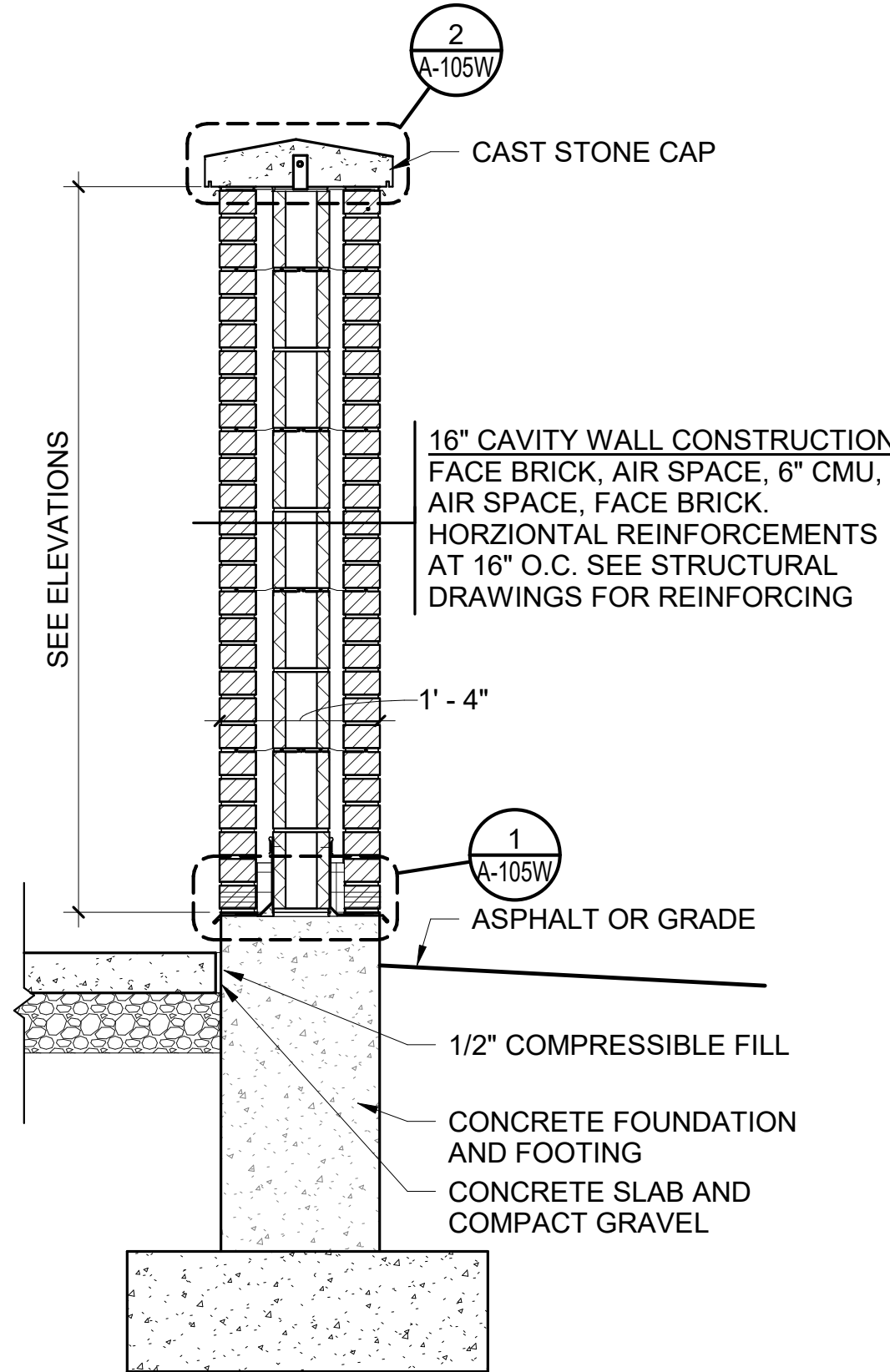
2 WALL SECTION - FENCE  
3/4" = 1'-0"



4 SOUTH ELEVATION - SIGN  
1/2" = 1'-0"

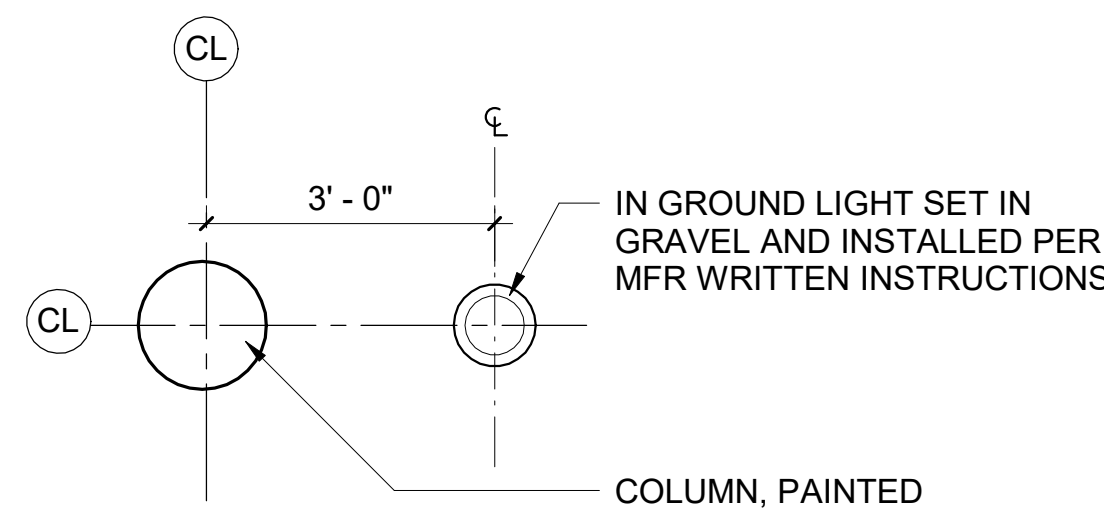


3 BOLLARD DETAIL  
3/4" = 1'-0"

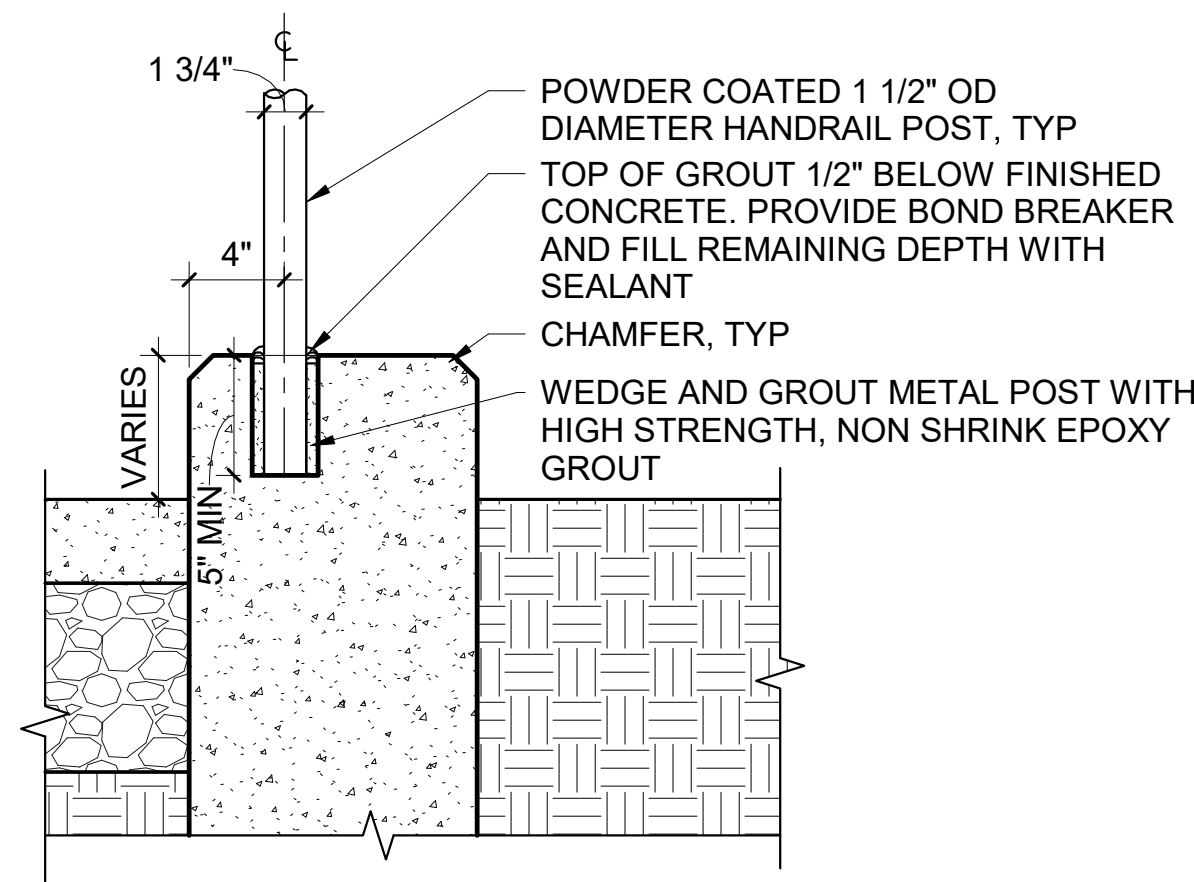


1 WALL SECTION  
3/4" = 1'-0"

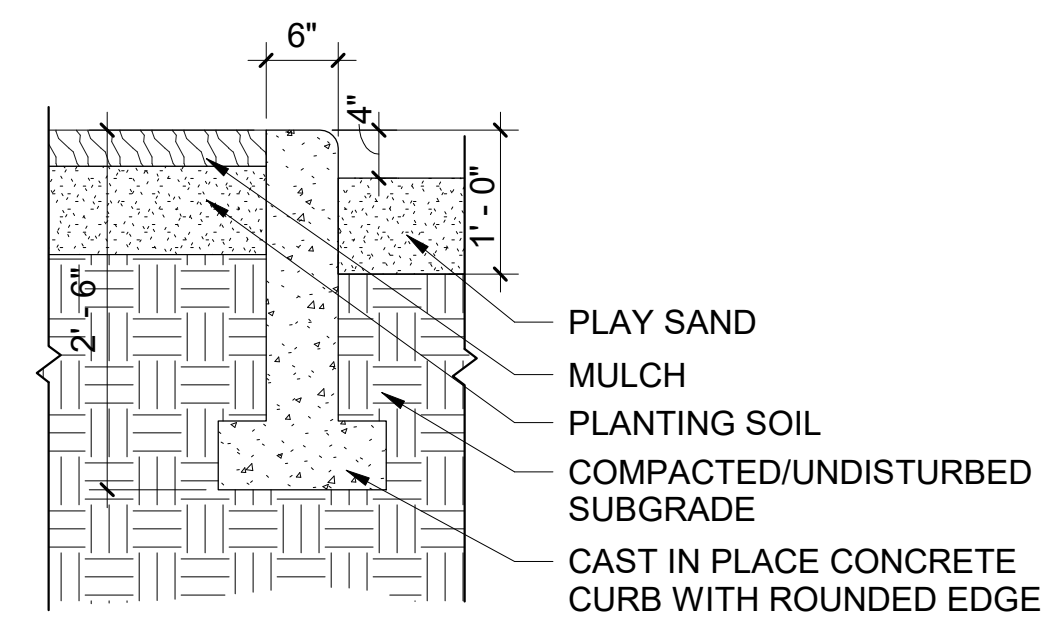




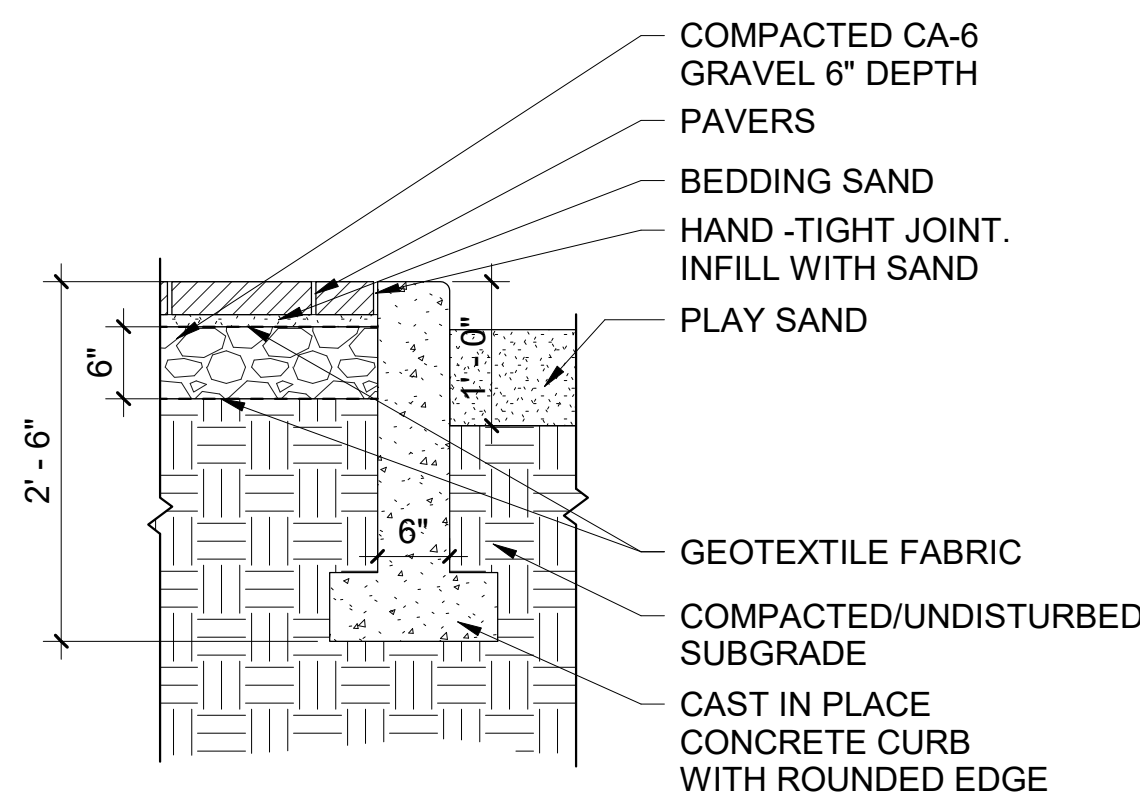
12 SITE DETAIL  
1/2" = 1'-0"



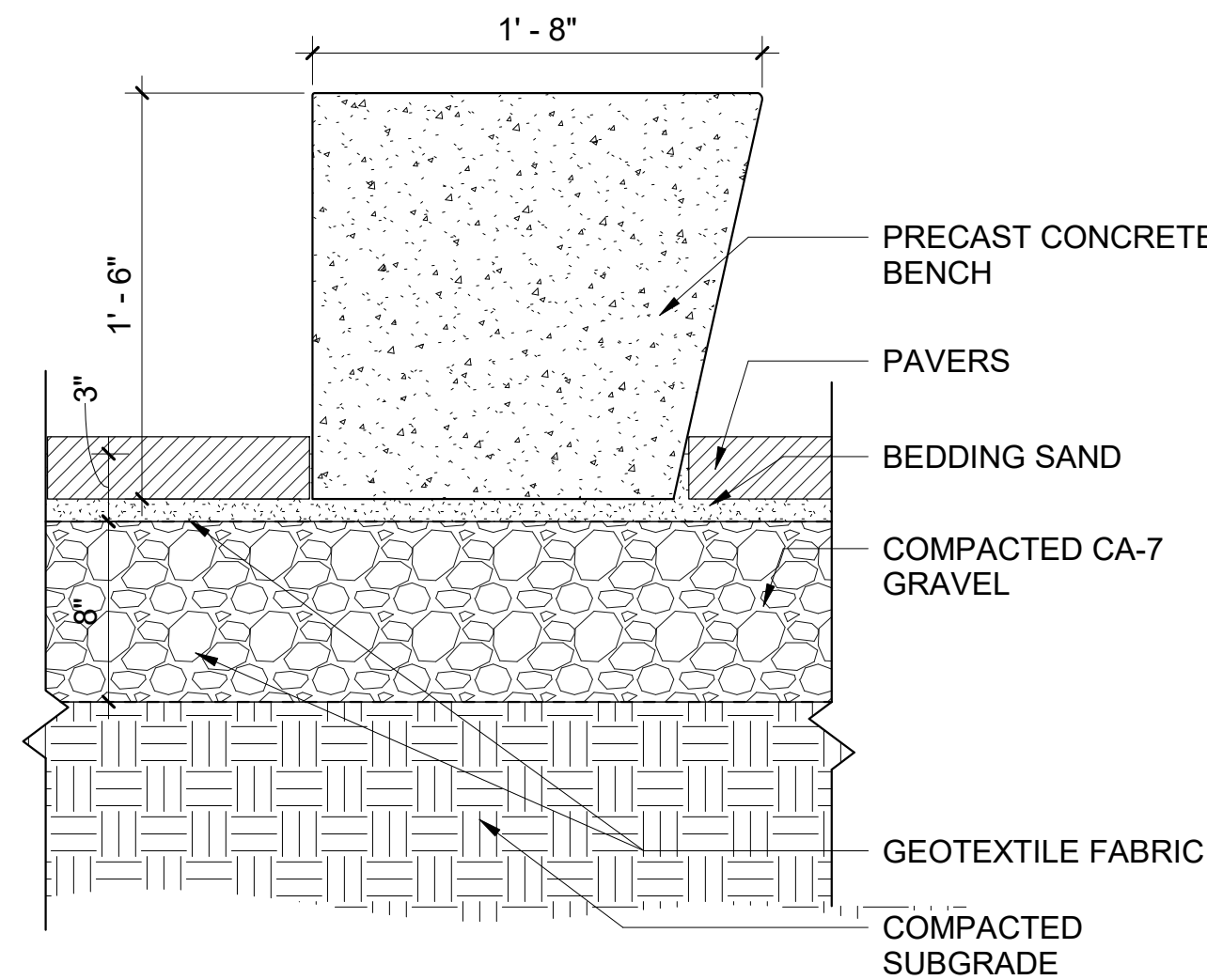
11 HANDRAIL SLEEVE DETAIL TYP  
1 1/2" = 1'-0"



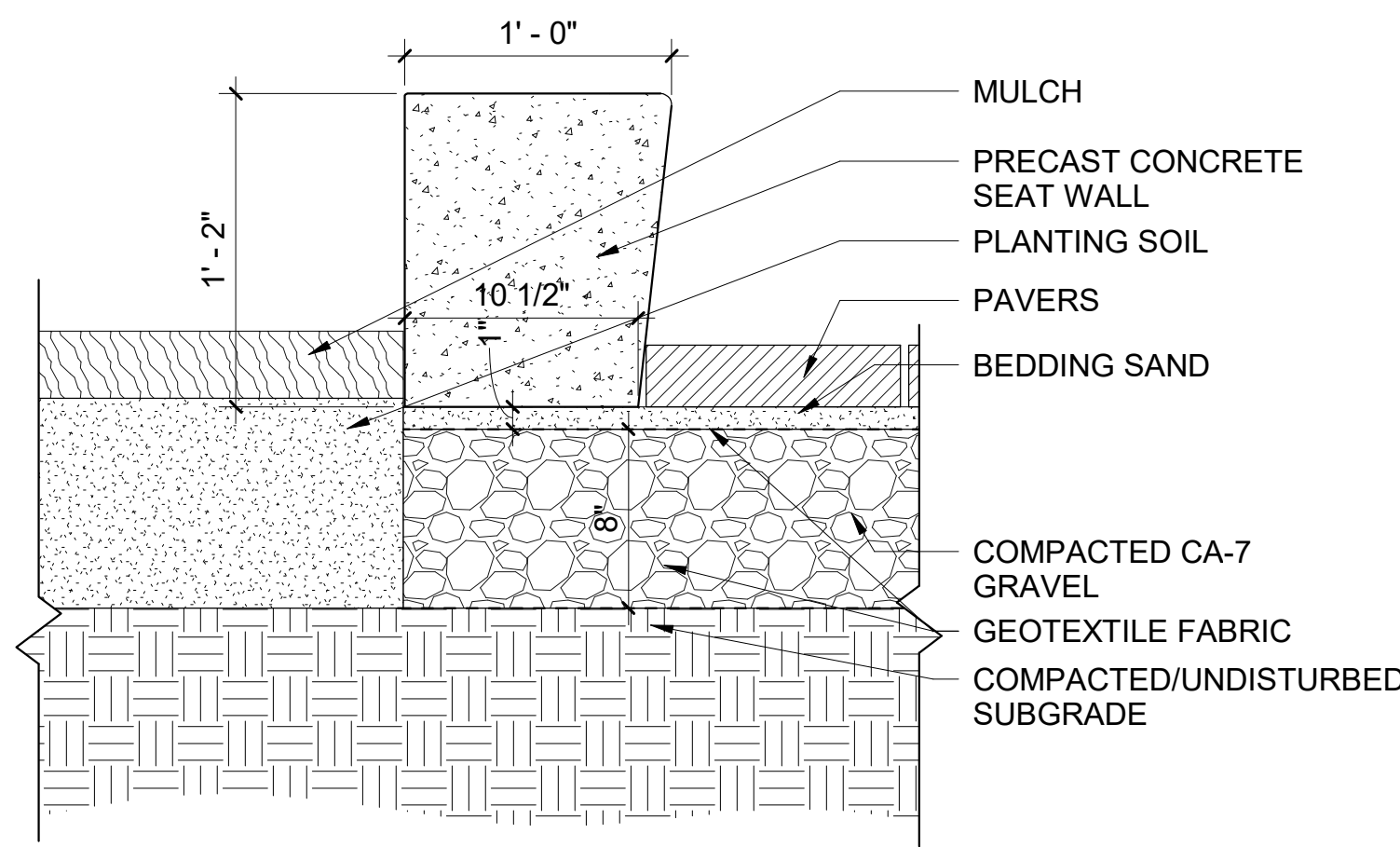
10 SECTION - SANDBOX  
3/4" = 1'-0"



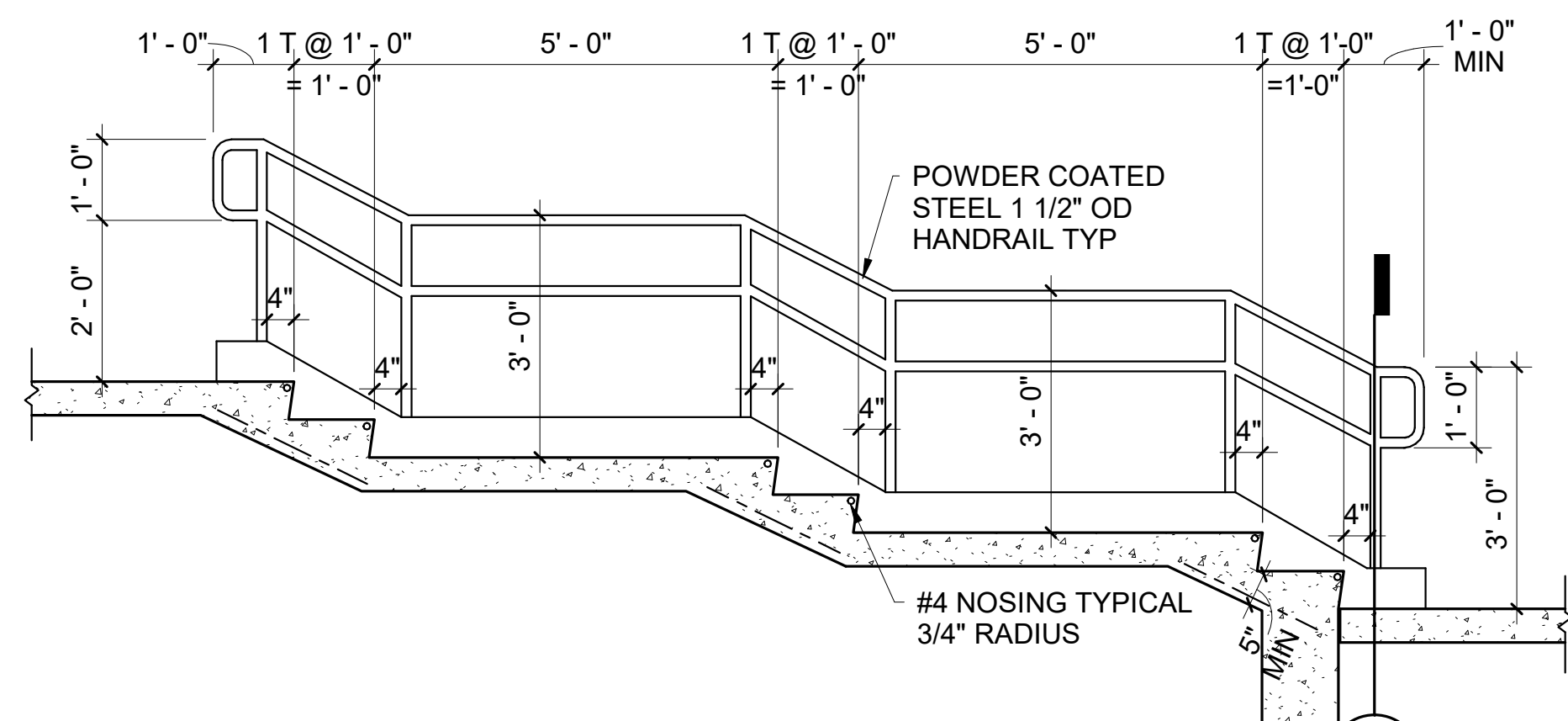
9 SECTION - SANDBOX  
3/4" = 1'-0"



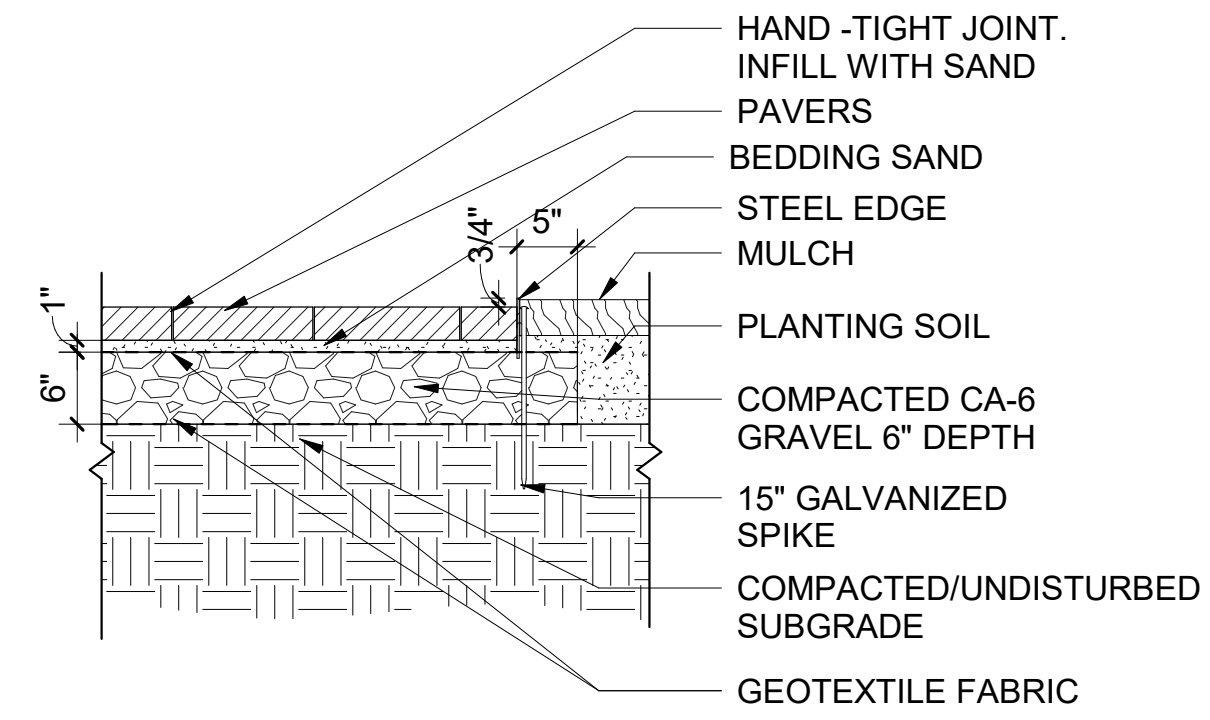
8 SECTION - BENCH  
1 1/2" = 1'-0"



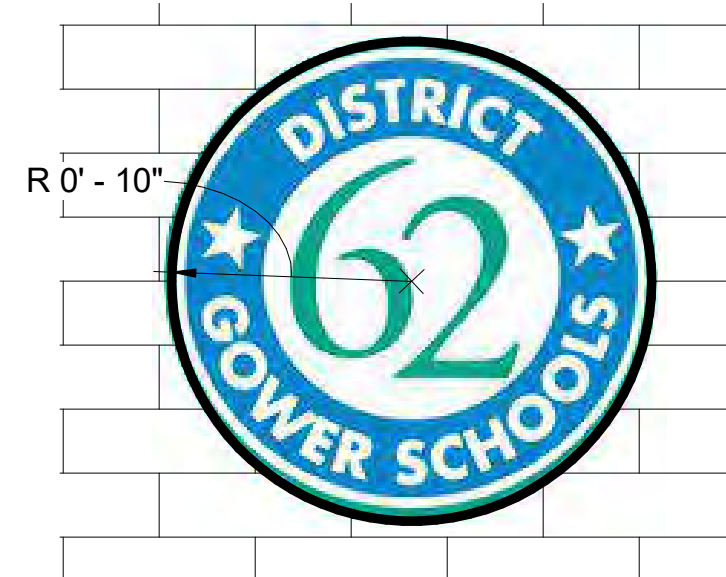
7 SECTION - SEAT WALL  
1 1/2" = 1'-0"



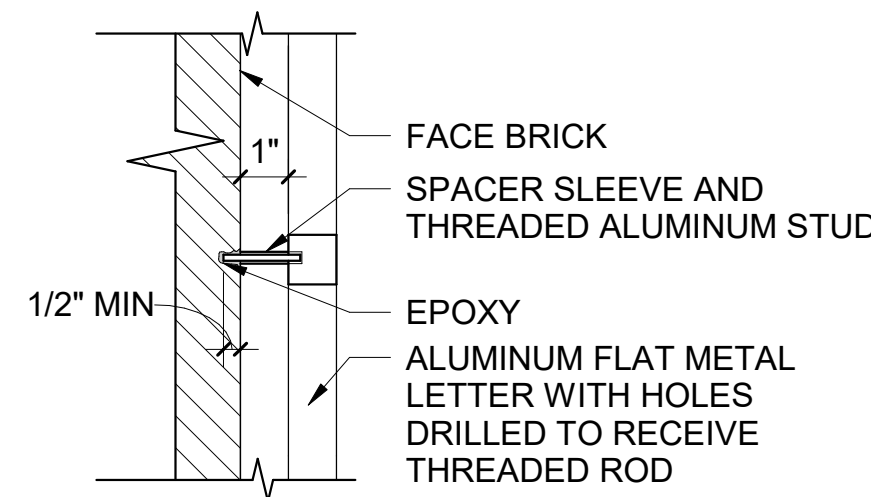
6 STAIR SECTION - LEARNING TERRACE  
1/2" = 1'-0"



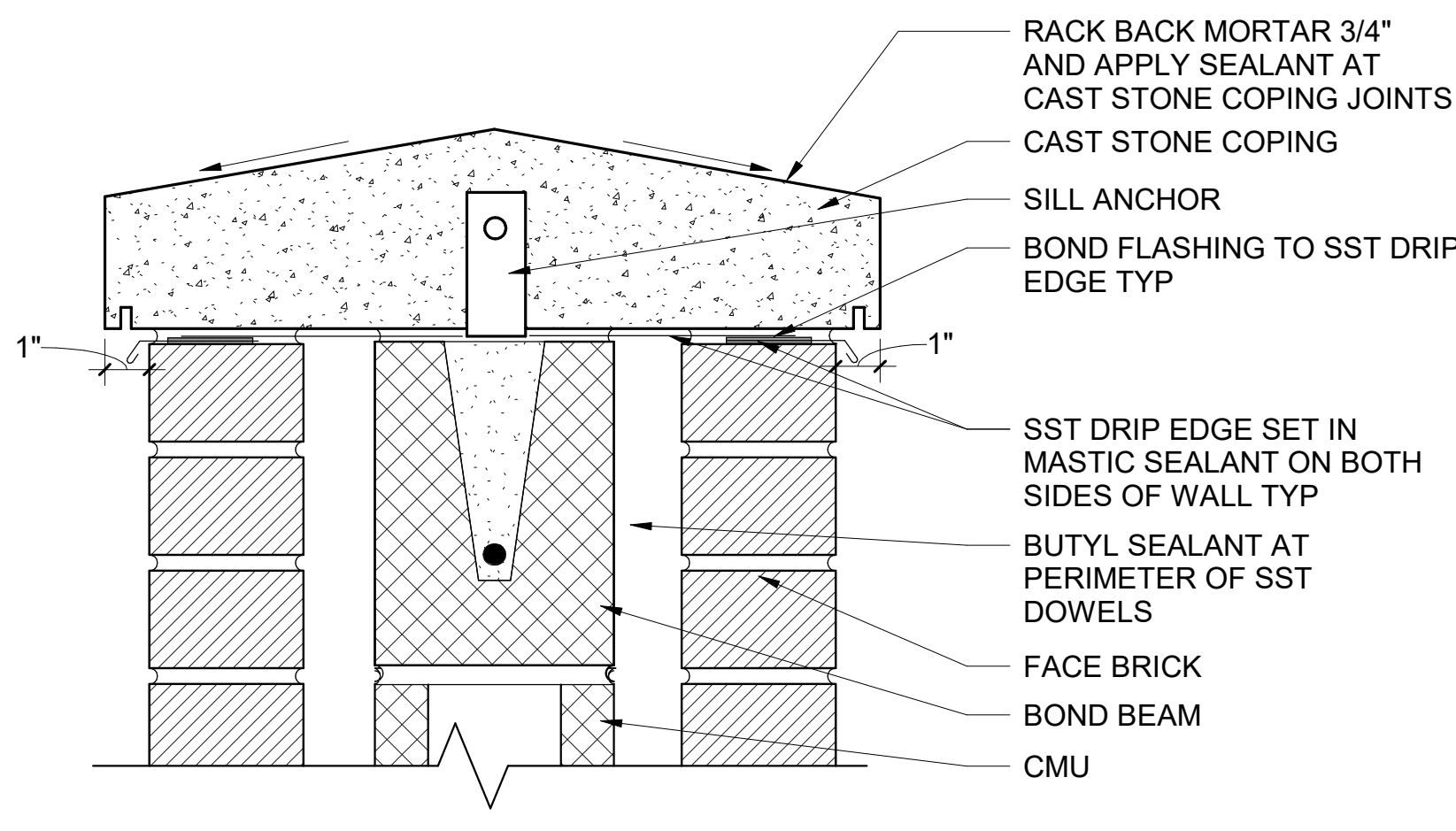
5 SITE DETAIL - PAVER EDGE  
3/4" = 1'-0"



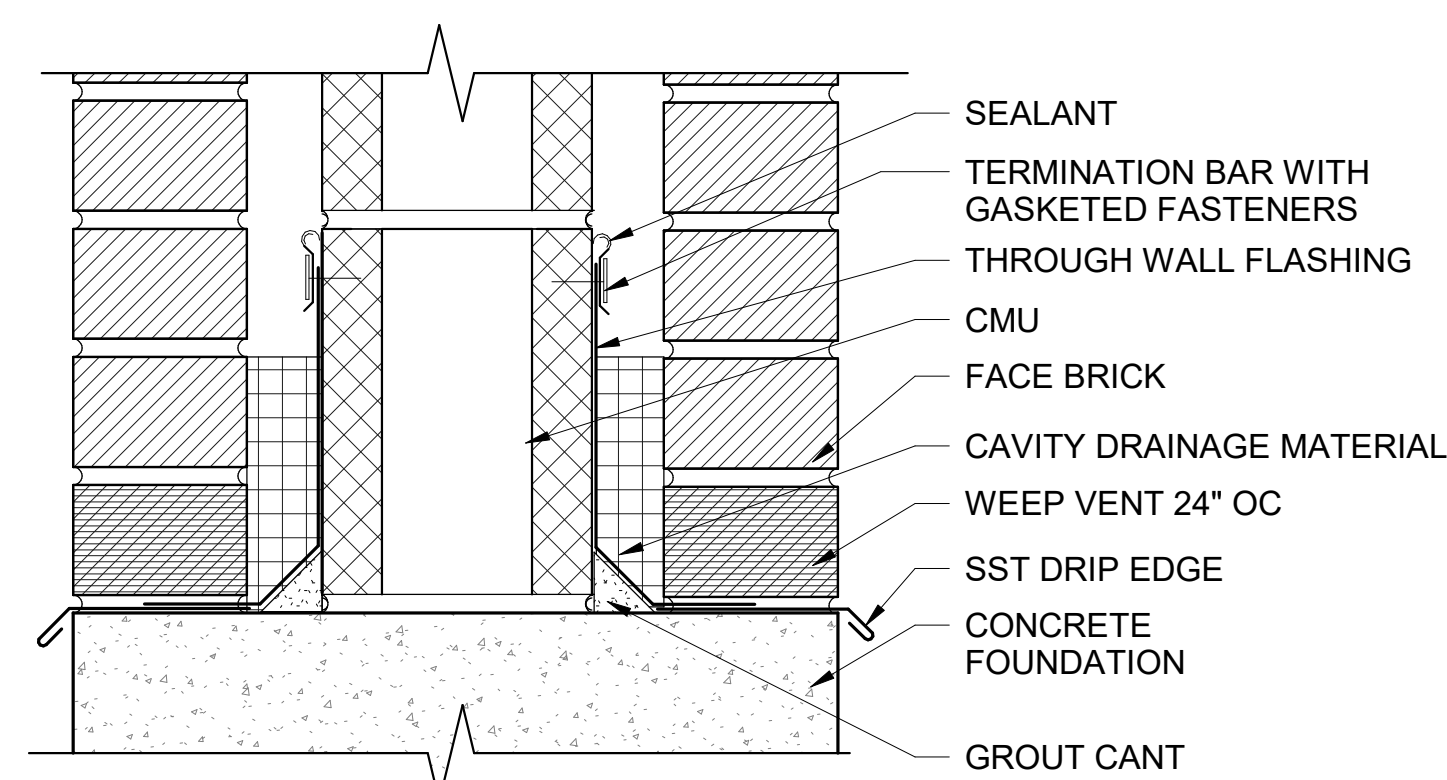
4 CAST METAL LOGO DETAIL  
1 1/2" = 1'-0"



3 LETTER ATTACHMENT DETAIL  
3" = 1'-0"



2 DETAIL - TOP OF WALL - TYP  
3" = 1'-0"

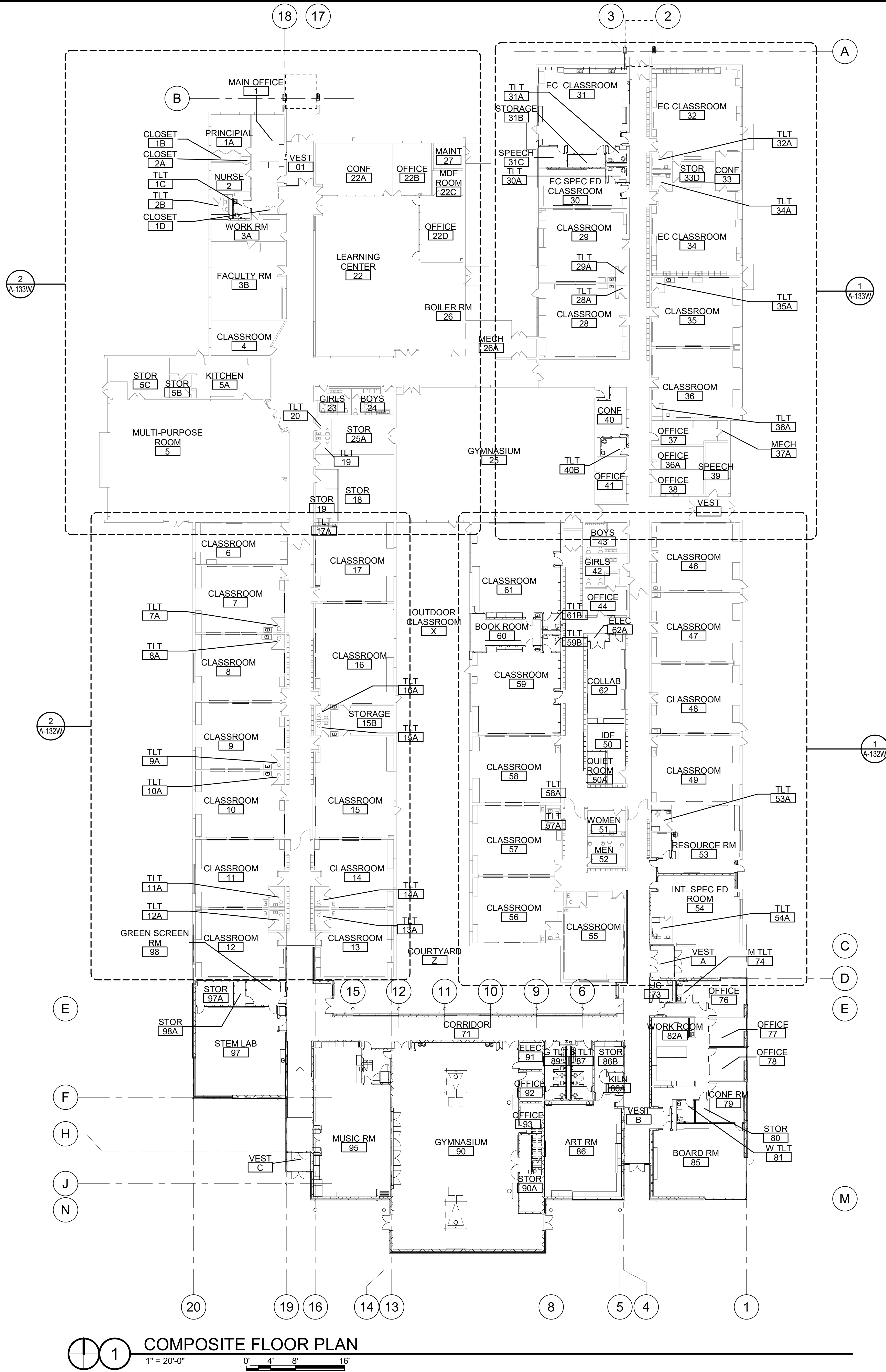


1 BOTTOM OF WALL - TYP  
3" = 1'-0"

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SHEET	





FLOOR PLAN GENERAL NOTES

- REFER TO SHEET A-000 FOR A LIST OF ABBREVIATIONS USED THROUGHOUT THESE DRAWINGS.
- REFER TO SHEET A-111W FOR FIRE RATED WALL LOCATIONS AND REQUIRED RATINGS.
- PROVIDE LINTELS FOR OPENINGS IN MASONRY WALLS PER LINTEL SCHEDULE ON STRUCTURAL DRAWINGS.
- SEE SHEET A-511W FOR PARTITION TYPES
- SEAL PENETRATIONS THROUGH FLOOR SLABS AND WALLS. REFER TO FIRE SEPARATION LEGEND IN THESE DRAWINGS FOR RATED WALL LOCATIONS AND REQUIRED RATINGS.
- WHERE WALL OR FLOOR CONSTRUCTION HAS BEEN REMOVED, PREPARE EXISTING ADJACENT REMAINING SURFACES TO RECEIVE NEW FINISHES. PROVIDE NEW FINISHES AS SCHEDULED OR IF NOT SCHEDULED, PATCH SURFACES TO MATCH EXISTING.
- WHERE MASONRY WALL OPENINGS ARE INDICATED TO BE FILLED IN, OPENINGS SHALL BE TOOTHED IN WITH MASONRY UNITS TO MATCH TYPE, COLOR, COURSING, SIZE AND TEXTURE. MASONRY INFILL THAT WILL BE COVERED WITH ANOTHER FINISH NEED NOT BE TOOTHED IN. OUTSIDE CORNERS OF CMU WALLS WILL BE BULLNOSED UNLESS NOTED OTHERWISE.
- IN FRAME WALLS PROVIDE SUPPLEMENTAL FRAMING AND IN-WALL BLOCKING FOR MOUNTING AND SUPPORT OF FIXTURES, EQUIPMENT, CASEWORK, TOILET ACCESSORIES, MARKER AND TACKBOARDS AND OTHER WALL MOUNTED ITEMS. FOR OWNER PROVIDED EQUIPMENT COORDINATE LOCATION(S) OF BLOCKING WITH OWNER.
- MARKER BOARDS TO BE MOUNTED AT 2'-8" AFF TO MARKER TRAY UNLESS NOTED OTHERWISE.
- FIRE EXTINGUISHERS SHALL BE FURNISHED BY OWNER AND INSTALLED IN CONTRACTOR PROVIDED CABINET.

PLAN KEYNOTES

- PATCH SAWCUT CONCRETE FLOOR SLAB AS REQUIRED, SEE PLUMBING
- PATCH IN FACE BRICK AND MASONRY WALL TO MATCH EXISTING. VIF
- PROVIDE 600 SQUARE FEET OF TUCKPOINTING
- CRACK IN EXIST CMU WALL. CLEAN OUT JOINT AND PROVIDE SEALANT, 5.5 LF
- MASONRY INFILL, MATCH CONSTRUCTION AND COURSING OF ADJACENT CONSTRUCTION.
- 8" CMU INFILL, MATCH CONSTRUCTION AND COURSING OF ADJACENT CONSTRUCTION.
- ACCESS LADDER
- FLOOR MOUNTED HANDRAIL
- WALL MOUNTED HANDRAIL
- METAL PAN STAIR WITH PIPE RAIL HANDRAIL AND GUARDRAIL
- STEEL COLUMN, PAINTED
- INFILL MASONRY OPENING AT REMOVED MECHANICAL EQUIPMENT
- PROVIDE SIDE PANEL FOR EXIST BASE CABINET. MATCH EXIST FINISH.
- PROVIDE PLAM COUNTERTOP AND BACKSPLASH FOR EXIST BASE CABINET; MATCH EXIST CONFIGURATION
- SOLID SURFACE SILL
- PLAM COUNTERTOP
- QUARTZ COUNTERTOP
- WALL MTD UTILITY SHELVING
- PROVIDE CHASE, SEE DETAIL 3/A-605W
- DISPLAY CASE
- DOWNSPOUT
- LINE OF ROOF CANOPY ABOVE
- COMPOSITE METAL PANEL FASCIA, MWP-2
- COMPOSITE METAL PANEL, MWP-2
- COMPOSITE METAL PANEL FASCIA, MWP-3
- ADJUSTABLE GLASS SHELF
- PREFINISHED ALUMINUM LOUVER, 72"W x 10 1/2", SEE MECHANICAL.
- PREFINISHED ALUMINUM LOUVER, 60"W x 10 1/2", SEE MECHANICAL.
- PREFINISHED ALUMINUM LOUVER, 36"W x 10 1/2", SEE MECHANICAL.
- HM DOORS UNDER STAGE
- HOLLOW METAL BORROWED LIGHT
- CANOPY, INSULATED TRANSLUCENT SANDWICH PANEL ROOF
- PROVIDE SECURITY GLAZED WINDOW
- PROVIDE ADA PUSH BUTTON AT EXIST DOOR. PATCH MASONRY AT REMOVED INTERCOM
- PROVIDE NEW FLOOR, NEW WALL BASE AND WALL FINISHES
- PROVIDE FLOORING THROUGHOUT ROOM
- EXIST FLOORING TO REMAIN
- PROVIDE FLOORING IN AREA SHOWN HATCHED, MATCH ADJACENT VCT
- PROVIDE VCT FLOORING AT CORRIDOR LOCATIONS OF SAW CUT FLOOR SLAB. EXTEND REPLACEMENT TO NEAREST FULL TILE
- PROVIDE INTEGRATED STAIR AND RISER PACKAGE. QUANTITY OF RISERS AS INDICATED ON PLAN. PROVIDE RUBBER SURFACE AT LANDING.
- INSTALL SALVAGED LOCKERS
- PROVIDE METAL LOCKER FILLER PANEL, MATCH FINISH OF EXIST LOCKERS
- PROVIDE METAL PANEL CLOSURE PANEL AT SIDE OF EXIST METAL LOCKER, MATCH FINISH OF EXIST LOCKERS
- PROVIDE METAL LOCKER FILL PANEL, MATCH FINISH OF EXIST LOCKERS
- OPERABLE PARTITION
- FIRE EXTINGUISHER CABINET. INSTALL OWNER-PROVIDED FIRE EXTINGUISHER
- EQUIPMENT SCREEN WALL
- WALL MTD BASKETBALL BACKSTOP
- MOTORIZED CEILING SUSPENDED FRONT FOLDING BASKETBALL BACKSTOP. CONTRACTOR TO COORDINATE LOCATION OF BACKSTOP WITH COURT STRIPING ON FLOOR BELOW.
- WALL MOUNTED PROJECTOR SCREEN
- INSTALL EXIST KILN
- WALL SAFETY PADS
- INSTALL EXIST CLIMBING WALL AND SAFETY PADS
- REINSTALL SALVAGED BLEACHERS IN THE SAME LOCATION
- ROLLER SHADE., ELECTRICALLY OPERATED, BLACKOUT
- WHEELCHAIR LIFT
- FLOOR DRAIN
- WALL HYDRANT
- ELECTRIC WATER COOLER WITH BOTTLE FILLER
- FLOOR MOUNTED MOP SINK
- UNIT VENTILATOR
- METAL PIPE ENCLOSURE
- RECESSED WALL CABINET HEATER
- ELECTRICAL FLOOR BOX. TYP
- FIRE ALARM PANEL, PATCH MASONRY WALL AS REQUIRED FOR WORK
- EXIST FIRE ALARM PANEL
- WALL MOUNTED INTERCOM BOX
- WALL MOUNTED SPEAKER
- EXIST CONDUIT
- EXIST MURAL TO REMAIN
- ALTERNATE 4: DIGITALLY PRINTED VINYL WALL COVERING. APPROXIMATELY 250 SF.
- SOLID PLASTIC TOILET COMPARTMENTS, FLOOR ANCHIED AND OVERHEAD BRACED

ADDITION AND RENOVATIONS TO TWO SCHOOLS

GOWER SCHOOL DISTRICT 62  
7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527

GOWER WEST ELEMENTARY SCHOOL  
COMPOSITE FLOOR PLAN & PLAN KEYNOTES

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NUMBER	REVISION SCHEDULE DESCRIPTION	DATE
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PROJECT NUMBER  
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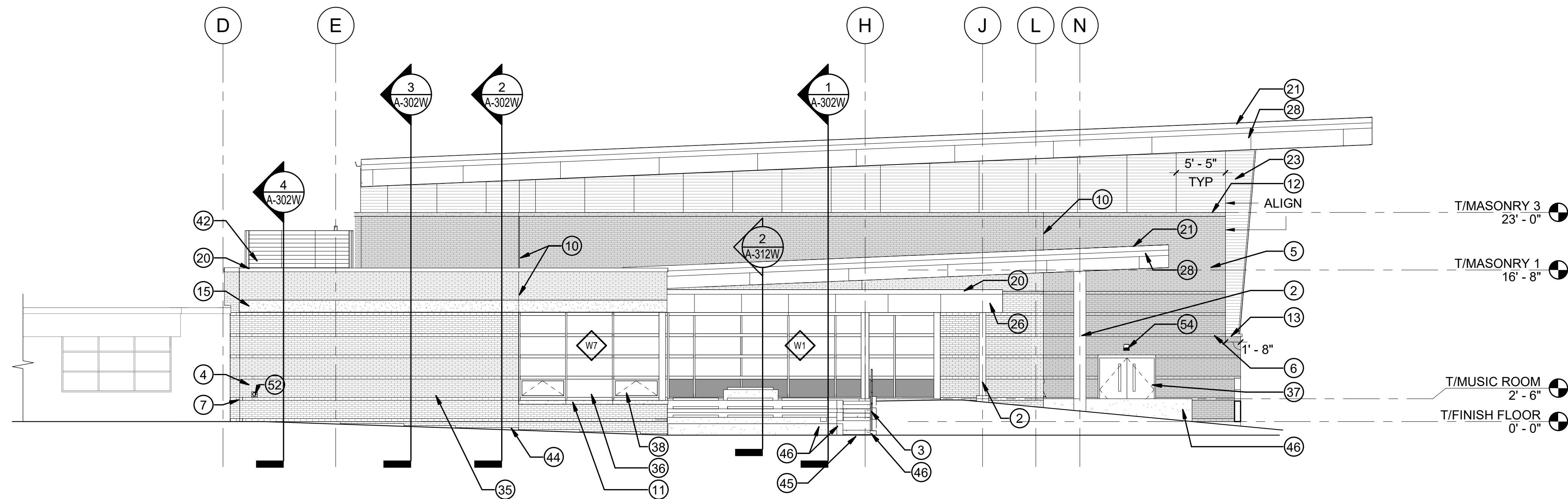
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PLANNING REVIEW

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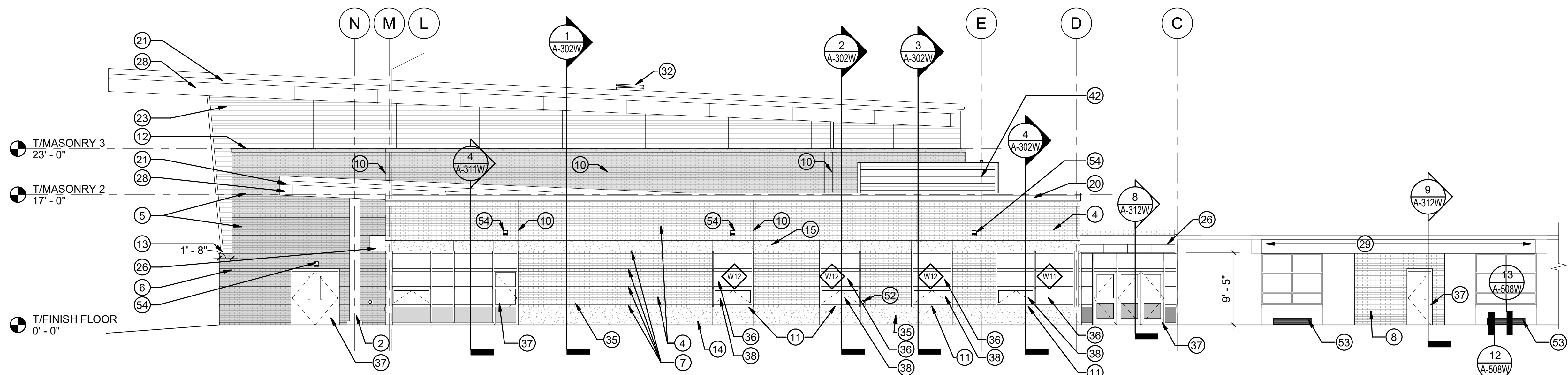
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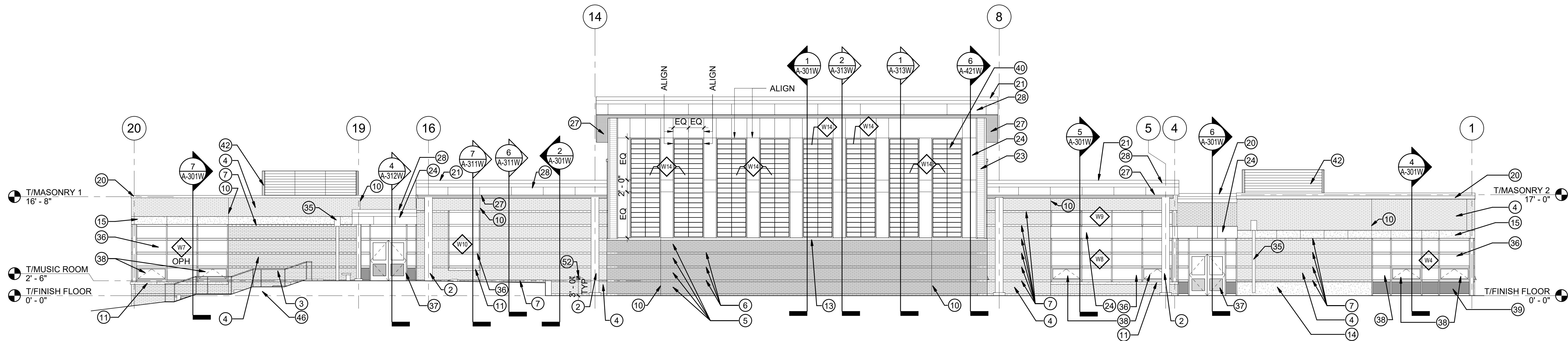




3 WEST ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"



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

## GENERAL NOTES

1. PROVIDE DIFFERENT COLOR SEALANT AT EACH CHANGE IN FACE BRICK TYPE AND CAST STONE.
2. PROVIDE EXPANSION JOINT AT EACH 20'-0" MAXIMUM FACE BRICK LENGTH

## EXTERIOR ELEVATION KEYNOTES

- 1 MASONRY WALL
- 2 STEEL COLUMN
- 3 HANDRAIL
- 4 FACE BRICK 1, MODULAR
- 5 FACE BRICK 2, MODULAR
- 6 FACE BRICK 3, UTILITY
- 7 FACE BRICK 4, UTILITY
- 8 SALVAGED FACE BRICK
- 9 BRICK EXPANSION JOINT
- 10 CAST STONE SILL, STONE 1
- 11 CAST STONE SILL, STONE 2
- 12 CAST STONE SILL, STONE 3
- 13 CAST STONE BASE, STONE 4
- 14 CAST STONE BAND, STONE 5
- 15 ORNAMENTAL METAL FENCE
- 16 STONE COPING
- 17 ORNAMENTAL METAL GATE
- 18 METAL COPING, MTL-1
- 19 METAL COPING, MTL-2
- 20 METAL COPING, MTL-3
- 21 CORRUGATED METAL WALL PANEL, MWP-1
- 22 COMPOSITE METAL WALL PANEL, MWP-2
- 23 COMPOSITE METAL SOFFIT PANEL, MWP-2
- 24 COMPOSITE METAL SOFFIT PANEL, MWP-2
- 25 COMPOSITE METAL SOFFIT PANEL, MWP-2
- 26 COMPOSITE METAL SOFFIT PANEL, MWP-3
- 27 COMPOSITE METAL SOFFIT PANEL, MWP-3
- 28 REMOVE METAL FASCIA PANEL. PROVIDE FASCIA PANEL AND INSTALL IN SAME LOCATION
- 29 SCRAPE, CLEAN, PRIME AND PAINT CORRUGATED METAL FASCIA AND TRIM
- 30 PROVIDE NEW TRIM AT BOTTOM OF EXIST FASCIA PANEL
- 31 ROOF HATCH
- 32 METAL FASCIA
- 33 GUTTER
- 34 OVERFLOW SCUPPER AND DOWNSPOUT
- 35 ALUM STOREFRONT SYSTEM
- 36 ALUM ENTRANCE DOORS AND FRAMES
- 37 ALUM WINDOW
- 38 INSULATED METAL PANEL
- 39 INSULATED TRANSLUCENT FIBERGLASS SANDWICH PANEL
- 40 INSULATED TRANSLUCENT SANDWICH PANEL ROOF
- 41 EQUIPMENT SCREEN
- 42 CONCRETE PIER
- 43 STEPPED FOUNDATION WALL
- 44 CONCRETE STAIRS
- 45 CONCRETE WALL, SANDBLASTED
- 46 WALL HYDRANT
- 47 PREFINISHED METAL LOUVER, 60" X 10 2/3"
- 48 LIGHT FIXTURE
- 49 PLAYGROUND EQUIPMENT, NIC

## ADDITION AND RENOVATIONS TO TWO SCHOOLS

GOWER SCHOOL DISTRICT 62  
7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527

GOWER WEST ELEMENTARY SCHOOL  
EXTERIOR ELEVATIONS

DRAWN  
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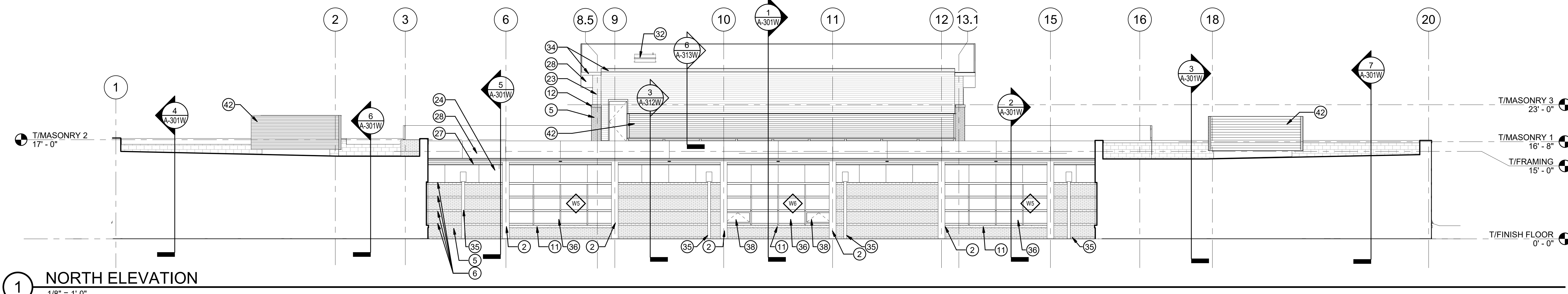
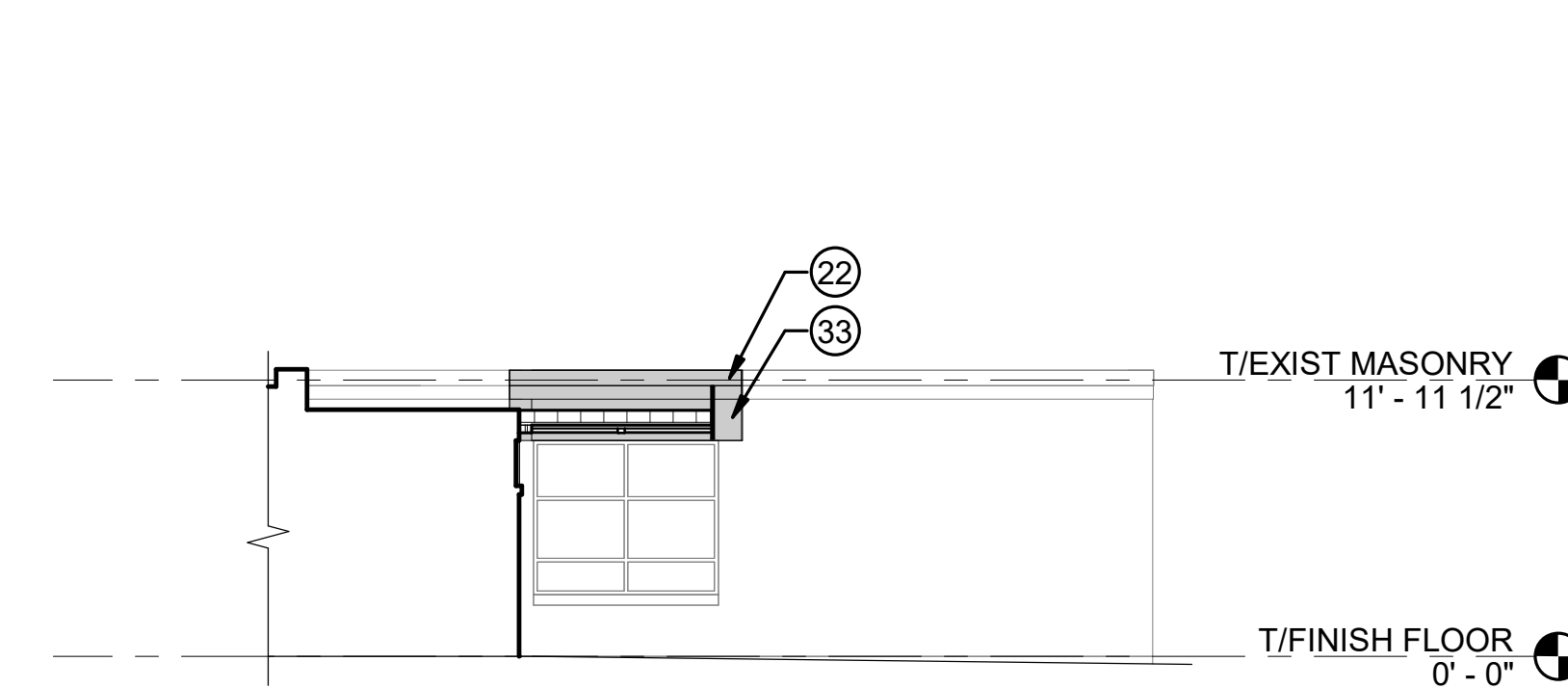
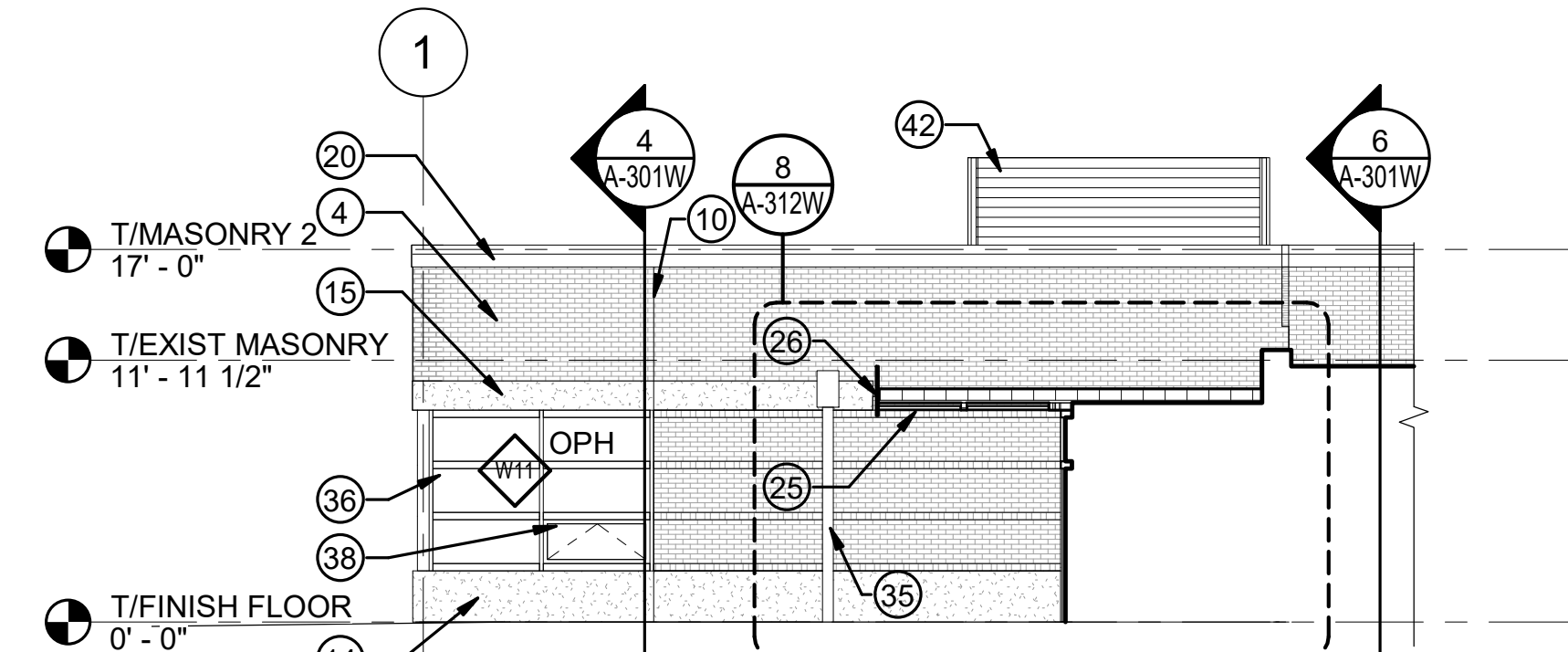
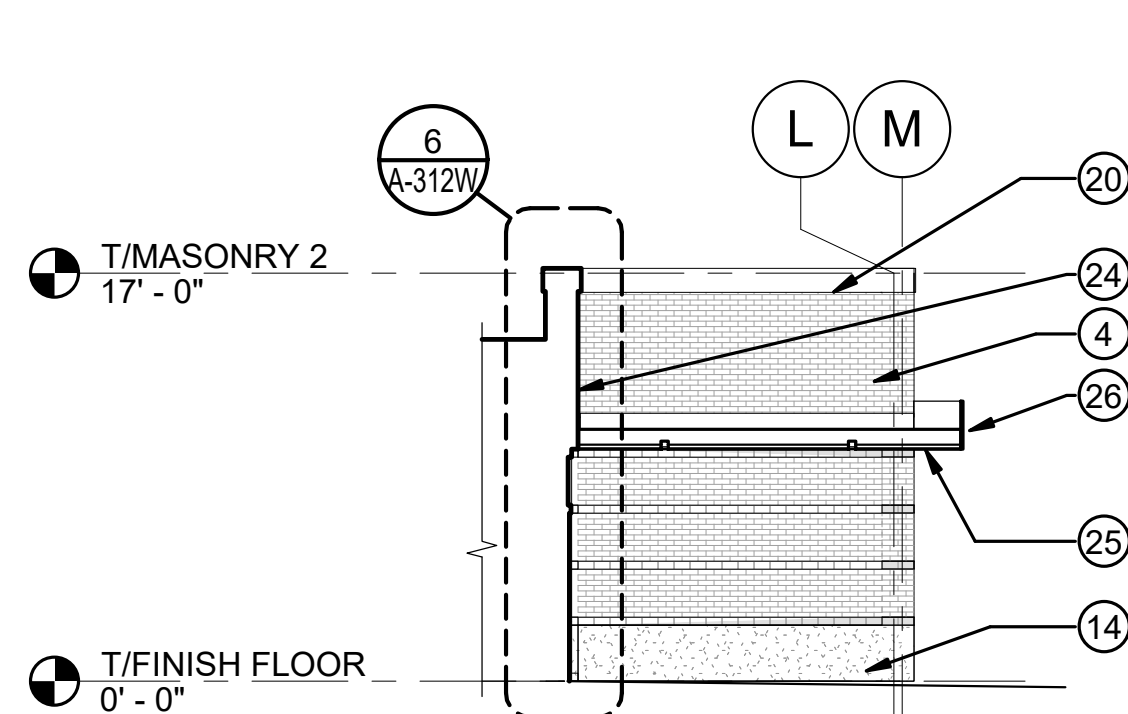
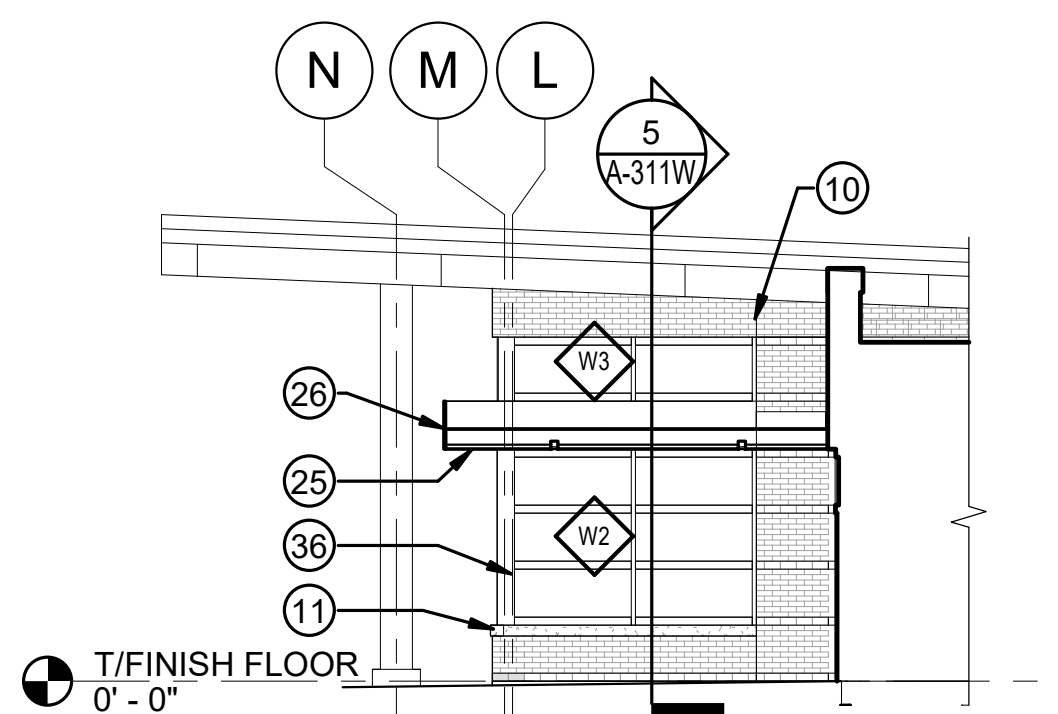
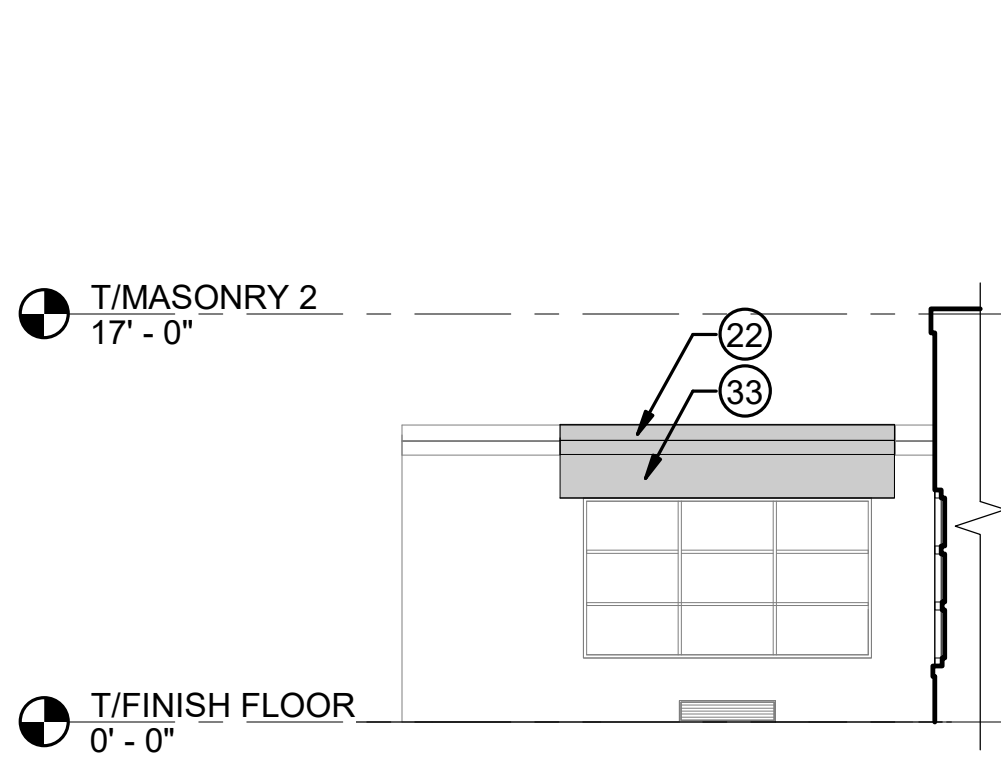
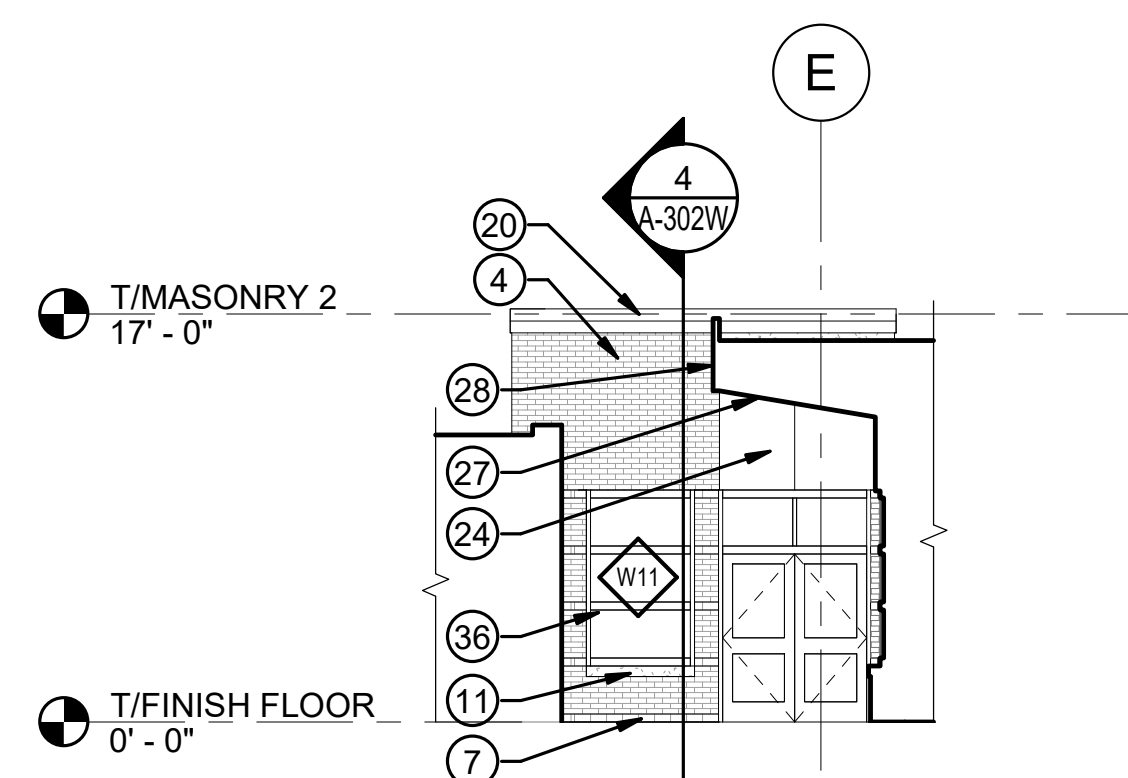
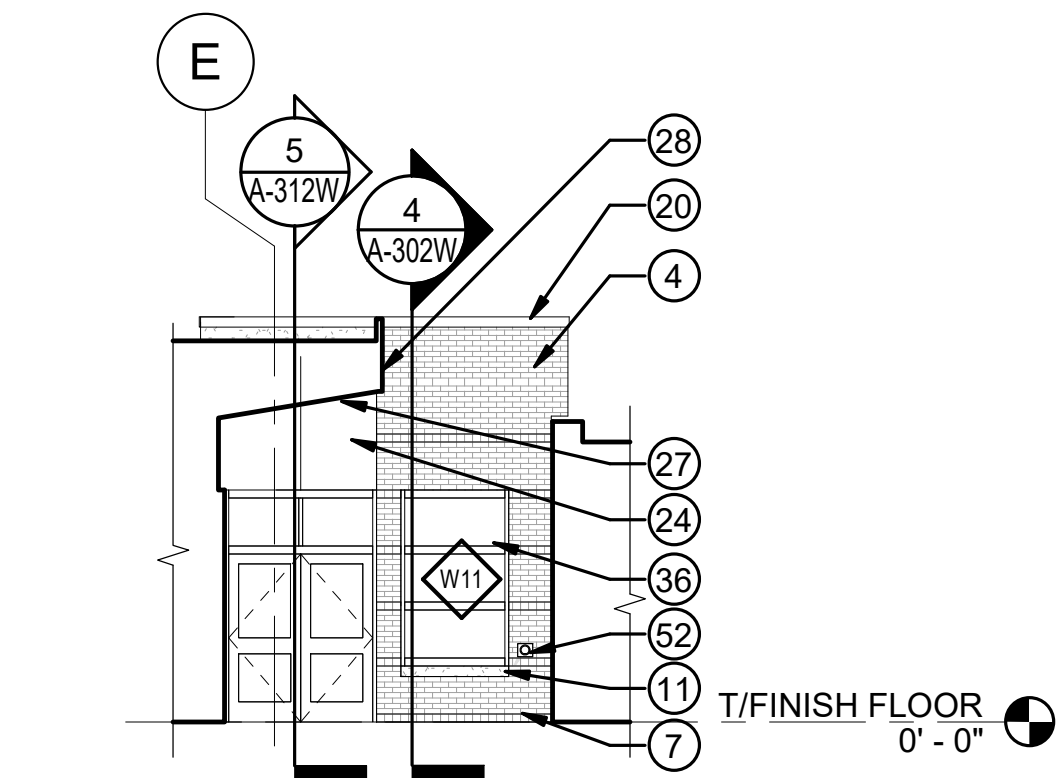
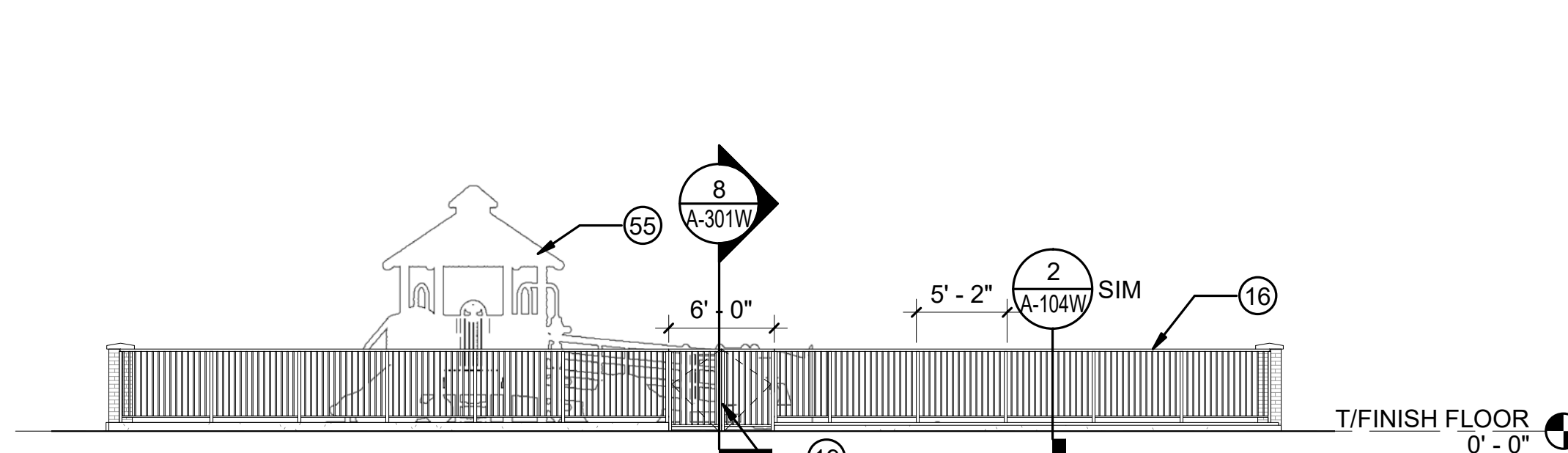
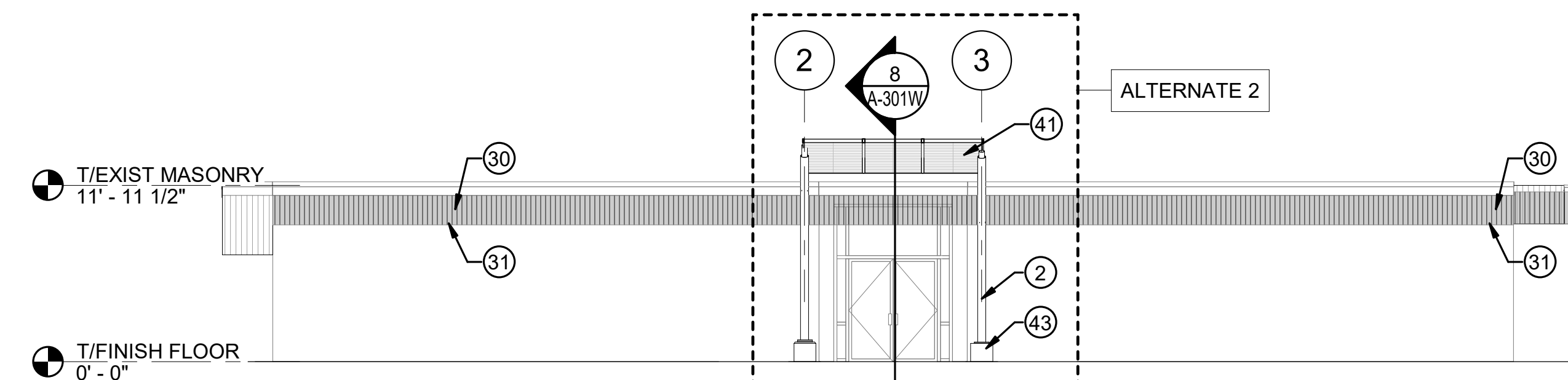
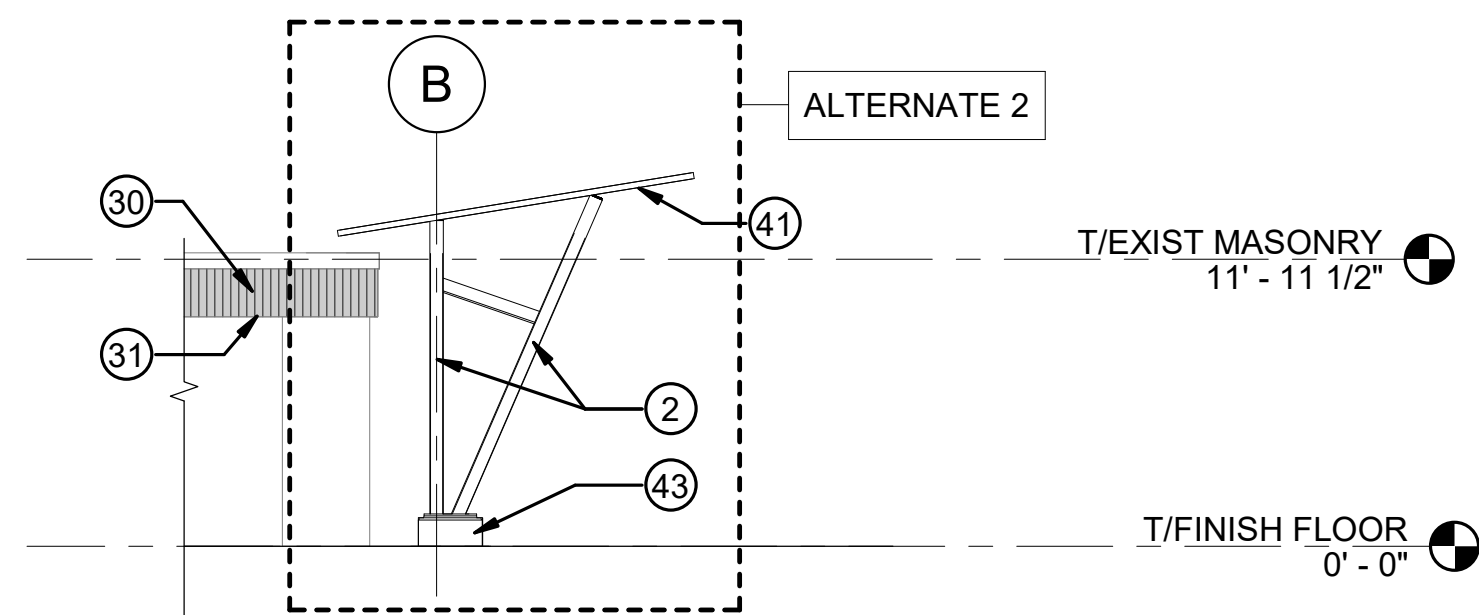
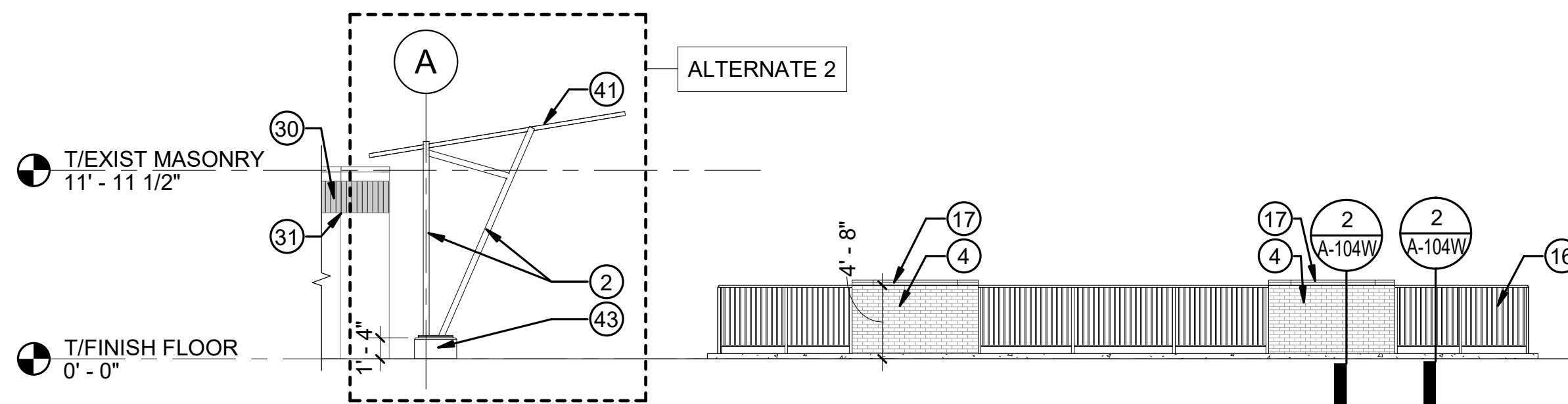
PROJECT PHASE  
PLANNING REVIEW

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## GENERAL NOTES

1. PROVIDE DIFFERENT COLOR SEALANT AT EACH CHANGE IN FACE BRICK TYPE AND CAST STONE.
2. PROVIDE EXPANSION JOINT AT EACH 20'-0" MAXIMUM FACE BRICK LENGTH

## EXTERIOR ELEVATION KEYNOTES (X)

- 1 MASONRY WALL
- 2 STEEL COLUMN
- 3 HANDRAIL
- 4 FACE BRICK 1, MODULAR
- 5 FACE BRICK 2, MODULAR
- 6 FACE BRICK 3, UTILITY
- 7 FACE BRICK 4, UTILITY
- 8 SALVAGED FACE BRICK
- 10 BRICK EXPANSION JOINT
- 11 CAST STONE SILL, STONE 1
- 12 CAST STONE SILL, STONE 2
- 13 CAST STONE SILL, STONE 3
- 14 CAST STONE BASE, STONE 4
- 15 CAST STONE BAND, STONE 5
- 16 ORNAMENTAL METAL FENCE
- 17 STONE COPING
- 19 ORNAMENTAL METAL GATE
- 20 METAL COPING, MTL-1
- 21 METAL COPING, MTL-2
- 22 METAL COPING, MTL-3
- 23 CORRUGATED METAL WALL PANEL, MWP-1
- 24 COMPOSITE METAL WALL PANEL, MWP-2
- 25 COMPOSITE METAL SOFFIT PANEL, MWP-2
- 26 COMPOSITE METAL FASCIA PANEL, MWP-2
- 27 COMPOSITE METAL SOFFIT PANEL, MWP-3
- 28 COMPOSITE METAL FASCIA PANEL, MWP-3
- 29 REMOVE METAL FASCIA PANEL. PROVIDE FASCIA PANEL AND INSTALL IN SAME LOCATION
- 30 SCRAPE, CLEAN, PRIME AND PAINT CORRUGATED METAL FASCIA AND TRIM
- 31 PROVIDE NEW TRIM AT BOTTOM OF EXIST FASCIA PANEL
- 32 ROOF HATCH
- 33 METAL FASCIA
- 34 GUTTER
- 35 OVERFLOW SCUPPER AND DOWNSPOUT
- 36 ALUM STOREFRONT SYSTEM
- 37 ALUM ENTRANCE DOORS AND FRAMES
- 38 ALUM WINDOW
- 39 INSULATED METAL PANEL
- 40 INSULATED TRANSLUCENT FIBERGLASS SANDWICH PANEL
- 41 INSULATED TRANSLUCENT SANDWICH PANEL ROOF
- 42 EQUIPMENT SCREEN
- 43 CONCRETE PIER
- 44 STEPPED FOUNDATION WALL
- 45 CONCRETE STAIRS
- 46 CONCRETE WALL, SANDBLASTED
- 52 WALL HYDRANT
- 53 PREFINISHED METAL LOUVER, 60" X 10 2/3"
- 54 LIGHT FIXTURE
- 55 PLAYGROUND EQUIPMENT, NIC

## ADDITION AND RENOVATIONS TO TWO SCHOOLS

GOWER SCHOOL DISTRICT 62  
7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527

GOWER WEST ELEMENTARY SCHOOL  
EXTERIOR ELEVATIONS

DRAWN	JK	CHECKED	AW
ISSUE DATE	03 JAN 2022	REVISION SCHEDULE	
NUMBER		DESCRIPTION	DATE

PROJECT NUMBER  
1382-2020071  
PROJECT PHASE  
PLANNING REVIEW  
SHEET

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GREEN ASSOCIATES  
ARCHITECTURE  
CONSTRUCTION SERVICES

ARCHITECT  
GREENASSOCIATES, INC.  
1437 HARMONY COURT  
ITASCA, ILLINOIS 60143  
847-317-0852

CONSTRUCTION MANAGER  
FREDERICK QUINN CORPORATION  
103 SOUTH CHURCH STREET  
ADDISON, ILLINOIS 60101  
630-628-8500

CIVIL ENGINEER / LANDSCAPE ARCH.  
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145 COMMERCE DRIVE, SUITE A  
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847-223-4804

STRUCTURAL ENGINEER  
ML STRUCTURAL, PLLC  
334 EAST COLFAX STREET, UNIT D  
PALATINE, ILLINOIS 60067  
224-214-0565

MEP ENGINEER  
CS2 DESIGN GROUP, LLC.  
837 OAKTON STREET  
BLK GROVE VILLAGE, ILLINOIS 60007  
847-981-1880



**Attachment 3**  
Civil Zoning Submittal 01.03.22



# ADDITIONS AND RENOVATIONS TO TWO SCHOOLS

## GOWER WEST ELEMENTARY

7650 CLARENDON HILLS ROAD  
WILLOWBROOK, IL 60527

### SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By TFW For Gower School District 62 on June 8, 2021 Order Numbers 210155 & 120796

### BENCHMARKS

**PROJECT BENCHMARK:**  
NOS MONUMENT DUP83 1B. MONUMENT DESCRIBED AS LOCATED WITHIN THE CITY LIMITS OF WILLOWBROOK, 1.5 MI. SOUTHWEST OF BURR RIDGE IN SECTION 26, 138N, R11E. TO REACH FROM THE JUNCTION OF INTERSTATE 55 AND IL RT 83 PROCEED NORTH 0.9 MI TO STATION LOCATED IN THE GRASS MEDIAN NORTH OF THE INTERSECTION FOR IL RT 83 AND 73RD ST. STATION IS LOCATED 50 FT NORTH OF EDGE OF PAVEMENT OF 73RD ST, 27 FT WEST OF CENTERLINE OF IL RT 83 NORTHBOUND, 38 FT EAST OF CENTERLINE OF IL RT 83 SOUTHBOUND, 12 FT EAST OF EDGE OF PAVEMENT OF SOUTHBOUND RT 83, 175 FT NORTHEAST OF POWERPOLE (PP), 77 FT WEST OF PP, 100 FT SOUTH OF CATCH BASIN, 41 FT NORTH OF ONE WAY SIGN, AND 41 FT NORTH OF ORANGE FIBERGLASS WITNESS POST. NOTE - ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.5 FT BELOW CAP.

ELEVATION = 728.166 NGVD 29 DATUM  
NOTE: ADD 0.28' TO ALL ELEVATIONS AS SHOWN HEREON TO ACHIEVE NGVD DATUM

### SITE BENCHMARKS:

SITE BENCHMARK 1  
ARROW BOLT FH  
ELEVATION=730.46

SITE BENCHMARK 2  
ARROW BOLT FH  
ELEVATION=734.28

SITE BENCHMARK 3  
NE HB FH  
ELEVATION=735.00

SITE BENCHMARK 4  
NE HB FH  
ELEVATION=736.85

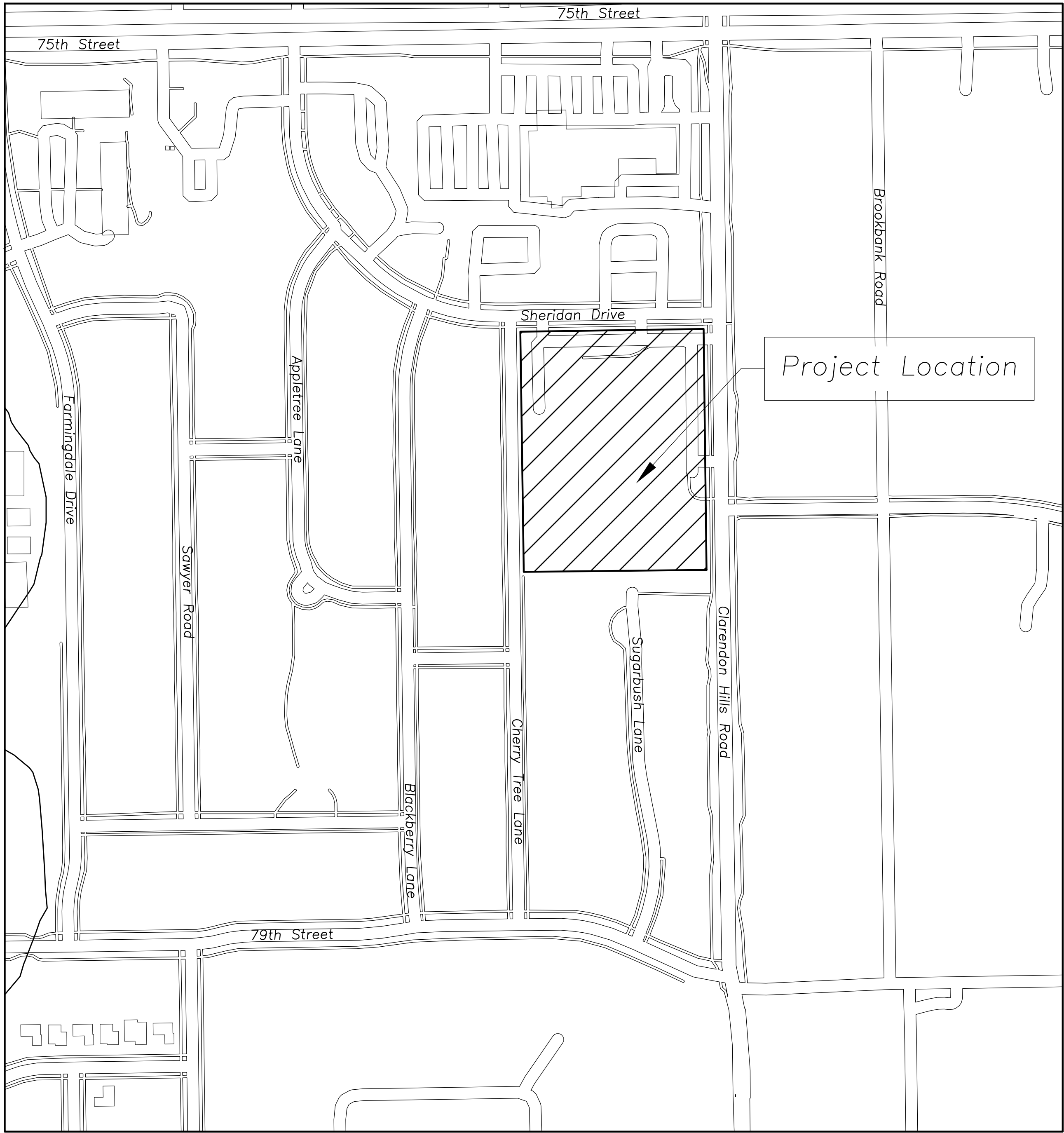
SITE BENCHMARK 5  
NW HB FH  
ELEVATION=734.72

SITE BENCHMARK 6  
ARROW HB FH  
ELEVATION=736.02

SITE BENCHMARK 7  
ARROW HB FH  
ELEVATION=738.39

### J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123



SITE LOCATION MAP  
(N.T.S.)



### CIVIL SHEET INDEX

C-000W	Cover Sheet
C-001W	Plot of Survey (N.T.S.)
C-101W	Site Demolition Plan
C-111W	Site Geometry Plan
C-121W	Site Utility Plan
C-131W	Site Grading And Paving Plan
C-141W	Site Soil Erosion and Sediment Control Plan
C-501W	Site Details
C-502W	Site Details
C-503W	Site Details
C-504W	Site Details
C-505W	Site Details

**ARCHITECT**  
GREENASSOCIATES, INC.  
1437 HARMONY COURT  
ITASCA, ILLINOIS 60143  
847-317-0852

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FREDERICK QUINN CORPORATION  
103 SOUTH CHURCH STREET  
ADDISON, ILLINOIS 60101  
630-628-8500

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ERIKSSON ENGINEERING ASSOCIATES,  
LTD.  
145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
847-223-4504

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334 EAST COLFAX STREET, UNIT D  
PALATINE, IL 60067  
224-214-0565

**MEP ENGINEER**  
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ELK GROVE VILLAGE, ILLINOIS 60007  
847-981-1880

### ADDITIONS AND RENOVATIONS TO TWO SCHOOLS

GOWER SCHOOL DISTRICT 62  
7700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60527

GOWER WEST ELEMENTARY SCHOOL  
COVER SHEET

DRAWN CDF	CHECKED KC
ISSUE DATE 03 JANUARY 2022	
REVISION SCHEDULE	
NUMBER	DESCRIPTION
ISSUED FOR ZONING	01/03/22

PROJECT NUMBER  
1382-2020071  
PROJECT PHASE  
CONSTRUCTION DOCUMENTS

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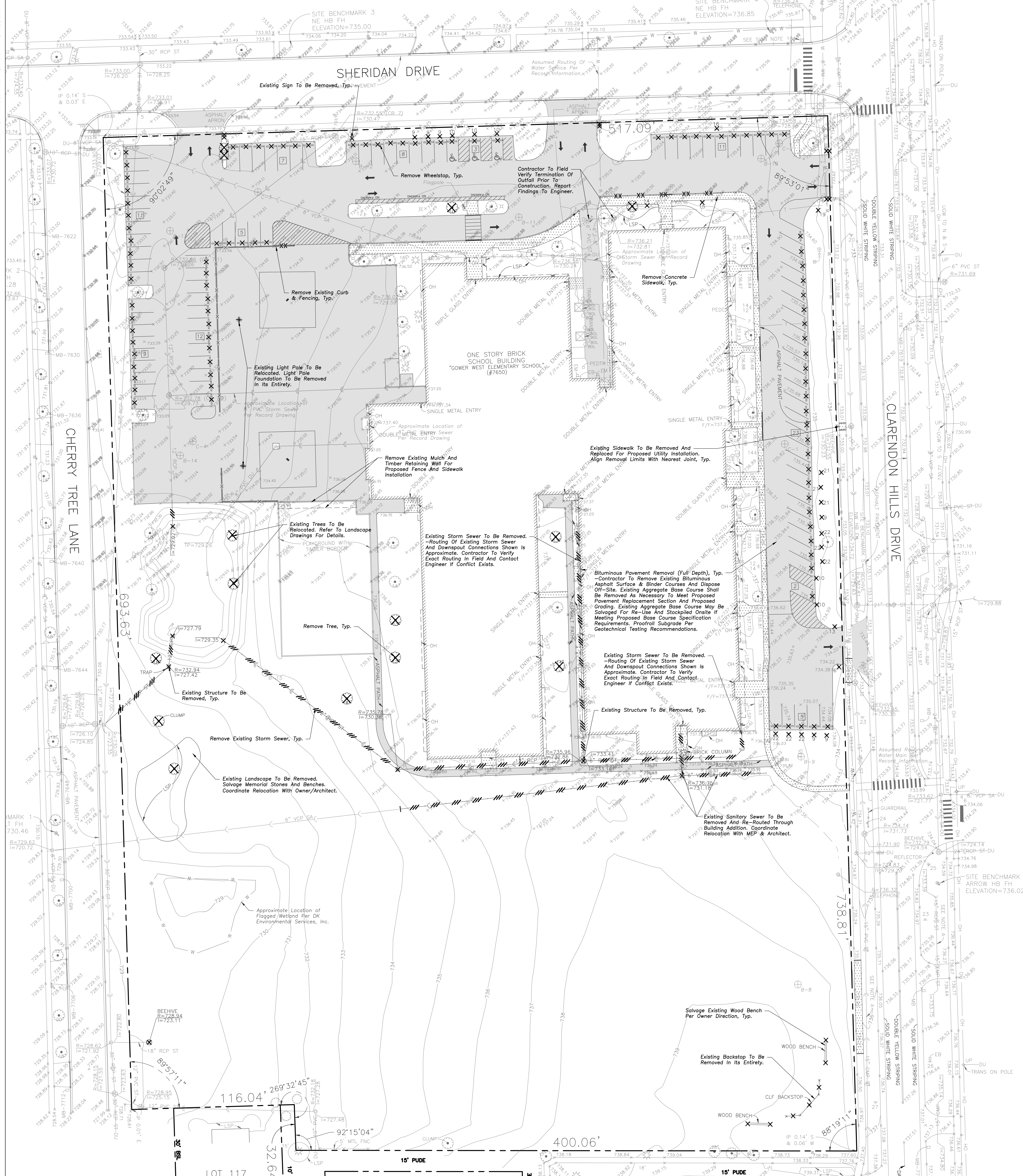
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## DEMOLITION NOTES

- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All Village of Willowbrook Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction and Respective Utility Providers.
- The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
- All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
- Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
- Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
- Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed in Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
- Provide Tree Protection Fencing Prior to Construction Operations. Maintain Throughout Construction.

## DEMOLITION LEGEND

	Utility Line Removal
	Bituminous Pavement Removal
	Area To Be Crack Filled, Re-Striped, & Sealed
	Concrete Pavement Removal (Full Depth)
	Pavement Sawcut/Mill Line
	Curb & Gutter Removal
	Structure Removal
	Tree Removal



Scale: 1"=30'

## LEGEND

EXISTING	PROPOSED
	Manhole
	Catch Basin
	Clean Out
	Flared End Section
	Storm Sewer
	Sanitary Sewer
	Water Main
	Gas Line
	Overhead Wires
	Electrical Cable (Buried)
	Telephone Line
	Fire Hydrant
	Valve Vault
	Burial Box
	Dewpoint
	Bulldozed
	Gas Valve
	Gas Meter
	Hand Hole
	Light Pole
	Light Pole w/ Most Arm
	Utility Pole
	Telephone Pedestal
	Telephone Manhole
	Sign
	Fence
	Accessible Parking Stall
	Curb & Gutter
	Depressed Curb
	Curb Elevation
	Gutter Elevation
	Pavement Elevation
	Sidewalk Elevation
	Ground Elevation
	Swale
	Contour Line
	Deciduous Tree
	Coniferous Tree
	Brushline

## GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Notify The Owner, Engineer and The Village of Willowbrook A Minimum of 48 Hours in Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored to Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Disturbed Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Erikson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions and Locations of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s).
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

ARCHITECT  
GREENASSOCIATES, INC.  
1437 HARMONY COURT  
ITASCA, ILLINOIS 60143  
847-317-0852CONSTRUCTION MANAGER  
FREDERICK QUINN CORPORATION  
103 SOUTH CHURCH STREET  
ADDISON, ILLINOIS 60101  
630-628-8500CIVIL ENGINEER / LANDSCAPE ARCH  
ERIKSSON ENGINEERING ASSOCIATES, LTD.  
145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
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PALATINE, IL 60067  
224-214-0565MEP ENGINEER  
CS2 DESIGN GROUP, LLC  
837 CARLTON STREET  
ELK GROVE VILLAGE, ILLINOIS 60007  
847-981-1880

## ADDITIONS AND RENOVATIONS TO TWO SCHOOLS

GOWER SCHOOL DISTRICT 62  
7700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60527GOWER WEST ELEMENTARY SCHOOL  
SITE DEMOLITION PLANDRAWN  
CDFCHECKED  
KCISSUE DATE  
03 JANUARY 2022

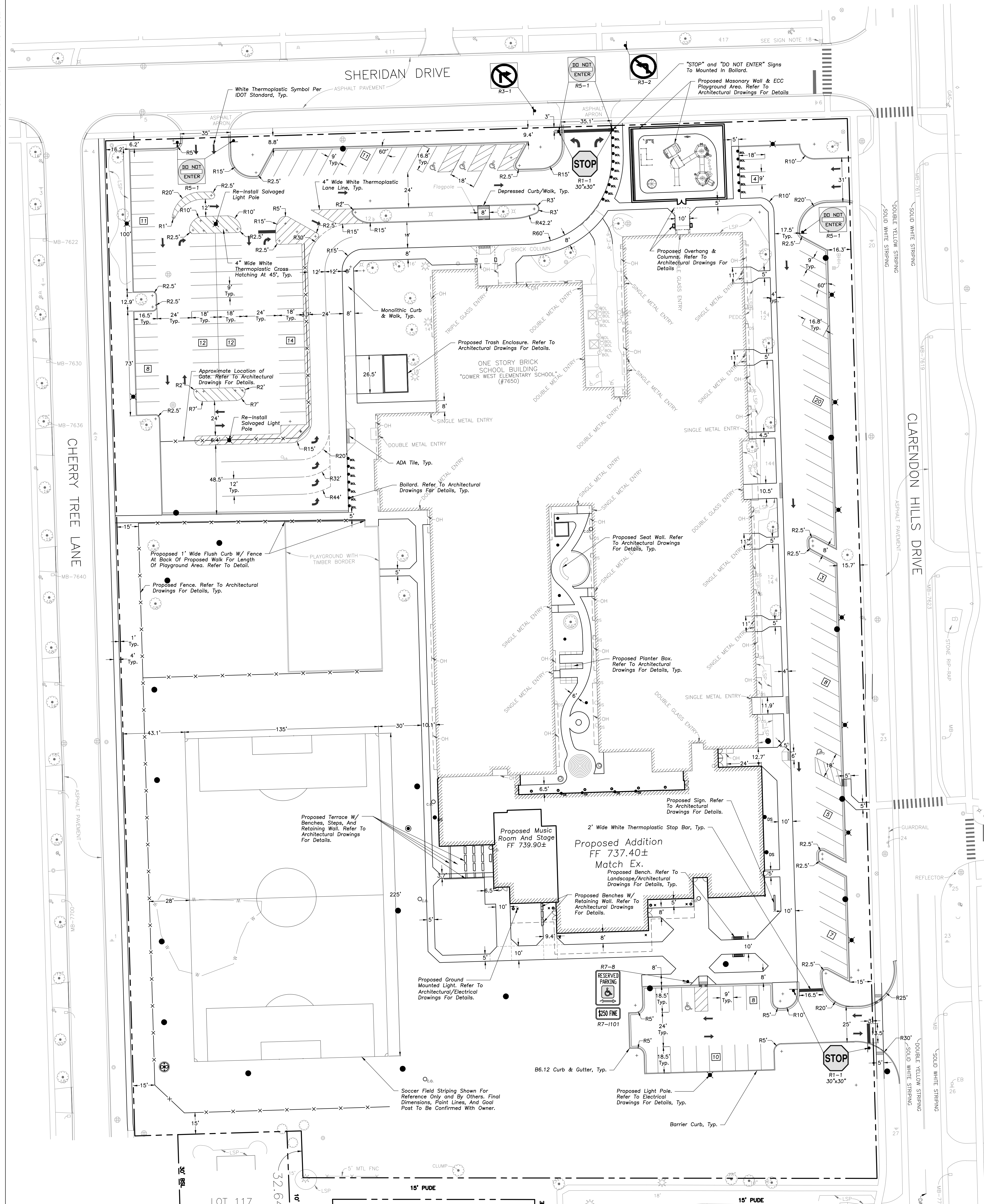
REVISION SCHEDULE		
NUMBER	DESCRIPTION	DATE
ISSUED FOR ZONING	01/03/22	

PROJECT NUMBER  
1382-2020071  
PROJECT PHASE  
CONSTRUCTION DOCUMENTS  
SHEET

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GEOMETRY NOTES

- All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center Of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- Parking Stall Striping Shall Be 4" Wide Yellow Latex Paint (Two Coats) Per Plans And Specifications. Remaining Striping (Lane Lines, Stop Bars, Directional Arrows, Cross Hatching, Etc.) Shall Be White Thermoplastic Striping Per Plans And Specifications. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
- All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
- Refer to Architectural Drawings for Exact Locations of All Buildings.
- Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
- Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-1/2" x 11 Gauge Steel, Embedded 42" Minimum Into Ground.

LEGEND

EXISTING	PROPOSED

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
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- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s).
- The Illinois Department of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

ARCHITECT  
GREENASSOCIATES, INC.  
1437 HARMONY COURT  
ITASCA, ILLINOIS 60143  
847-317-0852

CONSTRUCTION MANAGER  
FREDERICK QUINN CORPORATION  
103 SOUTH CHURCH STREET  
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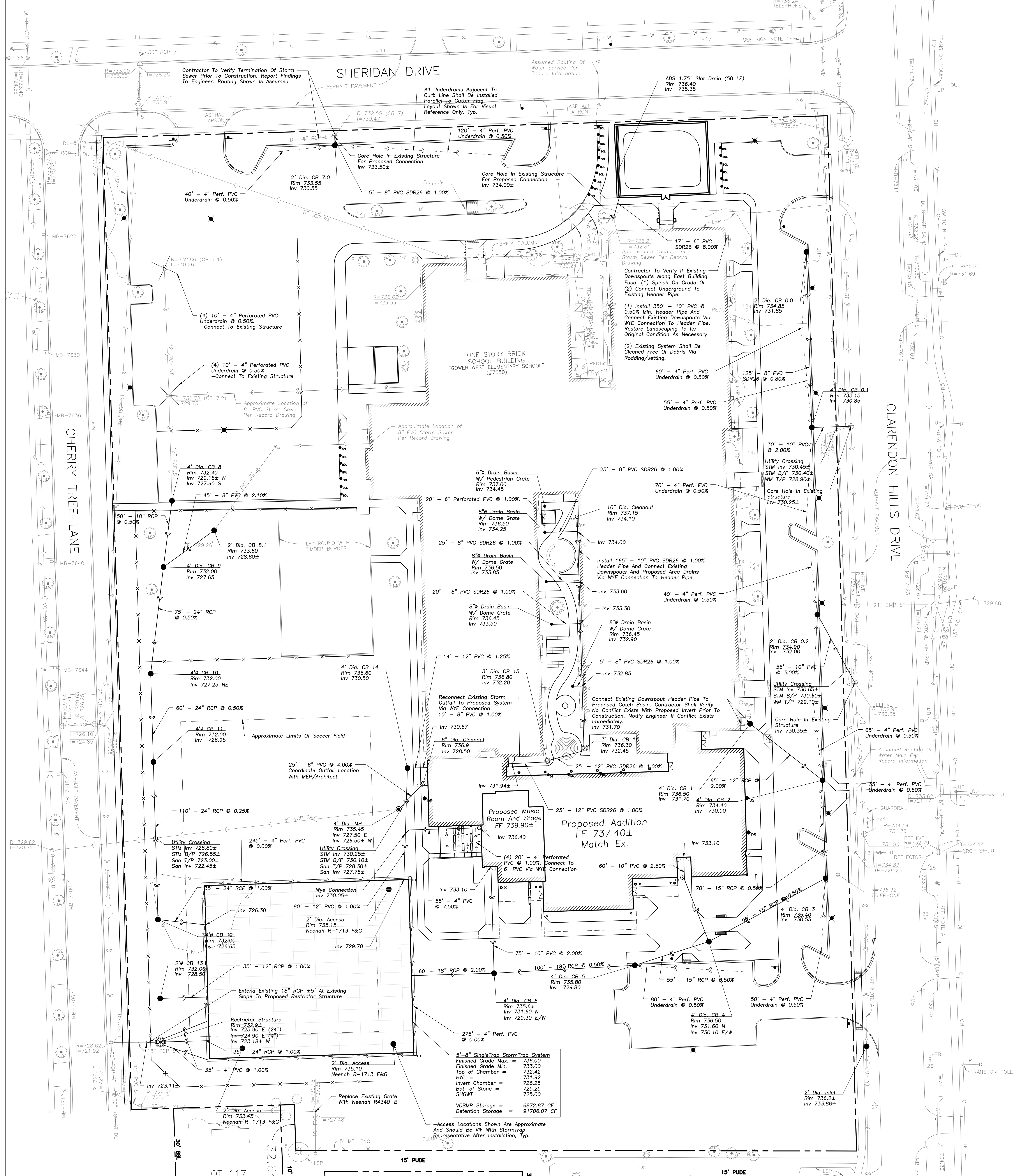
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837 CARTON STREET  
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ADDITIONS AND RENOVATIONS TO TWO SCHOOLS

GOWER SCHOOL DISTRICT 62  
7700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60527  
GOWER WEST ELEMENTARY SCHOOL  
SITE GEOMETRY PLAN

DRAWN CDF	CHECKED KC	
ISSUE DATE 03 JANUARY 2022		
REVISION SCHEDULE		
NUMBER	DESCRIPTION	DATE
	ISSUED FOR ZONING	01/03/22





## UTILITY NOTES

- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Soid Utility Shall Be Field Verified Prior to Installation of Any New Structures or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- Coordinate the Relocation of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall Be Installed at a Minimum Depth of 5'-5" From Top of Finished Ground Elevation to Top of Main.
- Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
- Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
- Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
- The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.

## STRUCTURE NOTES

- All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2304-D Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respend. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:  
4" Diameter Structure- 4"  
5" Diameter Structure- 6"  
6" Diameter Structure- 8"
- All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
- Where Structures are Shown Along the Curbing, Unless Specifically Stated Otherwise, It is Intended That the Frame of the Structure is to Fall Within the Flowline of the Gutter or at the Pavement Edge Where No Gutter Exists.
- All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
- For All Structures Indicated to be Adjusted, Remove and install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
- All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.
- All Flared End Sections Shall Be Concrete.
- All Sanitary Manholes Shall Include a Chimney Seal.

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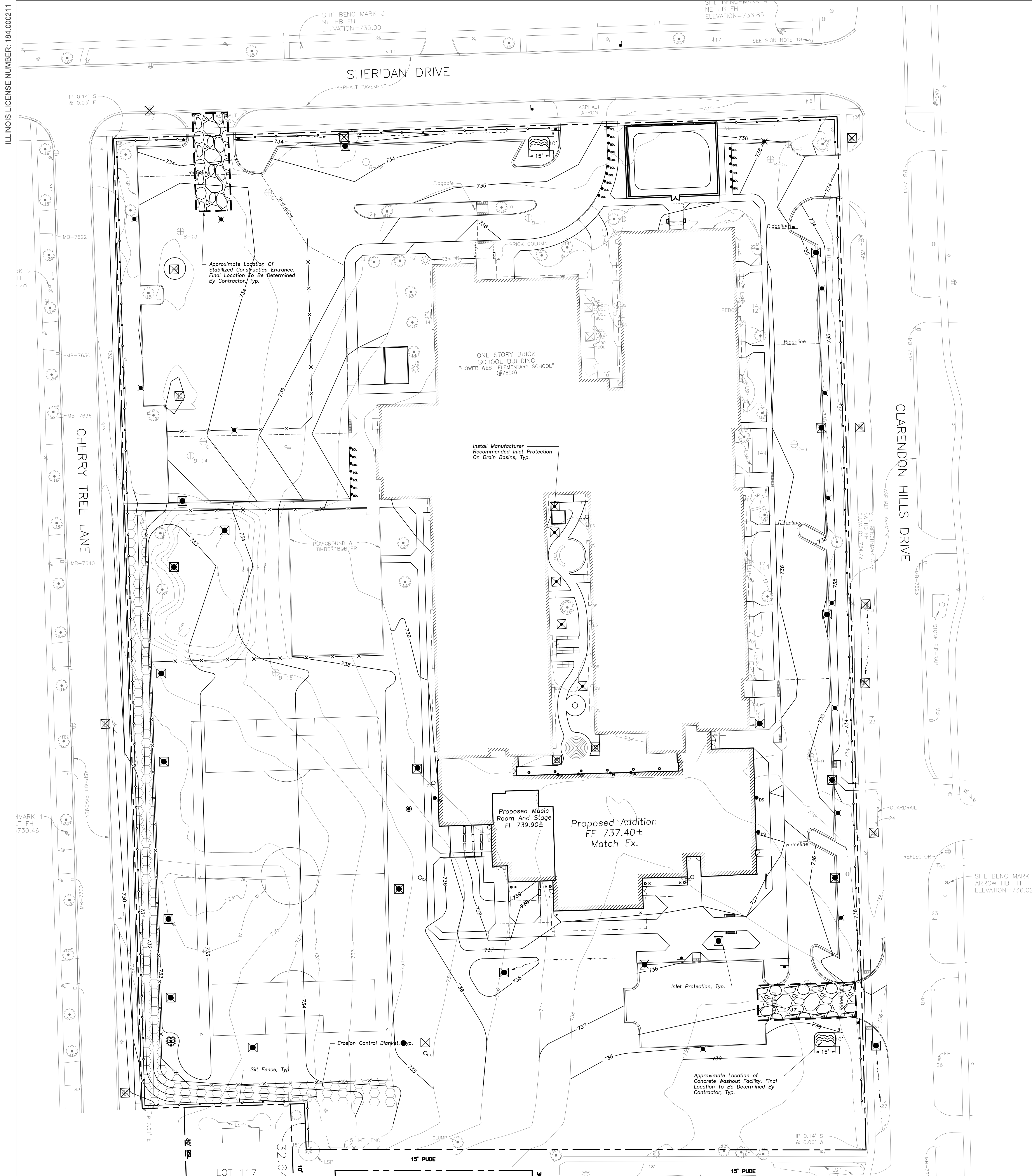
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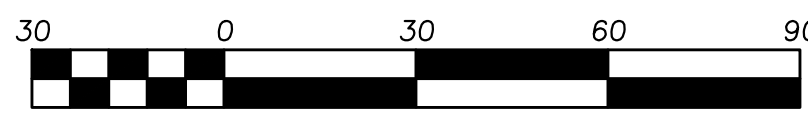






SOIL EROSION & SEDIMENTATION CONTROL NOTES

- Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
- Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
- Soil Disturbance Shall Be Conducted In Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
- Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
- Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
- All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
- Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
- All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Watties Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.
- All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II.
- Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
- Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
- Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services In Accordance with NPDES and Governmental Requirements. Inspections Shall Occur At Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
- The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
- Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 0:1 or Within Swales with North American Green BioNet S-250BN Erosion Control Blanket, or Approved Equal.
- Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.
- All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
- If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.
- Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water into Storm Sewers Tributary to Open Water.



Scale: 1"=30'

LEGEND

EXISTING	PROPOSED

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Notify The Owner, Engineer and The Village of Willowbrook A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Disturbed Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Erikson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s).
- The Illinois Department Of Transportation Standard Specifications For Road and Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

- Install Stabilized Construction Entrance
- Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
- Do Not Disturb An Area Until It is Necessary For Construction To Proceed.
- Cover and Stabilize Disturbed Areas As Soon As Possible.
- When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
- Construct Sedimentation Basins and Structures.
- Perform Grading Operations and Installation of Site Infrastructure and Pavement.
- Install Permanent Seeding and Plantings.
- Remove Accumulated Sediment From Basins and Along Silt Fence.
- Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
- Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

ARCHITECT  
GREENASSOCIATES, INC.  
1437 HARMONY COURT  
ITASCA, ILLINOIS 60143  
847-317-0852

CONSTRUCTION MANAGER  
FREDERICK QUINN CORPORATION  
103 SOUTH CHURCH STREET  
ADDISON, ILLINOIS 60101  
630-628-8500

CIVIL ENGINEER / LANDSCAPE ARCH  
ERIKSSON ENGINEERING ASSOCIATES, LTD.  
145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
847-223-6504

STRUCTURAL ENGINEER  
ML STRUCTURAL, PLLC  
334 EAST COLFAX STREET, UNIT D  
PALATINE, IL 60067  
224-214-0565

MEP ENGINEER  
CS2 DESIGN GROUP, LLC.  
837 CARKTON STREET  
ELK GROVE VILLAGE, ILLINOIS 60007  
847-981-1880

ADDITIONS AND RENOVATIONS TO TWO SCHOOLS

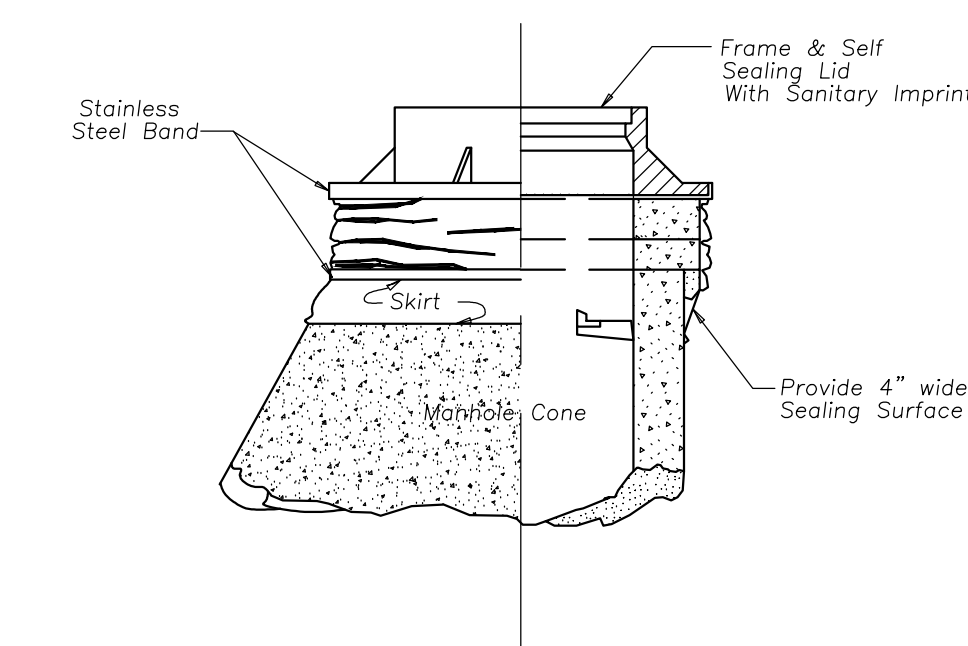
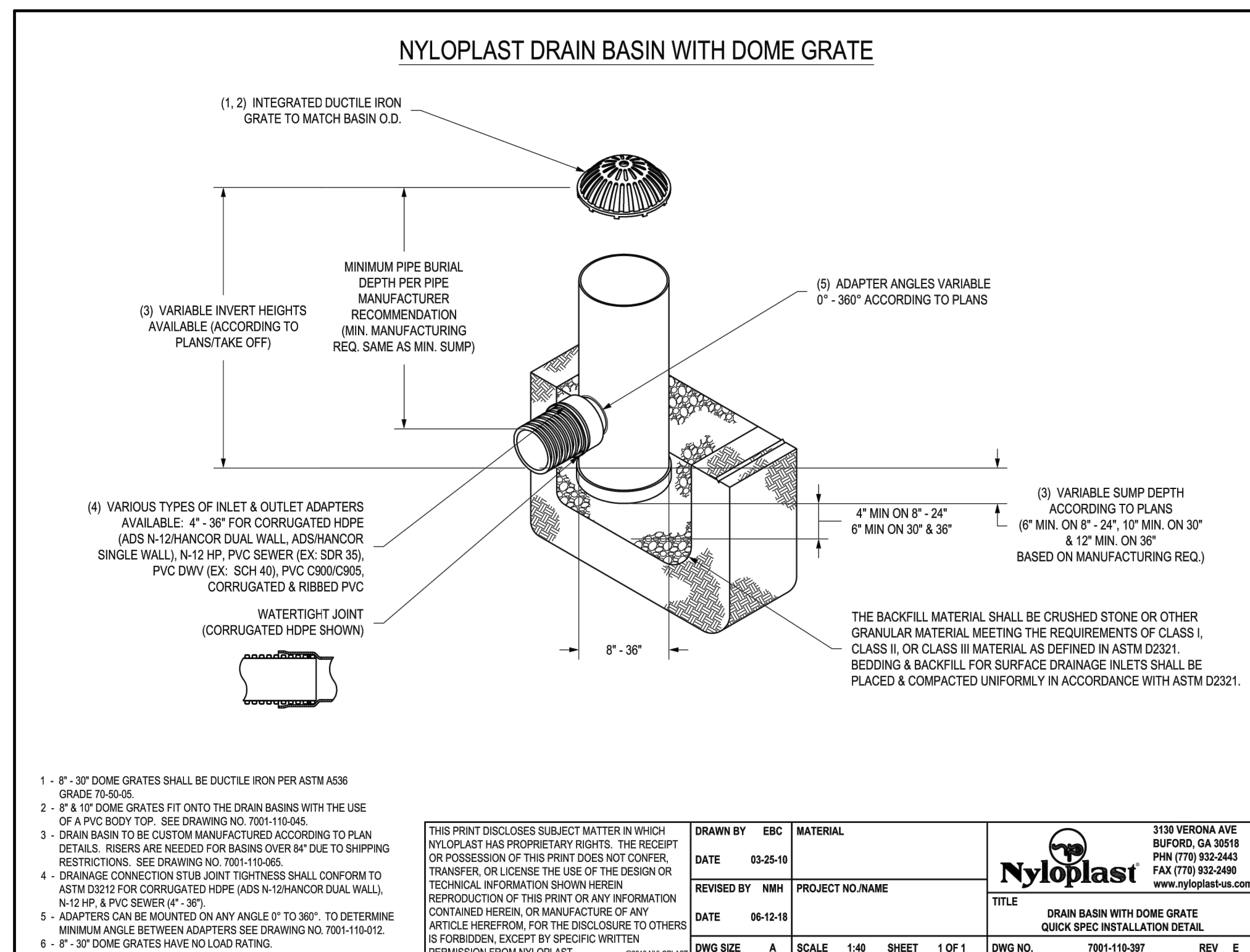
GOWER SCHOOL DISTRICT 62  
7700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60527  
GOWER WEST ELEMENTARY SCHOOL  
SITE SOIL EROSION AND SEDIMENT CONTROL PLAN

DRAWN CDF	CHECKED KC
ISSUE DATE 03 JANUARY 2022	
REVISION SCHEDULE	
NUMBER DESCRIPTION DATE	
ISSUED FOR ZONING	01/03/22



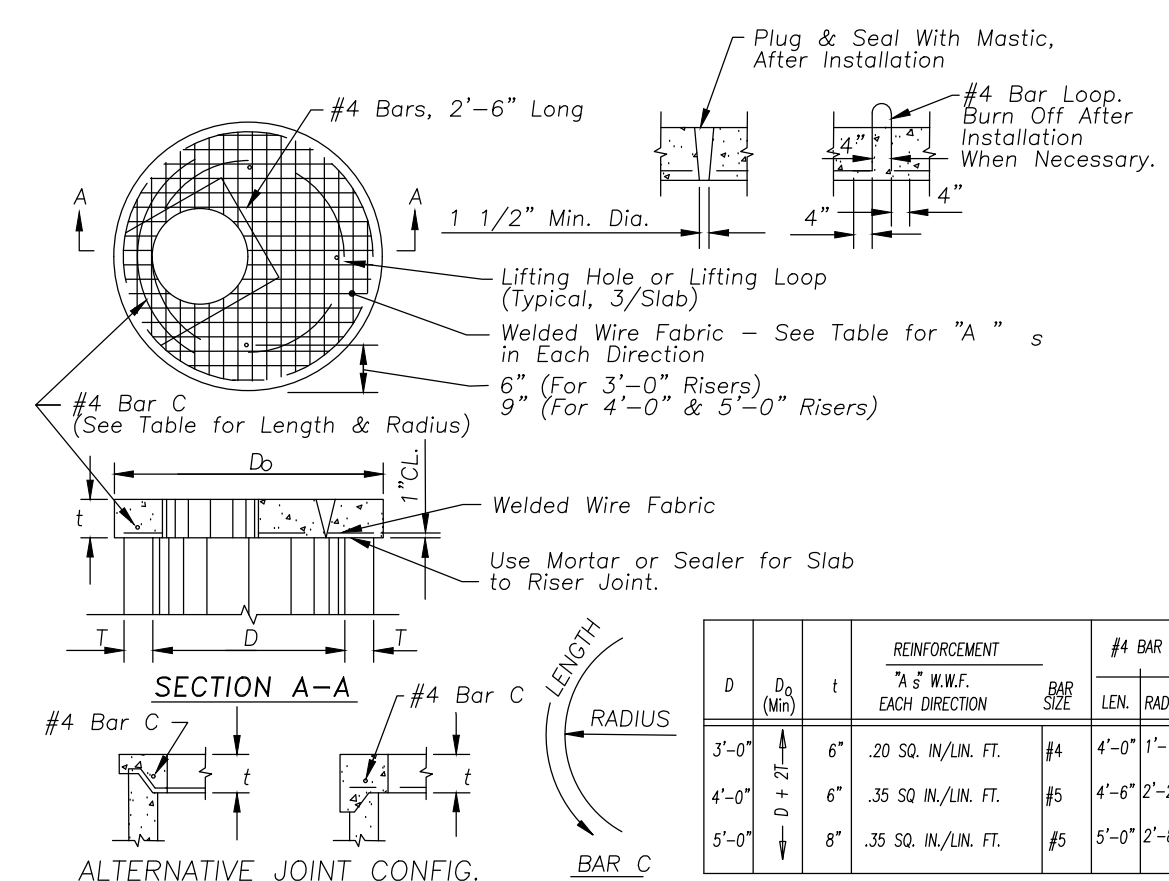




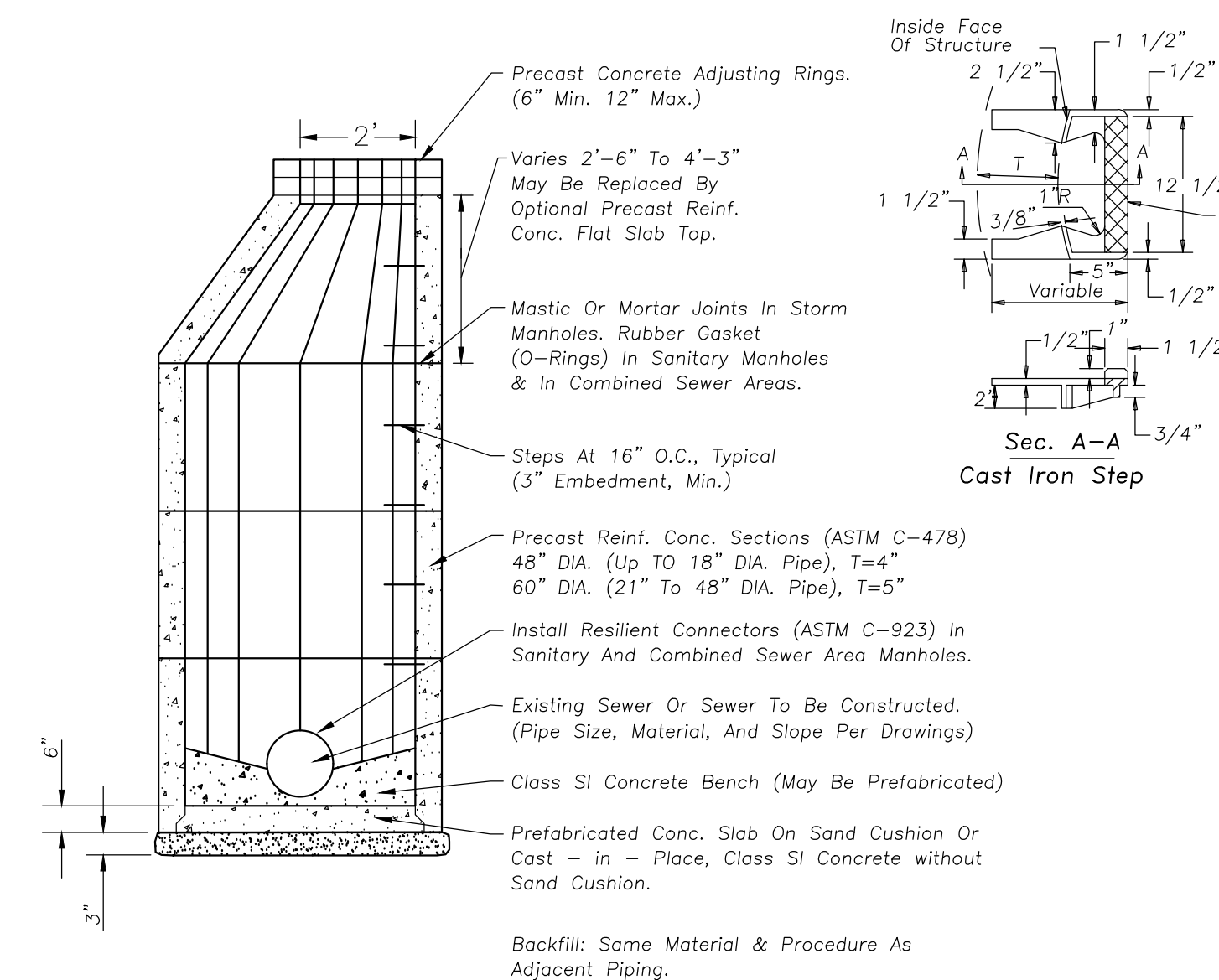


- NOTES:
1. Chimney Seals shall be installed on all Sanitary Sewerage System Manholes.
  2. "CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.
  3. Chimney Seals shall be installed in accordance with the manufacturer's instructions.

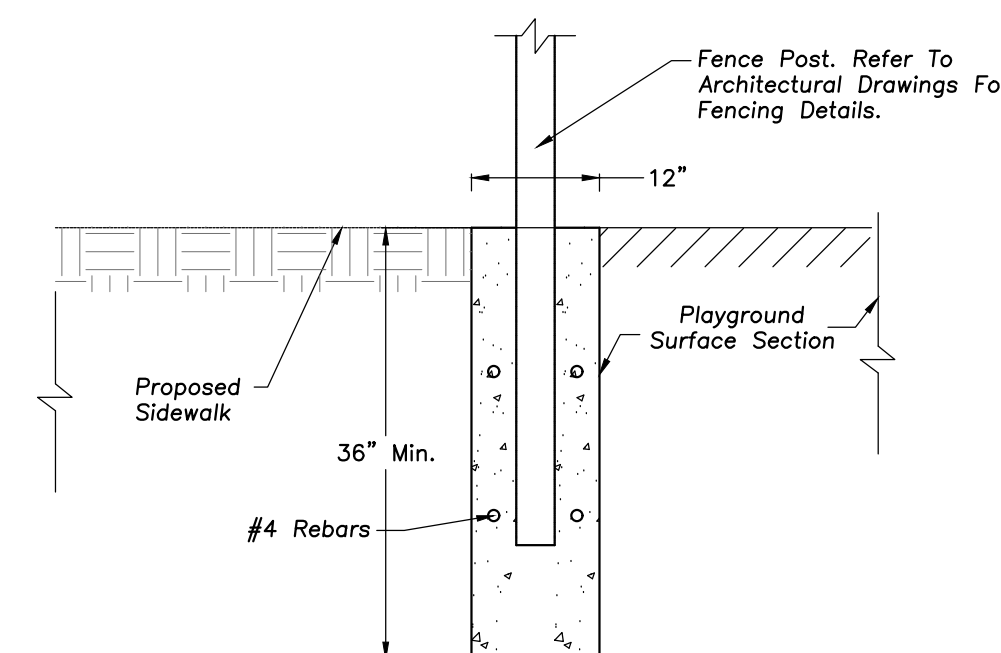
## SANITARY MANHOLE CHIMNEY SEAL



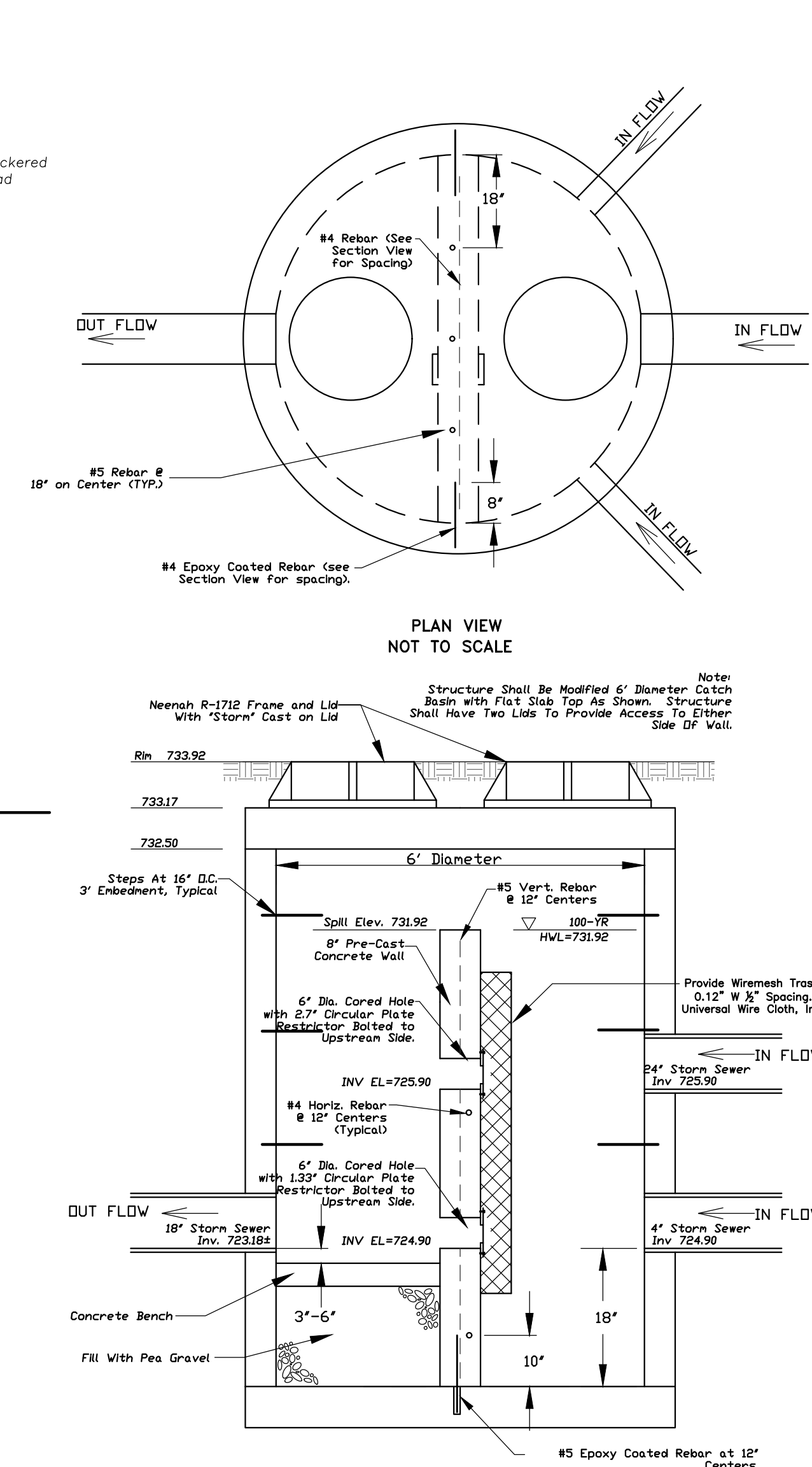
PRECAST REINF. CONC. FLAT SLAB TOP



MANHOLE - 48"-60" DIA.



Flush Curb W/ Fence Post  
(N.T.S.)



## RESTRICTOR STRUCTURE

Waterway #			
Waterway Width (ft)			
ECB Width (ft)			
Length (ft)			
Stations	_____ to _____	_____ to _____	_____ to _____

NOTES:

1. The erosion control blanket consists of a machine produced mat of specified material. The product must meet the minimum requirements specified in Table 1, below. Ensure that the product is new and unused, and is furnished in rolls. Alternative materials may be used at the discretion of the designer.
2. Prepare soil prior to installing erosion control blanket, including seeding, fertilizing, and lime application.
3. The erosion control blanket is to be placed in firm contact with the soil and not be allowed to bridge over or across the width of the slope. The blanket can not be stretched.
4. Install the erosion control blanket according to manufacturer's instructions. If no manufacturer's instructions are available, install blankets as follows:
  - a. Use "U" shaped staples, 0.12 in diameter wire or greater (#11 gauge). See Staple Detail for dimensions.
  - b. Bury upstream and of blanket in a trench 6 inch wide by 6 inch deep and stapled in staggered rows across the width of slope. See Detail 3.
  - c. For joining ends of rolls, overlap and of upslope blanket a minimum of 6 inches over downslope blanket (single style). Use a double row of staggered staples 4 inches apart, as shown in Detail 2.
  - d. Overlap blankets on side slopes a minimum 6 inches over the blanket below (single style). Staple overlap at 12 inch intervals. See Detail 3.
  - e. Staple the outer edge of the blanket every 12 inches. See Detail 4.
  - f. Staples are to be placed alternately in columns (in the direction of the waterway) 2 feet apart and in rows (across the waterway) 3 feet apart, throughout the area covered by erosion control blanket.
5. Downstream (terminal) and of upslope blankets are to be stapled with a double row of staggered staples 12 inches apart. See Detail 5.
6. Start laying the blankets by rolling center blanket in the direction of flow, centered on the centerline of waterway. No overlap of blankets at the center of the waterway.

### PROSION CONTROL BLANKET INSTALLATION DETAILS



United States  
Department of  
Agriculture

Natural Resources  
Conservation Service

File No.	IL ENG-61
Drawing No.	
Page	1 of 1
Sheet	of

**GREEN ASSOCIATES**  
ARCHITECTURE  
CONSTRUCTION SERVICES

**ARCHITECT**  
**GREENASSOCIATES, INC**  
1437 HARMONY COURT  
ITASCA, ILLINOIS 60143  
847-317-0852

**CONSTRUCTION MANAGER**  
**FREDERICK QUINN CORPORATION**  
103 SOUTH CHURCH STREET  
ADDISON, ILLINOIS 60101  
630-628-8500

**CIVIL ENGINEER / LANDSCAPE ARCH**  
**ERIKSSON ENGINEERING ASSOCIATES,**  
**LTD.**  
145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
847-223-4804

**STRUCTURAL ENGINEER**  
**ML STRUCTURAL, PLLC**  
334 EAST COLFAX STREET, UNIT D  
PALATINE, IL 60067  
224-214-0565

**MEP ENGINEER**  
**CS2 DESIGN GROUP, LLC.**  
837 OAKTON STREET  
ELK GROVE VILLAGE, ILLINOIS 60007  
847-981-1880

## ADDITIONS AND RENOVATIONS TO TWO SCHOOLS

**GOWER SCHOOL DISTRICT 62**  
7700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60527

## GOWER WEST ELEMENTARY SCHOOL SITE DETAILS

DRAWN	CHECKED
CDF	KC

ISSUE DATE  
03 JANUARY 2022

REVISION SCHEDULE		
NUMBER	DESCRIPTION	DATE
ISSUED FOR ZONING		01/03/20

PROJECT NUMBER  
1382-2020071

PROJECT PHASE  
CONSTRUCTION DOCUMENTS

SHEET

C-502W

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GREENASSOCIATES, INC.  
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ITASCA, ILLINOIS 60143  
847-317-0852CONSTRUCTION MANAGER  
FREDERICK QUINN CORPORATION  
103 SOUTH CHURCH STREET  
ADDISON, ILLINOIS 60101  
630-628-8500CIVIL ENGINEER / LANDSCAPE ARCH  
ERIKSSON ENGINEERING ASSOCIATES, LTD.  
145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
847-223-4504STRUCTURAL ENGINEER  
ML STRUCTURAL, PLLC  
334 EAST COL FAX STREET, UNIT D  
PALATINE, IL 60067  
224-41-0565MEP ENGINEER  
CS2 DESIGN GROUP, LLC.  
837 CANTON STREET  
ELK GROVE VILLAGE, ILLINOIS 60007  
847-981-1880

## ADDITIONS AND RENOVATIONS TO TWO SCHOOLS

GOWER SCHOOL DISTRICT 62  
7700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60527GOWER WEST ELEMENTARY SCHOOL  
SITE DETAILSDRAWN CDF  
CHECKED KCISSUE DATE  
03 JANUARY 2022REVISION SCHEDULE  
NUMBER DESCRIPTION DATE  
ISSUED FOR ZONING 01/03/22PROJECT NUMBER  
1382-2020071PROJECT PHASE  
CONSTRUCTION DOCUMENTS

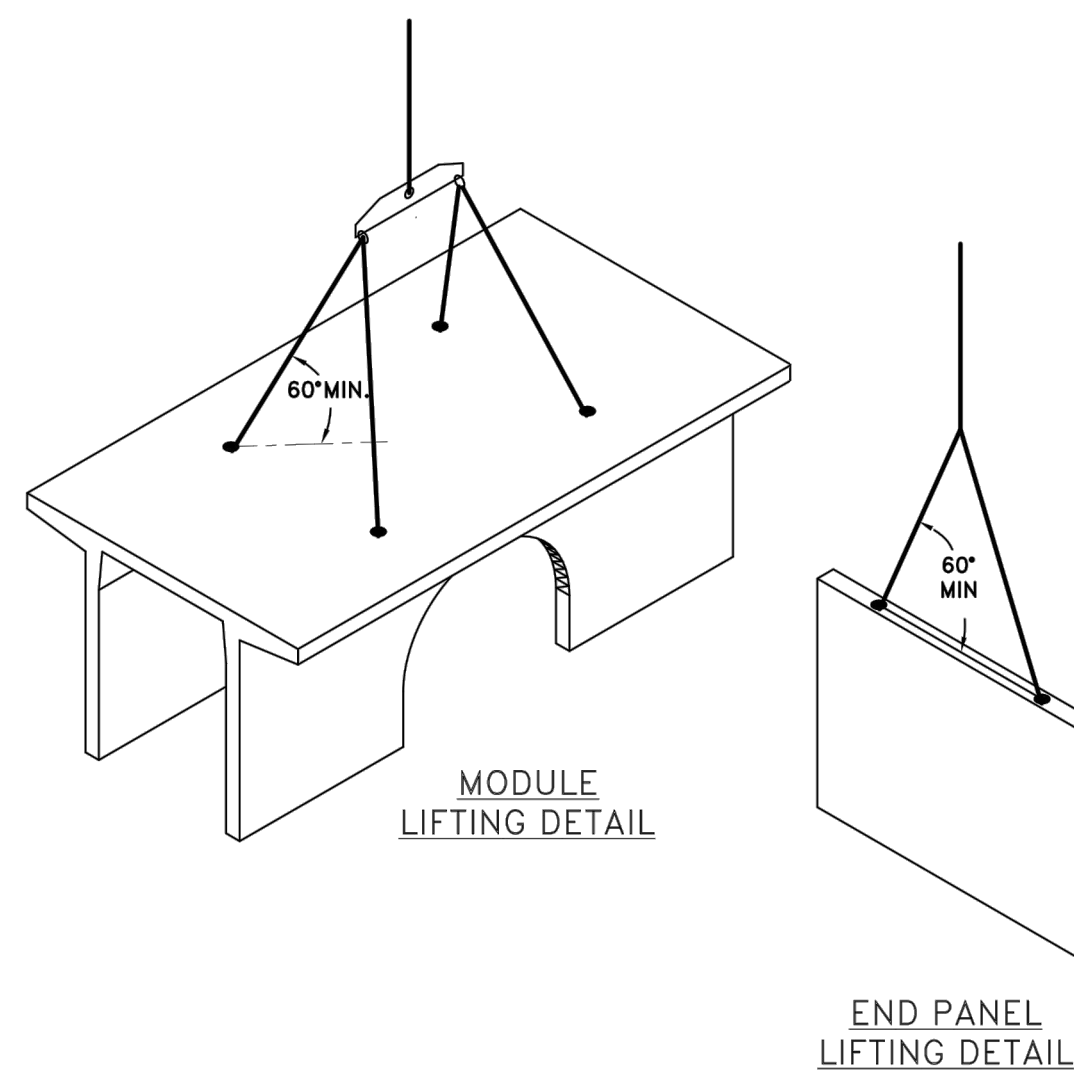
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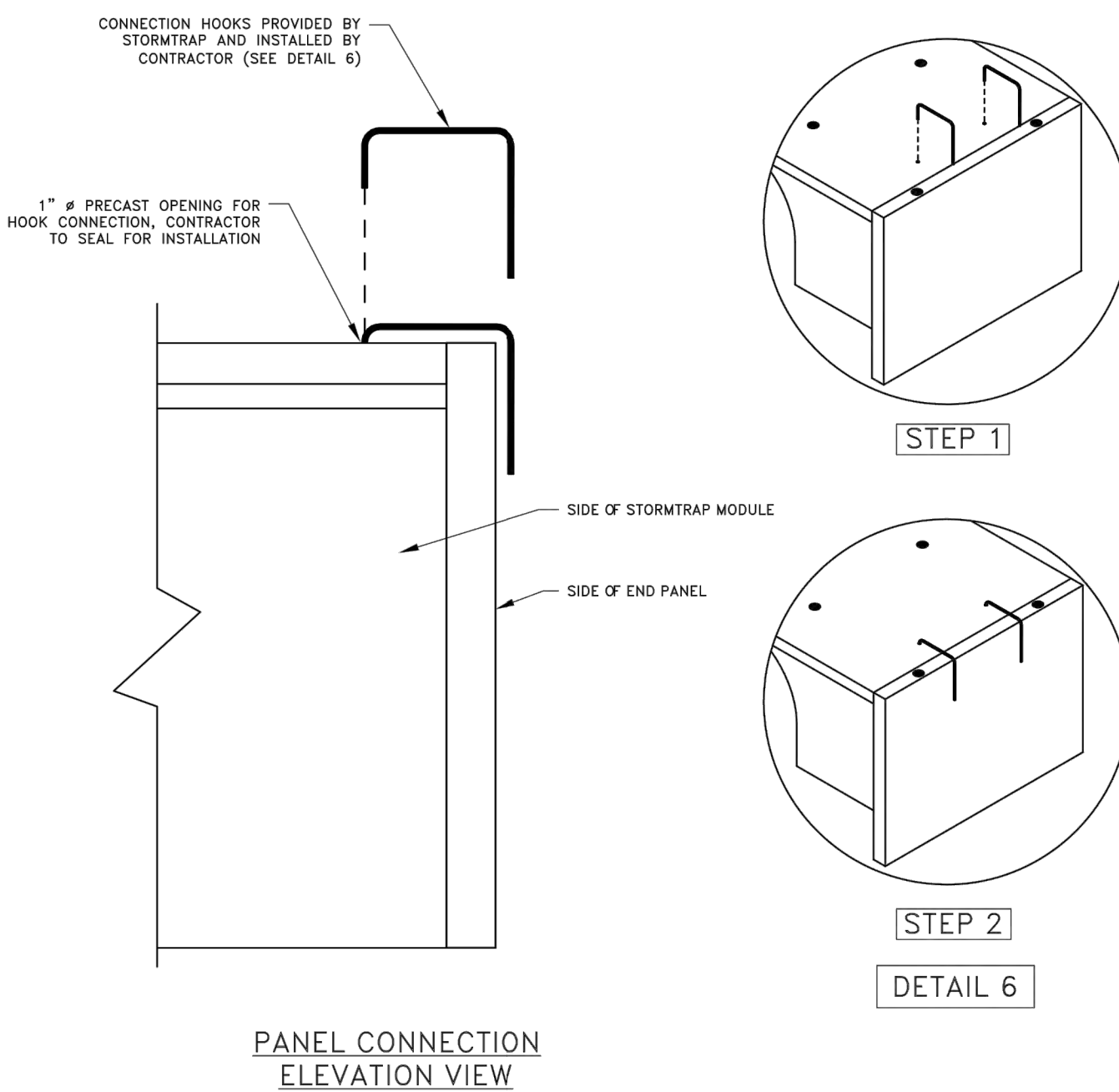
## STORMTRAP MODULE LIFTING INSTALLATION NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE (SEE RECOMMENDATIONS 2 & 3).
- MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
- CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.
- IT IS UNDERSTOOD AND AGREED THAT AT ALL TIMES DURING WHICH HOISTING AND RIGGING EQUIPMENT IS BEING SUPPLIED TO THE PURCHASER, OPERATOR OF SUCH EQUIPMENT SHALL BE IN CHARGE OF HIS ENTIRE EQUIPMENT AND SHALL, AT ALL TIMES BE THE JUDGE OF THE SAFETY AND PROPERTY OF ANY SUGGESTION TO HIM FROM THE SELLER, ITS AGENTS OR EMPLOYEES. PURCHASER AGREES TO SAVE, INDEMNIFY AND HOLD HARMLESS SELLER FROM ALL LOSS, CLAIMS, DEMANDS OR CAUSES OF ACTION, WHICH MAY ARISE FROM THE EXISTENCE OR OPERATION OF SAID EQUIPMENT.



## END PANEL ERECTION/INSTALLATION NOTES

- END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
- PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS).
- CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
- ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.
- JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).



## StormTrap

1287 WILLOW PARKWAY  
ROSEMONT, IL 60446  
P815-941-6540 / F351-318-5547ENGINEER INFORMATION:  
ERIKSSON ENGINEERING  
ASSOCIATES  
145 COMMERCE DR  
STE A  
GRAYSLAKE, ILPROJECT INFORMATION:  
GOWER WEST  
ELEMENTARY SCHOOL  
WILLOWBROOK, ILCURRENT ISSUE DATE:  
12/21/2021

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: OWN BY:

2/21/2022 PRELIMINARY JPH

2/16/2022 PRELIMINARY JPH

1/24/2022 PRELIMINARY JPH

SCALE:

NTS

SHEET TITLE:

SINGLETRAP  
INSTALLATION  
SPECIFICATIONS

SHEET NUMBER:

3.1

## StormTrap

1287 WILLOW PARKWAY  
ROSEMONT, IL 60446  
P815-941-6540 / F351-318-5547ENGINEER INFORMATION:  
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1/24/2022 PRELIMINARY JPH

SCALE:

NTS

SHEET TITLE:

RECOMMENDED  
PIPE / ACCESS  
OPENING  
SPECIFICATIONS

SHEET NUMBER:

5.0

RECOMMENDED  
ACCESS OPENING SPECIFICATION

- A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 3'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 1'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE. UNLESS NOTED OTHERWISE, ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED.
- PLASTIC COATED STEEL STEPS PRODUCED BY M.A. INDUSTRIES PART #P31-PFC OR APPROVED EQUAL (SEE STEP DETAIL) ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES. ALL ENSURING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
- STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
- STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
- ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
- USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS (PROVIDED BY OTHERS).

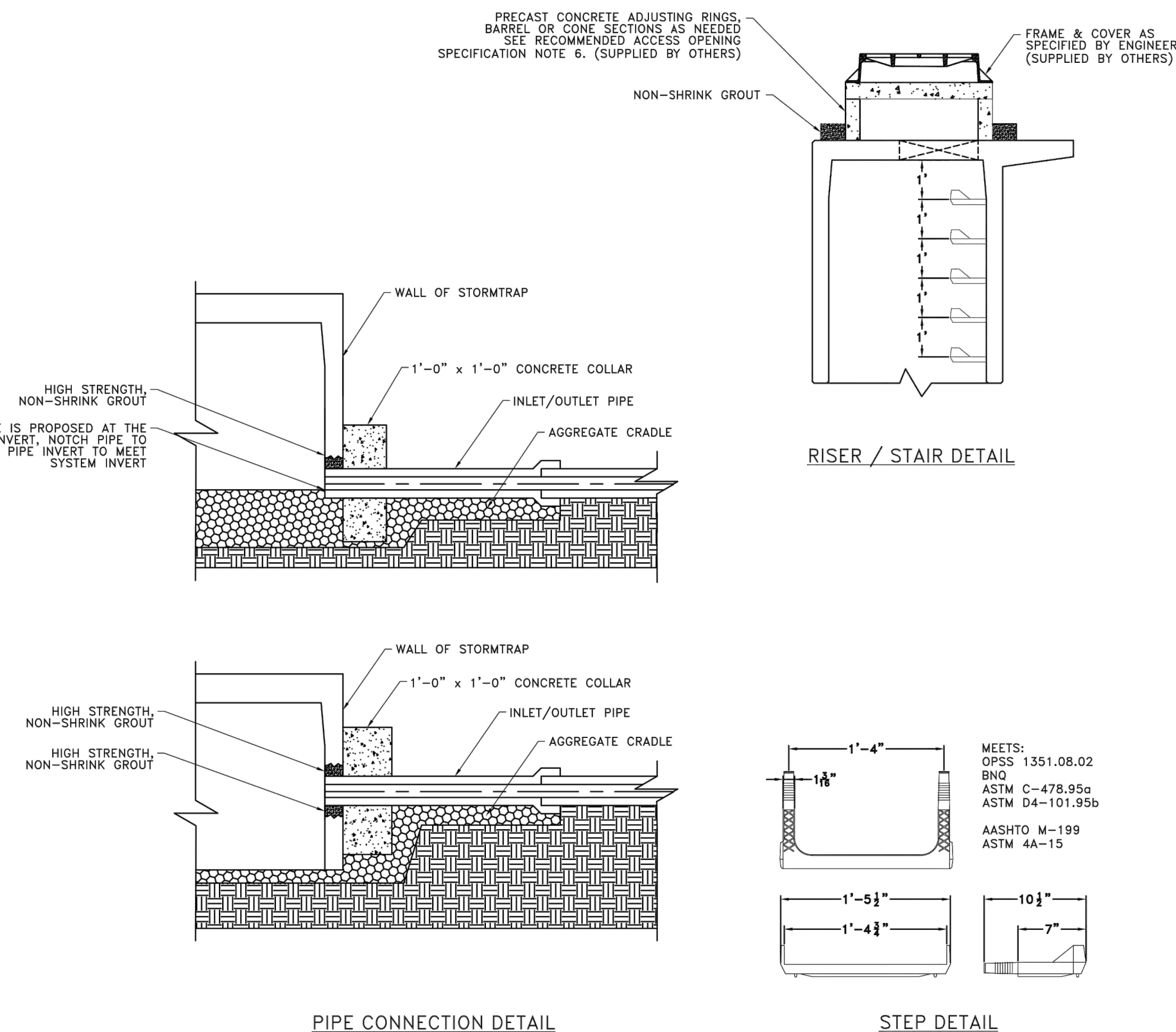
RECOMMENDED  
PIPE OPENING SPECIFICATION

- MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
- MAXIMUM OPENING SIZE TO BE DETERMINED BY THE MODULE HEIGHT. PREFERRED OPENING SIZE IS # 36" OR LESS, ANY OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF STORMTRAP FOR REVIEW.
- CONNECTING PIPES SHALL BE INSTALLED WITH A 1'-0" CONCRETE COLLAR, AND AN AGGREGATE CRADLE FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
- THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

RECOMMENDED PIPE  
INSTALLATION INSTRUCTIONS

- CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
- IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES, BEVEL AND LUBRICATE LEAD END OF PIPE.
- ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.



## StormTrap

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ROSEMONT, IL 60446  
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SCALE:

NTS

SHEET TITLE:

RECOMMENDED  
PIPE / ACCESS  
OPENING  
SPECIFICATIONS

SHEET NUMBER:

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## ZONE CHART

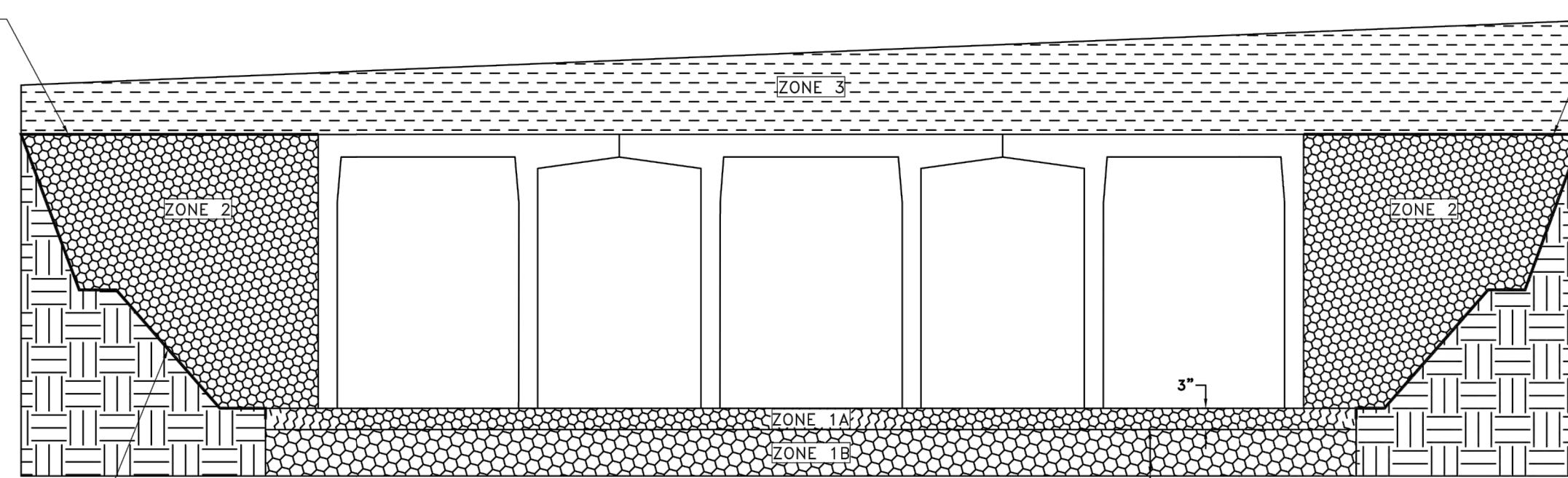
ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1 A	FOUNDATION AGGREGATE	#5 (1") STONE AGGREGATE (SEE NOTE 4 FOR DESCRIPTION)
ZONE 1 B	FOUNDATION AGGREGATE	1" STONE AGGREGATE (SEE NOTE 5 FOR DESCRIPTION)
ZONE 2	BACKFILL	UNIFIED SOILS CLASSIFICATION (G.O. OF 50, 50) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF

FILL DEPTH	TRACK WIDTH	MAX VEHICLE WEIGHT (KIPS)	MAX GROUND PRESSURE
12"	12"	51.6	1690 psf
	18"	56.1	1219 psf
	24"	68.1	1111 psf
	30"	76.7	1000 psf
	36"	85.0	924 psf

NOTE:  
TRACK LENGTH NOT TO EXCEED 15'-4".  
ONLY TWO TRACKS PER VEHICLE.

## APPROVED ZONE 2 BACKFILL OPTIONS

OPTION	REMARKS
1" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #10 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL (ASTM SIZE #87) AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAR, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #10 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL.
ROAD PACK	STONE AGGREGATE 100% PASSING THE 1-1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM SIZE #407). GEOFABRIC AS PER GEOTECHNICAL ENGINEER RECOMMENDATION.

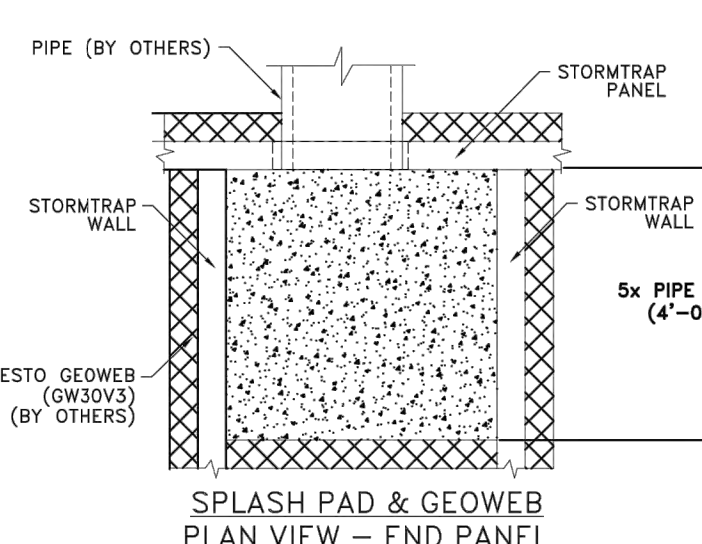
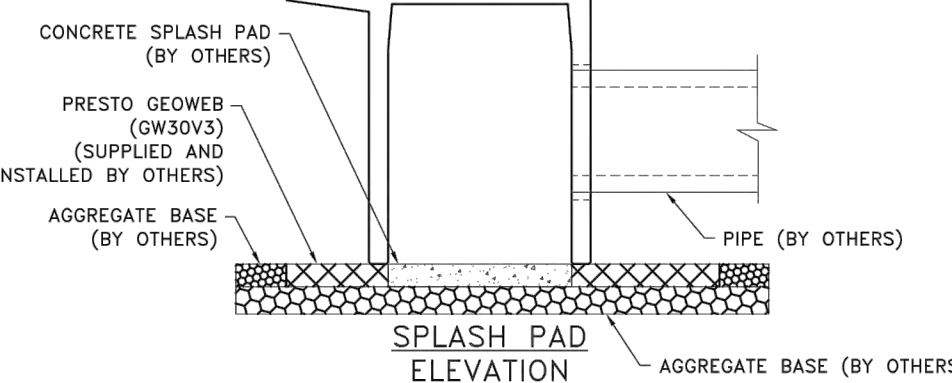
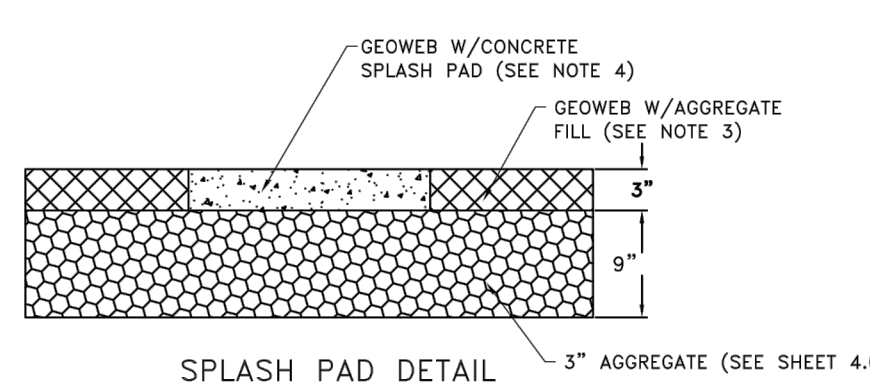
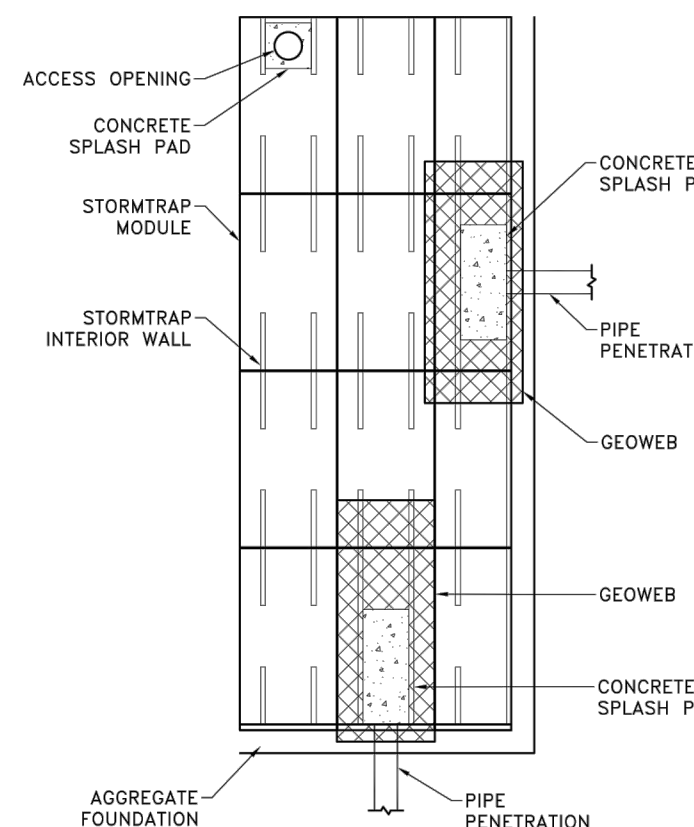
GEOFABRIC/GEOTEXTILE  
AS REQUIRED PER APPROVED  
ZONE 2 BACKFILL OPTIONS.STEPPED OR SERRATED AND  
APPLICABLE OSHA REQUIREMENTS  
(SEE INSTALLATION SPECIFICATIONS)

## BACKFILL DETAIL

## NOTES:

- THE APPROVED GEOWEB SHALL BE PRESTO GEOWEB (OW30V3). THE GEOWEB NOMINAL DIMENSIONS SHALL BE 9'-11" x 25'-11".
- THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE STORMTRAP MODULES.
- THE GEOWEB INFILL MATERIAL SHALL BE #5 AGGREGATE.
- THE CONCRETE SPLASH PAD SHALL BE INSTALLED WITHIN THE GEOWEB AND IS REQUIRED AT ALL PIPE ENTRY LOCATIONS.
- THE GEOWEB EDGE SHALL BE INSTALLED 1'-FT BEYOND THE OUTER PERIMETER OF THE STORMTRAP SYSTEM.
- THE GEOWEB LONGITUDINAL DIMENSION (25'-FT) SHALL BE INSTALLED PARALLEL TO THE STORMTRAP SYSTEM.
- THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE CENTERED AT THE PIPE PENETRATION.
- REFER TO SPLASH PAD LAYOUT FOR CONCRETE SPLASH PAD DIMENSIONS.
- IF ANY PRODUCT OTHER THAN PRESTO GEOWEB IS TO BE INSTALLED, THE PRODUCT MANUFACTURER IS REQUIRED TO SUBMIT A LETTER STATING THAT THE PRODUCT IS EQUAL OR BETTER THEN PRESTO GEOWEB, BOTH IN PERFORMANCE AND IN STRUCTURAL CAPACITY.
- ALL GEOWEB AND SPLASH PADS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
- A CONCRETE SPLASH PAD IS REQUIRED AT ANY ACCESS OPENING THAT HAS AN OPEN GRATE FOR DRAINAGE. THE CONCRETE SPLASH PAD SHALL EXTEND BETWEEN THE UNIT LEG WALLS AND 3'-0" FROM THE CENTERLINE OF THE OPENING ON BOTH SIDES UNLESS SPECIFIED OTHERWISE ON THE SPLASH PAD LAYOUT. GEOWEB IS NOT REQUIRED UNDER ACCESS OPENINGS.

## SPLASH PAD CONFIGURATION



## StormTrap

1287 WILLOW PARKWAY  
ROSEMONT, IL 60446  
P815-941-6540 / F351-318-5547ENGINEER INFORMATION:  
ERIKSSON ENGINEERING  
ASSOCIATES  
145 COMMERCE DR  
STE A  
GRAYSLAKE, ILPROJECT INFORMATION:  
GOWER WEST  
ELEMENTARY SCHOOL  
WILLOWBROOK, ILCURRENT ISSUE DATE:  
12/21/2021

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: OWN BY:

2/21/2022 PRELIMINARY JPH

2/16/2022 PRELIMINARY JPH

1/24/2022 PRELIMINARY JPH

SCALE:

NTS

SHEET TITLE:

SINGLETRAP  
BACKFILL  
SPECIFICATIONS

SHEET NUMBER:

4.0

## StormTrap

1287 WILLOW PARKWAY  
ROSEMONT, IL 60446  
P815-941-6540 / F351-318-5547ENGINEER INFORMATION:  
ERIKSSON ENGINEERING  
ASSOCIATES  
145 COMMERCE DR  
STE A  
GRAYSLAKE, ILPROJECT INFORMATION:  
GOWER WEST  
ELEMENTARY SCHOOL  
WILLOWBROOK, ILCURRENT ISSUE DATE:  
12/21/2021

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: OWN BY:

2/21/2022 PRELIMINARY JPH

2/16/2022 PRELIMINARY JPH

1/24/2022 PRELIMINARY JPH

SCALE:

NTS

SHEET TITLE:

SPLASH PAD &  
GEOWEB DETAILS

SHEET NUMBER:

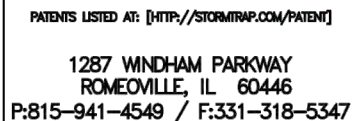
6.0





**NOTES:**

1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP - INDICATES A MODULE WITH MODIFICATIONS.
3. P - INDICATES A MODULE WITH A PANEL ATTACHMENT.
4. POCKET WINDOW OPENINGS ARE OPTIONAL.



PROJECT INFORMATION:

GOWER WEST ELEMENTARY SCHOOL
WILLOWBROOK, IL

ISSUED FOR:

PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:

SCALE:

NTS
-----

## SINGLETRAP MODULE TYPES

7.0

# ADDITIONS AND RENOVATIONS TO TWO SCHOOLS

**GOWER SCHOOL DISTRICT 62**  
77700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60527

**GOWER WEST ELEMENTARY SCHOOL**  
SITE DETAILS

ISSUE DATE  
03 JANUARY 2022

ISSUED FOR ZONING 01/03/2017

PROJECT PHASE  
CONSTRUCTION DOCUMENTS

SHEET

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**CONSTRUCTION MANAGER**  
**FREDERICK QUINN CORPORATION**  
103 SOUTH CHURCH STREET  
ADDISON, ILLINOIS 60101  
630-628-8500

**CIVIL ENGINEER / LANDSCAPE ARCH**  
**ERIKSSON ENGINEERING ASSOCIATES,**  
**LTD.**  
145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
847-223-4804

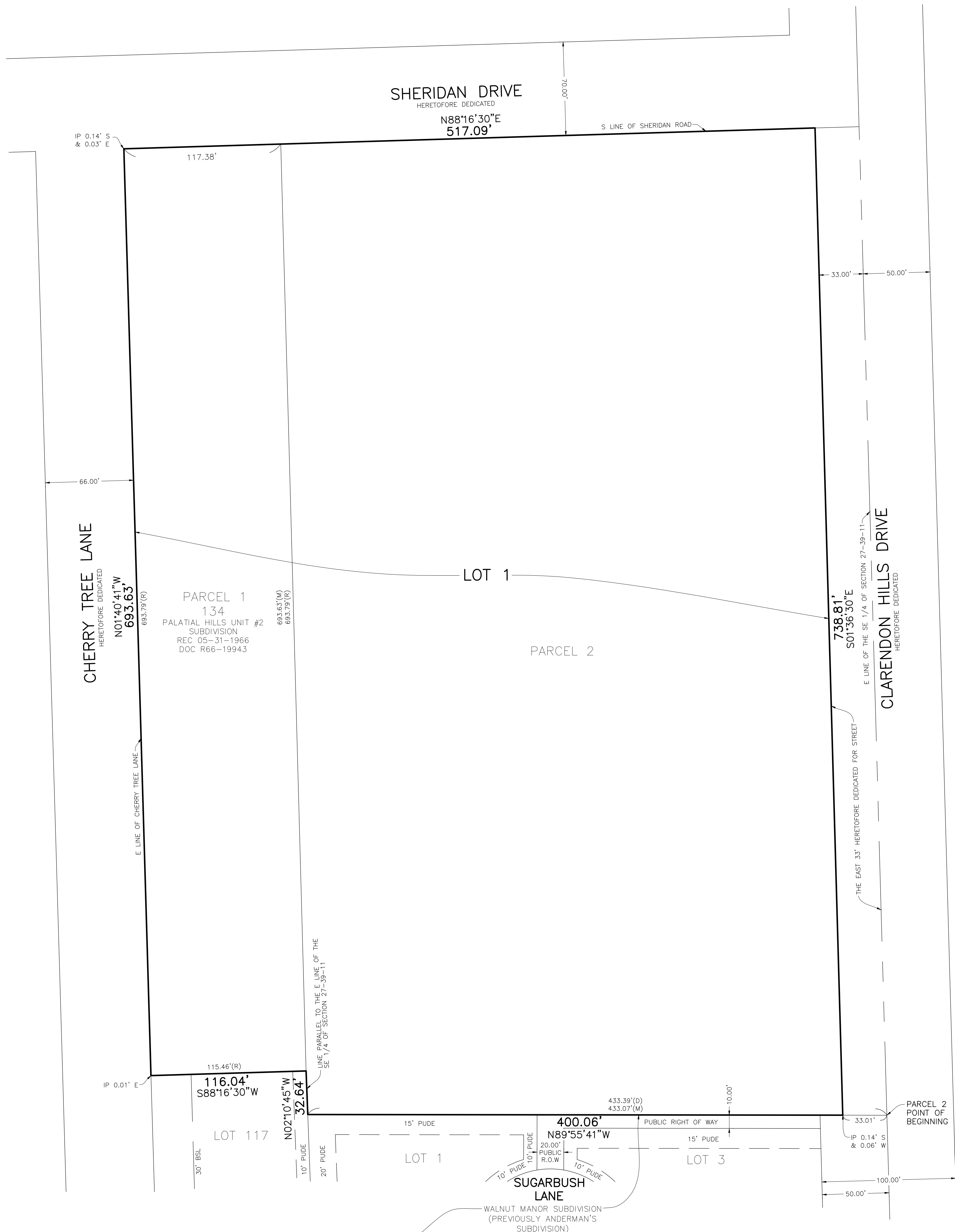
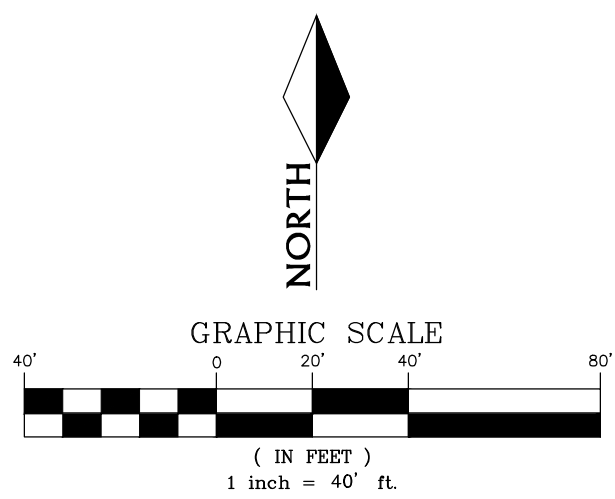
**STRUCTURAL ENGINEER**  
**ML STRUCTURAL, PLLC**  
334 EAST COLFAX STREET, UNIT D  
PALATINE, IL 60067  
224-214-0565

**MEP ENGINEER**  
**CS2 DESIGN GROUP, LLC.**  
837 OAKTON STREET  
ELK GROVE VILLAGE, ILLINOIS 60007  
847-981-1880



**Attachment 4**  
Subdivision Plat 05.24.21

BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.



PARCEL 1 = 80,954 SQUARE FEET OR 1.8584 ACRES  
PARCEL 2 = 292,990 SQUARE FEET OR 6.7262 ACRES

TOTAL AREA = 373,944 SQUARE FEET OR 8.5846 ACRES

LEGEND

IP = IRON PIPE  
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT  
R.O.W. = RIGHT OF WAY

DATE: MAY 24, 2021  
ORDER NO: 210307  
PROJ. NO: 1639  
FOR: GOWER SCHOOL DISTRICT 62  
PROJ. NAME: GOWER WEST  
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Professional Design Firm Registration #184-002793.

PAGE 1 OF 2

PREPARED BY:

**TFW** SURVEYING  
&  
MAPPING

LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT  
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030  
847-548-6600 FAX 548-6699  
info@tfwsurvey.com www.tfwsurvey.com

# GOWER WEST SCHOOL SUBDIVISION

BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

## OWNER CERTIFICATE

STATE OF ILLINOIS) SS  
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE \_\_\_\_\_ IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

BY: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

BY: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

## NOTARY CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF \_\_\_\_\_) SS

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_, OF SAID VILLAGE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID VILLAGE, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE \_\_\_\_\_ DID ALSO THEN AND THERE ACKNOWLEDGE THAT \_\_\_\_\_HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID VILLAGE, DID AFFIX THE CORPORATE SEAL TO THE SAID INSTRUMENT AS H\_\_\_\_ OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID VILLAGE, AS TRUSTEE, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

\_\_\_\_\_  
NOTARY PUBLIC (SEAL)

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF DUPAGE) SS

I, \_\_\_\_\_, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS.  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK

## VILLAGE COLLECTOR

STATE OF ILLINOIS)  
COUNTY OF DUPAGE) SS

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
VILLAGE COLLECTOR

## VILLAGE ENGINEER

STATE OF ILLINOIS)  
COUNTY OF DUPAGE) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MOUNT PROSPECT, DUPAGE COUNTY, ILLINOIS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
VILLAGE ENGINEER

## RECORDER'S CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF DUPAGE) SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_. \_\_\_\_\_, O'CLOCK \_\_\_\_.

BY: \_\_\_\_\_  
RECORDER OF DEEDS

## CITY COUNCIL OR VILLAGE BOARD

STATE OF ILLINOIS)  
COUNTY OF DUPAGE) SS

APPROVED BY THE CITY COUNCIL (VILLAGE BOARD) OF THE CITY (VILLAGE) OF \_\_\_\_\_, DUPAGE COUNTY, ILLINOIS.  
DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
CITY (VILLAGE) CLERK

## CITY OR VILLAGE PLAN COMMISSION

STATE OF ILLINOIS)  
COUNTY OF \_\_\_\_\_) SS

APPROVED BY THE \_\_\_\_\_ PLAN COMMISSION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

## PROFILE STUDY

STATE OF ILLINOIS)  
COUNTY OF DUPAGE) SS

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

BY: \_\_\_\_\_  
OWNER OR ATTORNEY

## SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)  
COUNTY OF LAKE) SS

I, JAMES P. MEIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE \_\_\_\_\_ TO RECORD THIS SUBDIVISION PLAT WITH THE DUPAGE COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 24th DAY OF MAY, A.D. 2021.

\_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295

## SURVEYOR CERTIFICATE

STATE OF ILLINOIS)  
COUNTY OF LAKE)

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

PARCEL 1:  
LOT 34 IN PALATIAL HILLS UNIT #2, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

PARCEL 2:  
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ANDERMAN'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 1 OF SAID ANDERMAN'S SUBDIVISION A DISTANCE OF 433.39 FEET TO THE NORTHWEST CORNER OF LOT 1 OF ANDERMAN'S SUBDIVISION; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 TO THE SOUTH RIGHT-OF-WAY LINE OF SHERIDAN ROAD AS PLATTED AND RECORDED IN PALATIAL HILLS UNIT #1; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SHERIDAN ROAD AS PLATTED AND RECORDED IN PALATIAL HILLS UNIT #1 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF ANDERMAN'S SUBDIVISION, THE PLACE OF BEGINNING EXCEPT THE EAST 33 FEET THEREOF DEDICATED FOR HIGHWAY, IN DUPAGE COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WILLOWBROOK, ILLINOIS.

I FURTHER CERTIFIES THAT THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FIRM, MAP NUMBER 17043C0277J, DATED AUGUST 1, 2019.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 24th DAY OF MAY, A.D. 2021.

# PRELIMINARY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295  
LICENSE EXPIRES NOVEMBER 30, 2022



## SURVEYOR'S NOTES

IRON PIPES OR SURVEYOR'S NAILS ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.  
ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
ALL EASEMENTS ARE HERETOFORE GRANTED UNLESS OTHERWISE NOTED.  
ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE PUBLIC UTILITIES UNLESS OTHERWISE NOTED.  
BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED COORDINATE SYSTEM AND ARE INTENDED ONLY TO SHOW THE ANGULAR RELATIONSHIP BETWEEN LINES.

PLAT SUBMITTAL AND RETURN TO ADDRESS:  
THIS PLAT SUBMITTED FOR RECORDING BY, AND RETURN TO:

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_  
STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

NOTE:  
NO TITLE COMMITMENT NOR LEGAL DESCRIPTION WAS PROVIDED BY CLIENT

PREPARED BY:

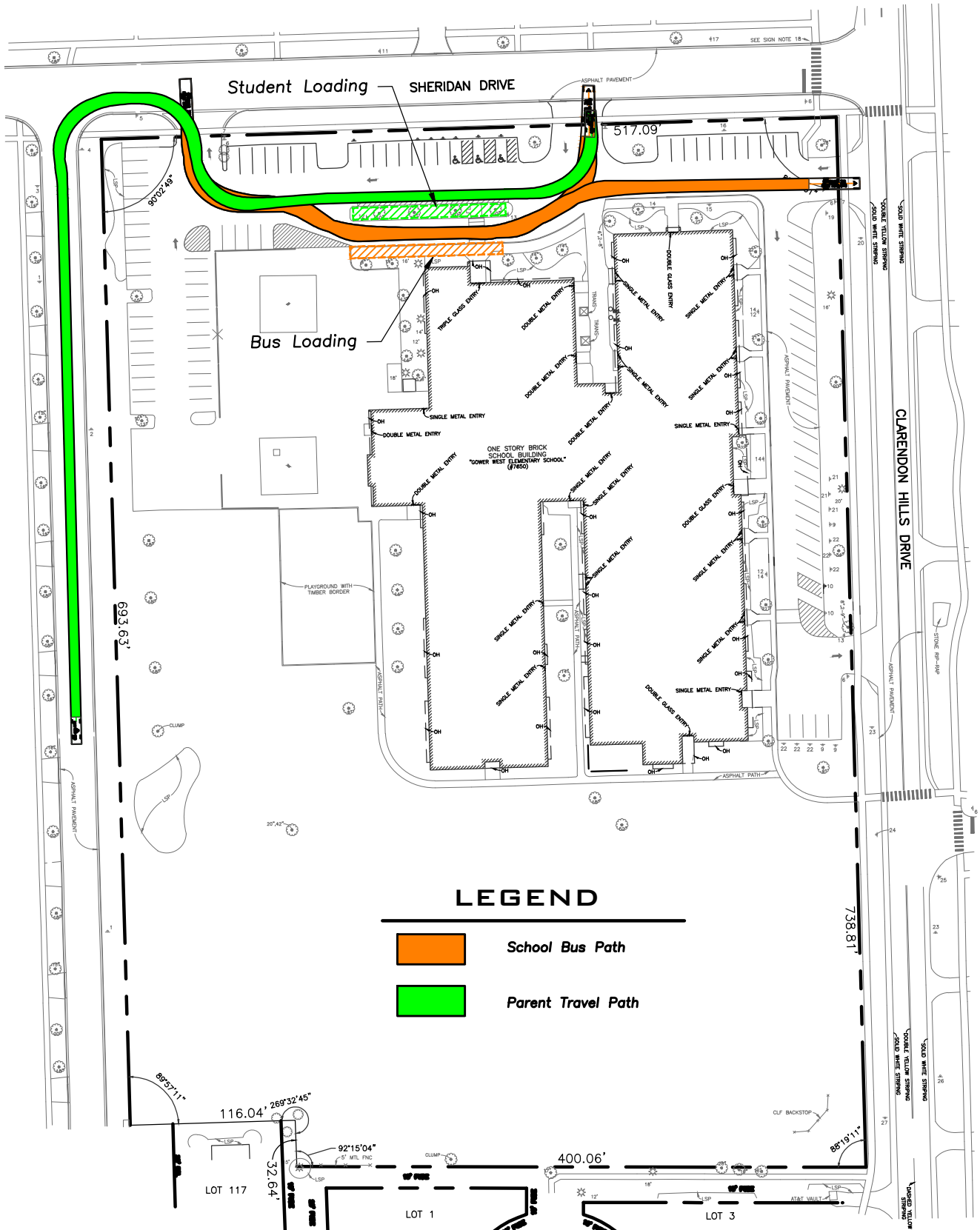
**TFW** SURVEYING & MAPPING  
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT  
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030  
847-548-6600 FAX 548-6699  
info@tfwsurvey.com www.tfwsurvey.com

DATE: MAY 24, 2021  
ORDER NO: 210307  
PROJ. NO: 1639  
FOR: GOWER SCHOOL DISTRICT 62  
PROJ. NAME: GOWER WEST  
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Professional Design Firm Registration #184-002793.



**Attachment 5**  
Historic Site Traffic Circulation

Scale: 1"=100'



# LEGEND



School Bus Path



Parent Travel Path

Sheet Title:

HISTORIC  
SITE  
CIRCULATION

ERIKSSON ENGINEERING ASSOCIATES, LTD. 2020  
By using a drawing and the information or services furnished hereon, the user agrees to hold EEA harmless from and against all liability, including reasonable attorney's fees, for any damages or losses, whether direct or indirect, arising from the use of the drawing or the information or services furnished hereon.

Design By: LMR Checked By: SC Date: 03/23/21

Sheet No:

EX-01

**GOWER WEST SCHOOL**  
7650 CLARENDON HILLS RD.  
WILLOWBROOK, IL 605278



**ERIKSSON  
ENGINEERING  
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
PHONE (847) 223-4804  
FAX (847) 223-4804  
EMAIL INFO@EEA-LTD.COM

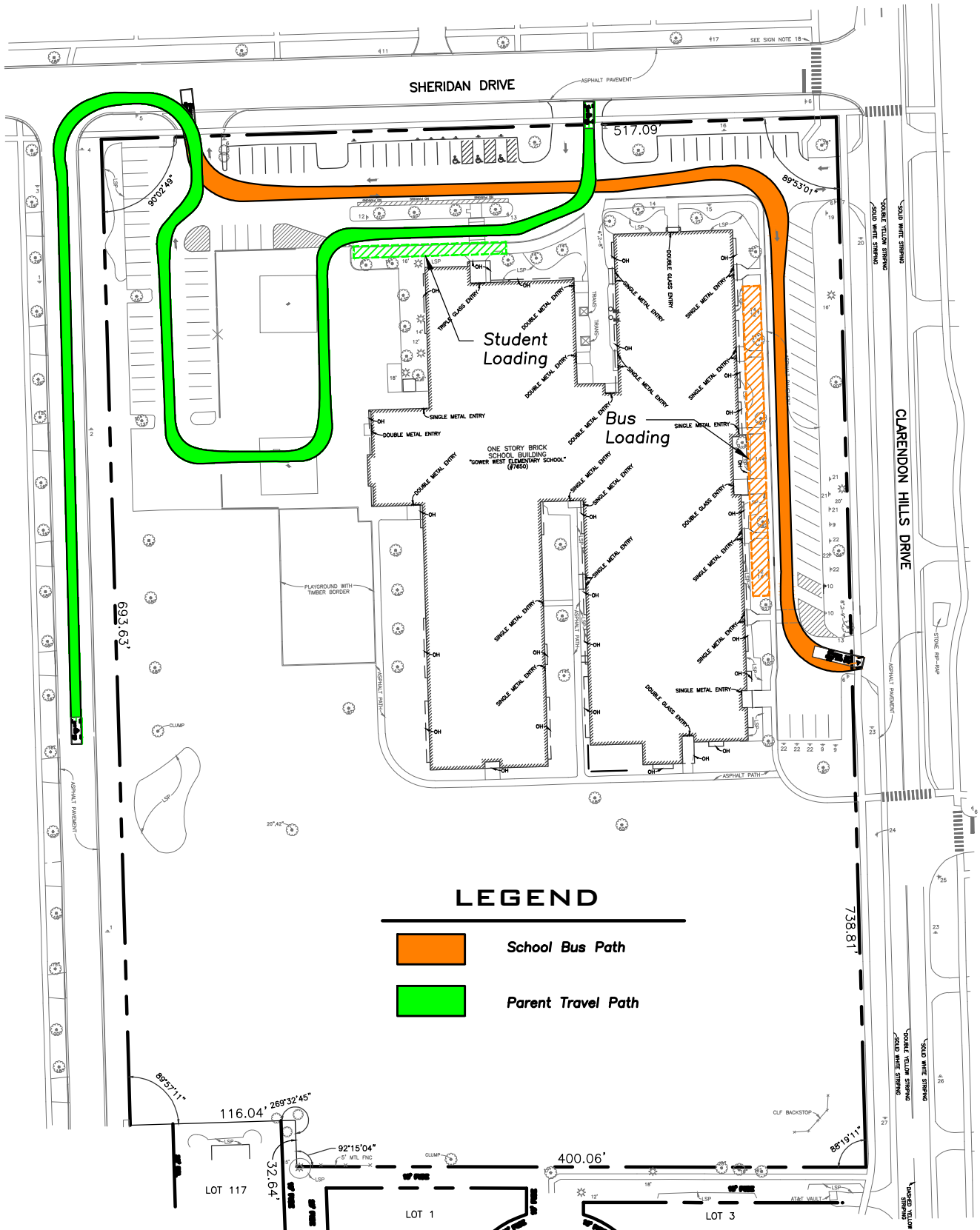
EEA - P:\Kevin\Green Associates - Gower West School\Drawings\Old\Gower West Traffic Exhibits.dwg  
Plotted: 3/23/21 @ 1:58pm By: Irosenbauer





**Attachment 6**  
Current Site Traffic Circulation

Scale: 1"=100'



### LEGEND



School Bus Path



Parent Travel Path

Sheet Title:

CURRENT  
SITE  
CIRCULATION

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Design By: LMR Checked By: SC Date: 03/23/21

Sheet No:

EX-02

**GOWER WEST SCHOOL**  
7650 CLARENDON HILLS RD.  
WILLOWBROOK, IL 605278



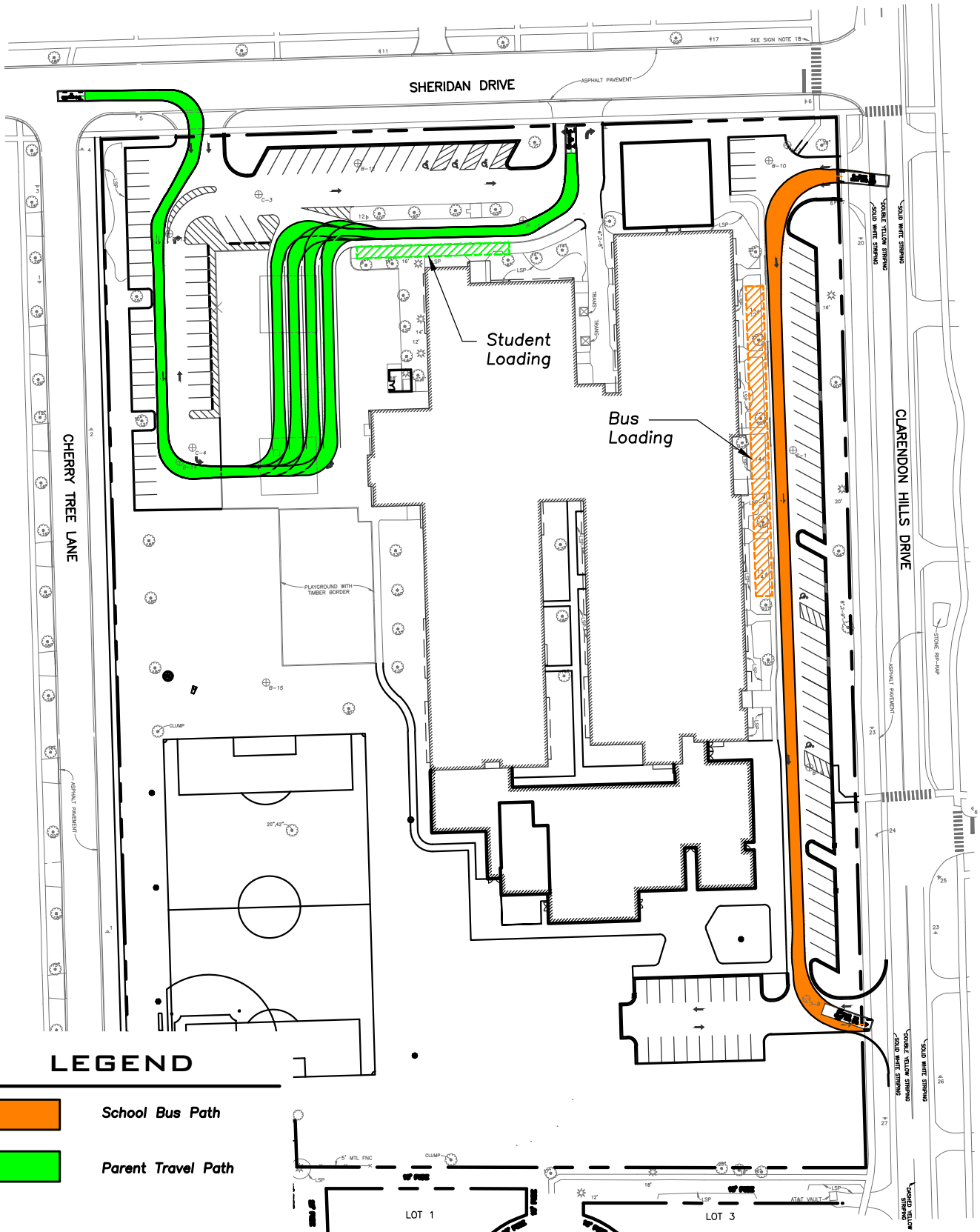
**ERIKSSON  
ENGINEERING  
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
PHONE (847) 223-4804  
FAX (847) 223-4864  
EMAIL INFO@EEA-LTD.COM



**Attachment 7**  
Future Site Traffic Circulation

Scale: 1"=100'



## LEGEND



School Bus Path



Parent Travel Path

Sheet Title:

PROPOSED  
SITE  
CIRCULATION

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Design By: LMR Checked By: SC Date: 03/23/21

Sheet No:

EX-03

**GOWER WEST SCHOOL**  
7650 CLARENDON HILLS RD.  
WILLOWBROOK, IL 605278



**ERIKSSON  
ENGINEERING  
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
PHONE (847) 223-4804  
FAX (847) 223-4864  
EMAIL INFO@EEA-LTD.COM



**Attachment 8**  
EEA Traffic Memorandum 07.30.21

# Memorandum

**TO:** Carole Pugh  
Green Associates

**FROM:** Stephen B. Corcoran, P.E., PTOE  
Director of Traffic Engineering

**DATE:** July 30, 2021

**RE:** Gower West Elementary School  
7650 Clarendon Hills Road  
Willowbrook, Illinois

Eriksson Engineering Associates (EEA) reviewed the existing site circulation and parking and proposed changes at Gower West Elementary School in Willowbrook, Illinois.

## Site Location

Gower West Elementary School is located at 7650 Clarendon Hills Rd in Willowbrook, Illinois. The site is located between Clarendon Hills Road and Cherry Tree Lane south of Sheridan Drive. Single-family homes form the southern border of the site. It is located in a single-family residential neighborhood with multi-family homes north of Sheridan Drive. **Figure 1** illustrates the site's location and area roadways (All figures can be found at the end of the report).

## Area Roadways

**Clarendon Hills Road** is a north-south minor arterial roadway adjacent to the site. It has two-lanes without any medians and a 30-speed limit.

**Sheridan Drive** is an east-west two-lane residential street between 75<sup>th</sup> Street and Clarendon Hills Road. It is under stop control at Clarendon Hills Road. It has a 25-mph speed limit and a 20-mph school speed limit. Parking is permitted on both sides west of the school site and restricted on the both side along the school frontage on school days from 8:00 AM to 9:00 AM.

**Cherry Tree Lane** is a north-south two-lane residential street between Sheridan Drive and 79<sup>th</sup> Street. It is under yield control at Sheridan Drive. It has a 25-mph speed limit and a 20-mph school speed limit. Parking is permitted on both sides south of the school site and restricted on the west side along the school frontage on school days from 9:00 AM to 3:00 PM.

**Midway Drive** is an east-west residential two-lane roadway with a 20-mph speed limit and parking permitted on both sides. It is under stop sign control with flashing lights at Clarendon Hills Road with crosswalks provided on the north and east leg of the intersection.

**Figure 2** illustrates the roadway and geometrics around the site. All roads around the school are under the jurisdiction of the Village of Willowbrook. Sidewalks are provided along all street in the study area except along the east side of Cherry Tree Lane along the school's frontage.

## Historic Counts

Traffic counts at the school driveways and adjacent roadways were not conducted due to the impact of the current pandemic. Also, consideration was given that the changes to the school would not increase traffic generated by the elementary school and administration office.

Traffic data from the DuPage Department of Transportation was obtained for the intersection of 75<sup>th</sup> Street and Clarendon Hills Road 800 feet to the north. They are dated May 4<sup>th</sup>, 2010 and are included in the **Appendix**. South of the shopping center, these volumes would be lower. However, general traffic growth since 2010 may have increased these volumes by 10%.

**Table 1**  
**2010 Hourly Traffic Counts**  
**Clarendon Hills Road**  
**South of 75<sup>th</sup> Street**

Period	Southbound	Northbound	Total
7-8:00 AM	169	485	654
8-9:00 AM	180	317	497
2-3:00 PM	212	294	506
3-4:00 PM	305	288	593

### **Gower West Elementary School**

Gower West Elementary School has a total enrollment of 524 students in Grades K thru 4 and an early childhood program (two half-day sessions). During the pandemic, the school is open with in class learning with 15-18% of the students electing to learn at home. **Table 2** shows the breakdown by grade.

**Table 2**  
**Gower West Current Student Population**

Grade	Students
ECC	59
K	80
1	90
2	109
3	83
4	103
<b>Total</b>	<b>524</b>

The school's population is stable and is not expected to grow. It's hours of operation are shown below in **Table 3**.

**Table 3**  
**Gower West Hours of Operation**

Grade	Existing Hours
K-4	8:30 AM to 3:20 PM
Early Childhood	8:40 AM to 11:15 AM 12:15 PM to 2:50 PM

### **Historic Site Circulation**

Prior to the 2020-2021 school year, the school bus and student loading both occurred on the north side of the school. School buses entered the west driveway on Sheridan Drive, loaded on the north side of the school adjacent to the building, and then exited via Sheridan Drive (East Driveway) or onto Clarendon Hills Road.



Parents were directed to approach the school from the south via Cherry Tree Lane, turn right onto Sheridan Drive, turn right again into the West Driveway, use the outer lane to pick up their students, and then exit onto Sheridan Drive. **Figure 3** illustrates the previous travel paths used by parent vehicles and school buses.

This plan was not ideal since it mixed bus and parent traffic in the same area with students crossing the school bus lane. Also, parent vehicles were stacking northbound on Cherry Tree Lane that interfered with the access to the single-family homes.

### **Current Site Circulation**

For this school year, the school bus loading zone has been moved to the east side of the school to separate the bus and student loading areas. School buses enter the north outbound-only driveway on Clarendon Hills Road, load along the east side of the school and exit onto Clarendon Hills Road.

Parents follow the same basic path except after they enter the school lot, they are directed further south into the school parking lot to the playground area before entering the loading area adjacent to the school building. **Exhibit 2** illustrates the existing circulation patterns.

These changes eliminated the combined loading area of buses and parent vehicles with students crossing the bus lane and increased the on-site stacking for parent vehicles reducing the queueing on Cherry Tree Lane. There is a conflict between the exiting parent traffic and entering buses at the northern Clarendon Hills Road during the morning arrival period.

### **Arrival Period Observations**

Field observation were conducted on May 12<sup>th</sup>, 2021 during the morning arrival and afternoon dismissal periods.

1. A contractor vehicle for the apartments was parked on the northside of Sheridan Drive and partially interfered with traffic operations.
2. The vehicles parked on the south side of Sheridan Drive were school staff.
3. A crossing guard was posted at the intersection of Midway Drive and Clarendon Hills Road to help students cross both streets.
4. School buses entered the north outbound school drive while parent traffic entered. School buses would wait for parents make their turns before entering the site. This conflict is undesirable.
5. Some parents traveling westbound on Sheridan Drive would make a U-turn to get in the eastbound queue entering the school.
6. The peak queue of vehicles on Cherry Tree Lane was four vehicles. The total drop-off queue was 30 vehicles on-site, Sheridan Drive, and Cherry Tree Lane.
7. A couple of parents parked and dropped their students on the north side of Sheridan Drive.



### Afternoon Dismissal Observations

1. Approximately 12 vehicles were parked on the north side of Sheridan Drive picking up students.
2. Several vehicles were observed going westbound on Sheridan Drive, left on Blackberry Lane, left on Hawthorne Lane, and left on Cherry Tree Lane to enter the back of the vehicle queue.
3. The peak queue of vehicles on Cherry Tree Lane was 41 vehicles. The total drop-off queue was 70 vehicles on-site, Sheridan Drive, and Cherry Tree Lane.
4. Done by 3:35 PM.

### Proposed Site Circulation

The proposed site plan includes expansion to the building to the south for the school district administration and a new EC playground on the north side of the school.

Under the proposed plan, the seven school buses will be separated completely from parent traffic and load on the east side of the school. The north driveway on Clarendon Hills Road will be changed to inbound only for school buses and staff parking from the existing outbound only drive. The southern drive will move further south and remain two-way with one lane in and one lane out to allow access to the parking lot south of the administration area. **Figures 5 and 6** illustrate the bus travel route and queueing along the east side of the school. There is more than adequate storage for the seven full size buses used by the school.

Parent traffic will follow the same path by entering via Cherry Tree Lane to Sheridan Drive and exiting on Sheridan Drive. In the morning, they will pull up along the west side of the school, drop off their student, and then leave. However, in the afternoon dismissal period, they will line up in four rows on the playground to minimize any queueing on Sheridan Drive and Cherry Tree Lane. School staff and a mobile phone app will then call students from the gym to the 16 vehicles waiting in the four lines. This will double the number of vehicles able to load versus the single file curb lane. Parents will not be able to leave until all cars are loaded and ready to go. School staff will then direct each lane to exit by lane and let in the next 16 vehicles. There is room for 25 vehicles to stack on-site before over flowing onto Sheridan Road and Cherry Tree Lane which can accommodate 29 more vehicles along the school's frontage. **Figures 7 and 8** illustrates the parent's route and queueing.

Overall, the volume of school traffic will remain the same but the improvements including a separate bus loading area and more on-site queueing will improve traffic operations and safety at the school and on the public road system.

### Trip Generation

Traffic estimates were made for the existing students using nation trip generation data from the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition. The rate of vehicle trip generation was applied to the student population with the results shown in **Table 4**. These calculated volumes are likely higher than what actually occurs due to the larger percentage of students riding school buses.

**Table 4**  
**Gower West Estimated Traffic Volumes**

Scenario	Morning Arrival			Afternoon Dismissal		
	In	Out	Total	In	Out	Total
524 Students	190	161	351	80	98	178

### School Bus Ridership

Gower West School is served by seven large school buses. For the year 2019-2020 school year, the pre-pandemic ridership averaged 333 students or 64% of the student population. During the 2020-2021 school year, the bus ridership dropped to 250 students (25% drop in ridership) due to a combination of students

staying home and students electing to not use the bus as result of the pandemic. The decrease in bus ridership resulted in a corresponding increase of parents driving their students to school. The drop in student attendance from the pandemic is approximately 58 students (11% of 524 total students). The temporary drop in bus usage is 93 students.

The Early Childhood program has two small school buses. Currently there are no daycare school buses at the school.

### Parking

The Village of Willowbrook Zoning Code requires one parking space for each faculty member plus one space for each other full time employee at nursery, elementary and junior high schools. Gower West Elementary School has between 95 to 100 faculty/staff on-site including the district administration personnel. The required parking for the school is 100 spaces. School staff has indicated that more on-site parking is desirable.

A parking inventory and survey was conducted at and around the school on May 12, 2021. On school property, the parking areas was separated into four areas with a total of 102 spaces:

- (1) East Lot with 30 spaces on the east side of the building.
- (2) North Lot with 34 spaces north of the building along Sheridan Drive.
- (3) West Lot with 38 spaces west of the playground.
- (4) West Playground with no marked spaces.

Vehicles parked on the south side of Sheridan Drive were school staff parking for the day. On-street parking can't be counted toward the number of available spaces for zoning purposes.

**Table 5**  
**Gower West Parking**

Parking Lot	Parking Inventory				Wednesday 5/12/2021	Proposed Supply			
	Regular	Visitor	ADA	Total	9:00 AM	Regular	Visitor	ADA	Total
East Lot	23	5	2	30	9	47	-	2	49
Administration Lot						20	-	-	20
North Lot	28	3	3	34	28	-	11	3	14
West Lot	38	-	-	38	25	47	-	-	47
Playground <sup>(1)</sup>	-	-	-	-	6				
On-Street <sup>(2)</sup> (South side of Sheridan)	-	-	-	-	16				
<b>Totals</b>	<b>89</b>	<b>8</b>	<b>5</b>	<b>102</b>	<b>84 (82%)</b>	<b>114</b>	<b>11</b>	<b>5</b>	<b>130</b>

(1) Vehicles parked in the playground next to the school in unmarked parking area.

(2) Staff vehicles parking along the south side of Sheridan Drive next to the school.

Overall, the number of available spaces exceed the number of parked vehicles on campus and on Sheridan Drive.

The proposed plan exceeds the village parking requirement with a total of 130 parking spaces and meets accessible code requirement of 5 spaces. The number of spaces exceeds the parking survey demand of 84 spaces and adds 28 spaces on-site. The extra spaces will minimize after hours parking on the surrounding streets during school events.

National parking data is available from the Institute of Transportation Engineers (ITE) in their publication Parking Generation, 5<sup>th</sup> Edition for elementary schools (Land Use Code 520). The peak demand in the ITE data was 68 spaces based on the student count (524 students) or 95 spaces based on the staff count (100



staff). Copy of the calculations are in the **Appendix**. The higher number (95 spaces) would be used to be conservative and is less than the proposed supply.

### Direction Distribution

Gower West School is located on the west side for the school district resulting in the majority of vehicular traffic approached the site from Clarendon Hills Road (north and south). Sheridan Drive has a limited right-in/out driveway at its west end on 57<sup>th</sup> Street which serves a limited amount of school residents.

Normally overflow parking for special events at the school is accommodated by a combination of the off-street parking at the school and on-street parking by the school. Limited on-street parking is available near the site. The excess parking provided on-site will minimize the amount of parking on-street during school events.

### Crash Data

EEA obtained vehicle/pedestrian crash data from IDOT for a five-year period (2011 to 2015) around the school to identify any crash trends that may affect the study area intersections. The IDOT Bureau of Data Collection requires the following statement be placed on any work product that incorporates or references their data.

**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.

A total of five crashes were found over the five-year period or one crash per year around the school. Of these crashes, two crashes occurred during normal school hours.

A copy of the IDOT crash reports are located in the **Appendix** and only the show printouts for the years with crash data. Data sheets showing no crashes were omitted. Please note that due to the proximity of the intersections or driveways, the same crash data shows up in several intersection's reports. IDOT uses a 250-foot radius from an intersection to report data.

**Table 6**  
**Roadway Crash Data near Gower West Elementary School**

Year	Clarendon Hills Road at: - Midway Drive - S. School Drive	Sheridan Drive at: -Cherry Tree Lane -W. School Entrance	Sheridan Drive at: - E. School Exit - Clarendon Hills Road Clarendon Hills Road at: - N. School Exit	Total Crashes Per Year
2015	-	-	-	0
2016	-	-	1 - Sideswipe - Property Damage Wednesday 3:11 PM	1
2017	-	1 - Turning - Injury Crash Saturday 3:38 PM	1 - Turning - Property Damage Friday 3:35 PM	2
2018	1 - Sideswipe - Property Damage Thursday 7:44 PM	-	-	1
2019	-	-	1 - Turning - Property Damage Sunday 7:00 PM	1
<b>Total</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>5</b>

Sheridan Drive at either Cherry Tree Lane or the school entrance had a possible injury crash between two westbound vehicles with one turning left and the other passing/overtaking the turning vehicle. It occurred on a Saturday and is not likely school related.

On Clarendon Hills Road, at either Midway Drive or the south school entrance, there was a property damage sideswipe crash between two northbound vehicles. It occurred at 7:44 PM on a Thursday and is not likely school related.

Sideswipe, likely on Sheridan Drive, near Clarendon Hills Road occurred during the afternoon dismissal period. A southbound bus hit a parked car on Sheridan Drive. With the relocation of the school buses loading to the east side of the school, this is unlikely to happen again. A third crash occurred on a Sunday evening with a northbound vehicle turning left and struck by a southbound vehicle.

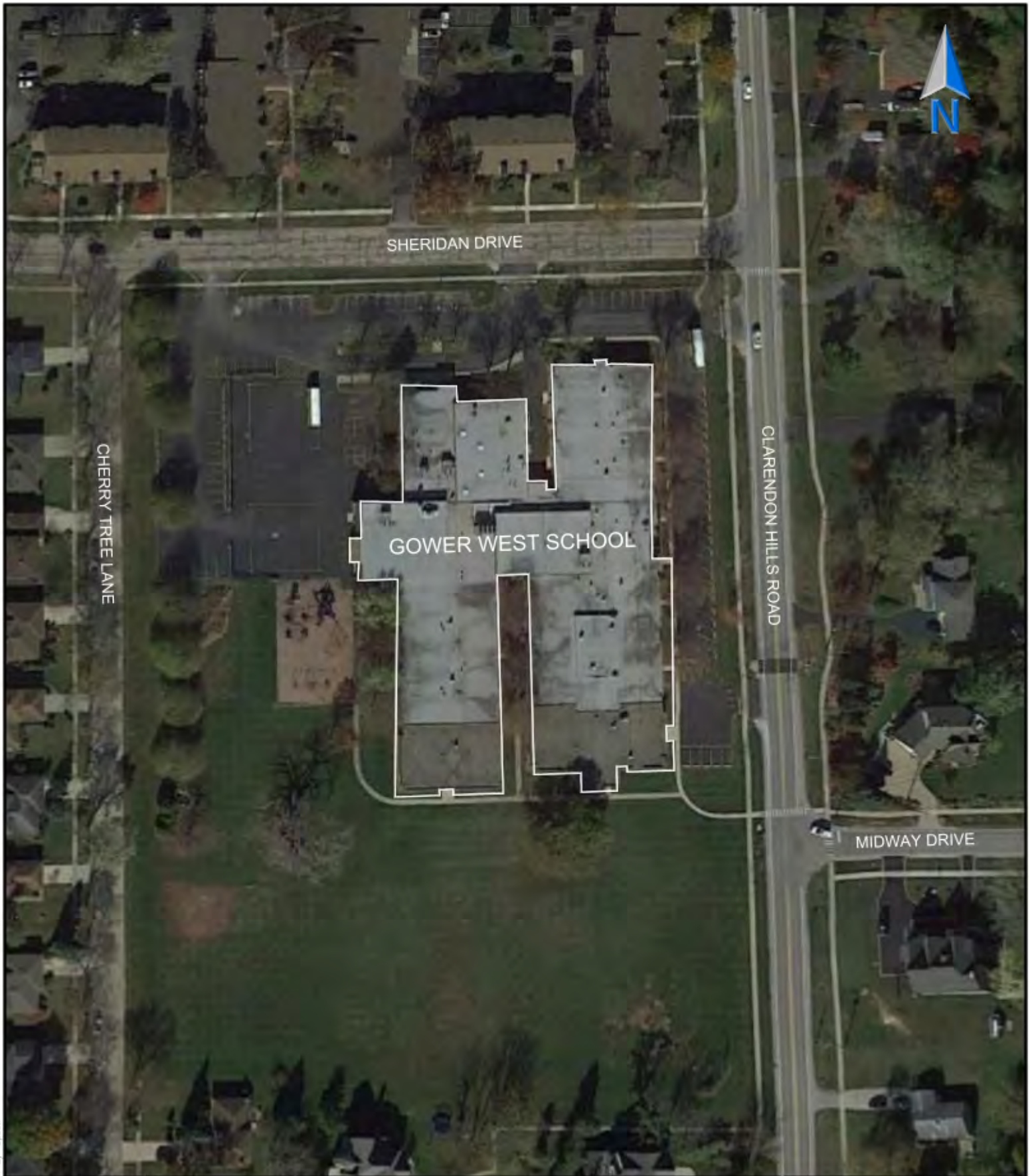
No crash trends were identified that required additional mitigating measures.

## Conclusion

Based on this traffic review, the changes to Gower West Elementary School will have a positive benefit at the school and the surrounding roadways:

1. The proposed expansion of the school building and administration spaces will provide more programming space for the existing student population.
2. The existing student population is stable for the foreseeable future.
3. School traffic volumes due to the pandemic are higher than the pre-pandemic conditions.
4. A review of five years of crash data did not reveal any safety problems.
5. The complete separation of bus and parent traffic on-site will improve site circulation and impact on the rest of the street network. The existing conflict between school buses and parent vehicles is eliminated at the north driveway on Clarendon Hills Road.
6. It is recommended that school staff be prohibited from parking off-street near the school including the south side of Sheridan Drive.
7. The ability to load more vehicles at a time will significantly reduce the afternoon dismissal queue along Cherry Tree Lane.
8. The revised site plan provides 130 parking spaces on-site which exceeds the zoning code requirements, the parking survey results, and national parking data results.





Sheet Title:

**SITE  
LOCATION &  
AREA  
ROADWAYS**

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EMP	SC	07/30/21

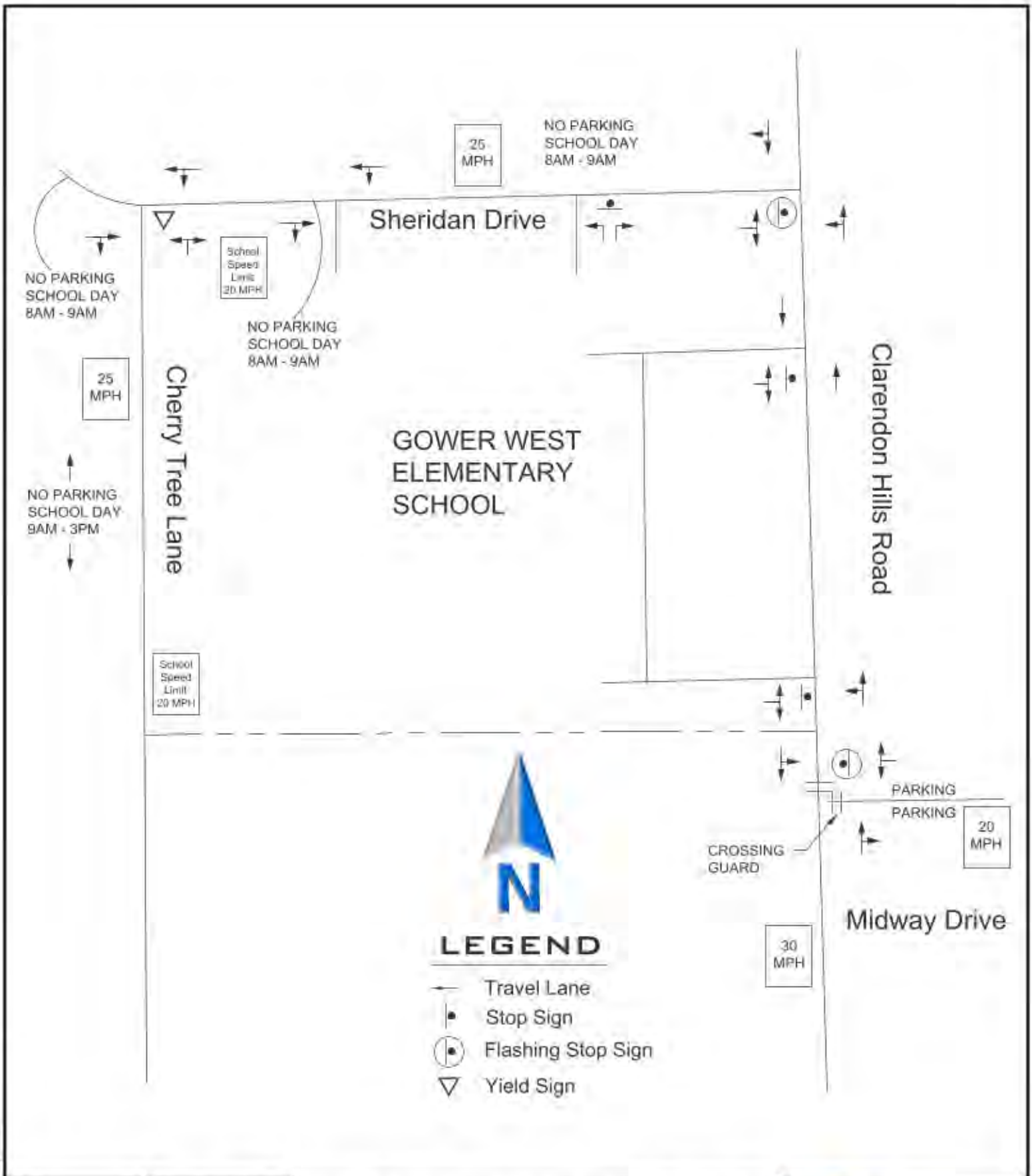
Sheet No:

**FIG 1**

**GOWER WEST SCHOOL**  
7650 CLARENDON HILLS RD.  
WILLOWBROOK, IL 605278



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145 COMMERCIAL DRIVE, SUITE A  
GRAYSON, ILLINOIS 60520  
PHONE (847) 233-0804  
FAX (847) 233-4864  
EMAIL: INFO@EECA-LTD.COM



Sheet Title

EXISTING  
ROADWAY  
GEOMETRICS

EMP SC 07/30/21

FIG 2

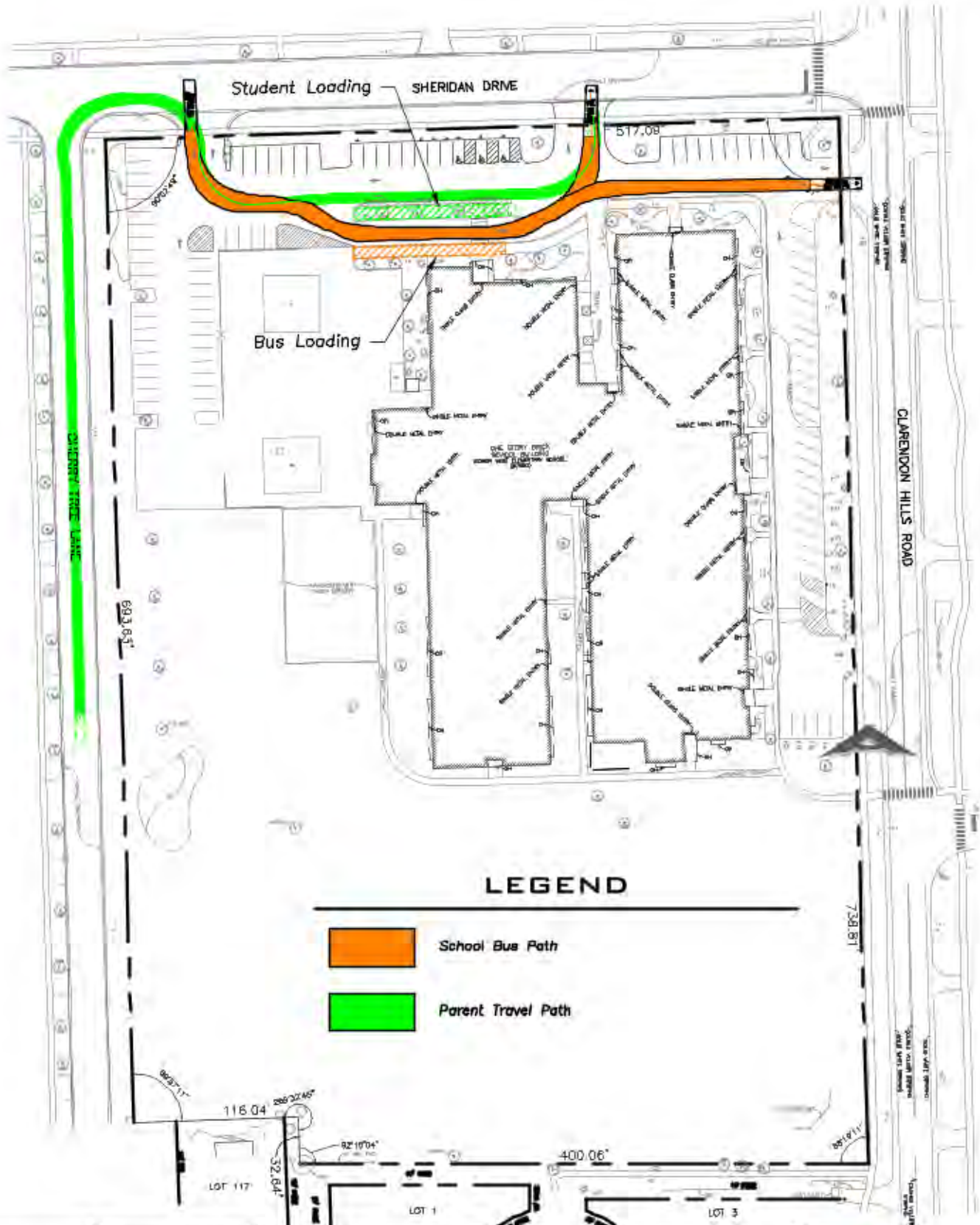
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WWW.ERIKSSON-IL.COM



Scale: 1"=100'



### LEGEND

- School Bus Path
- Parent Travel Path

HISTORIC  
SITE  
CIRCULATION

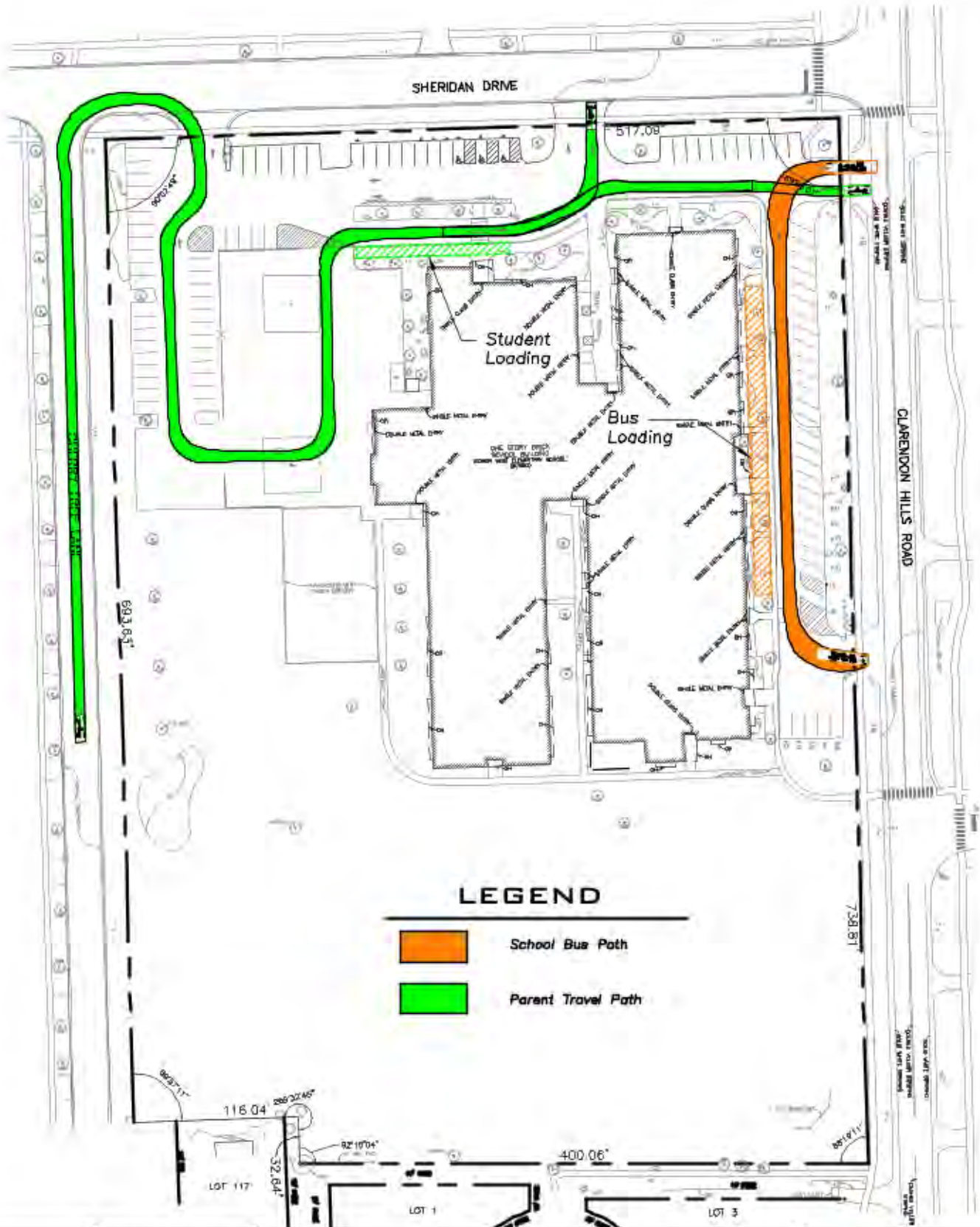
FIG 3

**GOWER WEST SCHOOL**  
7650 CLARENDON HILLS RD.  
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(708) 471-1000 FAX (708) 471-1001  
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Scale: 1"=100'



### LEGEND



School Bus Path



Parent Travel Path

CURRENT  
SITE  
CIRCULATION

FIG 4

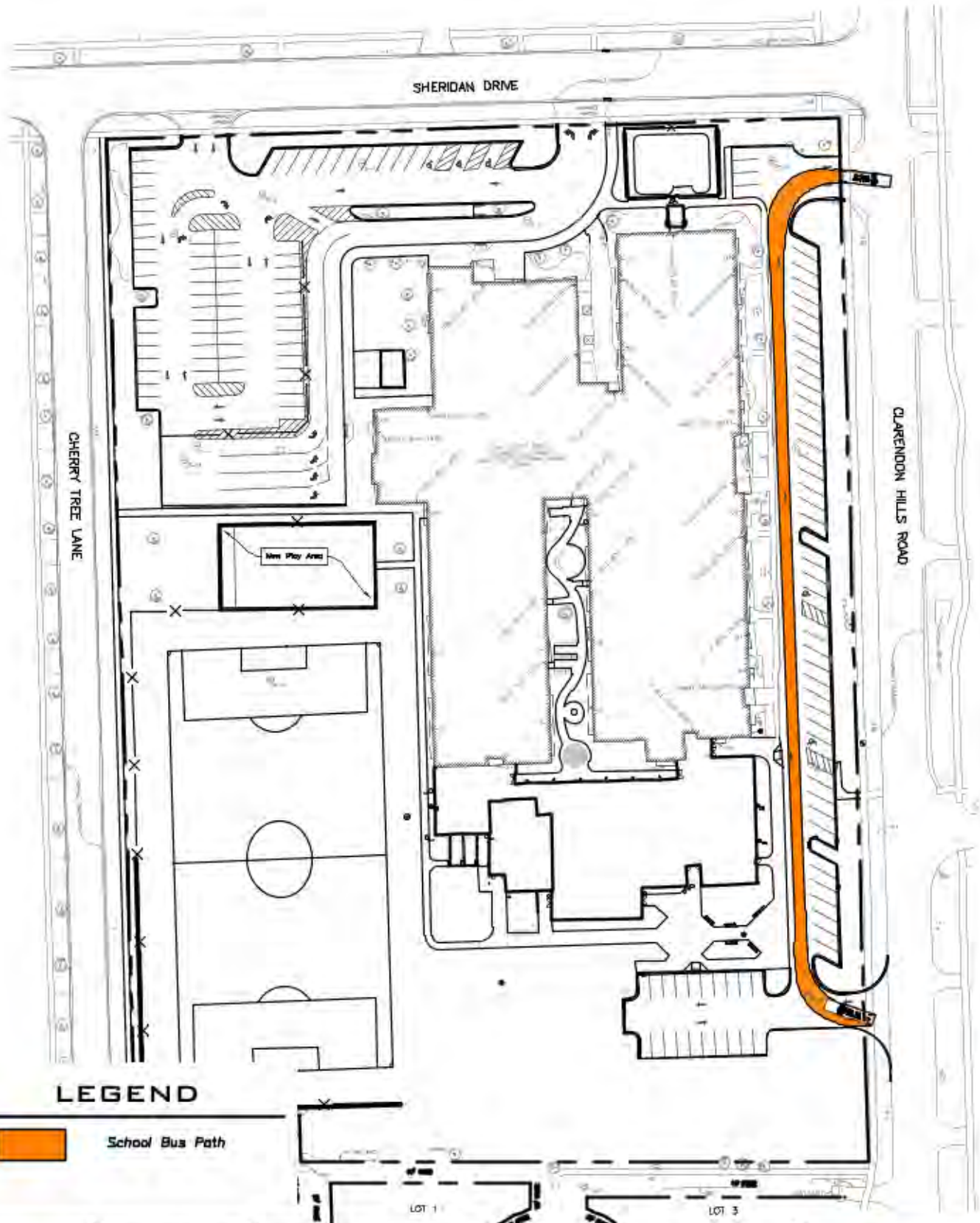
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Scale: 1"=100'



# LEGEND



School Bus Path

BUS  
ROUTE

FIG 5

## GOWER WEST SCHOOL

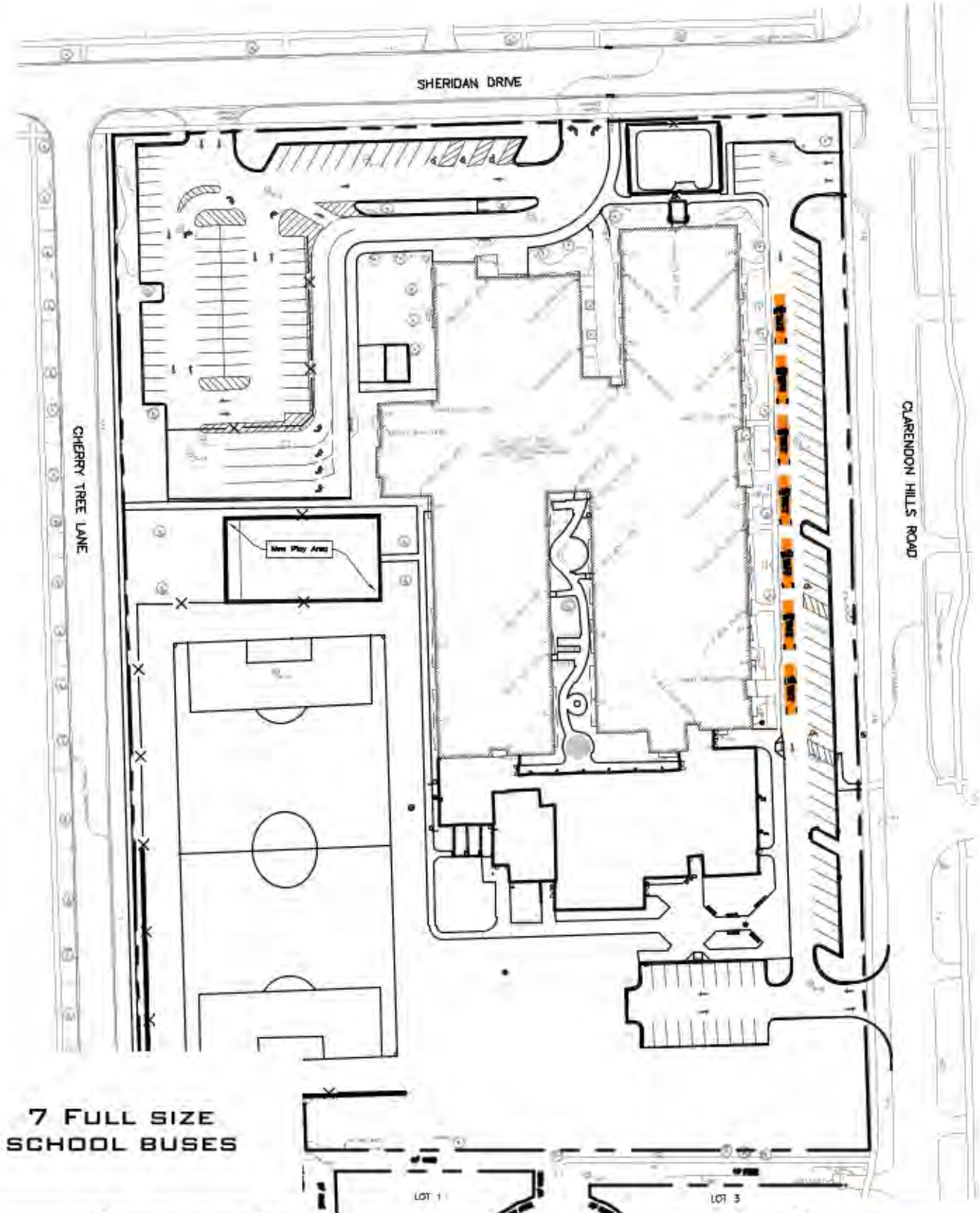
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Scale: 1"=100'



7 FULL SIZE  
SCHOOL BUSES

# GOWER WEST SCHOOL

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BUS  
QUEUE

FIG 6

EMP	SC	07/30/21
-----	----	----------



Scale: 1"=100'



SHERIDAN DRIVE

CHERRY TREE LANE

CLARENDON HILLS ROAD

Men Play Area

## LEGEND



Parent Travel Path

LOT 1

LOT 3

PARENT  
ROUTE

FIG 7

# GOWER WEST SCHOOL

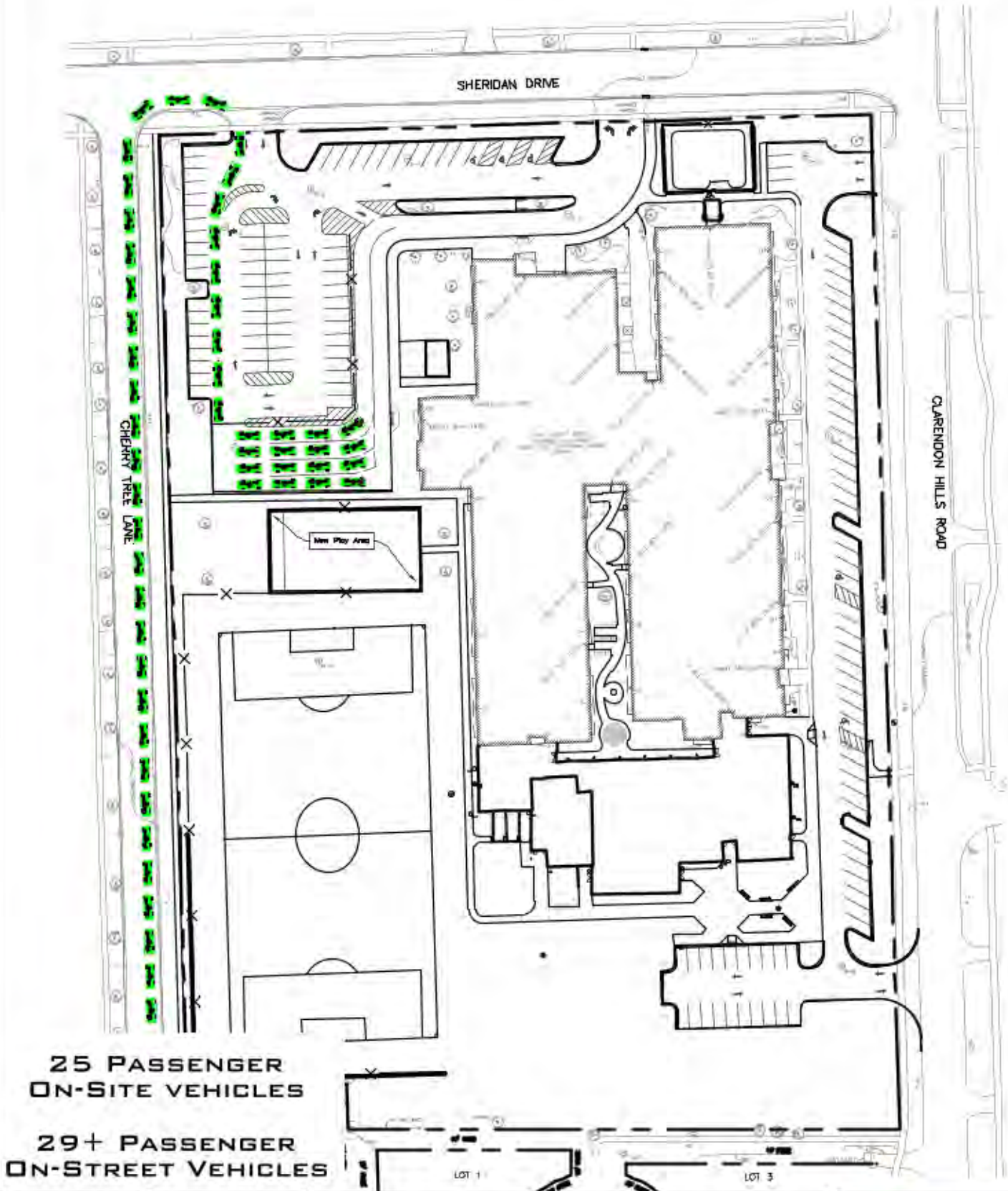
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Scale: 1"=100'



**25 PASSENGER  
ON-SITE VEHICLES**

**29+ PASSENGER  
ON-STREET VEHICLES**

Parent Queue			
	EMP	SC	07/30/21
	<p><b>FIG 8</b></p>		

**GOWER WEST SCHOOL**  
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## **APPENDIX**

- **Gower West Scope of Work**
- **School Bus Ridership Data**
- **DuPage DOT Counts**
- **2015-2019 Crash Data**
- **ITE Worksheets**
- **Vehicle Path Exhibits**



## **Traffic & Parking Summary Suggested Scope of Work**

A traffic and parking summary should be prepared for the proposed addition to the Gower West Elementary School located at 7650 Clarendon Hills Road in Willowbrook. The study should be prepared in accordance with the Institute of Transportation Engineers (ITE) guidelines and include the following tasks:

1. Obtain operational characteristics related to the existing site and surrounding area, including available recent traffic counts conducted by the Illinois Department of Transportation and/or others along surrounding roadways.
2. Obtain and analyze crash data from IDOT's Division of Safety and/or the Village of Willowbrook for the most recent five (5) years for the site vicinity, including the existing site access driveways, to determine the current level of operation and identify safety issues.
3. Perform observations during the peak morning student arrival and afternoon departure to identify current characteristics and operational issues associated with student drop-off and pick-up for both the elementary school, as well as the early childhood center. Particular attention should be paid to stacking capacity and conflict points between buses, passenger cars, pedestrians and bicyclist.
4. Coordinate with school officials to review the current parking operations policies, identifying the number of existing parking spaces and the designated user(s), as well as existing concerns and problem areas.
5. Perform a parking utilization survey to identify the current parking demand rate per student/staff at the subject site parking facilities, including all site users: elementary school, early childhood center and school district staff/faculty, drop-off/pick-up parking for the early childhood center and visitors.
6. Determine project characteristics, including trip generations, traffic distribution and traffic assignments for the volume of additional traffic anticipated by the proposed addition, as applicable/if any, including growth in student/staff populations and/or internal site operation modifications, including student drop-off/pick-up, loading and parking areas. Trip generation rates should be based on published rates contained in current edition of the ITE Trip Generation Handbook, 10<sup>th</sup> Edition, local data collected from the existing site, and/or local data obtained from similar uses.
7. Provide a qualitative analysis of the development's impacts on the surrounding roadway network. Recommend any intersection and/or access improvements, if necessary, to accommodate the project traffic flows both on and off site.
8. Project future parking demand, associated with the potential growth in student/staff population, as applicable, based upon factors as developed by ITE, local parking ordinance and/or local data collected. Recommendation should be made to the amount of parking, the assignment of the parking and access/circulation of the parking lots, as necessary.
9. Prepare an Auto Turn analysis to ensure emergency and design vehicles can adequately circulate on- and off-site.
10. Prepare a project summary memorandum, including exhibits and tables, as necessary.

## Steve Corcoran

---

**From:** Gina Rodewald <grodewald@gower62.com>  
**Sent:** Sunday, February 14, 2021 10:30 PM  
**To:** Steve Corcoran  
**Cc:** Tim McGrath  
**Subject:** Re: Gower West Site Traffic Questions

Hi, Steve,

I hope this message finds you well...warm and safe in yet another winter weather advisory!

Getting back to you on the ridership of Gower West buses in a typical school year. Below find the number of students on each bus for both the AM and PM routes. The numbers do fluctuate depending on after school activities and those students who attend before and after school care due to parents' work schedules. If you have any further questions, please let me know.

Thanks!  
gina

### Bus Ridership for 2019-2020

Pre-Pandemic

\*Note: No Bus #6

Bus	AM	PM
1	58	57
2	47	36
3	55	57
4	54	54
5	51	50
7	36	37
8	31	44
<b>Totals</b>	<b>332</b>	<b>335</b>

### Bus Ridership for 2020-2021

\*Note: No Bus #6

During Pandemic

Bus #	AM	PM
1	43	43
2	23	23
3	45	47
4	41	43
5	33	33
7	32	32
8	31	30

**Totals 248(74.7%) 251 (74.9%)**

On Tue, Feb 2, 2021 at 4:44 PM Gina Rodewald <grodewald@gower62.com> wrote:  
Great. I'll be expecting your call.

630 286-4924 is my direct line.  
Gina

On Tue, Feb 2, 2021 at 4:22 PM Steve Corcoran <scorcoran@eea-ltd.com> wrote:

Should be



**Stephen B. Corcoran, PE (IL, IN, MI, MO, WI), PTOE**

p 847.223.4804 Ext. 21

m 847-254-9792

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---

**From:** Gina Rodewald <[grodewald@gower62.com](mailto:grodewald@gower62.com)>

**Sent:** Tuesday, February 2, 2021 4:15 PM

**To:** Steve Corcoran <[scorcoran@eea-ltd.com](mailto:scorcoran@eea-ltd.com)>

**Cc:** Tim McGrath <[tmcgrath@greenassociates.com](mailto:tmcgrath@greenassociates.com)>

**Subject:** Re: Gower West Site Traffic Questions

Hi, Steve,

10:30 works for me. I have to finish by 11:00. Will that be a sufficient amount of time to get us started?

gina

On Tue, Feb 2, 2021 at 3:32 PM Steve Corcoran <[scorcoran@eea-ltd.com](mailto:scorcoran@eea-ltd.com)> wrote:

How about 10:30 tomorrow? (Wed)

**Stephen B. Corcoran, PE (IL, IN, MI, MO, WI), PTOE**

p 847.223.4804 Ext. 21

m 847-254-9792

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---

**From:** Gina Rodewald <[grodewald@gower62.com](mailto:grodewald@gower62.com)>  
**Sent:** Monday, February 1, 2021 4:03 PM  
**To:** Steve Corcoran <[scorcoran@eea-ltd.com](mailto:scorcoran@eea-ltd.com)>  
**Cc:** Tim McGrath <[tmcgrath@greenassociates.com](mailto:tmcgrath@greenassociates.com)>  
**Subject:** Re: Gower West Site Traffic Questions

Hi, Steve,

Unfortunately, I have had to schedule another meeting at that time tomorrow. I could meet at 3:00?

Wednesday I am still available between 9 and 11:00 or noon and 1:45 and after 3:00.

If you need additional times, please let me know.

Thanks!

On Mon, Feb 1, 2021 at 3:33 PM Steve Corcoran <[scorcoran@eea-ltd.com](mailto:scorcoran@eea-ltd.com)> wrote:

Gina,

Lets say Noon tomorrow. Shall I call you at the number below?

**Stephen B. Corcoran, PE** (IL, IN, MI, MO, WI), PTOE

p 847.223.4804, Ext. 21

m 847-254-9792

ERIKSSON ENGINEERING ASSOCIATES, LTD.

---

**From:** Gina Rodewald <[grodewald@gower62.com](mailto:grodewald@gower62.com)>  
**Sent:** Monday, February 1, 2021 10:03 AM  
**To:** Steve Corcoran <[scorcoran@eea-ltd.com](mailto:scorcoran@eea-ltd.com)>  
**Cc:** Tim McGrath <[tmcgrath@greenassociates.com](mailto:tmcgrath@greenassociates.com)>  
**Subject:** Re: Gower West Site Traffic Questions

Hi, Steve,

My availability this week:

Tuesday 2/2 - Between 11:30 and 12:30 and anytime after 3:00 PM

Wednesday 2/3 - Between 9:00 and 11:00, between 12:00 - 1:30 and after 3:00

Thursday, 2/4 - After 11:30 but before 4:30.

Friday, 2/5 - Between 9 and 11:00 and between 12:30 and 4:00

Contact information below. Let me know what works for you.

gina

*Gina Rodewald*

*Principal*

*Gower West School*

7650 Clarendon Hills Road

Willowbrook, Illinois 60527

ph 630.286.4924

f 630.323.6494

On Mon, Feb 1, 2021 at 8:48 AM Steve Corcoran <[scorcoran@eea-ltd.com](mailto:scorcoran@eea-ltd.com)> wrote:

Gina,

Let me know when we could schedule a phone call this week and your contact information.

Sincerely

**Stephen B. Corcoran, PE** (IL, IN, MI, MO, WI), PTOE

p 847.223.4804 Ext. 21

m 847-254-9792

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---

**From:** Gina Rodewald <[grodewald@gower62.com](mailto:grodewald@gower62.com)>

**Sent:** Sunday, January 31, 2021 9:34 PM

**To:** Tim McGrath <[tmcgrath@greenassociates.com](mailto:tmcgrath@greenassociates.com)>

**Cc:** Steve Corcoran <[scorcoran@eea-ltd.com](mailto:scorcoran@eea-ltd.com)>

**Subject:** Re: Gower West Site Traffic Questions



Looking forward to meeting and working with you Steve!

gina

On Fri, Jan 29, 2021 at 2:00 PM Tim McGrath <[tmcgrath@greenassociates.com](mailto:tmcgrath@greenassociates.com)> wrote:

Hi Gina,

I wanted to introduce you to Steve Cocoran (our civil engineering traffic consultant). He has a question or two for you and will reach out to you directly...

Thanks Gina....

Tim McGrath, AIA, REFP

Director of Design

**GREEN** ASSOCIATES

[111 Deer Lake Road, Suite 135](#)

[Deerfield, Illinois 60015](#)

telephone 847-317-0852 x151

direct 847-787-1866

mobile 847-651-0795

[www.greenassociates.com](http://www.greenassociates.com)

Follow us on [Instagram](#) for news and updates on our projects

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# DuPage County Division of Transportation

Compiled Intersection Count from Machine Source

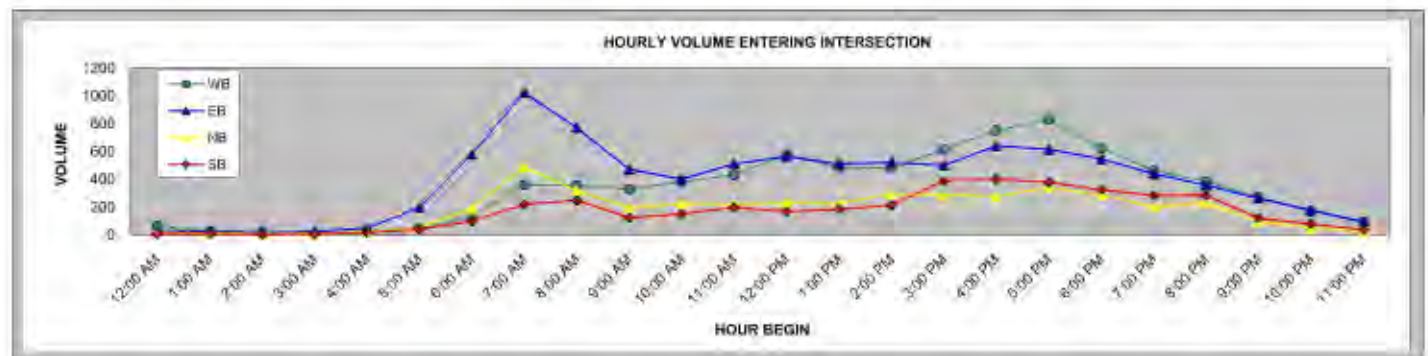
Intersection counted: **75TH**

@ **CLARENDON HILLS**

Station: **9030**

		CLARENDON HILLS				75TH				CLARENDON HILLS				75TH				VOLUME ENTERING
		SOUTHBOUND				WESTBOUND				NORTHBOUND				EASTBOUND				
Date	Hr Begin	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
05/04/10	12:00 AM	2	1	3	6	4	56	3	63	9	6	3	18	0	23	5	28	115
05/04/10	1:00 AM	1	3	2	6	2	21	1	24	3	5	2	10	2	17	3	22	62
05/04/10	2:00 AM	0	1	0	1	1	17	1	19	1	3	0	4	0	13	2	15	39
05/04/10	3:00 AM	3	2	0	5	0	10	0	10	2	2	1	5	1	21	0	22	42
05/04/10	4:00 AM	11	2	3	16	1	21	1	23	5	11	5	21	2	43	1	46	106
05/04/10	5:00 AM	25	9	5	39	0	42	4	46	11	37	2	50	9	185	2	196	331
05/04/10	6:00 AM	52	36	9	97	5	108	14	127	42	108	38	188	33	538	8	579	991
05/04/10	7:00 AM	42	114	62	218	39	256	64	359	174	260	51	485	98	908	16	1022	2084
05/04/10	8:00 AM	80	111	57	248	32	290	33	355	87	188	42	317	49	684	37	770	1690
05/04/10	9:00 AM	33	58	30	121	30	273	24	327	72	99	26	197	61	385	24	470	1115
05/04/10	10:00 AM	42	69	38	149	42	316	22	380	76	116	32	224	40	331	29	400	1153
05/04/10	11:00 AM	62	84	50	196	48	348	34	430	74	113	32	219	43	431	36	510	1355
05/04/10	12:00 PM	51	63	52	166	79	440	59	578	87	111	33	231	59	460	43	562	1537
05/04/10	1:00 PM	49	98	36	183	51	399	37	487	87	114	25	226	42	423	46	511	1407
05/04/10	2:00 PM	56	103	53	212	52	369	57	478	105	142	47	294	47	416	57	520	1504
05/04/10	3:00 PM	89	196	103	388	56	500	58	614	107	120	61	288	53	393	54	500	1790
05/04/10	4:00 PM	74	230	95	399	59	628	63	750	83	150	43	276	85	484	71	640	2065
05/04/10	5:00 PM	89	199	109	377	91	671	68	830	148	166	26	340	66	475	73	614	2161
05/04/10	6:00 PM	105	129	89	323	76	474	76	626	102	141	43	286	72	402	72	546	1781
05/04/10	7:00 PM	58	137	88	283	44	366	51	461	82	98	21	201	47	335	56	438	1383
05/04/10	8:00 PM	46	139	98	283	35	302	47	384	87	104	40	231	50	257	49	356	1254
05/04/10	9:00 PM	28	62	28	118	26	219	25	270	46	37	10	93	17	217	27	261	742
05/04/10	10:00 PM	15	40	22	77	9	149	13	171	21	23	6	50	16	135	24	175	473
05/04/10	11:00 PM	10	17	8	35	7	72	12	91	13	10	1	24	5	75	13	93	243
24HR TOTALS		1003	1903	1040		789	6347	767		1524	2164	590		897	7651	748		25423
		3946				7903				4278				9296				

ADT STATISTICS	CLARENDON HILLS	75TH	CLARENDON HILLS	75TH
	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG
	7774	17147	7718	18207
	INTERSECTION ADT		25423	





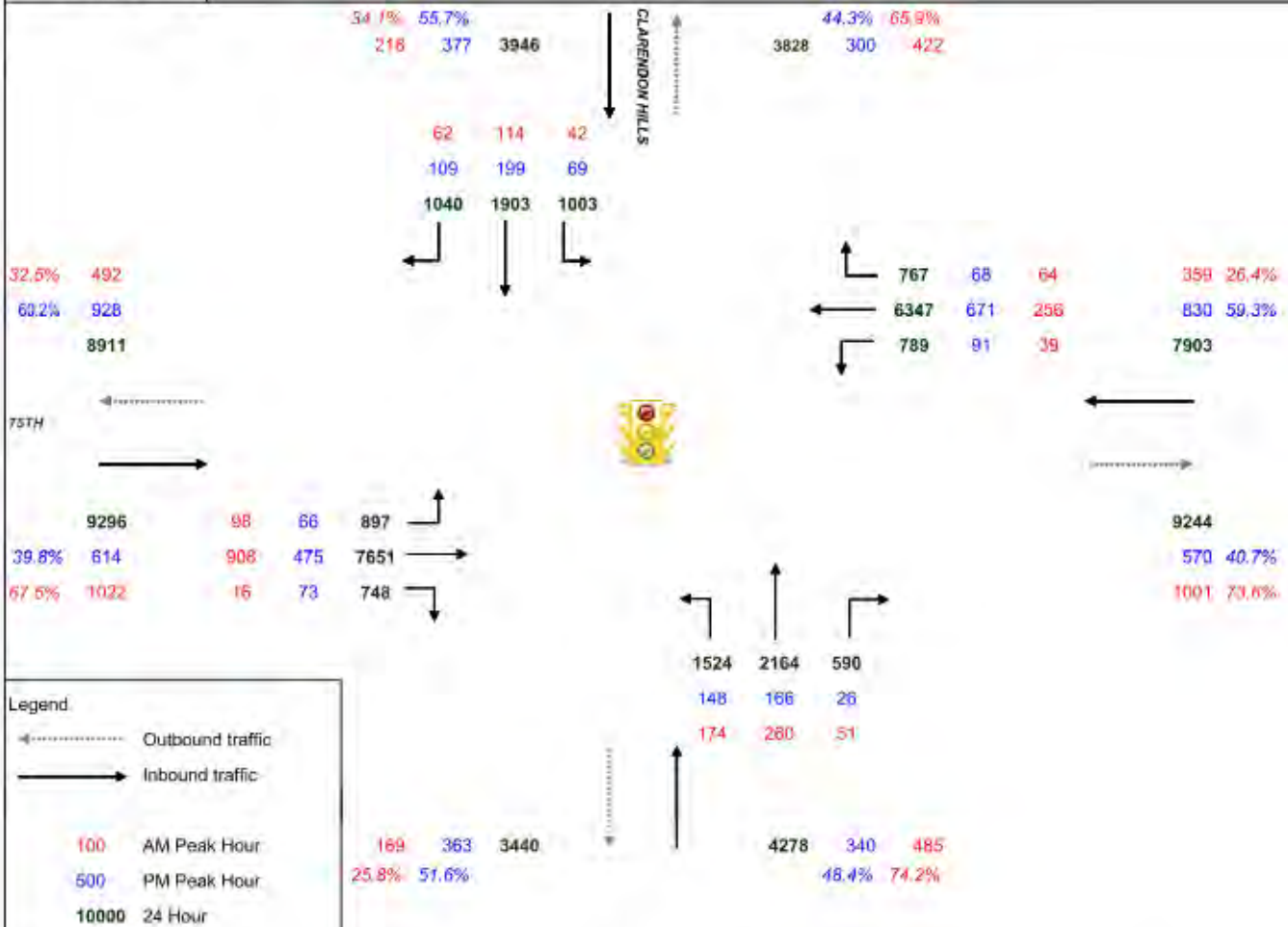
# DuPage County Division of Transportation

Compiled Intersection Count from Machine Source

Intersection counted: 75TH

@ CLARENDON HILLS

Station: 9030



	CLARENDON HILLS				75TH				CLARENDON HILLS				75TH				
	SOUTHBOUND				WESTBOUND				NORTHBOUND				EASTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
07:00 AM - 08:00 AM	42	114	62	218	39	256	64	359	174	260	51	485	98	908	16	1022	2084
% OF TOTAL ENTERING	19.3%	52.3%	28.4%	10.5%	10.9%	71.3%	17.8%	17.2%	35.9%	53.6%	10.5%	23.3%	9.6%	88.8%	1.6%	49.0%	
12:00 PM - 01:00 PM	51	63	52	166	79	440	59	578	87	111	33	231	59	460	43	562	1537
% OF TOTAL ENTERING	30.7%	38.0%	31.3%	10.8%	13.7%	76.1%	10.2%	37.6%	37.7%	48.1%	14.3%	15.0%	10.5%	81.9%	7.7%	36.6%	
05:00 PM - 06:00 PM	69	199	109	377	91	671	68	830	148	166	26	340	66	475	73	614	2161
% OF TOTAL ENTERING	18.3%	52.8%	28.9%	17.4%	11.0%	80.8%	8.2%	38.4%	43.5%	48.8%	7.6%	15.7%	10.7%	77.4%	11.9%	28.4%	





## Coordinate Collision Diagram Report

1/1/2016 to 12/31/2016

For XCoordinate 2900263.029 : YCoordinate 1859122.054 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	Dirp	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201601484164																			
11/16/2016 3:11 PM	Clear	Dry	0	0	0	0	0	0.00	2900263.029 1859122.054	Passenger	West	Merging	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
										SUV	West	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2



Coordinate Collision Diagram Report

1/1/2016 to 12/31/2016

For XCoordinate 2900263.029 : YCoordinate 1859122.054 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Hour of Day	Total	%	Vehicle Type	Total	%
Sideswipe Same Direction	1	100.0%	Wednesday	3 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		SUV	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DIRP	Total	%
Clear	1	100.0%	Daylight	Dry	1	100.0%	West	2	100.0%
TOTAL:	1		TOTAL:	TOTAL:	1		TOTAL:	2	



## Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2900263.029 : YCoordinate 1859122.054 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	Dirp	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201701462049																			
9/15/2017 3:35 PM	Clear	Dry	0	0	0	Parked Motor Vehicle	Daylight	0.00	2900258.84623253 1859186.97585238	Bus over 15 seats	South	Turning Right	Parked Vehicle	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
										Passenger	West	Parked	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2



Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2900263.029 : YCoordinate 1859122.054 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Total	%	Hour of Day	Total	%	Vehicle Type	Total	%
Parked Motor Vehicle	1	100.0%	Friday	1	100.0%	3 PM	1	100.0%	Bus over 15 seats	1	50.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		Passenger	1	50.0%
									TOTAL:	2	
Weather Cond	Total	%	Light Cond	Total	%	Road Surface	Total	%	DIRP	Total	%
Clear	1	100.0%	Daylight	1	100.0%	Dry	1	100.0%	South	1	50.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		West	1	50.0%
									TOTAL:	2	





## Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate : 2900263.029 : YCoordinate : 1859122.054 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	Dirp	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201901364060																			
10/13/2019 7:00 PM	Clear	Dry	0	0	0	Turning	Darkness	0.00	2900258.63090735 1859187.28088304	SUV	North	Turning Left	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
										Passenger	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2



## Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2900263.029 : YCoordinate 1859122.054 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Hour of Day	Total	%	Vehicle Type	Total	%
Turning	1	100.0%	Sunday	7 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		SUV	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DIRP	Total	%
Clear	1	100.0%	Darkness	Dry	1	100.0%	North	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		South	1	50.0%
							TOTAL:	2	



## Coordinate Collision Diagram Report

1/1/2016 to 12/31/2016

For XCoordinate 2900259.817 : YCoordinate 1859199.149 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	Dirp	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201601484164																			
11/16/2016 3:11 PM	Clear	Dry	0	0	0	Slidewipe Same Direction	Daylight	0.00	2900206.8070581 1859195.24726923	Passenger	West	Merging	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
										SUV	West	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2



Coordinate Collision Diagram Report

1/1/2016 to 12/31/2016

For XCoordinate 2900259.817 : YCoordinate 1859199.149 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Hour of Day	Total	%	Vehicle Type	Total	%
Sideswipe Same Direction	1	100.0%	Wednesday	3 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		SUV	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DIRP	Total	%
Clear	1	100.0%	Daylight	Dry	1	100.0%	West	2	100.0%
TOTAL:	1		TOTAL:	TOTAL:	1		TOTAL:	2	





## Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2900259.817 : YCoordinate 1859199.149 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	Dirp	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201701462049																			
9/15/2017 3:35 PM	Clear	Dry	0	0	0	Parked Motor Vehicle	Daylight	0.00	2900258.84623253 1859196.97585238	Bus over 15 seats	South	Turning Right	Parked Vehicle	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
										Passenger	West	Parked	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2



## Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2900259.817 : YCoordinate 1859199.149 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Hour of Day	Total	%	Vehicle Type	Total	%
Parked Motor Vehicle	1	100.0%	Friday	3 PM	1	100.0%	Bus over 15 seats	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		Passenger	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DIRP	Total	%
Clear	1	100.0%	Daylight	Dry	1	100.0%	South	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		West	1	50.0%
							TOTAL:	2	



## Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2900259.817 : YCoordinate 1859199.149 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	Dirp	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201901364060																			
10/13/2019 7:00 PM	Clear	Dry	0	0	0	Turning	Darkness	0.00	2900258.63090735 1859197.28083304	SUV	North	Turning Left	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
										Passenger	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2



Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2900259.817 : YCoordinate 1859199.149 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Hour of Day	Total	%	Vehicle Type	Total	%
Turning	1	100.0%	Sunday	7 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		SUV	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DIRP	Total	%
Clear	1	100.0%	Darkness	Dry	1	100.0%	North	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		South	1	50.0%
							TOTAL:	2	





Coordinate Collision Diagram Report

1/1/2016 to 12/31/2016

For XCoordinate 2900041.382 : YCoordinate 1859186.3 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed C	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	Dirp	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201601484164																			
11/16/2016 3:11 PM	Clear	Dry	U	U	U	Slidewipe Same Direction	Daylight	0.00	2900206.8070581 1859185.24726923	Passenger	West	Merging	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
										SUV	West	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2



Coordinate Collision Diagram Report

1/1/2016 to 12/31/2016

For XCoordinate 2900041.382 : YCoordinate 1859186.3 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Hour of Day	Total	%	Vehicle Type	Total	%
Sideswipe Same Direction	1	100.0%	Wednesday	3 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		SUV	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DIRP	Total	%
Clear	1	100.0%	Daylight	Dry	1	100.0%	West	2	100.0%
TOTAL:	1		TOTAL:	TOTAL:	1		TOTAL:	2	



# Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2900041.382 : YCoordinate 1859186.3 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	Dirp	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201701462049																			
9/15/2017 3:35 PM	Clear	Dry	0	0	0	Parked Motor Vehicle	Daylight	0.00	2900258.84623253 1859186.97585238	Bus over 15 seats	South	Turning Right	Parked Vehicle	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
										Passenger	West	Parked	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2



## Illinois Department of Transportation

### Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2900041.382 : YCoordinate 1859186.3 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Hour of Day	Total	%	Vehicle Type	Total	%
Parked Motor Vehicle	1	100.0%	Friday	3 PM	1	100.0%	Bus over 15 seats	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		Passenger	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DIRP	Total	%
Clear	1	100.0%	Daylight	Dry	1	100.0%	South	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		West	1	50.0%
							TOTAL:	2	



## Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2900041.382 : YCoordinate 1859186.3 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed C	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	Dirp	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201901364060																			
10/13/2019 7:00 PM	Clear	Dry	U	U	U	Turning	Darkness	0.00	2900258.63090735 1859187.28088304	SUV	North	Turning Left	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
										Passenger	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2





## Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2900041.382 : YCoordinate 1859186.3 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Hour of Day	Total	%	Vehicle Type	Total	%
Turning	1	100.0%	Sunday	7 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		SUV	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DIRP	Total	%
Clear	1	100.0%	Darkness	Dry	1	100.0%	North	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		South	1	50.0%
							TOTAL:	2	



## Coordinate Collision Diagram Report

1/1/2018 to 12/31/2018

For XCoordinate 2900280.697 : YCoordinate 1858794.402 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	Dirp	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201801487446																			
11/22/2018 7:44 PM	Clear	Dry	0	0	0	Slipswipe Same Direction	Dusk	2.74	2900280.73074047 1858757.40825762	SUV	North	Unknown	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
										Passenger	North	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2



Coordinate Collision Diagram Report

1/1/2018 to 12/31/2018

For XCoordinate 2900280.697 : YCoordinate 1858794.402 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Hour of Day	Total	%	Vehicle Type	Total	%
Sideswipe Same Direction	1	100.0%	Thursday	7 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		SUV	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DIRP	Total	%
Clear	1	100.0%	Dusk	Dry	1	100.0%	North	2	100.0%
TOTAL:	1		TOTAL:	TOTAL:	1		TOTAL:	2	



Coordinate Collision Diagram Report

1/1/2018 to 12/31/2018

For XCoordinate 2900287.121 : YCoordinate 1858657.88 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	Dirp	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201801487446																			
11/22/2018 7:44 PM	Clear	Dry	0	0	0	Side-swipe Same Direction	Dusk	2.74	2900280.73074047 1858757.40826762	SUV	North	Unknown	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
										Passenger	North	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2



## Coordinate Collision Diagram Report

1/1/2018 to 12/31/2018

For XCoordinate 2900287.121 : YCoordinate 1858657.88 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Hour of Day	Total	%	Vehicle Type	Total	%
Sideswipe Same Direction	1	100.0%	Thursday	7 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		SUV	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DIRP	Total	%
Clear	1	100.0%	Dusk	Dry	1	100.0%	North	2	100.0%
TOTAL:	1		TOTAL:	TOTAL:	1		TOTAL:	2	





## Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2899781.991 : YCoordinate 1859175.057 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	Dirp	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201701304905																			
4/1/2017 3:38 PM	Clear	Dry	0	0	2	0	Turning	Daylight	0.00	2899676.68597769 1859170.58460707	Passenger	West	Passing/Civ ertaking	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	1
											Passenger	West	Turning Left	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	2



## Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2899781.991 : YCoordinate 1859175.057 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	1	0	0	2	0	0	2

Type of Crash	Total	%	Day of Wk	Total	%	Hour of Day	Total	%	Vehicle Type	Total	%
Turning	1	100.0%	Saturday	1	100.0%	3 PM	1	100.0%	Passenger	2	100.0%
<b>TOTAL:</b>	<b>1</b>		<b>TOTAL:</b>	<b>1</b>		<b>TOTAL:</b>	<b>1</b>		<b>TOTAL:</b>	<b>2</b>	
Weather Cond	Total	%	Light Cond	Total	%	Road Surface	Total	%	DIRP	Total	%
Clear	1	100.0%	Daylight	1	100.0%	Dry	1	100.0%	West	2	100.0%
<b>TOTAL:</b>	<b>1</b>		<b>TOTAL:</b>	<b>1</b>		<b>TOTAL:</b>	<b>1</b>		<b>TOTAL:</b>	<b>2</b>	



Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2899781.991 : YCoordinate 1859175.057 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Notes

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.



## Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2899676.788 : YCoordinate 1859167.829 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

Date	Weather	Roadway	Injuries A	Injuries B	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	Dirp	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201701304905																			
4/1/2017 3:38 PM	Clear	Dry	0	0	2	0	Turning	Daylight	0.00	2899676.88597789 1859170.58460707	Passenger	West	Passing/Civ ertaking	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	1
										Passenger	West	Turning Left	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2



Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2899676.788 : YCoordinate 1859167.829 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | \*See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	1	0	0	2	0	0	2

Type of Crash	Total	%	Day of Wk	Hour of Day	Total	%	Vehicle Type	Total	%
Turning	1	100.0%	Saturday	3 PM	1	100.0%	Passenger	2	100.0%
TOTAL:	1		TOTAL:	TOTAL:	1		TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DIRP	Total	%
Clear	1	100.0%	Daylight	Dry	1	100.0%	West	2	100.0%
TOTAL:	1		TOTAL:	TOTAL:	1		TOTAL:	2	



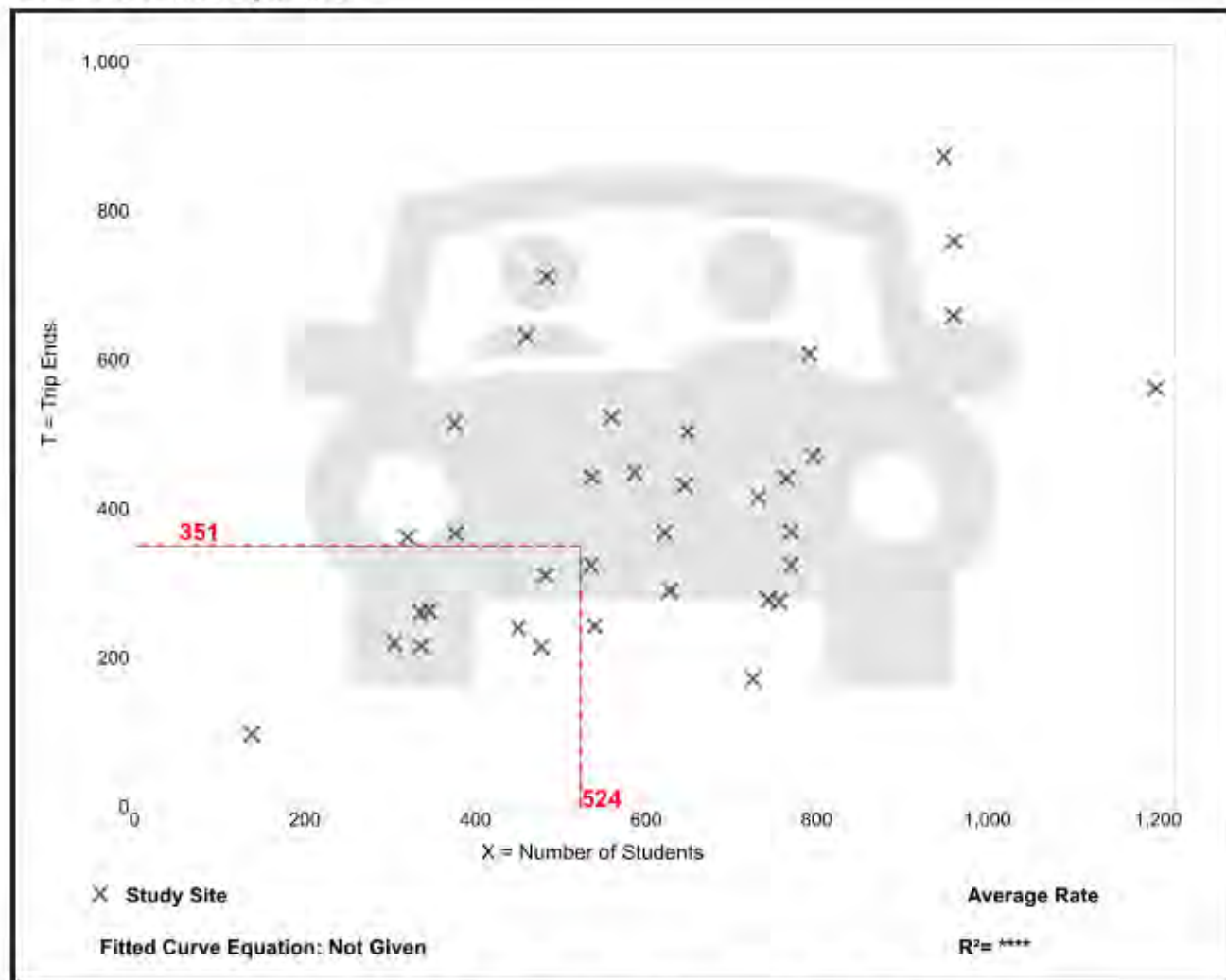
## Elementary School (520)

**Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 35  
 Avg. Num. of Students: 603  
 Directional Distribution: 54% entering, 46% exiting

### Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.67	0.24 - 1.47	0.27

### Data Plot and Equation



## Elementary School (520)

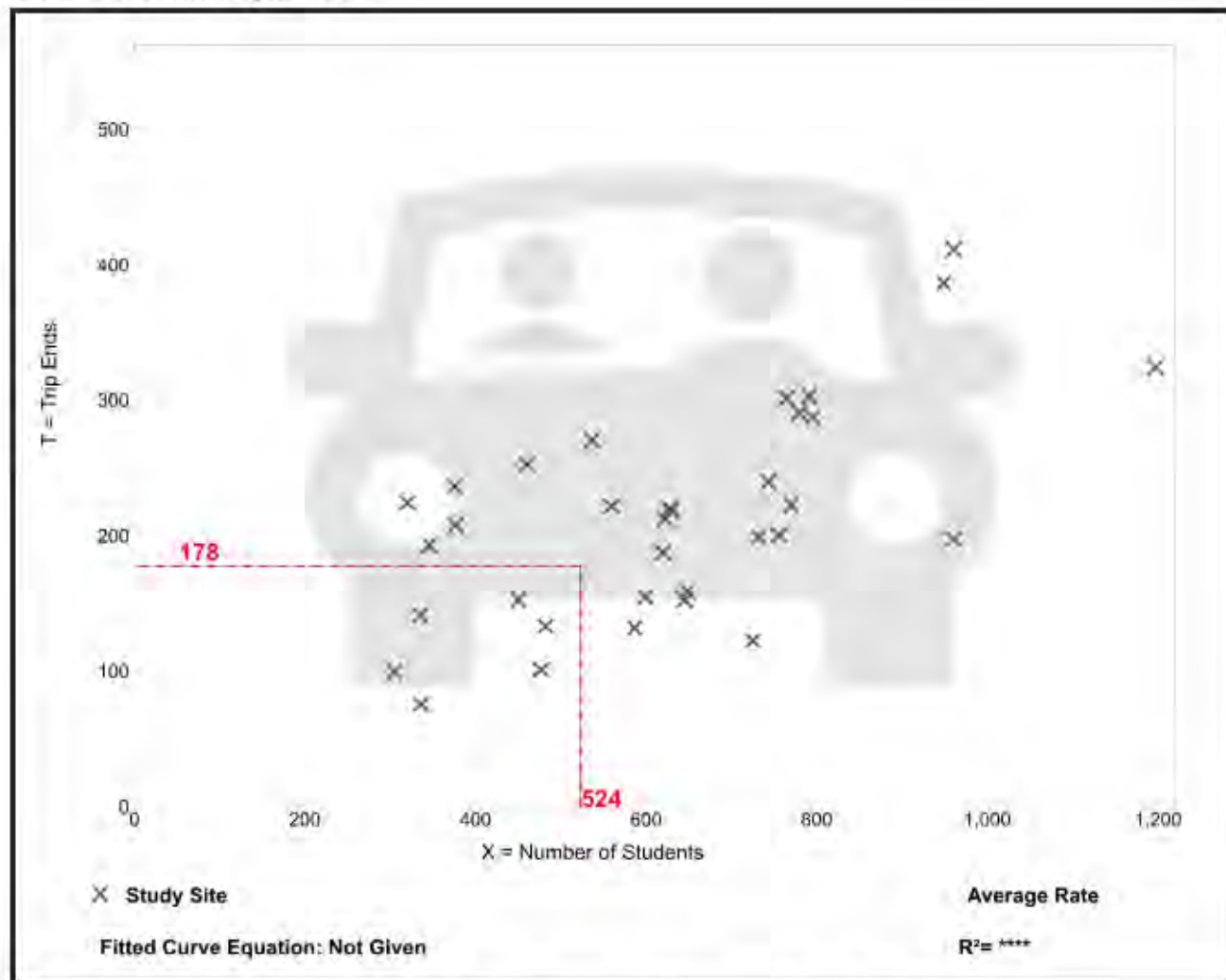
**Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 34  
 Avg. Num. of Students: 626  
 Directional Distribution: 45% entering, 55% exiting

### Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.34	0.17 - 0.70	0.11

### Data Plot and Equation



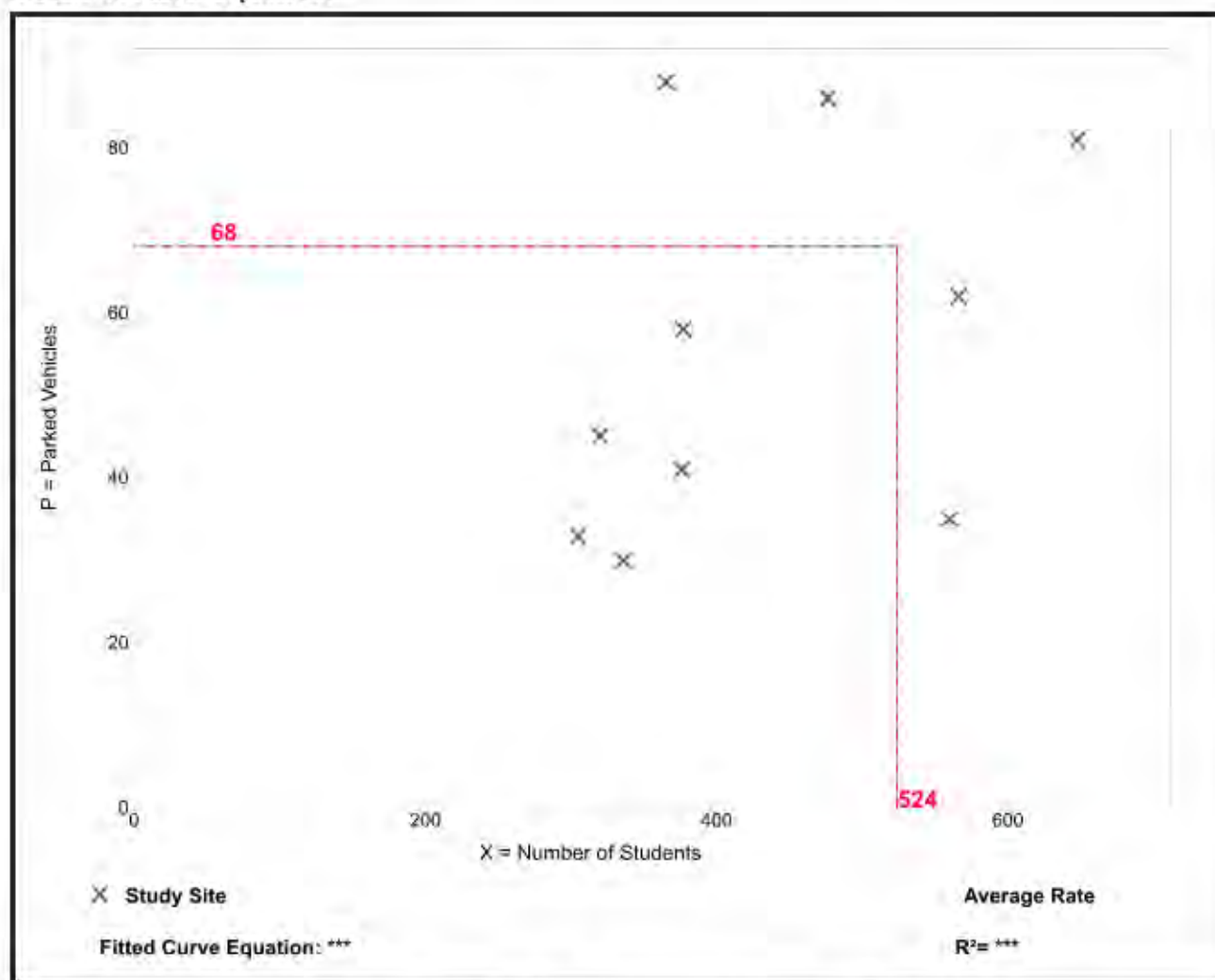
## Elementary School (520)

**Peak Period Parking Demand vs: Students**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 8:00 a.m. - 3:00 p.m.**  
 Number of Studies: 10  
 Avg. Num. of Students: 433

### Peak Period Parking Demand per Student

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.13	0.06 - 0.24	0.11 / 0.20	***	0.05 (38%)

### Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

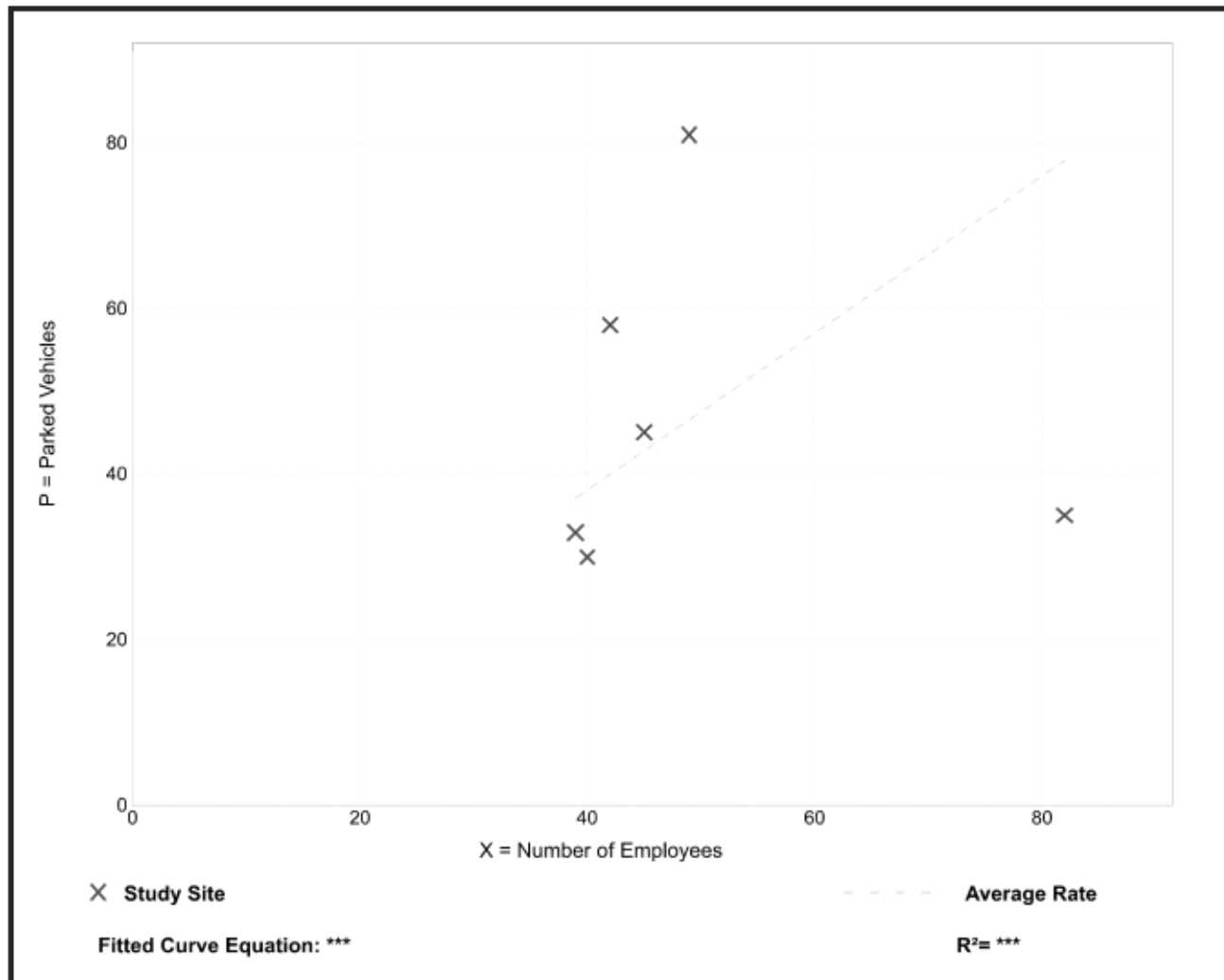
## Elementary School (520)

**Peak Period Parking Demand vs: Employees**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 8:00 a.m. - 3:00 p.m.**  
 Number of Studies: 6  
 Avg. Num. of Employees: 50

### Peak Period Parking Demand per Employee

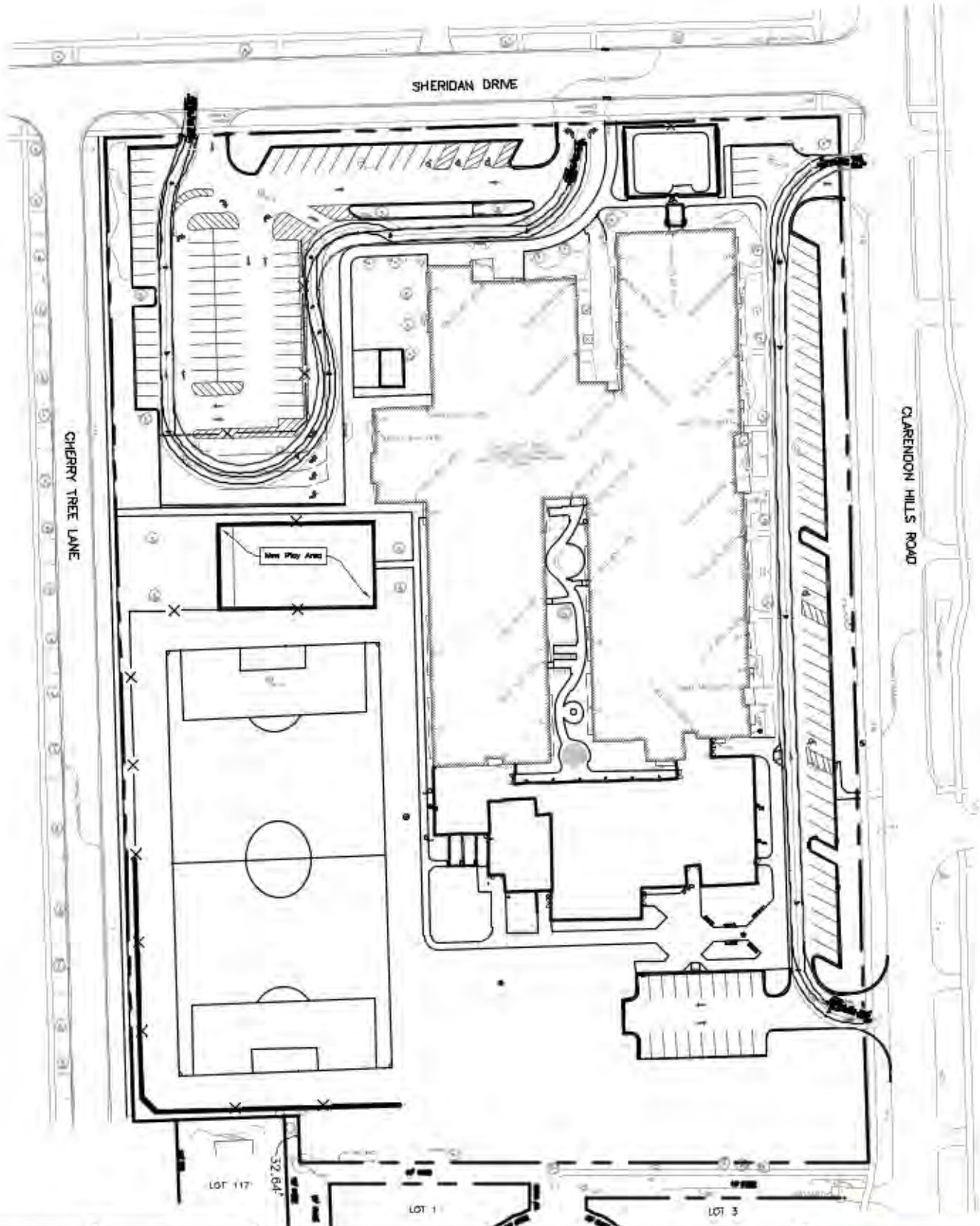
Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.95	0.43 - 1.65	0.78 / 1.64	***	0.48 (51%)

### Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Scale: 1"=100'



Sheet 111a

FIRE TRUCK  
ROUTE

EMP	SC	08/02/21
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## GOWER WEST SCHOOL

7650 CLARENDON HILLS RD.  
WILLOWBROOK, IL 605278

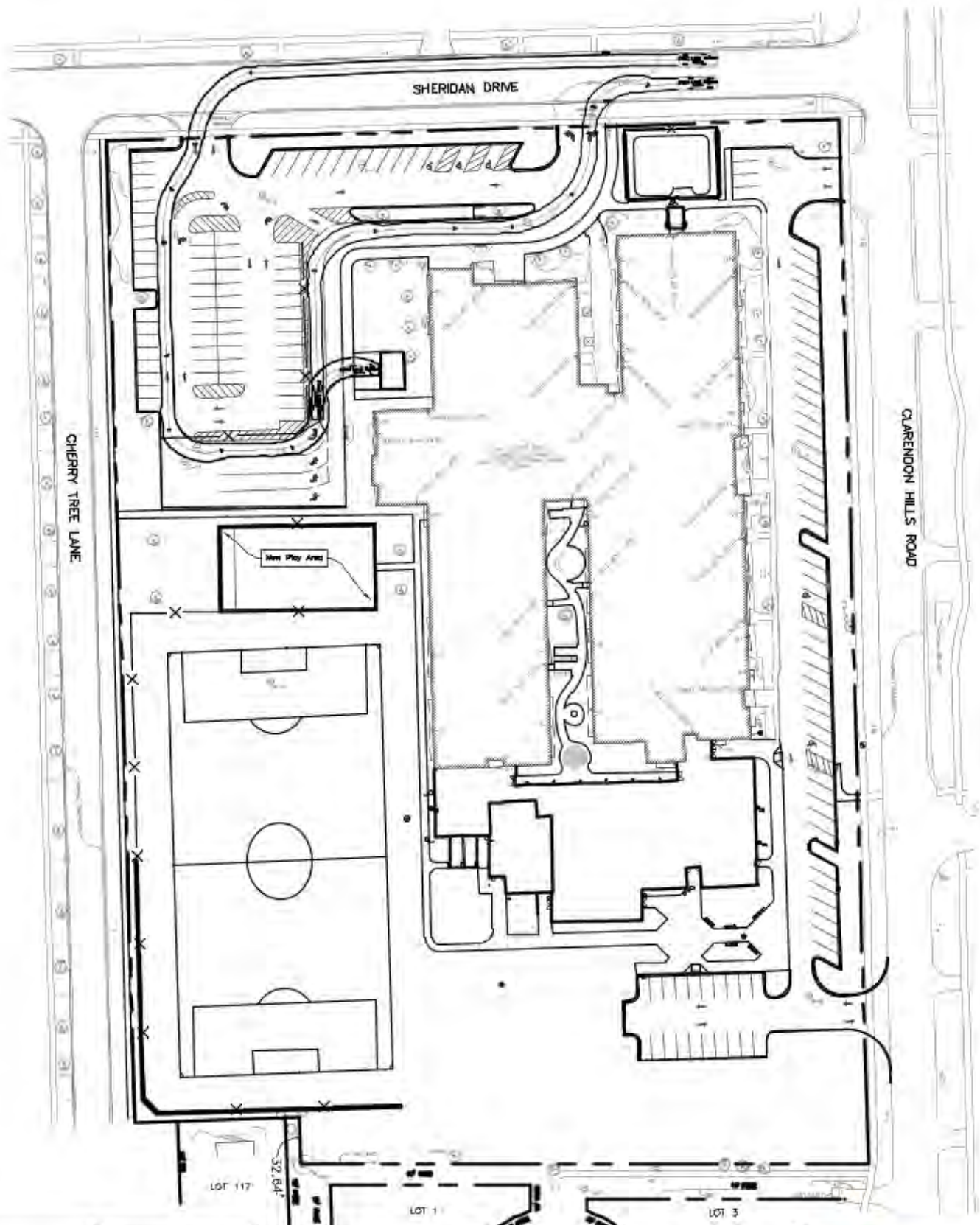


ERIKSSON  
ENGINEERING  
ASSOCIATES, LTD.

11400 BURNING TREE DRIVE, SUITE 100  
WILLOWBROOK, ILLINOIS 60527-1000  
TEL: 630.584.4800  
WWW.ERIKSSON-IL.COM



Scale: 1"=100'



# GOWER WEST SCHOOL

7650 CLARENDON HILLS RD.  
WILLOWBROOK, IL 605278



ERIKSSON  
ENGINEERING  
ASSOCIATES, LTD.

1150 BIRMINGHAM DRIVE, SUITE 200  
WILLOWBROOK, ILLINOIS 60527  
TEL: (708) 555-4800  
WWW.ERIKSSON-IL.COM

GARBAGE  
ROUTE

EMP SC 08/02/21

10/02/21



**Attachment 9**  
EEA Traffic Review Responses 07.30.21

# Memorandum

**TO:** Carole Pugh  
Green Associates

**FROM:** Stephen B. Corcoran, P.E., PTOE  
Director of Traffic Engineering

**DATE:** July 30, 2021

**RE:** Gower West Elementary School  
7650 Clarendon Hills Road  
Willowbrook, Illinois

Eriksson Engineering Associates (EEA) reviewed the comments on the proposed site circulation and parking plans at Gower West Elementary School from the Village of Willowbrook's traffic consultant dated April 21, 2021. Their comments and the project team's responses are noted below:

1. A study should be provided that includes the impact of the proposed site modifications on traffic, parking and on-site circulation. Please see attached suggested scope of work. It should also address the items noted below. Note: This study could be an expansion of the Eriksson Engineering Associates (EEA) circulation and parking memorandum dated March 23, 2021, as this documentation includes some of the requested information. **Response: A revised memorandum has been prepared and submitted.**
2. It is unclear from the EEA circulation and parking memorandum if the student enrollment of 530 includes the early childhood center (EC) students. Similarly, does the identified 100 faculty/staff include the early childhood program staff/faculty? **Response: The school enrollment includes the EC students and staff.**
3. Are there any modifications proposed / classroom additions within the existing school building? **Response: The proposed modifications within the school are renovations of the existing classrooms and educational spaces. The number of classrooms and student population will remain the same.**
4. Although there may not be any near-term growth anticipated within the school district (no change in student/staff population with the addition), the proposed modifications should identify / consider the ultimate capacity (i.e., by increase in number of classrooms and/or increase in building square-footage) in the study. **Response: As noted in Comment #3, there will be no increase in the number of class rooms.**
5. Where do the EC drop-off and pick-up operations occur? Are there any modifications to these operations planned with the addition/site improvements? Will there be an increase in the number of EC students/staff with the planned school modifications? What is the current/proposed mode of transportation for the EC students? Are there designated parking spaces for EC student drop-off/pick-up? **Response:**
  - a. **The EC loading currently occurs at the northeast corner of the building with the two small buses loading in the north side of the building and parents on the east side of the building in the east lot.**
  - b. **Yes, the EC loading is moving to the west side of the new EC playground along the north side of the building.**
  - c. **No increase anticipated in EC attendance.**
  - d. **EC students are primarily transported to and from school by their parents and two small school buses.**
  - e. **No designated parking for EC.**

6. Is staff parking assigned? The disconnect of the parking lots with a new EC playground has the potential to impact on-site circulation / additional traffic on the adjacent streets. **Response: Staff parking is not assigned and the disconnect between the east and north parking areas will simplify site circulation options, limit conflict points, and improve safety. EEA recommends that staff be prohibited from parking along Sheridan Drive.**
7. Have concern with the conversion of the northern access on Clarendon Hills Road from egress only to entrance only given its proximity to the Sheridan Drive intersection. Opportunities for redesigning the site and closure of the northern access on Clarendon Hills Road should be considered. **Response: The east parking lot will primarily be used by staff and school buses which for the most part have different arrival times than the general student population. This will minimize any conflicts with traffic turning onto Clarendon Hills Road from Sheridan Drive. It will be safer than the current conditions of the driveway and Sheridan Drive eastbound turning onto Clarendon Hills Road in close proximity.**
8. Have concern related to the functionality/usability of the four northern parking spaces (to the east of the proposed EC playground) accessed via the northern access on Clarendon Hills Road. **Response: This is staff parking which has a low turnover and entry/exit at non-peak times.**
9. On the proposed site circulation plan (Exhibit 3), the purpose of the channelizing island to the south of the Sheridan Drive west access is unclear, including the circulation pattern for how vehicles parked in the northernmost eight parking spaces are to egress the site (i.e., is it one-way southbound adjacent to the spaces and vehicles need to travel south to find a space to turnaround to exit to the right of the island?). Also, is the island to be painted or raised/mountable? **Response: The purpose of the island is to proactively direct parents to the student loading area. It will be painted.**
10. We concur with providing site modifications to improve site circulation, separate users and increase stacking (for buses and parent drop-off/pick-up) to minimize conflicts both on- and off-site. **Response: None required.**
11. A traffic management plan should be provided, indicating how the proposed afternoon student loading will be managed, i.e., number/placement of staff, will cones/bollards be used to manage/fill the multiple lanes, etc. to minimize the potential for conflicts. **Response: Please refer to revised traffic study for details.**
12. It is unclear from the documentation provided if a new, separate bus lane will be constructed to the west of the existing paved area. Without a separate bus lane, is access restricted / blocked for staff, emergency vehicles, etc. and for what duration? **Response: No separate bus lane is proposed and staff parking will be restricted during the afternoon dismissal until after the buses leave. The approximate duration is 15 to 20 minutes.**
13. Are the seven existing buses that serve the school full size buses? Are there any smaller school buses that serve the school? **Response: There are two small buses that serve the EEC program. Their arrival and departure are offset from the seven regular sized school buses.**
14. Are the school buses stored on site? If so, where and for what timeframe? **Response: School buses are not stored on-site.**
15. Are there any private (i.e., afterschool program/daycare) vans or buses that serve the school? If so, how many and where do they unload/load under existing and/or future conditions? **Response: None at this time.**
16. An exhibit should be provided that illustrates the proposed school bus stacking, ensuring adequate storage is provided on-site without impeding on- or off-site operations. **Response: Exhibit added in revised memorandum.**
17. Measures should be implemented / continued to reduce vehicular traffic (parent drop-off/pick-up), including providing bicycle parking on-site that is easily accessible and programs/education to encourage the use of school buses and non-auto modes (walking/biking) as primary means to access the school. **Response: Gower West Elementary is a district-wide school serving all the**

students from EC thru 4<sup>th</sup> Grade. Given the students age range, the majority of the students are beyond the reasonable distance for bicycle usage or walking to and from school. Field observations during good weather this spring showed students from the adjacent residential areas walking. Currently, school buses are used by 66% of the existing student population. EEA supports the encouragement of alternate transportation modes and increased bus usage. The expected reduction in vehicular traffic would be minimal.

18. School operations should be reviewed after the completion of the addition / site improvements to determine if changes and/or modifications are needed. **Response: The school district will review and modify arrival and dismissal procedures and make adjustments on a continuous basis.**





**Attachment 10**  
BLA Traffic Response



**Date:** February 3, 2022

**To:** Eunice Im, AICP  
Planning Consultant, Village of Willowbrook

**From:** Lynn M. Means, P.E., PTOE, RSP1  
Senior Transportation Engineer, BLA, Inc.

**Re:** Gower West Elementary School  
7650 Clarendon Hills Road  
Willowbrook, Illinois

=====

BLA, Inc. is in receipt of the following documentation for the referenced project:

- Gower West Elementary Traffic, Site Circulation and Parking Memorandum, prepared by Eriksson Engineering Associates (EEA), dated July 30, 2021.
- Disposition of Comments prepared by EEA, dated July 30, 2021.

We have reviewed the documentation provided and found it to adequately address our previous comments, questions and concerns with regards to traffic, parking and on-site circulation. We concur with the study's findings that the proposed site modifications will improve site circulation, separate users, increase off-street parking supply, as well as increase stacking (for both buses and parent drop-off/pick-up activities), minimizing conflicts both on- and off-site.

Please do not hesitate to contact BLA, Inc. at 630-438-6400 should you have any questions.



**Attachment 11**

**Zoning and Subdivision Code Requirements and Departures 02.17.22**

Chapter 3 General Provisions				
Item	Code Section or Ordinance	Code Requirement	Proposed	Departure
Number Of Buildings On Lots	9-3-3(A)	There shall be permitted only one principal building per lot.	One principle building	None
Division Of Lots	9-3-3(B)	No lot shall hereafter be divided into 2 or more lots unless all lots resulting from each such division shall conform with all the applicable bulk regulations of the zoning district in which such lots are located.	N/A	None
Multiple Uses On A Lot	9-3-3(C)	Where 2 or more permitted or special uses, each requiring a min. lot area, are provided on the same lot, the required lot area for such uses shall be the sum of the areas required for each use individually.  1 use = 1 acre	8.58 acres	None
Yards On A Lot	9-3-3(D)1	All required yards allocated to a structure shall be located on the same zoning lot as such structure.	Lot Consolidation will ensure that all yards allocated to a structure are located on the same zoning lot as such structure.	None
	9-3-3(D)2	No yards allocated to a structure or use existing on the effective date of this section shall be subsequently reduced or be further reduced below the yard requirement set forth in this title, except the yard adjoining a street may be reduced in depth or width in the event and to the extent that the right-of-way width of such street adjoining such yard is subsequently increased.	N/A	None
Landscape And Maintenance	9-3-3(E)	The owner of any lot located within the Village shall be responsible for the landscape and maintenance of such lot.	School District is responsible for landscape maintenance of their properties.	None
Minimum Lot Frontage	9-3-3(F)	In no case shall the front lot line be less than seventy five percent (75%) of the required lot width in the applicable district.	Required Lot Width in R1 District = 150'  Front Lot Line is approx. 517.14'	None
Control Over Use	9-3-4	No building or tract of land shall be devoted to any use and no building or structure or part thereof shall be erected, raised, moved, reconstructed, extended, enlarged or altered, except in conformity with the regulations herein established and specified for the district in which it is located and after obtaining written permission from the Director of Municipal Services as provided herein. Except as may be otherwise provided, when a use is not specifically listed as a permitted, special or accessory use in any specific zoning district, such use shall be expressly prohibited.		

Municipal Exemption	9-3-5	Municipal services of the Village shall be exempt from the provisions of this title providing, however, that a public hearing shall be held prior to the construction of any building if such proposed building does not comply with the district's regulations.		
Special Uses	9-3-6	To provide for the location of certain uses hereinafter specified which are deemed desirable for the public welfare within a given district or districts, but which might have an adverse effect upon nearby properties, or upon the character and future development of the district in which they are located, a classification of special uses is hereby established. Procedures for special uses are set forth elsewhere in this title.		
Clarendon Hills Road Setback	9-3-7(B)1	70'	74'-11" to existing building; Same for addition	None
Yards, General	9-3-8(A)	All new structures shall conform to the bulk regulations established herein for the district in which each structure is located. Further, no existing structure shall be enlarged, reconstructed, structurally altered, converted or relocated in such a manner as to conflict or to further conflict with the bulk regulations of this title for the district in which such structure is located.		
	9-3-8(B)	The min. yard space required for one structure shall not again be considered as yard space for another adjoining structure.		
	9-3-8(C)	Except as may be otherwise permitted under this title, no lot shall be subdivided, reduced in area or otherwise modified or used so that such lot shall not at all times comply with each and every requirement of this title or any other applicable provision of this Code.		
	9-3-8(D)	The maintenance of yards, open space, min. lot area and other bulk regulations legally required for a structure shall be a continuing obligation of the property owner as long as the structure is in existence. Further, no required yards, open space, min. lot areas or other bulk regulations allocated for any structure shall, by virtue of a change in ownership or for any other reason, be used to satisfy yard, open space, min. lot area or other bulk regulations for any other structure.		
Floodplain Regulations	9-3-9(A)	Floodplain Area: Is known as the special flood hazard area which includes those lands within the jurisdiction of the Village that are subject to inundation by the base flood. The special flood hazard areas of the Village are generally identified as such on the flood insurance rate map of the Village prepared by the Federal Emergency Management Agency, dated September 30, 1983, or as may be subsequently updated from time to time. The special flood hazard areas of those parts of unincorporated DuPage County that are within the extraterritorial jurisdiction of the Village or that may be annexed into the Village are generally identified as such on the flood insurance rate map prepared for DuPage County by the Federal Emergency Management Agency, dated December 4, 1985, or as may be subsequently updated from time to time.		
	9-3-9(B)	Floodway: That portion of the special flood hazard area required to store and convey the base flood. The floodway for the special flood hazard areas of 63rd Street Ditch and East Branch Sawmill Creek is delineated on the flood boundary and floodway map prepared by the Federal Emergency Management Agency, dated September 30, 1983, or as may be subsequently updated from time to time. The floodway for each of the remaining special flood hazard areas of the Village shall be according to the best data available to the Illinois State Water Survey Floodplain Information Repository.		
Trailers, Boats and Other Unlicensable Vehicles	9-3-10	See Code Section.	N/A	None
Public Service and Utility Uses	9-3-11	See Code Section.	N/A	None
Previously Platted Lots	9-3-12	See Code Section.	N/A	None



Public Sanitary Sewer and Public Water Service	9-3-13	All uses in the Village are required to be serviced with public sanitary sewer service and public water supply, excepting Municipal uses, and parks, and single-family detached residences in the R-1 Residential District.	Serviced with public sanitary and sewer and water supply.  See 67-O-02.	None
Model Home Regulations	9-3-14	See Code Section.	N/A	None
Antennas And Towers For Personal Wireless Services	9-3-15	See Code Section.	N/A	None
Aboveground Service Facilities	9-3-16	See Code Section.	N/A	None
<b>Chapter 5A R-1 Residential District</b>				
Special Uses	9-5A-2	Churches, convents, rectories, parsonages and schools (elementary, junior high and high schools), provided that such uses may only be permitted along the following roadways: Madison Street, Clarendon Hills Road, Route 83, 63rd Street, 75th Street or Plainfield Road.	Elementary School on Clarendon Hills Road	None
Minimum Lot Area	9-5A-3(A)6	Elementary: 5 acres plus 1 acre per 100 students designed enrollment capacity.  <b>530 students = 10.3 acres</b>	<b>8.58 acres</b>	<b>Yes, variation requested</b>
Minimum Lot Width	9-5A-3(B)4	150'	517.14'	None
Minimum Lot Depth	9-5A-3(C)	150'	730'	None
Minimum Front Yard (Sheridan Drive)	9-5A-3(D)1	60'	> 60'	None
Minimum Interior Side Yard	9-5A-3(D)2	Greater of 15' or 10% of Lot Width	N/A	None
Minimum Exterior Side Yard (Clarendon Hills Road & Cherry Tree Lane)	9-5A-3(D)3	50'	> 50'	None
Minimum Rear Side Yard	9-5A-3(D)4	50'	> 50'	None
Minimum Average Setback	9-5A-3(D)5	Average setback does not apply since residential lots to the south are all rear yards.	N/A	None
Maximum Lot Coverage	9-5A-3(E)	30%	26.93%	None
Maximum Height	9-5A-3(F)	The lesser of 35' or 2 stories.	33' at Gym Fascia	None
Maximum FAR	9-5A-3(G)	0.30	0.24	None

Minimum Habitable Floor Area	9-5A-3(H)	N/A – The school is not a single family detached dwelling unit.		
Chapter 10 Off-Street Parking Section 9-10-5				
Existing Parking Facilities	9-10-5(A)	Accessory off street parking facilities located on the same lot as the structure or use served shall not be reduced below the requirements for off street parking set forth in this chapter	Lot Consolidation will ensure off street parking is located on the same lot as the structure.	None
Location	9-10-5(B)	See Code.	N/A	None
Size	9-10-5(C)	A required off-street parking space shall have a width and length, exclusive of access drives, aisles, ramps and maneuvering space, in accordance with standards set forth in this chapter. Enclosed parking spaces shall have a vertical clearance of at least 7'.	All dimensions confirmed: Space width parallel to aisle = 10.4” Space depth to wall = 17.2 (per note #2 below the module table in the zoning ordinance, 1’9” may be deducted from dimension for overhang if curb is provided	None
Access	9-10-5(D)	Access: Each required off-street parking space shall open directly upon an aisle or driveway of a width and design in accordance with the standards set forth in this chapter. All off-street parking facilities shall be provided with appropriate means of vehicular access to a street or alley. The location and design of the intersection of a parking area access driveway and the street or alley shall be in accordance with regulations set forth in this chapter.	Width of aisles and driveways are acceptable	None
Use	9-10-5(E)	Accessory off-street parking facilities, as necessary to uses listed herein, shall be solely for the parking of automobiles of patrons, occupants or employees. When bus transportation is provided for patrons, occupants or employees of a specific establishment, additional open or enclosed off-street parking spaces for buses to be parked on the premises shall be provided.	Additional off-street parking spaces for buses will not be provided.	None
Computation	9-10-5(F)	See Code.	N/A	None
Parking Area Setbacks	9-10-5(G)	Off-street parking spaces, access drives or aisles (including any and all impervious surfaces). open	More than 40’ (rear/south lot line)	None

		<p>to the sky, may be located in required interior side yards and rear yards, to within 40' of the nearest lot line.</p> <p>Open to the sky off- street parking spaces, access drives or aisles (including any and all impervious surfaces), may be located in required exterior side and front yards <b>in only nonresidential districts</b> to within 15' of the nearest lot line.</p> <p>Staff interpretation: Parking is not permitted in exterior and front yards in residential districts.</p>		
			<p><b>The existing parking at the North front parking lot is currently 8.8' from the property at Sheridan Drive in lieu of 15.' The East side along Clarendon Hills varies between 15' and 16'3.</b></p>	<p><b>Yes, variation requested</b></p>
<p><i>Non-residential Districts, Front Yards And Exterior Side Yards</i></p>	9-10-5(G)1	<p>Permanent peripheral screening at least 4' high shall be constructed and maintained in front yard and exterior side yard areas adjacent to parking areas. This screening shall consist of a planted earth berm, densely planted evergreen shrubs or trees or a combination of both.</p>	<p>Project is located in residential district.</p>	N/A
<p><i>Non-residential Districts, Interior Side And Rear Yards</i></p>	9-10-5(G)2	<p>Permanent peripheral screening at least 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</p>	<p>Project is located in residential district.</p>	N/A
<p><i>Non-residential Districts, Interior Parking Lot Landscaping</i></p>	9-10-5(G)3	<p>Landscaped areas shall occupy not less than 10% of the remaining site area excluding areas occupied by buildings or other structures, the required front yard and all street rights-of- way.</p> <p>End parking islands of a min. 9' width shall be</p>	<p>Project is located in residential district.</p>	N/A

		provided at each aisle end of all parking bays. Intermediate islands of a min. 6' width shall be provided between every 20 parking spaces. Each island shall be effectively landscaped with appropriately sized plantings at a min. ratio of 1 shade tree and 9 dwarf variety shrubs per island and/or 50 LF of parking area. Shade tree distribution shall provide a min. of 1 tree in the area occupied by each 20 parking spaces.		
Detailed Landscaping Plans	9-10-5(G)4(a)	Landscape center islands between each 3 bays of parking are required unless not feasible, in which case a perimeter landscape setback of a min. 20' shall be provided.	N/A	None
	9-10-5(G)4(b)	Parking areas which are wider than <b>one bay of double parking</b> may be landscaped with shade trees planted in permanent individual planter areas at a min. ratio of 1 per 20 cars. A variety of trees may be used provided that they are not on the prohibited plant list of the Village and further provided that they do not bear fruit. Ground cover plants, gravel, mulch or grass shall be installed on the ground.	N/A – parking areas are not wider than one bay of parking.	None
Collective Provisions	9-10-5(H)	See Code.	N/A	None
Design and Maintenance,  Open and Enclosed Spaces	9-10-5(I)1	See Code.	All off-street parking spaces are open to sky and clearly, located on the same lot, and will be clearly designated with striping outlining each parking space and the direction of traffic in access aisles.	None
Design and Maintenance,  Surfacing	9-10-5(I)2	See Code.	Compliance for all-weather, hard surface pavement with specific standards and specification listed in code are stated in plans.	None
Screening And Landscaping	9-10-5(I)3	All open off-street parking areas having more than 4 parking spaces shall be effectively screened along each side which faces a lot	<b>Police Department and School District expressed concerns on berms and would like unobstructed views on three sides facing residential</b>	<b>Yes, variation requested</b>

		in a residential district, or is directly across any street, except Illinois Route 83 (Kingery Highway), from such residential district by decorative masonry walls of not less than 5' nor more than 6' in height or by densely planted tree or shrub hedges, not less than 5' in height at time of installation.	<b>(Clarendon Hills Road, Cherry Tree Lane and Sheridan Drive) for safety reasons. No complaints have been made regarding headlights into residences.</b>	
Lighting	9-10-5(I)4	See Code.	<b>Does not meet the minimum output on all areas of the lot.</b>	<b>Yes, variation requested</b>
Repair and Service	9-10-5(I)5	See Code.	N/A	None
Maintenance Requirements	9-10-5(I)6	See Code.	N/A – owner and/or occupant is not business, commercial, office, research, industrial or multiple-family uses of 4 dwelling units or greater	None
Employee Parking	9-10-5(J)	Parking spaces required on an employee basis shall be based on the max. # of employees on duty or residing, or both, on the premises at any one time, including shift changes.	See 9-10-5(K).	None
Required Spaces	9-10-5(K)	Elementary School: 1 parking space for each faculty member plus 1 for each other full time employee = <b>103 FTE</b>  Theaters, auditoriums and other places of public assembly accessory to schools and other institutional establishments: 1 parking space for each 3 seats, in accordance with designed seating capacity.	98 staff plus District office staff of 5 - 103	None
Minimum Standards For Parking Spaces, Aisles And Parking Bays, Minimum Parking Space And Aisle Dimensions	9-10-5(L)1	See Code.	In compliance	None
Access Driveway From Streets To Off-Street Parking And Loading Spaces, Nonresidential uses, One Way Driveway	9-10-5(L)2(a)2(a)	Not less than 14' wide or more than 24' wide.	<b>Approximately thirty-two feet (32') for the northernmost driveways on Sheridan Drive, to approximately thirty feet (30') for the easternmost driveway on Clarendon Hills Rd.</b>	<b>Yes, variation requested</b>



Access Driveway From Streets To Off-Street Parking And Loading Spaces, Nonresidential uses, Undivided two-way driveway	9-10-5(L)2(a)2(b)	Not less than 24' wide or more than 38' wide	35', 31', and 25'	None
Radius Connecting Street Pavement Edge And Driveway Edge, Nonresidential uses, Two-way driveways	9-10-5(L)2(b)2(a)	Not less than 25' for all other driveways	25 feet radius per Civil plans C-111W	None
Radius Connecting Street Pavement Edge And Driveway Edge, Nonresidential uses, One-way driveways:	9-10-5(L)2(b)2(b)	Not less than 25' for the inside radius and not less than 5' for the outside radius for all other driveways.	See above.	None
Angle At Intersection Of A Driveway And Street	9-10-5(L)2(c)	The acute angle formed at the intersection of a driveway and street pavement edges shall not be less than 60°.	90°	None
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)	9-10-5(L)2(d)	Not less than 70'. Notwithstanding anything contained herein to the contrary, shared access drives serving more than one lot may be located upon the intervening common lot line	N/A – This is a Single-Family Residential Lot	None
Spacing Between Separate Driveway Entrances On All Lots Other Than In Single-Family Attached Districts (Measured Center To Center At The Lot Line Adjoining A Street)	9-10-5(L)2(e)	Not less than 400'.	N/A – This is a Single-Family Residential Lot	None
On Corner Lots For All Uses; Spacing Between Driveway Entrance And Right-Of-Way Of An Adjacent Intersecting Street (Measured From The Nearest Edge Of The Driveway Pavement At Its Intersection With The Street Pavement To The Nearest Right-Of-Way Line, Extended, Of An Adjacent Intersecting Street)	9-10-5(L)2(f)	Outside the functional area of the intersection, or 500', whichever is less.	<p><b>Approx. 69.5 feet from Sheridan Drive &amp; Cherry Tree Lane intersection to driveway</b></p> <p><b>Approx. 45.5 feet from Sheridan Drive &amp; Clarendon Hills Rd.</b></p>	<b>Yes, variation requested</b>
Access Driveways From Arterial Streets For All Uses Other Than Single-Family Residential	9-10-5(L)2(g)	All driveways providing direct access to an arterial street shall include a concrete median to define the separation between the ingress and egress lanes and shall have a driveway storage area (measured from the property line into	<b>No concrete median and driveway storage provided</b>	<b>Yes, variation requested</b>

		the site) of not less than one hundred feet (100').		
Certain Vehicles Not Permitted Outside Of An Enclosed Garage	9-10-5(M)	No partially dismantled, junked, or abandoned motor vehicle shall be permitted to be exposed outside of an enclosed garage in any district.	N/A	None
Spaces For The Physically Handicapped	9-10-5(N)	5 HC Spaces required based on 101-150 total off-street parking spaces provided.	5 HC spaces provided	None
Parking Of Certain Vehicles Prohibited	9-10-5(O)	See Code.	No overnight bus parking	None
<b>Chapter 11 Signs</b>				
Prohibited Signs	9-11-4	See Code.	N/A	None
Temporary Signs	9-11-5	See Code.	N/A	None
Exemptions	9-11-6	See Code.		None
Construction, Maintenance	9-11-7	See Code.		None
Unsafe or Unlawful Signs	9-11-8	See Code.		None
General Provisions	9-11-9	See Code.		None
Awnings, Canopies And Marquees	9-11-10	See Code.	N/A	None
Location: Residential Districts	9-11-11(A)	Permitted signs may be located anywhere on the property, but not closer than 5' to any lot line. The location of signs on lots or parcels within residential districts devoted to nonresidential uses shall conform to the standards set forth in subsection (C) of this section.	See 9-11-12(C)	None
Sign Surface Area, Number, Sign Types And Height Limitations: R-1, R-1A, R-2, R-3, R-4 And R-5 Residential Districts	9-11-12(A)	See Code.	See 9-11-12(C)	None
L-O-P Limited Office Professional District, O-R Office And Research District, L-O-R Limited Office And Research District, M-1 Light Manufacturing District And Nonresidential Uses In Residential Districts	9-11-12(C)	See Code.	Sign area:	None
Sign Illumination Standards	9-11-13:	See Code.	N/A, no new signs proposed	None
Required Landscaping	9-11-14	See Code.	N/A, no new signs proposed	None

Nonconforming Signs	9-11-15	See Code.	N/A, no new signs proposed	None
Signs Regulated Under The Highway Advertising Control Act Of 1971	9-11-16	See Code.	N/A	None
Notes: Only traffic signals provided. "Do not enter" sign seems to be located on the wrong direction. No signage on addition of school.				
Chapter 12 Accessory Uses and Home Occupations				
Purpose	9-12-1(A)	See Code.		None
Standards	9-12-1(B)	See Code.		None
Permitted Accessory Buildings, Structures and Uses	9-12-2	Children's recreational equipment/playhouses are permitted within the interior side, rear and court yards, per bulk standards listed under 9-12-4.  Refuse bins (max. size the greater of 125 sq. ft. or 1% lot area).	Children's recreational equipment currently proposed within the front yard.	Yes, variation requested
Prohibited Uses	9-12-3	See Code.	N/A	None
Bulk Regulations	9-12-4(A)	When an accessory use building is structurally attached to the principal building, it is subject to and must conform to all regulations of this title applicable to the principal building.	N/A	None
Bulk Regulations	9-12-4(B)	No detached accessory building shall be located closer to a principal building than 10'. Further, a detached accessory building shall be located at least 5' from any interior side lot line and at least 10' from the rear lot line.	N/A	None
Height	9-12-4(C)	All detached accessory structures shall not exceed 15' in height except: See Code.	13'-6"	None
Appurtenant Structures	9-12-4(D)1(e)	Children's recreational equipment may be located anywhere except in a required front yard.	Located in front yard.	Yes, variation requested
Obstructions	9-12-4(D)1(l)	On corner lots, no obstructions of any kind, including vegetation higher than 18" above curb level or edge of pavement, if there is no curb, shall be located in any portion of a yard situated within 15' of the lot corner formed by the	No development near corner	None

		intersection of the 2 street ROW lines.		
Fences and Walls	9-12-4(D)2(b)	Fences not greater than five feet (5') in height may be located anywhere on a lot, except in a required front or exterior side yard.	<b>Five foot high fence proposed around childhood playground in front and side yards</b>	<b>Yes, requesting variation to allow five feet fence around childhood playground in front and side yard.</b>
Fences and Walls	9-12-4(D)2(j)	Notwithstanding the provisions contained in subsections (D)2(a) through (D)2(d) of this section, a fence not greater than 6' in height and at least 80% open may be located anywhere on a lot <b>whereupon the principal use is institutional, provided that such fence shall utilize a decorative design, such as wrought iron.</b>	<b>Requesting chain-link fence</b>	<b>Yes, variation requested</b>
Refuse Disposal Areas and Recycling Containers - Location And Screening of Refuse Disposal Areas	9-12-11(A)	See Code.	7 feet tall trash enclosure	None
<b>Chapter 14, Section 9-14-2 Zoning Certificates and Occupancy Certificates</b>				
Zoning Certificates And Occupancy Certificates: Issuance Of Permits	9-14-2(A)	No person shall construct, alter, remodel, move or reconstruct any building or structure, nor shall they improve any land preliminary to any use of such land without there first having been obtained a zoning certificate from the Zoning Officer of the Village. No building permit pertaining to the above mentioned activities shall be issued or obtained unless and until a zoning certificate shall have first been obtained. Any building permit or zoning certificate issued in conflict with the provisions of this title shall be null and void.		
Zoning Certificates And Occupancy Certificates: Application For Zoning Certificate	9-14-2(B)	See Code.	N/A	None
Zoning Certificates And Occupancy Certificates: Application For Zoning Certificate For Industrial Use	9-14-2(C)	See Code.	N/A	None
Required Landscaping: Requirement of Plan	9-14-2(D)1	See Code.	N/A	None
Standards for Required Landscaping	9-14-2(D)2	See Code.	Please refer to landscaping plans.	None
Issuance Of Zoning Certificate	9-14-2(E)	See Code.	N/A	None
Period of Validity	9-14-2(F)	See Code.	N/A	None
Occupancy Permits	9-14-2(G)	See Code.	N/A	None
Application For Occupancy Permit	9-14-2(H)	See Code.	N/A	None

Application For Occupancy Permits for Industrial Uses	9-14-2(I)	See Code.	N/A	None
Issuance of Occupancy Permit	9-14-2(J)	See Code.	N/A	None
Escrow Deposits	9-14-2(K)	See Code.	N/A	None
<b>Chapter 16</b> <b>Nonconforming Buildings, Structures and Uses</b>				
Purpose	9-16-0	See Code.	N/A	None
Authority To Continue Nonconforming Buildings, Structures And Uses	9-16-1	See Code.	N/A	None
Repairs And Alterations	9-16-2	See Code.	N/A	None
Additions And Enlargements	9-16-3(A)	A nonconforming building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, shall not be added to or enlarged in any manner unless such nonconforming building or structure and use thereof is made to conform to all the regulations of the district in which it is located.	SUP and variations will be requested to bring building into conformance with all regulations of the R-1 zoning district.	None
	9-16-3(B)	A nonconforming building or structure which is nonconforming only as to bulk, may be added to or enlarged, provided such additions or enlargement conforms to all regulations of the district in which it is located.		
Moving	9-16-4	No building or structure shall be moved in whole or in part to any other location, unless every portion of such building or structure, and the use thereof, are made to conform to all regulations of the district in which the moved building is located.	N/A	None
Restoration Of Damaged Nonconforming Buildings Or Structures	9-16-5	See Code.	N/A	None
Discontinuance Of Use Of Nonconforming Building Or Structure	9-16-6	See Code.	N/A	None
Change Of Use In Nonconforming Building Or Structure	9-16-7	See Code.	N/A	None



Elimination Of Nonconforming Buildings, Structures And Uses	9-16-8	See Code.	N/A	None
Nonconforming Use Of Conforming Buildings Or Structures	9-16-9	See Code.	N/A	None
Nonconforming Use Of Land	9-16-10	See Code.	N/A	None
<b>Title 10 Subdivision Regulations</b> <b>Chapter 3</b> <b>Subdivision Procedure</b>				
Preliminary Plat	10-3-4	See Code.	<b>The School District is requesting a waiver from the requirements to provide the Preliminary Plat of Subdivision.</b>	<b>Yes, variation requested</b>
Final Plat	10-3-5	See Code.	Applicant is required to file for Final Plat.	None
<b>Chapter 4</b> <b>Design Layout Standards</b>				
Streets	10-4-1	See Code.	N/A No new streets are proposed.	None
Blocks, Sizes	10-4-2(A)1	Max. length for blocks shall not exceed 1,400' in length, except where in the opinion of the Plan Commission conditions may justify a greater distance.	N/A Applicable to larger subdivisions of land that create streets and multiple lots that constitute a block or blocks.	None
	10-4-2(A)2	Widths of blocks shall be determined by the condition of the layout and shall be suited to the intended layout.		None
Blocks, Public Walkways	10-4-2(B)1	Location of public walkways or crosswalks may be required by the Plan Commission to obtain satisfactory pedestrian access to private and public facilities such as, but not limited to, schools and parks, and where blocks exceed 900' in length.	Sidewalks are already provided along Clarendon Hills Rd and Sheridan Dr.  Crosswalks are provided at intersections of Clarendon Hills Rd/Midway Dr and Sheridan Dr/Clarendon Hills Rd.  Length of school property does not exceed 900' in length.	None
	10-4-2(B)2	Easements for public walkways shall be at least 12' in width. Pavement shall be designed and constructed in conformance with standard specifications adopted, from time to time, by resolution of the Board of Trustees. Typical cross sections of this easement shall be provided.	N/A Applicable to larger subdivisions of land that create streets and multiple lots that constitute a block or blocks.	None
Easements	10-4-2(C)1	Utility easements along right-of-way lines shall be provided as required in	N/A	None

		section 10-4-1 of this chapter.		
	10-4-2(C)2	See Code.	N/A	None
	10-4-2(C)3	See Code.	N/A	None
Lots, Sizes and Shapes	10-4-3(A)	See Code.	N/A	None
Lots, Arrangement	10-4-3(B)	See Code.	N/A	None
Natural Environmental Features	10-4-4	See Code.	There is a small wetland on site. The US Army Corps of Engineers has provided a letter of no jurisdiction, and no mitigation is required under the Du Page Countywide Stormwater and Floodplain Ordinance.	None
Chapter 7 Improvements				
Public Improvements	10-7-1	This chapter sets forth the minimum acceptable standard of improvements for all subdivisions, resubdivisions and planned unit developments regulated hereunder. The required level of improvement shall apply to all improvements whether public or private and shall, to the extent legally permissible, apply to previously approved subdivisions, resubdivisions and planned unit developments, where no final engineer approval has heretofore been granted. All those improvements for which standards are not specifically set forth shall have said standards set by resolution or published rules of the Village Board. All improvements shall meet the standards set forth in the Village's Public Improvements Specification Manual or other resolution or published rules of the Village Board.		
10-7-2 Streets				
Streets: General Requirements	10-7-2(A)	Clarendon Hills Road is a Minor Arterials with a Required Pavement Width of 40'.  Sheridan Dr and Cherry Tree Ln are Residential Local Streets with Required Pavement Widths of 40'.	<b>Existing pavement widths:</b>  <b>Clarendon Hills Rd: ~30'</b> <b>Sheridan Dr: ~30'</b> <b>Cherry Tree Ln: ~27'</b>	Yes, but this is an existing condition
Curbs and Gutters	10-7-2(C)	All streets are to be designed and constructed with curbs and gutters in accordance with standard specification adopted, from time to time, by resolution of the Board of Trustees	<b>Requesting waiver along Clarendon Hills Road</b>	<b>Yes, variation requested</b>
Street Pavements	10-7-2(D)	All streets pavements shall be designed and constructed in accordance with standard specifications adopted from time to time, by resolution of the Board of Trustees.	N/A	None
Unpaved Areas	10-7-2(E)	All unpaved areas within dedicated rights-of- way shall be graded and sodded in accordance with standard specifications adopted.	N/A	None

		from time to time, by resolution of the President and Board of Trustees		
<b>10-7-3 Utilities</b>				
Requirements for Underground Wiring	10-7-3(A)	See Code.	Please refer to engineer's review letter	None
Storm Drainage System And Other Drainage Improvements	10-7-3(B)	See Code.	Please refer to engineer's review letter	None
Public Water Supply And Distribution Systems And Sanitary Sewerage Systems	10-7-3(C)	See Code.	Please refer to engineer's review letter	None
Private Water Supply And Private Sanitary Sewerage Systems	10-7-3(D)	See Code.	Please refer to engineer's review letter	None
<b>10-7-4 Other Improvements</b>				
Sidewalks	10-7-4(A)	In all subdivisions created after the effective date of this section, sidewalks shall be provided on the sides of all street rights-of-way adjacent to and contained within the subdivision being developed.  See Code for further information.	No sidewalks on Cherry Tree Lane.  A 5' sidewalk is proposed on Cherry Tree Lane.	None
Public Walkways	10-7-4(B)	See Code.	N/A	None
Plantings	10-7-4(C)	All unpaved areas within the street right-of-way shall be seeded or sodded. Before the release of the twelve (12) month maintenance bond can be recommended by the Village Engineer, all unpaved areas between the edge of the road pavement and the right-of-way line must support an adequate mat of grass. Provision shall be made to assure growth of all landscaping. <b>Street trees shall be planted on both sides of each proposed street except where there are existing trees present and preserved. Street trees newly planted shall be no further apart than fifty feet (50') or one tree per inside lot and two (2) trees on corner lots, whichever is greater.</b> The types of trees shall be limited to those varieties as approved by the Plan Commission. Newly	<b>No street trees are planted</b>	<b>Yes, variation requested</b>

		planted street trees shall not be less than 3" in caliper, measured 1' from the ground. The species of trees so planted shall be alternated so that trees of the same species shall not be planted consecutively. The planting schedule and sequence shall be subject to the approval of the Plan Commission. The planting of the following species of trees shall be prohibited: See Code.		
Street Lighting	10-7-4(D)	The subdivider shall provide street lighting in all subdivisions which shall be designed and constructed in accordance with standard specifications adopted, from time to time, by resolution by the Board of Trustees	<b>Clarendon Hills Road is designated as a rural cross section intended to be improved to urban standard, but street lights may not make sense here since CHRD does not have consistent street lights.</b>	<b>Yes, variation requested</b>
Street Signs	10-7-4(E)	See Code.	N/A	None
Commercial, Industrial, Officer Research And Multi-Family And Parking And Lighting	10-7-4(F)	See Code.	N/A	None
Acceptance of Public Improvements	10-7-5	Upon completion of any public improvements in any area or phase of development, and further, upon the submission to the Village of a certification from the engineering firm employed by the subdivider affirming that said public improvements or portions or segments thereof have been completed in conformance with this Code and all engineering plans and specifications submitted pursuant thereto, the Village shall within 20 days after written notice from the subdivider either: a) accept said improvement, or, b) designate in writing to the subdivider all alterations which shall be required to obtain final acceptance of said public improvements, specifically citing the sections of the appropriate Code or the standard specifications adopted pursuant thereto relied upon by the Village in declining acceptance. After acceptance of any public improvement by the Village, any letter of credit, cash deposit, completion bond or other guaranty required by this Code securing the construction of said public improvement shall be remitted or released to the subdivider in accordance with the terms of the subdivision improvement agreement. Upon completion and acceptance by the Village, owners shall convey and transfer said public improvements or any part thereof so accepted to the Village by appropriate bills of sale or other documents.		



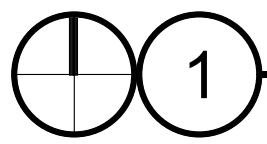
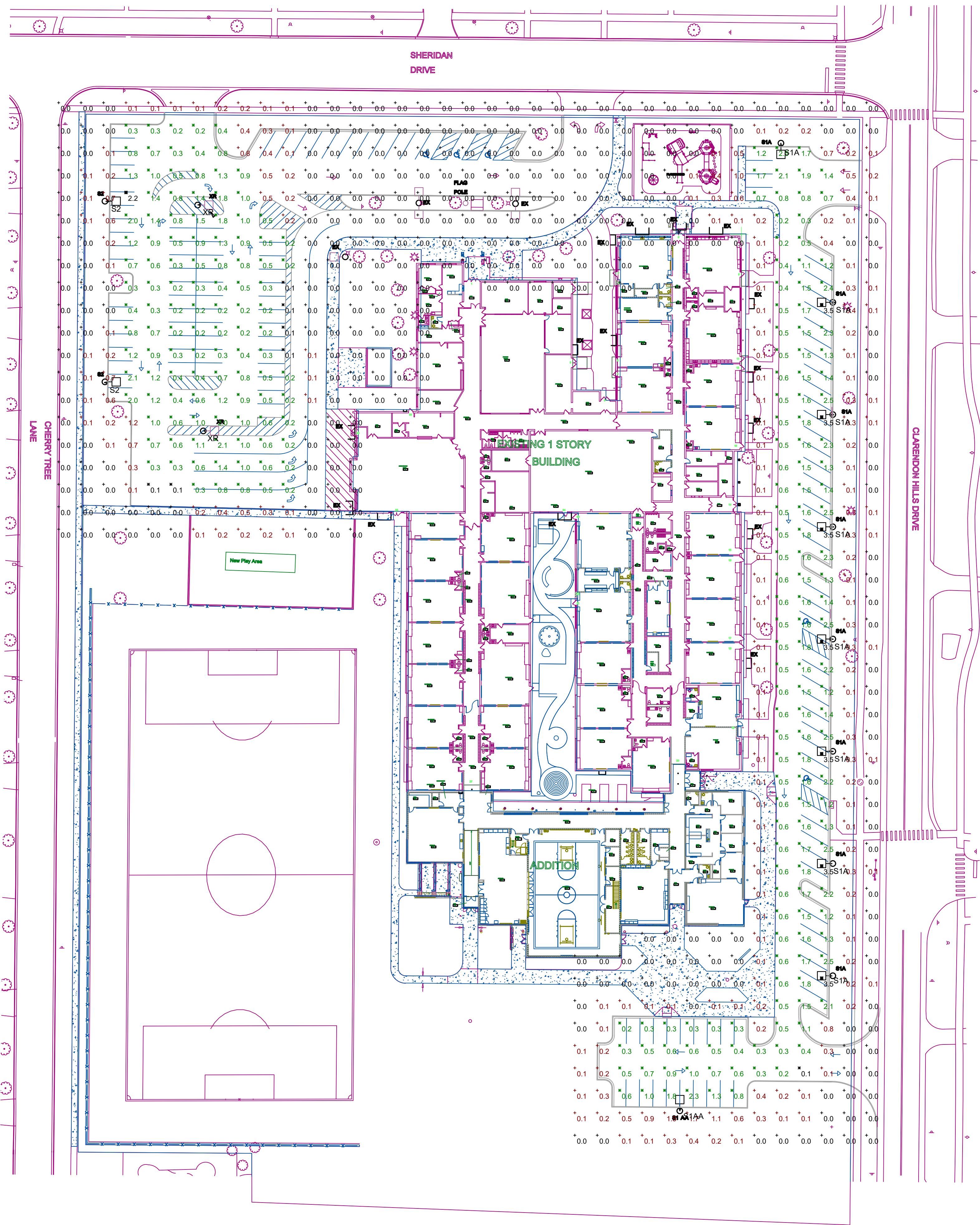
**Attachment 12**  
Photometric Plan dated 03.09.22



Symbol	Label	Height	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle
+	S1A	1	1000	1000	1000	1000	1000	1000	1000	1000
+	S1AA	1	1000	1000	1000	1000	1000	1000	1000	1000
+	S2	1	1000	1000	1000	1000	1000	1000	1000	1000
+	XR	1	1000	1000	1000	1000	1000	1000	1000	1000

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Entire Site	+	0.4 fc	3.5 fc	0.0 fc	N/A	N/A
Calc Zone Parking Area (Right)	X	1.2 fc	3.5 fc	0.1 fc	35.0:1	12.0:1
Calc Zone Parking Area (Left)	X	0.7 fc	2.2 fc	0.1 fc	22.0:1	7.0:1

Luminaire Locations							
No.	Label	X	Y	Z	MH	Orientation	Tilt
1	S1A	1139.25	384.00	17.50	15.00	270.00	0.00
2	S1A	1139.25	459.00	17.50	15.00	270.00	0.00
3	S1A	1140.00	534.00	17.50	15.00	270.00	0.00
4	S1A	1140.00	609.00	17.50	15.00	270.00	0.00
5	S1A	1140.50	684.00	17.50	15.00	270.00	0.00
6	S1A	1140.50	759.00	17.50	15.00	270.00	0.00
7	S1A	1141.00	834.00	17.50	15.00	270.00	0.00
8	S1A	1105.25	940.25	17.50	15.00	180.00	0.00
1	S1AA	1037.75	294.00	22.50	20.00	0.00	0.00
1	S2	654.25	901.50	22.50	20.00	90.00	0.00
2	S2	653.25	780.50	22.50	20.00	90.00	0.00
1	XR	715.75	899.25	22.50	20.00	90.00	0.00
2	XR	719.00	748.25	22.50	20.00	90.00	0.00



SITE PLAN - ELECTRICAL  
1" = 40'-0"

0' 20' 40' 80'



**Attachment 13**  
Landscaping Plans 07.30.21

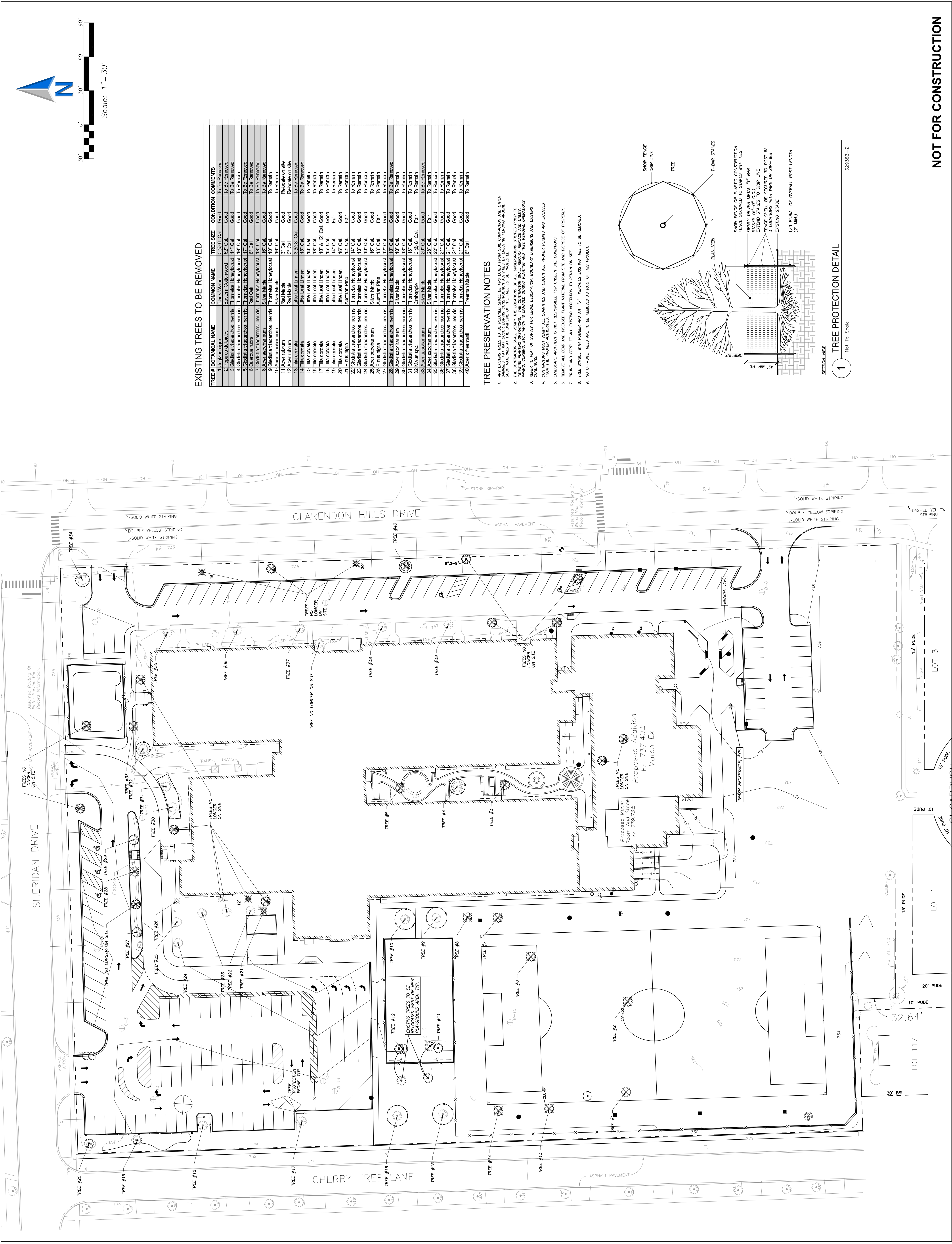










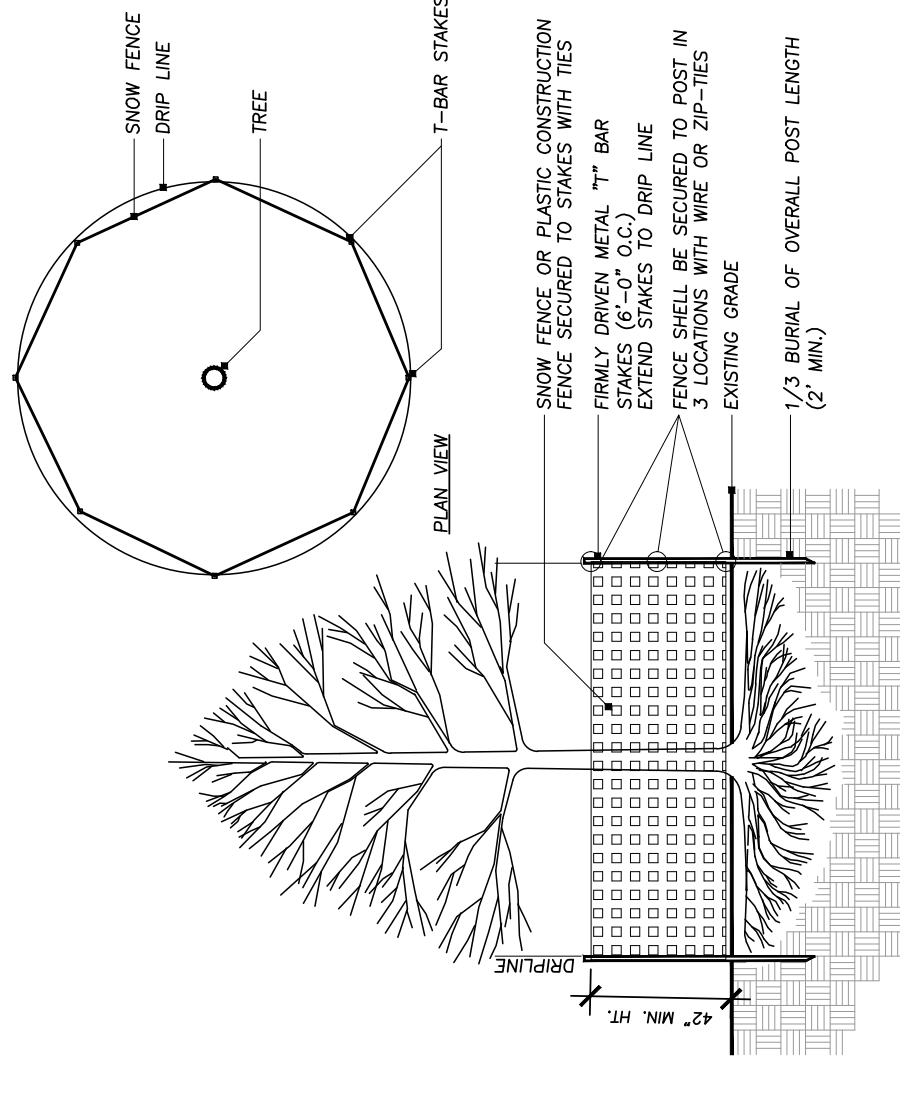


EXISTING TREES TO BE REMOVED

TREE #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Quercus bicolor	Black Walnut	30' x 8" Cal.	Good	To Be Removed
2	Prunus pennsylvanica	Eastern Chokecherry	12' Cal.	Good	To Be Removed
3	Quercus bicolor	Black Walnut	14' Cal.	Good	To Be Removed
4	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
5	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
6	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
7	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
8	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
9	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
10	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
11	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
12	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
13	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
14	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
15	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
16	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
17	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
18	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
19	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
20	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
21	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
22	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
23	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
24	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
25	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
26	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
27	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
28	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
29	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
30	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
31	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
32	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
33	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
34	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
35	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
36	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
37	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
38	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
39	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed
40	Quercus bicolor	Black Walnut	17' Cal.	Good	To Be Removed

TREE PRESERVATION NOTES

- ANY EXISTING TREES TO BE REMOVED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER SUCH MATERIALS BY THE SURFACE OF THE TREE TO BE PROTECTED.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR OTHER WORK THAT MAY BE REQUIRED FOR THE PROJECT.
- REFER TO PLAN OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- LANDSCAPE ARCHITECT SHALL VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
- NO OFF-SITE TREES ARE TO BE REMOVED AS PART OF THIS PROJECT.



1 TREE PROTECTION DETAIL

Not to Scale

323353-01

NOT FOR CONSTRUCTION

L-300W

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GREEN ASSOCIATES  
ARCHITECTURAL  
CONSTRUCTION SERVICES

GREEN ASSOCIATES  
ARCHITECTURAL  
CONSTRUCTION SERVICES

ARCHITECT  
GREEN ASSOCIATES, INC.  
111 DEER LAKE ROAD, SUITE 105  
DEERFIELD, ILLINOIS 60015  
847.371.6662

CONSTRUCTION MANAGER  
GREEN ASSOCIATES, INC.  
103 SOUTH CHURCH STREET  
CHICAGO, ILLINOIS 60601  
847.371.6662

CIVIL ENGINEER  
ERIKSSON ENGINEERING ASSOCIATES,  
INC.  
478 COMMERCE DRIVE, SUITE A  
BATAVIA, ILLINOIS 60030  
847.371.6662

STRUCTURAL ENGINEER  
ERIKSSON ENGINEERING ASSOCIATES,  
INC.  
478 COMMERCE DRIVE, SUITE A  
BATAVIA, ILLINOIS 60030  
847.371.6662

MEP ENGINEER  
ERIKSSON ENGINEERING ASSOCIATES,  
INC.  
478 COMMERCE DRIVE, SUITE A  
BATAVIA, ILLINOIS 60030  
847.371.6662

ADDITIONS AND RENOVATIONS TO TWO SCHOOLS

GOWER WEST ELEMENTARY SCHOOL  
7700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60527

GOWER SCHOOL DISTRICT 62

DRAWN  
SSG

CHECKED  
KC

ISSUE DATE  
30 JULY 2021

REVISION SCHEDULE  
NUMBER DESCRIPTION DATE

PROJECT NUMBER  
1382-2020071

PROJECT NAME  
GOWER WEST ELEMENTARY SCHOOL

PLANNING REVIEW  
SHEET





**Attachment 14**  
Stormwater Comments from Christopher B. Burke



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

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

March 3, 2022

Village of Willowbrook  
835 Midway Drive  
Willowbrook, IL 60527

Attention: Michael Krol

Subject: Gower West School – Stormwater Review  
(CBBEL Project No. 900144.H226)

Dear Mike:

As requested, we have reviewed the following documents associated with this project on behalf of the Village of Willowbrook:

- Proposed Engineering Plans prepared by Eriksson Engineering Associates, LTD., bearing a revision date of January 3, 2022
- DuPage County Stormwater Management Report prepared by Eriksson Engineering Associates, LTD., and dated January 12, 2022

We have also received, but not reviewed the following documents:

- Variation Request by Green Associates dated August 27, 2021
- Village of Willowbrook Plan Review Application received September 15, 2021
- Lumark Parking Lot Luminaire Cut Sheets and Shop Drawings received September 15, 2021
- Photometric Plan prepared by Force Partners and dated August 25, 2021
- Architectural Plan Sheets prepared by Green Associates, bearing an issue date of January 3, 2022
- Landscape Plan prepared by Eriksson Engineering Associates, LTD., bearing an issue date of July 30, 2021
- Plat of Subdivision prepared by TFW Surveying & Mapping, Inc. and dated May 24, 2021
- Topographic Survey prepared by TFW Surveying & Mapping, Inc., bearing a revision date of March 9, 2021
- Traffic Study Memorandum prepared by Eriksson Engineering Associates, LTD., and dated July 30, 2021
- Engineers Opinion of Probable Costs prepared by Eriksson Engineering Associates, LTD., and dated January 3, 2022
- Lighting cut sheets from Lumark
- Letter prepared by Green Associates, bearing a date of January 3, 2022

Please note that our review is limited to stormwater related items only and we understand that a general civil engineering review is being conducted by others. The following items are noted as part of our review:

1. Stormwater detention is being provided in an underground vault (StormTrap). Stormwater detention is provided for the new improvements plus compensation for an existing detention which is being eliminated with the new development.
2. Post Construction Best Management Practices are being provided for the new impervious area within the voids of the stone below the underground storage. The purpose of the PCBMPs is to reduce pollutants and reduce runoff volume.
3. There is a small wetland on site (less than 0.1 acre). The US Army Corps of Engineers has provided a letter of no jurisdiction, and no mitigation is required under the Du Page County Countywide Stormwater and Floodplain Ordinance. The wetlands aspect of the project were reviewed by our Environmental Resources staff.
4. A Stormwater Development Security is not required for units of government.

Please feel free to contact me at (847) 823-0500 should you have any questions.

Sincerely,



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



**Attachment 15**  
Fire Review Letters

FOUNDED IN 1946



## TRI-STATE

FIRE PROTECTION DISTRICT

236 SUNRISE AVENUE • WILLOWBROOK, ILLINOIS 60527 • (630) 323-6445

March 4, 2022

Green Associates Architecture, Inc.

Attn: Carole Pugh

1437 Harmony Court

Itasca, IL 60143

847-317-0852

[cdpugh@greenassociates.com](mailto:cdpugh@greenassociates.com)

[eim@interwestgrp.com](mailto:eim@interwestgrp.com)

[planner@willowbrook.il.us](mailto:planner@willowbrook.il.us)

RE: Gower School District 62  
7700 Clarendon Hills Road  
Willowbrook, IL 60527

To whom it may concern,

We have received a copy of the architectural plans for the above listed project. We have completed a courtesy review and have no comment regarding applicable standards relative to fire prevention and life safety. When the project is complete, we would like to complete a walk through life safety courtesy inspection.

*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,

A handwritten signature in black ink, appearing to read "Lawrence P. Link".

Lawrence P. Link

Director

Bureau of Fire Prevention

[lawrencelink@tristatefd.com](mailto:lawrencelink@tristatefd.com)

630-654-6284



FOUNDED IN 1946



## TRI-STATE

FIRE PROTECTION DISTRICT

236 SUNRISE AVENUE • WILLOWBROOK, ILLINOIS 60527 • (630) 323-6445

March 4, 2022

Green Associates Architecture, Inc.

Attn: Carole Pugh

1437 Harmony Court

Itasca, IL 60143

847-317-0852

[cdpugh@greenassociates.com](mailto:cdpugh@greenassociates.com)

[eim@interwestgrp.com](mailto:eim@interwestgrp.com)

[planner@willowbrook.il.us](mailto:planner@willowbrook.il.us)

RE: Gower West School

7650 Clarendon Hills Road

Willowbrook, IL 60527

We have received a copy of the architectural plans for the above listed project. We have completed a courtesy review and have no comment regarding applicable standards relative to fire prevention and life safety. When the project is complete, we would like to complete a walk through life safety courtesy inspection.

*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,

A handwritten signature in black ink, appearing to read "Lawrence P. Link".

Lawrence P. Link

Director

Bureau of Fire Prevention

[lawrencelink@tristatefd.com](mailto:lawrencelink@tristatefd.com)

630-654-6284



**Attachment 16**  
Public Hearing Notice

**NOTICE OF PUBLIC HEARING**  
**ZONING HEARING CASE NO. 22-02**

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, shall conduct a public hearing at a meeting of the Plan Commission on the 6th of April, 2022 at the hour of 7:00 P.M. in the Willowbrook Police Department Training Room, 7760 S. Quincy Street, Willowbrook, IL 60527.

The Governor of the State of Illinois has declared a Gubernatorial Disaster Proclamation in response to the COVID-19 outbreak and all of the Village of Willowbrook is covered by the disaster area. In light of the ongoing COVID-19 outbreak, the Mayor of the Village of Willowbrook has determined that an in person meeting for the April 6, 2022, Plan Commission meeting may not be practical or prudent in light of the disaster.

All of the Members of the Plan Commission participating in the April 6, 2022 Plan Commission meeting, wherever their physical location, shall be verified and determined that they can hear one another and can hear all discussion and testimony during the meeting.

Signed: Frank A. Trilla, Mayor of the Village of Willowbrook  
Dated: \_March 16\_, 2022

The Village will be providing an option to attend the April 6, 2022 Plan Commission meeting virtually. To join the Zoom Meeting, use the link below:  
<https://us06web.zoom.us/j/89097975937?pwd=dDdXQnFXeGNubFRkZy9hTDQrcWlXdz09>  
Meeting ID: 890 9797 5937  
Passcode: 694214

The purpose of this public hearing shall be to consider a petition for a special use permit and other relief, exceptions, and variations as may be required to allow a 19,000 square foot, one-story addition to the existing Gower West Elementary School building, expansion and improvements to the existing parking lots, addition of a new parking lot, addition of a new children's playground, and general site and landscaping improvements generally located at the southwest corner of Clarendon Hills Road and Sheridan Drive and legally described as follows:

PARCEL 1. LOT 34 IN PALATIAL HILLS UNIT #2, SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, IL.

PARCEL 2. THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ANDERMAN'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 27: THENCE WESTERLY ALONG THE NORTH LINE OF THE LOT 1 OF SAID ANDERMAN'S SUBDIVISION. THENCE NORTHERLY PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 TO THE SOUTH RIGHT-OF-WAY LINE OF SHERIDAN ROAD AS PLATTED AND RECORDED IN PALATIAL HILLS UNIT #1. THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SHERIDAN ROAD AS PLATTED AND RECORDED IN PALATIAL HILLS UNIT #1 TO THE EAST LINE OF

THE SOUTHEAST QUARTER OF SAID SECTION 27. THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF ANDERMAN'S SUBDIVISION, THE PLACE OF BEGINNING EXCEPT THE EAST 33 FEET THEREOF DEDICATED FOR HIGHWAY. IN DUPAGE COUNTY, IL.

PINs: 09-27-409-016 and 09-27-409-001

ADDRESS: 7650 Clarendon Hills Road, Willowbrook, Illinois.

The applicant for this petition is Gower School District 62, with permission from the property owner Gower School District, 7700 Clarendon Hills Road, Willowbrook, Illinois 60527.

Copies of the application and related documentation are on file in the office of the Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and are 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 Brian Pabst, ADA Compliance Officer, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 920-2261, Monday through Friday, between 8:30 A.M. and 4:30 P.M., within a reasonable time before the meeting. Requests for sign language interpreters should be made a minimum of five working days in advance of the meeting.

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. This hearing may be recessed to another date if not concluded on the evening scheduled.

Brian Pabst, Village Administrator  
(630)-920-2261

Published in the March 21, 2022 edition of the Chicago *Sun-Times*.

# VILLAGE OF WILLOWBROOK

## AGENDA ITEM - HISTORY/COMMENTARY

### ITEM TITLE:

MOTION TO APPROVE THE 2022-2023 BUDGET

**AGENDA NO. 8.**

**AGENDA DATE:** 4/11/2022

**STAFF REVIEW:** Brian Pabst, Village Administrator

Sean Halloran, Assistant Village Administrator

Mike Rock, Chief Financial Officer

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

**RECOMMENDED BY:** Brian Pabst, Village Administrator

*B. Pabst*

*Sean Halloran*

*Michael Rock*

*Tom Bastian / cm*

*B. Pabst*

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

Over the past few months, the Village Board of Trustees and staff have worked to develop the fiscal year 2022-2023 budget. Three public workshops were held to discuss the operating funds as well as the five-year Capital Improvement Program. Below is the timeline for the budget:

- January 13, 2022 – Budget Workshop #1
  - 2021-2022 Budget Update
  - 2022-2027 Capital Improvement Program (CIP)
  - 2022-2023 Special Projects Discussion
- February 17, 2022 – Budget Workshop #2
  - 2021-2022 General Fund Update
  - 5 Year Capital Improvement Program Update
  - 2022/2023 Proposed General Fund
- March 17, 2022 – Budget Workshop #3
  - Final Review of Proposed CIP, General Fund, Water Fund, and Business District Fund
  - Water Fund

### DISCUSSION

The Village continues to maintain a stable financial position even though the COVID-19 pandemic has impacted the economic forecast over the past two fiscal years. Below is the evidence of the Village's stability despite the pandemic:

- Credit rating remains at the highest possible level
- Village maintains the required reserve levels as defined by the policy.
- Village has prioritized investment in the Village infrastructure replacements with the Capital Improvement Program (CIP)
- Village continues its commitment to appropriately fund employee pension benefits.



The 2022-2023 budget continues the Village's ongoing commitment to providing quality services, investing in infrastructure, upgrading Park facilities, and maintaining prudent financial policies.

### 2022-2023 General Fund Summary:

REVENUE			
	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
TAXES	\$11,665,677	\$11,727,787	\$62,110
INTERGOVERNMENTAL	\$645,832	\$1,308,749	\$662,917
LICENSES AND PERMITS	\$554,269	\$585,500	\$31,231
FINES	\$1,244,420	\$1,045,376	-\$199,044
CHARGES FOR SERVICES	\$229,597	\$530,698	\$301,100
MISCELLANEOUS	\$852,599	\$32,500	-\$820,099
INTEREST INCOME	\$801	\$8,000	\$7,199
<b>TOTAL REVENUE</b>	<b>\$15,193,195</b>	<b>\$15,238,610</b>	<b>\$45,515</b>

EXPENDITURES			
	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
Village Administrator's Office* (VAO)	\$3,080,639	\$2,527,842	-\$552,797
Community Development	\$656,945	\$849,203	\$192,258
Police	\$5,855,708	\$6,001,023	\$145,315
Public Works	\$1,438,628	\$1,492,444	\$53,816
<b>TOTAL OPERATING COSTS</b>	<b>\$11,031,921</b>	<b>\$10,870,512</b>	<b>-\$161,409</b>
Capital Improvement Program	\$617,655	\$3,857,900	\$3,240,245
<b>TOTAL EXPENDITURES</b>	<b>\$11,649,576</b>	<b>\$14,728,412</b>	<b>\$3,078,836</b>

	Total Fund Performance	
	2021-2022 Estimate	2022-2023 Proposed Budget
(Deficit)/Surplus	<b>\$3,543,619</b>	<b>\$510,198</b>

\*The VAO consists of Board of Trustees, Board of Police Commissioners, Administration, Finance, and Parks, and Recreation

## 2022-2023 General Fund Highlights:

The General Fund budget is balanced with budgeted revenues of **\$15,238,610** and operating expenditures of **\$10,870,512**, with projected total expenditures to be **\$14,728,412** which results in a positive net performance amount of **\$510,198** for the year. The revenue highlights include:

### *Revenue:*

- Sales Tax: The projected total for 2022-2023 is projected at \$5,147,065. That amount is a projected increase of \$76,000 from the estimated projection for the 2021-2022 budget.
- Home Rule Sales Tax: The projected total amount for the 2022-2023 budget is at \$2,791,250. The projected amount accounts for a 18% increase in revenues compared to the original 2021-2022 budget.
- Income Tax: Revenue from income tax came in \$383,000 higher than anticipated. This increase is attributed to the Paycheck Protection Program which offered small businesses relief funds and the CARES Act which allowed for fully taxable unemployment benefits for those impacted by the pandemic. The 2022-2023 budget expects a modest increase reflective of the current economic conditions and updated census numbers.
- Hotel/Motel Tax: The projected revenue for hotel/motel tax is expected to come in 13% higher than the budget amount in 2021-22. The Hotel/Motel Tax revenue has increased as the economy has reopened but is only projected at just over \$203,000.
- Places of Eating Tax: The revenue from the Places of Eating Tax is projected to be 1.5% higher than the 2021-2022 estimate. This amount is based on the current economic forecast.

## CAPITAL IMPROVEMENT PROGRAM

The 2022-23 summary for the Capital Improvement Program includes the following projects:

### **Resurfacing:**

Road	From	To
Sunset Ridge Road	Raleigh	Tremont
Tremont	Hill	Sunset Ridge
Wesley	Hill	Sunset Ridge
Blair	Hill	Sunset Ridge
Hill	Raleigh	Tremont
Raleigh	Hill	Sunset Ridge
67 <sup>th</sup> Street	Clarendon Hills Road	Kingery Highway

### **Equipment:**

- One Public Works International Vehicle - \$190,000
- Two administrative vehicles for the Police Department - \$90,000
- Completion of LED upgrades within the Village - \$90,000
- 10 in-car squad radios for the Police Department - \$32,000
- Acquisition of LED speed limit signs - \$25,000
- 26 Ballistic Helmets - \$18,200

**Facilities:**

- Community Resource Center Project - \$2,250,000
- Borse Park Lighting Project - \$645,000
- Farmingdale Park Project - \$400,000
- Community Resource Center Signage - \$55,000
- Police Department Remodel - \$45,000

**The five-year Capital Improvement Program**

	2022-2023 Budget	2023-2024 Budget	2024-2025 Budget	2025-2026 Budget	2026-2027 Budget
<b>Sources</b>					
Grants	\$1,106,300	\$844,998	\$0	\$0	\$0
Motor Fuel Tax	\$520,000	\$400,000	\$350,000	\$250,000	\$350,000
Rebuild Illinois Bond	\$250,000	\$0	\$250,000	\$0	\$0
Transfer from Water Fund	\$650,000	\$0	\$570,000	\$444,000	\$1,858,000
Transfer from General Fund	\$3,857,900	\$3,626,500	\$3,752,000	\$1,967,000	\$725,000
Tax Increment Financing*	\$0	\$0	\$0	\$250,000	\$4,650,000
<b>Total Sources/Revenue</b>	<b>\$6,384,200</b>	<b>\$4,871,498</b>	<b>\$4,922,000</b>	<b>\$2,911,000</b>	<b>\$7,583,000</b>
<b>Uses</b>					
Design	\$170,000	\$205,000	\$100,000	\$85,000	\$85,000
Road and Sidewalk Infrastructure	\$1,128,500	\$1,483,749	\$600,000	\$650,000	\$900,000
Village Equipment	\$726,700	\$466,500	\$192,000	\$376,000	\$90,000
Village Facilities	\$3,709,000	\$2,455,000	\$2,055,000	\$1,200,000	\$0
Water Infrastructure	\$650,000	\$0	\$1,975,000	\$600,000	\$6,508,000
<b>Total Uses/Expenditures</b>	<b>\$6,384,200</b>	<b>\$4,610,249</b>	<b>\$4,922,000</b>	<b>\$2,911,000</b>	<b>\$7,583,000</b>

**WATER FUND SUMMARY FOR THE 2022-2023 FISCAL YEAR**

In June 2021, the Board of Trustees approved an agreement with Christopher Burke Engineering for a Water Rate Study. The need for this study was due to the fact that the Village has not raised water rates since January 1, 2015. In that time, the fund balance has continued to decrease while the capital maintenance has increased. Over the past four years, the revenue generated has been sufficient to cover the operating costs while maintaining an appropriate fund balance. Since the Water Rate Study has not been finalized, staff is not recommending any water rate increases as of right now. The operating expenditures continue to grow modestly, while capital expenditures will see an increase of \$650,000 in 2022-2023.

<b>WATER FUND EXPENDITURES</b>				
	2020-2021 Actual	2021-2022 Budget	2021-2022 Estimate	2022-2023 Projection
Personnel	\$308,223	\$295,176	\$306,983	\$647,892
Contractual	\$2,627,236	\$2,759,148	\$2,744,542	\$2,436,860
Commodities	\$58,960	\$78,297	\$92,660	\$107,600
Capital Maint/Debt Service	\$525,816	\$340,880	\$230,999	\$196,659
<b>TOTAL OPERATING COSTS</b>	<b>\$3,520,235</b>	<b>\$3,473,501</b>	<b>\$3,375,184</b>	<b>\$3,389,011</b>
Capital Improvement Program	\$175,620	\$0	\$0	\$650,000
<b>TOTAL EXPENDITURES</b>	<b>\$3,695,855</b>	<b>\$3,473,501</b>	<b>\$3,375,184</b>	<b>\$4,039,011</b>

WATER FUND REVENUES				
	2020-2021 Actual	2021-2022 Budget	2021-2022 Estimate	2022-2023 Projection
TAXES	\$3,168,908	\$3,180,200	\$3,297,926	\$3,238,768
<b>TOTAL WATER FUND REVENUES</b>	<b>\$3,168,908</b>	<b>\$3,180,200</b>	<b>\$3,297,926</b>	<b>\$3,238,768</b>

TOTAL FUND PERFORMANCE				
	2020-2021 Actual	2021-2022 Budget	2021-2022 Estimate	2022-2023 Projection
(Deficit)/Surplus	-\$526,947	-\$293,301	-\$77,258	-\$800,243
Fund Balance	<b>\$2,539,673</b>	<b>\$2,246,372</b>	<b>\$2,462,415</b>	<b>\$1,662,172</b>

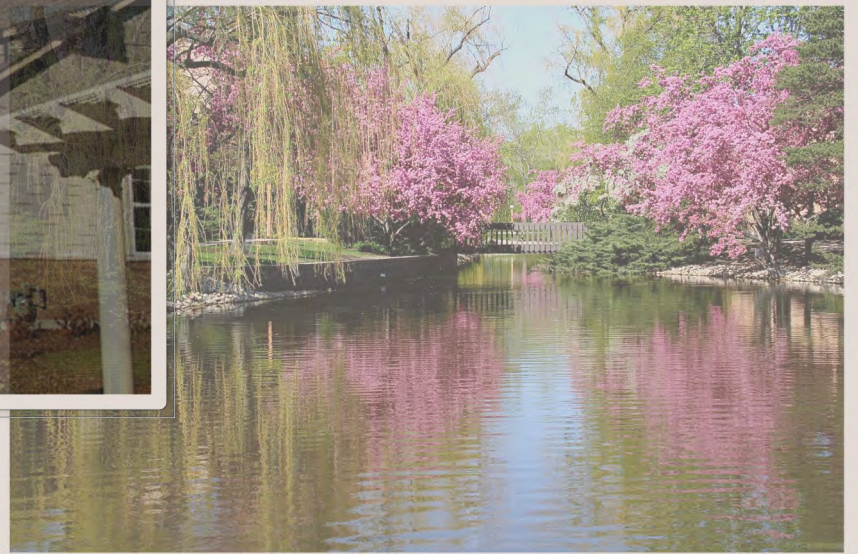
**RECOMMENDATION:**

Staff is recommending that the Board approve the attached Resolution adopting the annual budget for the Village of Willowbrook for the fiscal year commencing May 1, 2022 and ending April 30, 2023.

**ACTION PROPOSED:** Adopt the Resolution.



# Village of **WILLOWBROOK**



## **ANNUAL BUDGET**

May 1, 2022 – April 30, 2023





## Table of Contents

<b>General Fund Summary .....</b>	<b>1</b>	<b>Public Works .....</b>	<b>70</b>
<b>Five Year General Fund Summary .....</b>	<b>2</b>	Summary Costs .....	71
General Fund Revenue Detail .....	3	Line-Item Detail .....	72
<b>Elected Officials – Board of Trustees .....</b>	<b>6</b>	Line-Item Description.....	74
Summary Costs .....	7	<b>Capital Improvement Program (CIP) .....</b>	<b>84</b>
Line-Item Detail.....	8	Five-Year Summary.....	85
Line-Item Description.....	9	Line-Item Detail .....	86
<b>Elected Officials – Board of Police Commissioners .</b>	<b>11</b>	Line-Item Description.....	91
Summary Costs .....	12	2023-2027 CAPITAL IMPROVEMENT PROGRAM	92
Line-Item Detail.....	13	2023-24 Capital Improvement Program .....	93
Line-Item Description.....	14	2024-25 Capital Improvement Program .....	93
<b>Village Administrator’s Office – Administration .....</b>	<b>16</b>	2025-26 Capital Improvement Program .....	94
Summary Costs .....	17	2026-27 Capital Improvement Program (Filtered by	
Line-Item Detail.....	18	Costs) .....	95
Line-Item Description.....	21	<b>Water Fund Summary .....</b>	<b>96</b>
<b>Village Administrator’s Office – Finance .....</b>	<b>28</b>	<b>Water Fund .....</b>	<b>98</b>
Summary Costs .....	29	Summary Costs .....	99
Line-Item Detail.....	30	Line-Item Detail .....	100
Line-Item Description.....	31	Line-Item Description.....	103
<b>Village Administrator’s Office Parks &amp; Recreation ...</b>	<b>32</b>	<b>Business District Fund .....</b>	<b>111</b>
Summary Costs .....	33	Summary .....	112
Line-Item Detail.....	34	Line-Item Detail .....	113
Line-Item Description.....	36	Line-Item Description.....	114
<b>Community Development .....</b>	<b>48</b>	<b>Motor Fuel Tax Fund .....</b>	<b>116</b>
Summary Costs .....	49	Summary .....	117
Line-Item Detail.....	50		
Line-Item Description.....	52		
<b>Police .....</b>	<b>58</b>		
Summary Costs .....	59		
Line-Item Detail.....	60		
Line-Item Detail Summary .....	62		



# General Fund Summary

<b>REVENUES</b>					
	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
Taxes	\$8,641,053	\$9,465,249	\$11,665,677	\$11,727,787	\$62,110
Intergovernmental	\$523,442	\$137,741	\$645,832	\$1,308,749	\$662,917
Licenses And Permits	\$465,332	\$525,650	\$554,269	\$585,500	\$31,231
Fines	\$791,453	\$793,567	\$1,244,420	\$1,045,376	-\$199,044
Charges For Services	\$287,393	\$253,950	\$229,597	\$530,698	\$301,100
Miscellaneous	\$321,680	\$699,024	\$852,599	\$32,500	-\$820,099
Interest Income	\$11,850	\$9,000	\$801	\$8,000	\$7,199
<b>TOTAL GENERAL FUND REVENUES</b>	<b>\$11,042,203</b>	<b>\$11,884,181</b>	<b>\$15,193,195</b>	<b>\$15,238,610</b>	<b>\$45,415</b>
<b>EXPENDITURES</b>					
	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
Village Administrator's Office (VAO) *	\$2,287,153	\$2,550,652	\$3,080,639	\$2,527,842	-\$552,797
Community Development	\$679,128	\$632,383	\$656,945	\$849,203	\$192,258
Police	\$5,423,921	\$6,345,788	\$5,855,708	\$6,001,023	\$145,315
Public Works	\$1,599,551	\$1,303,104	\$1,438,628	\$1,492,444	\$53,816
<i>Capital Improvement Program</i>	\$16,325	\$1,864,666	\$617,655	\$3,857,900	\$3,240,245
<b>TOTAL OPERATING</b>	<b>\$9,989,753</b>	<b>\$10,831,927</b>	<b>\$11,031,921</b>	<b>\$10,870,512</b>	<b>-\$161,409</b>
<b>TOTAL EXPENDITURES</b>	<b>\$10,006,078</b>	<b>\$12,696,593</b>	<b>\$11,649,576</b>	<b>\$14,728,412</b>	<b>\$3,078,836</b>

\*Includes Board of Trustees, Board of Police Commissioners, Administration, Finance, and Parks and Recreation



# Five Year General Fund Summary

<b>REVENUES</b>					
	2022-2023 Projection	2023-2024 Projection	2024-2025 Projection	2025-2026 Projection	2026-2027 Projection
Taxes	\$11,727,787	\$11,845,065	\$12,022,741	\$12,203,082	\$12,386,128
Intergovernmental	\$1,308,749	\$50,000	\$50,000	\$50,000	\$50,000
Licenses And Permits	\$585,500	\$591,355	\$603,182	\$615,246	\$627,551
Fines	\$1,045,376	\$1,055,830	\$1,076,946	\$1,098,485	\$1,120,455
Charges For Services	\$530,698	\$536,005	\$546,725	\$557,659	\$568,812
Miscellaneous	\$32,500	\$32,825	\$33,482	\$34,151	\$34,834
Interest Income	\$8,000	\$8,080	\$10,000	\$10,000	\$10,000
<b>TOTAL GENERAL FUND REVENUES</b>	<b>\$15,238,610</b>	<b>\$14,119,159</b>	<b>\$14,343,076</b>	<b>\$14,568,623</b>	<b>\$14,797,781</b>
<b>EXPENDITURES</b>					
	2022-2023 Projection	2023-2024 Projection	2024-2025 Projection	2025-2026 Projection	2026-2027 Projection
Village Administrator's Office (VAO) *	\$2,527,842	\$2,603,677	\$2,707,824	\$2,816,137	\$2,928,783
Community Development	\$849,203	\$874,679	\$909,666	\$946,053	\$983,895
Police	\$6,001,023	\$6,301,074	\$6,616,128	\$6,946,935	\$7,294,281
Public Works	\$1,492,444	\$1,537,217	\$1,598,706	\$1,662,654	\$1,729,160
<i>Capital Improvement Program</i>	\$3,857,900	\$3,626,500	\$3,752,000	\$1,967,000	\$725,000
<b>TOTAL OPERATING</b>	<b>\$10,870,512</b>	<b>\$11,316,648</b>	<b>\$11,832,324</b>	<b>\$12,371,779</b>	<b>\$12,936,119</b>
<b>TOTAL EXPENDITURES</b>	<b>\$14,728,412</b>	<b>\$14,943,148</b>	<b>\$15,584,324</b>	<b>\$14,338,779</b>	<b>\$13,661,119</b>
<b>Deficit/Surplus</b>	<b>\$510,198</b>	<b>-\$823,988</b>	<b>-\$1,241,249</b>	<b>\$229,845</b>	<b>\$1,136,661</b>
<b>Fund Balance</b>	<b>\$12,508,981</b>	<b>\$11,684,993</b>	<b>\$10,443,744</b>	<b>\$10,673,589</b>	<b>\$11,810,251</b>



## General Fund Revenue Detail

	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21- 22 Estimate and 22-23 Budget
<b>TAXES</b>					
Property Tax Levy - Sra	\$73,767	\$74,794	\$75,611	\$75,611	\$0
Property Tax Levy - Road And Bridge	\$117,771	\$121,227	\$122,673	\$117,995	-\$4,678
Home Rule Sales Tax-1%	\$755,233	\$2,370,000	\$2,690,000	\$2,750,000	\$60,000
Municipal Sales Tax	\$4,645,953	\$4,000,000	\$5,071,000	\$5,147,065	\$76,065
Illinois Income Tax	\$985,983	\$854,000	\$1,237,434	\$1,245,936	\$8,502
Utility Tax	\$798,163	\$812,000	\$794,453	\$809,289	\$14,836
Places Of Eating Tax	\$480,243	\$450,000	\$641,362	\$650,982	\$9,620
Local Gas Tax	\$266,009	\$253,326	\$302,376	\$277,080	-\$25,296
Amusement Tax	\$49,260	\$65,748	\$66,836	\$60,462	-\$6,374
Replacement Tax	\$1,656	\$1,250	\$2,800	\$2,071	-\$729
Water Tax	\$165,305	\$157,500	\$177,148	\$166,858	-\$10,290
Water Tax - Unincorporated	\$213	\$160	\$160	\$181	\$21
Hotel/Motel Tax	\$176,381	\$184,119	\$239,633	\$208,007	-\$31,626
Self-Storage Facility Tax	\$125,116	\$121,125	\$184,191	\$175,000	-\$9,191
<b>TOTAL TAXES</b>	<b>\$8,641,053</b>	<b>\$9,465,249</b>	<b>\$11,605,677</b>	<b>\$11,686,537</b>	<b>\$80,860</b>
	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21- 22 Estimate and 22-23 Budget
<b>INTERGOVERNMENTAL</b>					
Federal/State Grants	\$468,604	\$136,741	\$645,408	\$1,308,749	\$663,341
Drug Forfeiture - State	\$45,088	\$500			\$0
Drug Forfeiture - Federal	\$9,750	\$500	\$424		-\$424
<b>TOTAL INTERGOVERNMENTAL</b>	<b>\$523,442</b>	<b>\$137,741</b>	<b>\$645,832</b>	<b>\$1,308,749</b>	<b>\$508,091</b>
	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21- 22 Estimate and 22-23 Budget
<b>LICENSES AND PERMITS</b>					
Liquor Licenses	\$21,289	\$87,650	\$60,000	\$65,000	\$5,000
Business Licenses	\$102,644	\$105,000	\$102,500	\$102,500	\$0
Video Gaming Licenses	-\$125	\$10,000	\$7,000	\$9,750	\$2,750
Vending Machine Licenses	\$1,794	\$2,500	\$2,100	\$2,250	\$150
Scavenger Licenses	\$6,000	\$7,000	\$7,000	\$7,000	\$0
Building Permits	\$314,964	\$300,000	\$361,473	\$385,000	\$23,527
Sign Permits	\$16,345	\$10,000	\$11,676	\$12,000	\$324



# Village of Willowbrook

## General Fund Revenue

Other Permits	-\$24		\$0	\$0	\$0
County Bmp Fee		\$500	\$0	\$0	\$0
Special Hauling Permits (Oxcart)	\$2,445	\$3,000	\$2,520	\$2,000	-\$520
<b>TOTAL LICENSES AND PERMITS</b>	<b>\$465,332</b>	<b>\$525,650</b>	<b>\$554,269</b>	<b>\$585,500</b>	<b>\$31,231</b>
	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b><i>FINES</i></b>					
Circuit Court Fines	\$70,207	\$108,559	\$128,584	\$95,606	-\$32,978
Traffic Fines	\$27,559	\$36,614	\$95,685	\$48,573	-\$47,112
Red Light Fines	\$642,014	\$600,000	\$915,000	\$800,000	-\$115,000
Dui Fines	\$3,473	\$2,762	\$3,118	\$3,118	\$0
Overweight Truck Fines	\$6,770	\$9,632	\$7,673	\$8,080	\$407
Video Gaming Terminal Income	\$41,430	\$36,000	\$94,361	\$90,000	-\$4,361
<b>TOTAL FINES</b>	<b>\$791,453</b>	<b>\$793,567</b>	<b>\$1,244,420</b>	<b>\$1,045,376</b>	<b>-\$199,044</b>
	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b><i>CHARGES FOR SERVICES</i></b>					
Planning Application Fees	\$28,690	\$10,000	\$0	\$12,905	\$12,905
Public Hearing Fees	\$33,725	\$2,500	\$500	\$18,208	\$17,708
Planning Review Fees	\$0	\$2,500	\$1,000	\$333	-\$667
Accident Report Copies	\$2,315	\$2,000	\$2,000	\$2,500	\$500
Elevator Inspection Fees	\$23,775	\$12,000	\$2,625	\$16,208	\$13,583
Burglar Alarm Fees	\$6,625	\$10,000	\$630	\$5,435	\$4,805
Copies-Ordinances & Maps	\$0	\$0	\$0	\$0	\$0
Nsf Fee	-\$25	\$0	\$0	-\$8	-\$8
Park & Rec Contribution		\$3,000	\$0	\$1,900	\$1,900
Park Permit Fees	\$1,170	\$3,000	\$4,500	\$2,101	-\$2,399
Cable Franchise Fees	\$186,608	\$192,000	\$208,587	\$197,810	-\$10,777
Summer Recreation Fees	\$4,510	\$7,650	\$1,405	\$2,633	\$1,228
Special Events		\$0	\$0	\$262,110	\$262,110
Burr Ridge/Willowbrook Baseball Reimb		\$6,500	\$5,900	\$5,987	\$87
Holiday Contribution		\$2,600	\$2,450	\$2,575	\$125
Spring Recreation Fees		\$200	\$0	\$0	\$0
<b>TOTAL CHARGES FOR SERVICES</b>	<b>\$287,393</b>	<b>\$253,950</b>	<b>\$229,597</b>	<b>\$530,698</b>	<b>\$301,100</b>





# Village of Willowbrook

## General Fund Revenue

	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21- 22 Estimate and 22-23 Proposed Budget
<b>MISCELLANEOUS</b>					
Reimbursements - Irma	\$29,065	\$0	\$112,629	\$0	-\$112,629
Reimbursements - Police Training		\$0	\$17,572	\$0	-\$17,572
Sale - Fixed Assets		\$7,500	\$0	\$0	\$0
Reimbursements - Tree Planting	\$600	\$500	\$500	\$0	-\$500
Reimbursements - Red Light Energy	\$1,385	\$1,440	\$671	\$0	-\$671
Reimbursements - Brush Pick Up	\$20,016	\$0	\$0	\$0	\$0
Other Receipts	\$188,224	\$0	\$7,207	\$7,500	\$293
Reimbursements - Police Special Detail	\$6,493	\$5,000	\$5,504	\$5,500	-\$4
Reimbursements - Public Works Other	\$58,372	\$23,430	\$5,965	\$5,500	-\$465
Donation				\$0	\$0
Other Grants	\$3,398	\$0	\$1,398	\$0	-\$1,398
Nicor Gas Annual Payment	\$14,127	\$14,000	\$14,000	\$14,000	\$0
Administrative Reimbursement		\$647,154	\$687,154	\$0	-\$687,154
<b>TOTAL MISCELLANEOUS</b>	<b>\$321,680</b>	<b>\$699,024</b>	<b>\$852,599</b>	<b>\$32,500</b>	<b>-\$820,099</b>
	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21- 22 Estimate and 22-23 Proposed Budget
<b>INTEREST INCOME</b>					
Interest Income	\$11,850	\$9,000	\$801	\$8,000	\$7,199
<b>TOTAL INTEREST INCOME</b>	<b>\$11,850</b>	<b>\$9,000</b>	<b>\$801</b>	<b>\$8,000</b>	<b>\$7,199</b>
<b>TOTAL GENERAL FUND REVENUES</b>	<b>\$11,042,203</b>	<b>\$11,884,181</b>	<b>\$15,133,195</b>	<b>\$15,197,360</b>	<b>\$64,165</b>



# Elected Officials

(**Board of Trustees** and Board of Police Commissioners)



## Board of Trustees Summary Costs

	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>Personnel</b>	\$69,399	\$66,745	\$66,745	\$71,580	\$4,835
<b>Contractual</b>	\$2,573	\$14,716	\$5,428	\$4,930	-\$498
<b>Commodities</b>	\$93	\$500	\$150	\$450	\$300
<b>Capital Maintenance</b>	\$984	\$5,250	\$3,000	Moved to CIP	-\$3,000
<b>TOTAL</b>	<b>\$73,049</b>	<b>\$87,211</b>	<b>\$75,323</b>	<b>\$76,960</b>	<b>\$1,637</b>



## Board of Trustees

## Line-Item Detail

Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>PERSONNEL</b>						
	Regular Salaries					
	Part-Time Salaries	\$63,600	\$61,200	\$61,200	\$65,508	\$4,308
	Overtime Salaries					
	FICA Payments	\$5,031	\$4,681	\$4,681	\$5,182	\$501
	Health Insurance					
	Life Insurance	\$768	\$864	\$864	\$890	\$26
<b>TOTAL PERSONNEL</b>		<b>\$69,399</b>	<b>\$66,745</b>	<b>\$66,745</b>	<b>\$71,580</b>	<b>\$4,835</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CONTRACTUAL</b>						
01-05-410-307	Fees / Dues / Subscriptions	\$1,589	\$2,400	\$1,650	\$2,400	\$750
01-05-410-303	Fuel / Mileage / Wash		\$100	\$0	\$200	\$200
01-05-410-201	Phone	\$528	\$696	\$533	\$571	\$38
01-05-410-302	Printing & Publishing	\$176	\$250	\$0	\$72	\$72
01-05-420-365	Public Relations	\$170	\$500	\$45	\$88	\$43
01-05-410-304	Training	\$110	\$5,770	\$3,200	\$1,599	-\$1,601
01-05-410-305	Strategic Planning		\$5,000	\$0	\$0	\$0
<b>TOTAL CONTRACTUAL</b>		<b>\$2,573</b>	<b>\$14,716</b>	<b>\$5,428</b>	<b>\$4,930</b>	<b>-\$498</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>COMMODITIES</b>						
01-05-410-301	Office Supplies	\$93	\$500	\$150	\$450	\$300
<b>TOTAL COMMODITIES</b>			\$93	\$500	\$150	\$450
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CAPITAL MAINTENANCE</b>						
01-05-417-212	Edp Equipment	\$984	\$5,250	\$3,000	-	\$984
<b>TOTAL CAPITAL MAINTENANCE</b>		<b>\$984</b>	<b>\$5,250</b>	<b>\$3,000</b>	<b>-</b>	<b>-\$3,000</b>



## Board of Trustees

### Line-Item Description

The Village Board is the governing body of the Village, enacting ordinances, managing the finances of the Village, levying taxes, setting the policy for the Village services and procedures, and bearing the responsibility for all municipal governmental functions. The Village Board consists of one Mayor, six Village trustees, and one Village Clerk who are elected for staggered four-year terms.

#### **Personnel**

Part-Time Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$61,200	\$61,200	\$65,508

Accounts for salary expenses related to the Mayor, (6) Trustees, and the Deputy Liquor Control Commissioner.

FICA Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$4,681	\$4,681	\$5,182

Accounts for a portion of FICA (Social Security (6.2%) and Medicare (1.45%)) payments for Salaries.

Life Insurance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$864	\$864	\$890

Accounts for a portion of the Life Insurance coverage for members of the Board of Trustees.

#### **Contractual**

Fees/Dues/ Subscriptions	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$2,400	\$1,650	\$2,400

Accounts for Village Board of Trustee participation in various organizations. These organizational memberships provide services such as professional development, and useful information related to the profession.

Fuel/Mileage/Wash	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$100	\$0	\$200

Accounts for reimbursements related to fuel for members of the Village Board.





Phone	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$696	\$533	\$571

Accounts for telephone services for elected officials.

Printing & Publishing	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$250	\$0	\$72

Accounts for informational material and handouts for the Board of Trustees.

Public Relations	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	\$45	\$88

Accounts for public relations related to unplanned emergencies.

Training	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,770	\$3,200	\$1,599

Accounts for the Board of Trustees participation in various trainings related to professional development.

### **Commodities**

Office Supplies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	\$150	\$450

Accounts for office supplies and reimbursement related to elected officials.



# Elected Officials

(Board of Trustees and **Board of Police Commissioners**)



## Board of Police Commissioners

### Summary Costs

	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
Personnel	\$296	\$304	\$304	\$304	\$0
Contractual	\$13,061	\$32,000	\$18,394	\$24,375	-\$13,606
Commodities	\$0	\$100	\$0	\$100	-\$100
Capital Maintenance	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$13,357</b>	<b>\$32,404</b>	<b>\$18,698</b>	<b>\$24,779</b>	<b>-\$13,706</b>



## Board of Police Commissioners

### Line-Item Detail

Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>PERSONNEL</b>						
	Regular Salaries					
	Part-Time Salaries					
	Overtime Salaries					
	FICA Payments	\$76	\$76	\$76	\$76	–
	Health Insurance					
	Life Insurance	\$260	\$220	\$228	\$228	–
<b>TOTAL PERSONNEL</b>		<b>\$298</b>	<b>\$296</b>	<b>\$304</b>	<b>\$304</b>	<b>–</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CONTRACTUAL</b>						
01-07-440-543	Exams	\$12,338	\$21,000	\$12,671	\$16,500	\$3,829
01-07-435-239	BOPC Attorney		\$5,000	\$5,000	\$5,000	\$0
01-07-435-307	Fees/Dues/Subscriptions	\$375	\$500	\$375	\$375	\$0
01-07-435-311	Postage & Meter Rent		\$500	\$0	\$0	\$0
01-07-435-302	Printing & Publishing	\$348	\$4,000	\$348	\$1,500	\$1,152
01-07-435-304	Training		\$1,000	\$0	\$1,000	\$1,000
<b>TOTAL CONTRACTUAL</b>		<b>\$13,061</b>	<b>\$32,000</b>	<b>\$18,394</b>	<b>\$24,375</b>	<b>\$5,981</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>COMMODITIES</b>						
01-05-410-301	Office Supplies		\$100	\$0	\$100	\$100
<b>TOTAL COMMODITIES</b>		<b>\$0</b>	<b>\$100</b>	<b>\$0</b>	<b>\$100</b>	<b>\$100</b>



## Board of Police Commissioners

### Line-Item Description

The Board of Police Commissioners (BOPC) conducts disciplinary hearings or appeals of disciplinary action in the Police Departments. The Board of Police Commissioners shall not make any original appointments or any promotional appointments in the Police Department to fill vacancies therein until it has received a written resolution from the Board of Trustees. The BOPC is established through Illinois State Statutes, the Illinois Municipal Code, and the Willowbrook Municipal Code

#### **Personnel**

FICA Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$76	\$76	\$76

Accounts for a portion of FICA (Social Security (6.2%) and Medicare (1.45%)) payments for Salaries.

Life Insurance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$220	\$228	\$228

Accounts for a portion of the Life Insurance coverage for members of the Board of Police Commission.

#### **Contractual**

Exams	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$21,000	\$12,671	\$16,500

Accounts for exams for the hiring of new Police Officers, i.e. physical, psychological, polygraph, and written.

Description	2022-2023 Budget
Exams - Physical	\$2,000
Exams - Polygraph	\$1,500
Exams - Psychological	\$3,000
Exams - Written	\$10,000





BOPC Attorney	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,000	\$5,000	\$5,000

Accounts for legal services related to the Board of Police Commissioners.

Fees/Dues/Subscriptions	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	\$375	\$375

Accounts for essential fees and subscriptions for the Board of Police Commissioners.

Printing & Publishing	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$4,000	\$348	\$1,500

Accounts for informational material for the Board of Police Commissioners.

Training	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,000	\$0	\$1,000

Accounts for annual training for the Board of Police Commissioners.

### **Commodities**

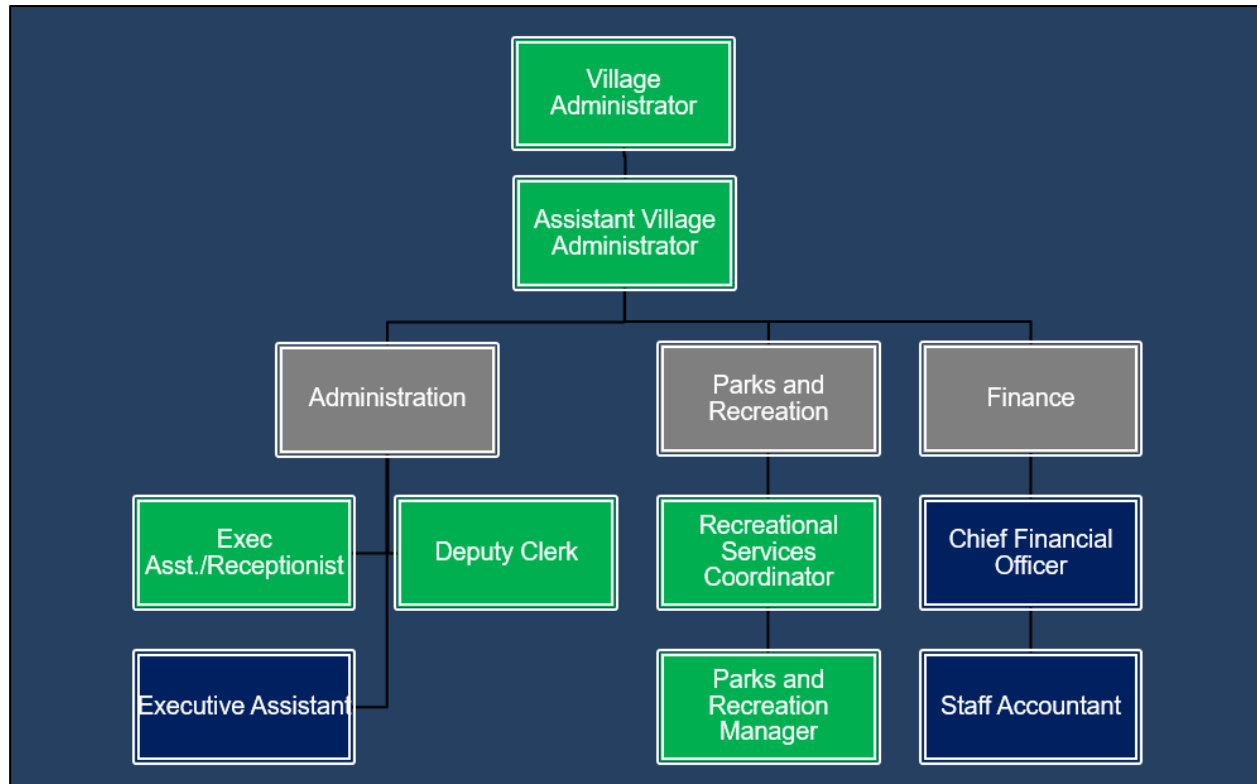
Office Supplies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$100	\$0	\$100

Accounts for routine office supplies.



# Village Administrator's Office

(Administration, Finance and Parks and Recreation)

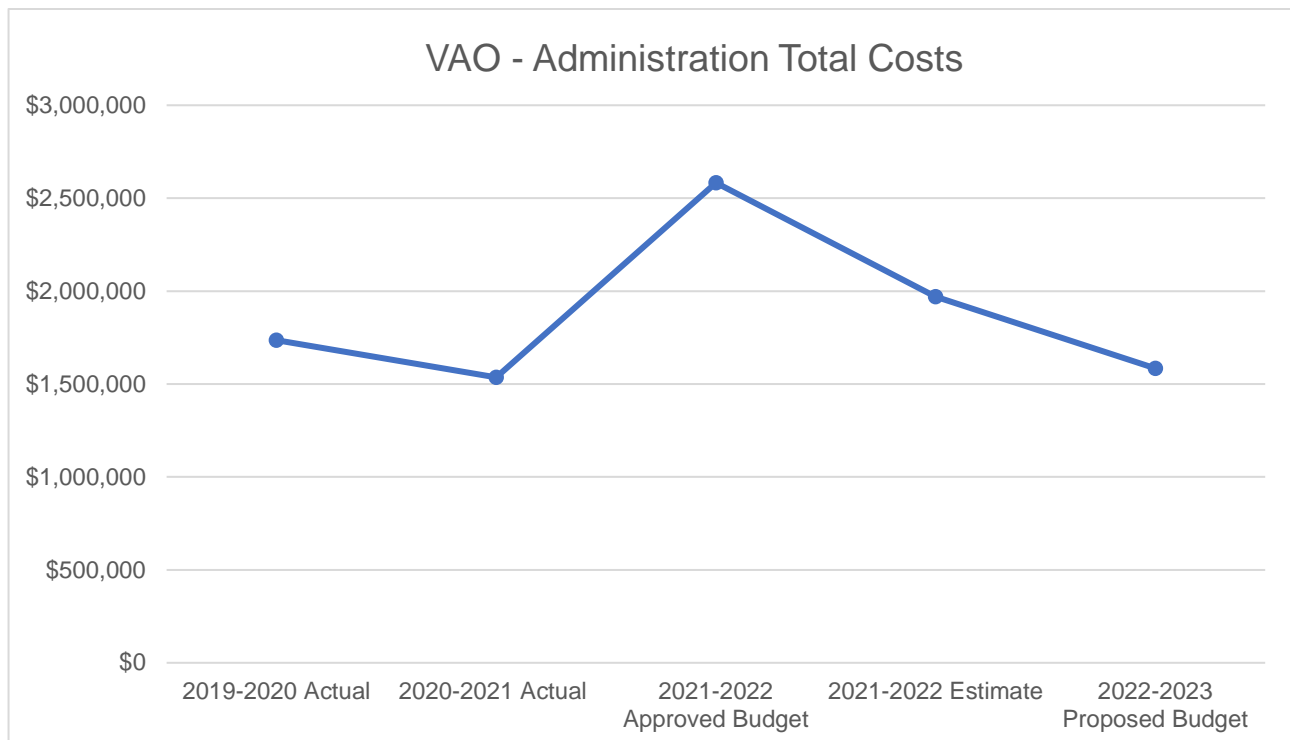




## Village Administrator's Office – Administration

### Summary Costs

	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>Personnel</b>	\$538,665	\$566,570	\$524,750	\$528,367	\$3,617
<b>Contractual</b>	\$986,019	\$1,061,440	\$1,432,736	\$1,030,716	-\$402,020
<b>Commodities</b>	\$9,668	\$12,000	\$9,800	\$11,000	\$1,200
<b>Capital Maintenance</b>	\$0	\$927,395	\$3,000	\$15,000	-\$12,000
<b>Other (Hotel/Motel)</b>	\$1,500	\$15,500	\$0	\$0.00	\$0
<b>TOTAL</b>	<b>\$1,535,852</b>	<b>\$2,582,905</b>	<b>\$1,970,286</b>	<b>\$1,585,083</b>	<b>-\$385,204</b>





# Village Administrator's Office – Administration

## Line-Item Detail

Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>PERSONNEL</b>						
	Regular Salaries	\$390,807	\$393,801	\$381,324	\$368,543	-\$12,780
	Part-Time Salaries	\$0	\$0			\$0
	Overtime Salaries	\$3,024	\$3,000	\$2,500	\$2,500	\$0
	FICA Payments	\$27,679	\$28,434	\$26,238	\$25,825	-\$413
	IMRF Payments	\$66,734	\$94,735	\$77,107	\$74,883	-\$2,224
	Insurance	\$50,421	\$46,600	\$37,581	\$56,615	\$19,034
<b>TOTAL PERSONNEL</b>		<b>\$538,665</b>	<b>\$566,570</b>	<b>\$524,750</b>	<b>\$528,367</b>	<b>\$3,617</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CONTRACTUAL</b>						
01-10-471-253	Administrative Services	\$495	\$50,000	\$45,000	\$95,000	\$50,000
01-10-485-602	Building Improvements	\$41,917	\$20,000	\$4,000	\$15,000	\$11,000
01-10-455-355	Commissary Provision	\$2,109	\$2,750	\$1,850	\$10,000	\$8,150
01-10-490-799	Contingencies	\$49,104	\$60,629	\$91,000	\$25,000	-\$66,000
01-10-455-315	Copy Service	\$6,999	\$7,000	\$5,000	\$2,400	-\$2,600
01-10-460-267	Document Storage/Scanning	\$1,745	\$5,000	\$20,000	\$20,000	\$0
01-10-460-212	Edp Equipment / Software	\$1,170	\$1,500	\$6,310	–	–
01-10-460-263	Edp Licenses	\$27,908	\$27,133	\$25,000	\$16,748	-\$8,252
01-10-466-240	Energy / ComEd	\$3,450	\$2,500	\$4,000	\$3,000	-\$1,000
01-10-455-307	Fees / Dues / Subscription	\$8,823	\$13,000	\$12,500	\$11,189	-\$1,311
01-10-455-303	Fuel / Mileage / Wash	\$515	\$700	\$750	\$750	\$0
01-10-460-306	Information Technology Services	\$38,230	\$20,411	\$75,000	\$65,000	-\$10,000
01-10-460-225	Internet/Website Hosting	\$14,703	\$14,845	\$15,231	\$15,022	-\$209
01-10-480-272	Insurance – Irma	\$234,758	\$233,433	\$233,433	\$140,060	-\$93,373



01-10-466-293	Landscape - Village Hall	\$82	\$1,000	\$300	\$0	\$300
01-10-455-266	Legal Services	\$145,853	\$121,500	\$159,000	\$165,000	\$6,000
01-10-466-228	Maintenance	\$91,388	\$81,600	\$65,000	\$45,000	-\$20,000
01-10-466-236	Nicor Gas	\$2,335	\$2,000	\$1,200	\$1,500	\$300
01-10-455-131	Personnel Recruitment	\$448.00	\$500	\$750	\$1,250	\$500
01-10-455-311	Postage & Meter Rent	\$5,129	\$4,500	\$3,133	\$3,333	\$200
01-10-455-302	Printing & Publishing	\$2,792	\$4,000	\$7,500	\$2,500	-\$5,000
01-10-475-365	Public Relations	\$1,633	\$23,000	\$4,000	\$10,000	\$6,000
01-10-466-251	Sanitary	\$415	\$700	\$650	\$650	\$0
01-10-455-304	Training	\$204	\$1,000	\$2,250	\$10,075	\$7,825
01-10-480-273	Self-Insurance – Deductible	\$0	\$10,000	\$10,000	\$6,000	-\$4,000
01-10-455-306	Special Projects	\$23,963	\$70,000	\$95,000	\$50,000	-\$45,000
01-10-455-305	Strategic Planning		\$2,000	\$0	\$0	\$0
01-10-455-201	Telephones	\$17,901	\$21,600	\$20,000	\$17,500	-\$2,500
01-10-900-112	Transfer To Debt Service – 2015	\$279,851	\$280,739	\$280,739	\$280,739	\$0
	Tuition Reimbursement			\$3,000	\$3,000	\$0
01-10-485-642	Village Hall/Parks and Recreation Signage		\$0	\$226,550	\$80,000	-\$146,550
01-10-480-276	Wellness	\$0	\$0	\$0	\$15,000	\$15,000
<b>TOTAL CONTRACTUAL</b>		<b>\$1,003,920</b>	<b>\$1,083,040</b>	<b>\$1,432,736</b>	<b>\$1,030,716</b>	<b>-\$402,020</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>COMMODITIES</b>						
01-10-455-301	Office Supplies	\$5,456	\$6,000	\$5,800	\$5,500	-\$300
01-10-466-351	Building Maintenance Supplies	\$4,212	\$6,000	\$4,000	\$5,500	\$1,500
<b>TOTAL COMMODITIES</b>		<b>\$9,668</b>	<b>\$12,000</b>	<b>\$9,800</b>	<b>\$11,000</b>	<b>\$1,200</b>





Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CAPITAL MAINTENANCE</b>						
01-10-900-114	Transfer To LAFER		\$926,895	\$0	\$0	\$0
01-10-485-611	Furniture & Office Equipment		\$500	\$3,000	\$15,000	\$12,000
<b>TOTAL CAPITAL MAINTENANCE</b>		<b>\$0</b>	<b>\$927,395</b>	<b>\$3,000</b>	<b>\$15,000</b>	<b>-\$12,000</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>OTHER (HOTEL/MOTEL)</b>						
01-53-436-317	Advertising	\$1,500	\$10,000	\$10,000	Moved to VAO	-\$10,000
01-53-435-319	Chamber Directory		\$3,000	\$3,000	Moved to VAO	-\$3,000
01-53-436-379	Special Promotional Events		\$2,500	\$0	Moved to VAO	-\$2,500
<b>TOTAL OTHER (HOTEL/MOTEL)</b>		<b>\$1,500</b>	<b>\$13,000</b>	<b>\$13,000</b>	<b>\$0</b>	<b>-\$13,000</b>



## Village Administrator's Office

### Line-Item Description

The Village Administrator's Office (VAO) is responsible for the management of daily operations within the Village. VAO is a newly formed department made possible through the consolidation of several existing divisions and restructuring of responsibilities. The department provides overall coordination of municipal functions while operating three divisions (Administration, Finance and Parks, and Recreation). The Department includes the Village Administrator, appointed by the Board of Trustees, who is the Chief Administrative Office of the Village of Willowbrook and is responsible for implementing policies established by the Village Board. All Village departments are under the administrative authority of the Village Administrator.

### **Personnel**

Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$393,801	\$381,324	\$368,543

Accounts for the salary expense for staff within the Village Administrator's Office.

Salary Allocation			
Position	General Fund	Water Fund	Business Improvement District
Village Administrator	80%	15%	5%
Assistant Village Administrator	80%	15%	5%
Executive Secretary / Deputy Clerk	100%	—	—
Receptionist	100%	—	—

Part-time Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	—	—	—

The Village Administrator's Office - Administration has no part-time employees.

Overtime Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$3,000	\$2,500	\$2,500

Accounts for overtime costs of non-exempt employees working at Village Board meetings.

FICA Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$28,434	\$26,238	\$25,825

Accounts for a portion of FICA (Social Security (6.2%) and Medicare (1.45%)) payments for Salaries.



IMRF Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$94,735	\$77,107	\$74,883

Accounts for a portion of the employer's share of the Illinois Municipal Retirement Fund (IMRF) pension contributions. The 2022-2023 employer rate is 20.76% of IMRF wages, which includes salaries and OT wages.

Insurance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$46,600	\$37,581	\$56,615

Accounts for a portion of the insurance coverage for all full-time Village Administrator's Office personnel.

### **Contractual**

Administrative Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$50,000	\$45,000	\$95,000

Accounts for (1) administrative employee from an outsourced agency that assists staff with board packets, budget preparation, training preparation, special projects, and daily administrative tasks for an estimated cost of \$55,000. The remaining \$40,000 is the estimated cost of an outsourced human resource vendor to provide on-demand human resource services

Building Improvements	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$20,000	\$4,000	\$15,000

Accounts for unplanned building improvements within Village Hall.

Commissary Provision	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$2,750	\$1,850	\$10,000

Accounts for coffee and food expenses for budget workshops, joint meetings, and certain special events.

Contingencies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$60,629	\$91,000	\$25,000

Accounts for the reserve established for unforeseen expenses (i.e. Sterigenics).

Copy Service	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$7,000	\$5,000	\$2,400

Accounts for copy services with the Village Administrator's Office.



Document Storage/Scanning	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,000	\$20,000	\$20,000

Accounts for document scanning services for the Village Administrator's Office. The increase in this line item is related to the document scanning project.

EDP Licenses	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$27,133	\$25,000	\$16,748

Accounts for the following software licenses:

	Quantity	Unit Price	Annual Costs
Datto	12 (months)	\$775	\$9,300
Duo	12 (months)	\$60	\$720
Zoom User Costs (1 user)	12 (months)	\$14.99	\$179.88
Zoom Annual Fee	12 (months)	\$40	\$480
Adobe License	12 (months)	\$15.93	\$191.16
Microsoft User Licenses	12 (months)	\$489	\$5,876

Energy/ComEd	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$2,500	\$4,000	\$3,000

Accounts for electricity at Village Hall. Staff projects the annual budget based on a three-year average.

Fees/Dues/Subscriptions	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$13,000	\$12,500	\$11,189

Accounts for the Village Administrator's Office participation in various organizations. These organizational memberships provide services such as training, professional development, and useful information.

Description	Quantity	Cost	Total Cost
Illinois Municipal League	1	\$2,500	\$2,500
Localgovnews.org	1	\$1,900	\$1,900
Capitol Fax Online Newsletter	1	\$500	\$500
Crain's	1	\$169	\$169
International City/County Management Association	1	\$1,400	\$1,400
Illinois City/County Management Association	1	\$500	\$500
Illinois and National Public Employer Labor Relations Association	1	\$250	\$250
Society for Human Resources Management	1	\$230	\$230
PublicSalary.com	1	\$720	\$720
Daily Herald	1	\$99	\$99
Chamber Directory	1	\$3,000	\$3,000



Fuel/Mileage/Wash	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$700	\$750	\$750

Accounts for fuel for an administrative vehicle in the Village Administrator's Office. Staff projects the annual budget based on a four-year average.

Information Technology Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$20,411	\$75,000	\$65,000

Information technology (IT) functions are supported through contracted services. The primary IT contract is with Orbis Solutions with on-site technical resources during business hours and after hour's emergency support.

Internet/Website Hosting	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$14,845	\$15,231	\$15,022

Accounts for monthly internet services provided by Comcast and annually website hosting with Civic Plus.

Insurance - IRMA	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$233,433	\$233,433	\$140,060

Accounts for the annual premium for insurance services with IRMA. This line-item is distributed through the following fund allocation:

General Fund	Water Fund
60%	40%

Legal Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$121,500	\$159,000	\$165,000

Accounts for legal services with Storino, Ramello, and Durkin for labor counsel and Village Attorney representation.

Description	Cost
Village Attorney	\$125,000
Labor Counsel	\$15,000
Crisis Management	\$25,000

Maintenance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$81,600	\$65,000	\$45,000

Accounts for routine maintenance costs of Village-owned facilities, including custodial services, HVAC preventative maintenance, elevator preventive maintenance, pest control





Nicor Gas	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$2,000	\$1,200	\$1,500

Accounts for the cost of natural gas to heat Village Hall. The 2022-2023 budget is based on a three-year average.

Personnel Recruitment	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	\$750	\$1,250

Accounts for recruitment/selection services, pre-employment physicals, background checks, and advertising materials.

Postage & Meter	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$4,500	\$3,133	\$3,333

Accounts for the postage costs for routine outgoing mail and shipping Village-wide, bulk mailing for event notifications, and mailing courtesy reminder notices.

Printing & Publishing	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$4,000	\$7,500	\$2,500

Accounts for printing and mailing postcards to employees announcing annual open enrollment for benefits. This account also includes the printing and framing of maps in Village Hall.

Public Relations	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$23,000	\$4,000	\$10,000

Accounts for annual advertising expenses with the Willowbrook Ice Arena.

Sanitary	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$700	\$650	\$650

Accounts for sewer maintenance charges with DuPage County.

Self-Insurance – Deductible	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$10,000	\$10,000	\$6,000

Accounts for the annual deductible through IRMA. The fund allocation is identical to the IRMA insurance premium with a 60% General Fund allocation and a 40% Water Fund allocation.



Special Projects	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	-	-	\$50,000

This is a new line item in the 2022-2023 budget and accounts for staff-identified special projects. Below are the special projects for the Village Administrator's Office.

Zoning Code Update	\$35,000
Personnel Manual Update	\$15,000

Telephones	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$21,600	\$20,000	\$17,500

Accounts for monthly services with Access One.

Training	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,000	\$2,250	\$10,075

Accounts for employee development and professional development in specific areas. The training is imperative for employee development while increasing overall services to the organization and residents.

	Qty	Unit Training Cost	Subtotal Training Cost	Unit Travel Cost	Subtotal Travel Cost	Total Travel & Training Cost
ILCMA Winter Conference	1	\$250	\$250	\$500	\$500	\$750
ILCMA Summer Conference	1	\$250	\$250	\$500	\$500	\$750
Local Trainings & Seminars	1	\$1,000	\$1,000			\$1,000
Employment Law Seminar – IPELRA	1	\$75	\$75			\$75
Harassment & Discrimination Training	1	\$7,500	\$7,500			\$7,500

Transfer to Debt Service	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$280,739	\$280,739	\$280,739

Accounts for annual costs related to the 2015 bond approved by the Board of Trustees.

Tuition Reimbursement	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
		\$3,000	\$3,000

Accounts for the Village's tuition reimbursement program which is outlined in the Personnel Manual. The budgeted amount is based on the historic utilization of this program.

Wellness	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	-	-	\$15,000

Accounts for quarterly and monthly employee wellness meetings and activities.



## **Commodities**

Office Supplies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$6,000	\$5,800	\$5,500

Accounts for the office supplies in Village Hall. This account includes misc. supplies for daily operations (pens, pencils, folders, binders, flash drives, coffee, etc.).

Building Maintenance Supplies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$6,000	\$4,000	\$5,500

Accounts for supplies of maintenance of Village Hall.

## **Capital Maintenance**

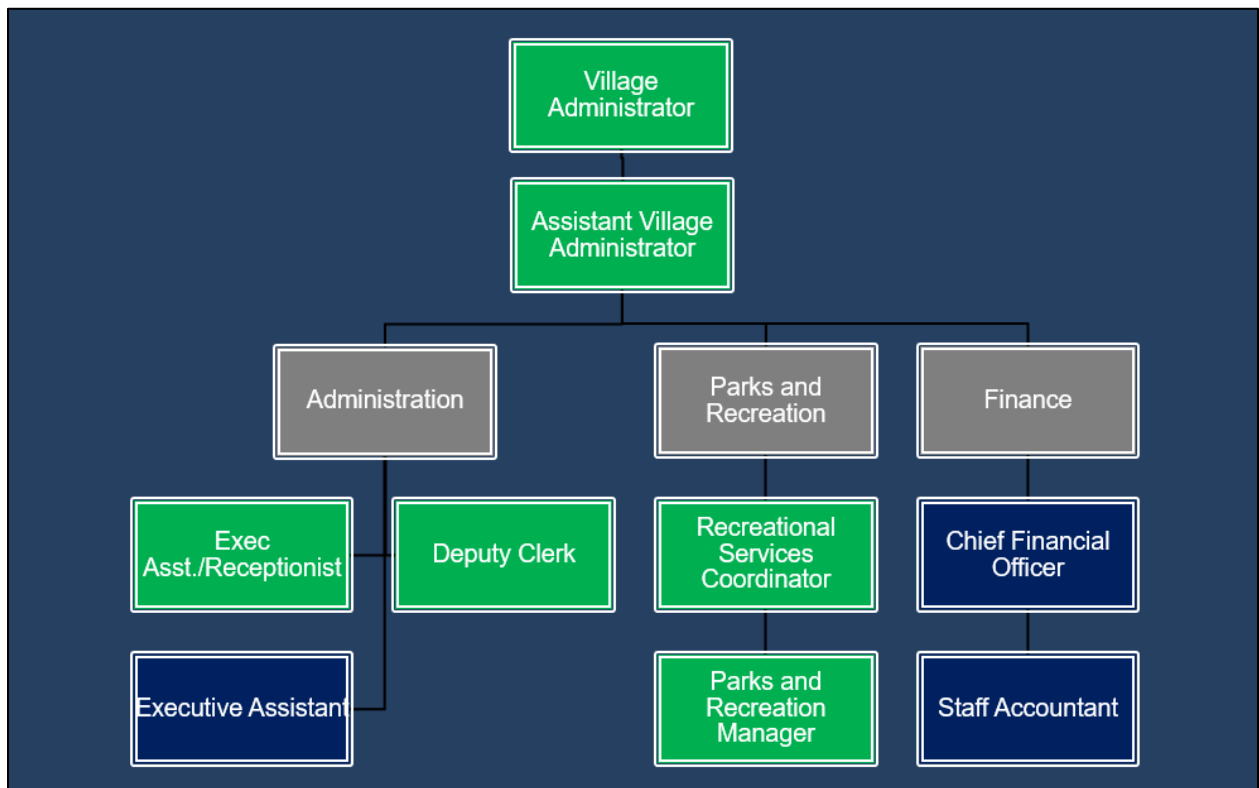
Furniture & Office Equipment	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	\$3,000	\$15,000

Accounts for furniture replacements throughout the fiscal year.



# Village Administrator's Office

(Administration, **Finance** and Parks and Recreation)

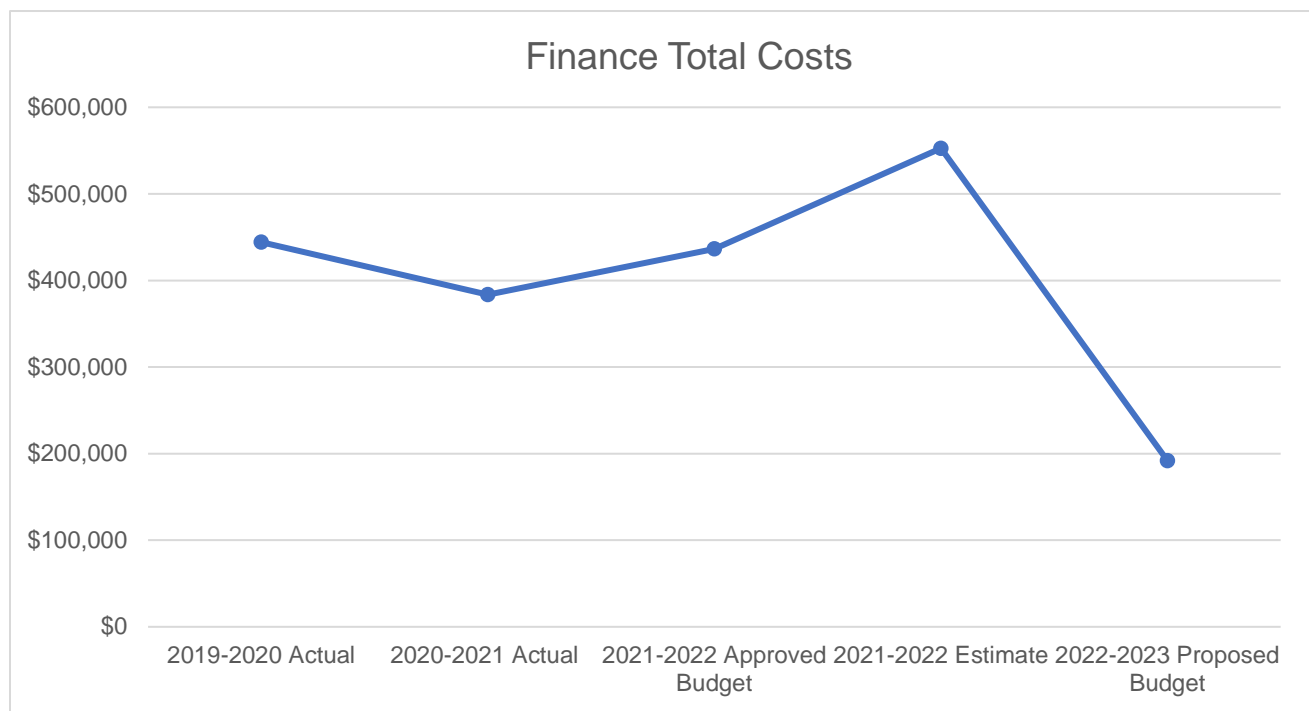




## Village Administrator's Office – Finance

### Summary Costs

	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21- 22 Estimate and 22-23 Proposed Budget
<b>Personnel</b>	\$334,299	\$377,723	\$405,087	\$0	-\$405,087
<b>Contractual</b>	\$47,583	\$56,200	\$147,076	\$191,970	\$44,894
<b>Commodities</b>	\$1,738	\$2,500	\$500	\$0	-\$500
<b>Capital Maintenance</b>	\$0	\$0	\$0		\$0
<b>TOTAL</b>	<b>\$383,620</b>	<b>\$436,423</b>	<b>\$552,663</b>	<b>\$191,970</b>	<b>-\$360,693</b>







# Village Administrator's Office – Finance

## Line-Item Detail

Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>PERSONNEL</b>						
	Regular Salaries	\$234,251	\$261,431	\$304,002	\$0	-\$304,002
	Part-Time Salaries	\$14,671	\$0	\$0	\$0	\$0
	Overtime Salaries	\$0	\$1,000	\$0	\$0	\$0
	Longevity Pay	\$0	\$0	\$0	\$0	\$0
	Auto Allowance	\$0	\$0	\$0	\$0	\$0
	FICA Payments	\$19,309	\$20,244	\$16,564	\$0	-\$16,564
	IMRF Payments	\$35,388	\$55,104	\$46,853	\$0	-\$46,853
	Insurance	\$30,680	\$39,944	\$37,668	\$0	-\$37,668
<b>TOTAL PERSONNEL</b>		<b>\$334,299</b>	<b>\$377,723</b>	<b>\$405,087</b>	<b>\$0</b>	<b>-\$405,087</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CONTRACTUAL</b>						
01-25-620-251	Audit Services	\$29,915	\$30,990	\$27,133	\$31,000	\$3,867
01-25-615-267	Document Storage / Scanning		\$1,000	\$0	\$3,500	\$3,500
01-25-615-212	Edp Equipment / Software	\$521	\$1,500	\$0	\$0	\$0
01-25-615-263	Edp Licenses	\$12,172	\$12,780	\$12,400	\$12,400	\$0
01-25-610-307	Fees / Dues / Subscriptions	\$1,285	\$1,655	\$1,655	\$350	-\$1,305
01-25-620-252	Outsourced Services – Financial Services	\$1,700	\$4,475	\$103,803	\$144,720	\$40,917
01-25-610-303	Fuel / Mileage / Wash		\$250	\$0	\$0	\$0
01-25-615-306	IT-Consulting Services			\$1,000	\$0	-\$1,000
01-25-610-311	Postage & Meter Rent	\$158	\$250	\$50	\$0	-\$50
01-25-610-302	Printing & Publishing	\$1,402	\$1,500	\$900	\$0	-\$900
01-25-610-304	Training	\$430	\$1,800	\$135	\$0	-\$135
<b>TOTAL CONTRACTUAL</b>		<b>\$47,583</b>	<b>\$56,200</b>	<b>\$166,273</b>	<b>\$191,970</b>	<b>\$25,697</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
01-25-610-301	Office Supplies	\$1,738	\$2,500	\$500	\$0	\$1,738
<b>TOTAL COMMODITIES</b>		<b>\$1,738</b>	<b>\$2,500</b>	<b>\$500</b>	<b>\$0</b>	<b>\$1,738</b>



## Village Administrator's Office - Finance Line-Item Description

The Finance division is located in the Village Administrator's Office (VAO) and is responsible for the management of payroll, accounts payable, annual budget preparation, assistance with the annual audit, and daily finance tasks for the Village. The Finance Division reports to the Village Administrator, who is the Chief Administrative Officer of the Village of Willowbrook and is responsible for implementing policies established by the Village Board.

### **Personnel**

There are no personnel expenses in Finance division.

### **Contractual**

Audit Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$30,990	\$27,133	\$31,000

Audit services were competitively bid in 2021 and a five one year contract was entered into with Sikich, LLP.

Document Storage/Scanning	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,000	\$0	\$3,500

Accounts for document scanning services for financial documents. The increase in this line item is related to the document scanning project.

EDP Licenses	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$12,780	\$12,400	\$12,400

Accounts for the annual BS&A financial software costs.

Fees / Dues / Subscriptions	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,655	\$1,655	\$350

Accounts for the Government Financial Officers Association's annual dues.

Financial Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$4,475	\$103,803	\$144,720

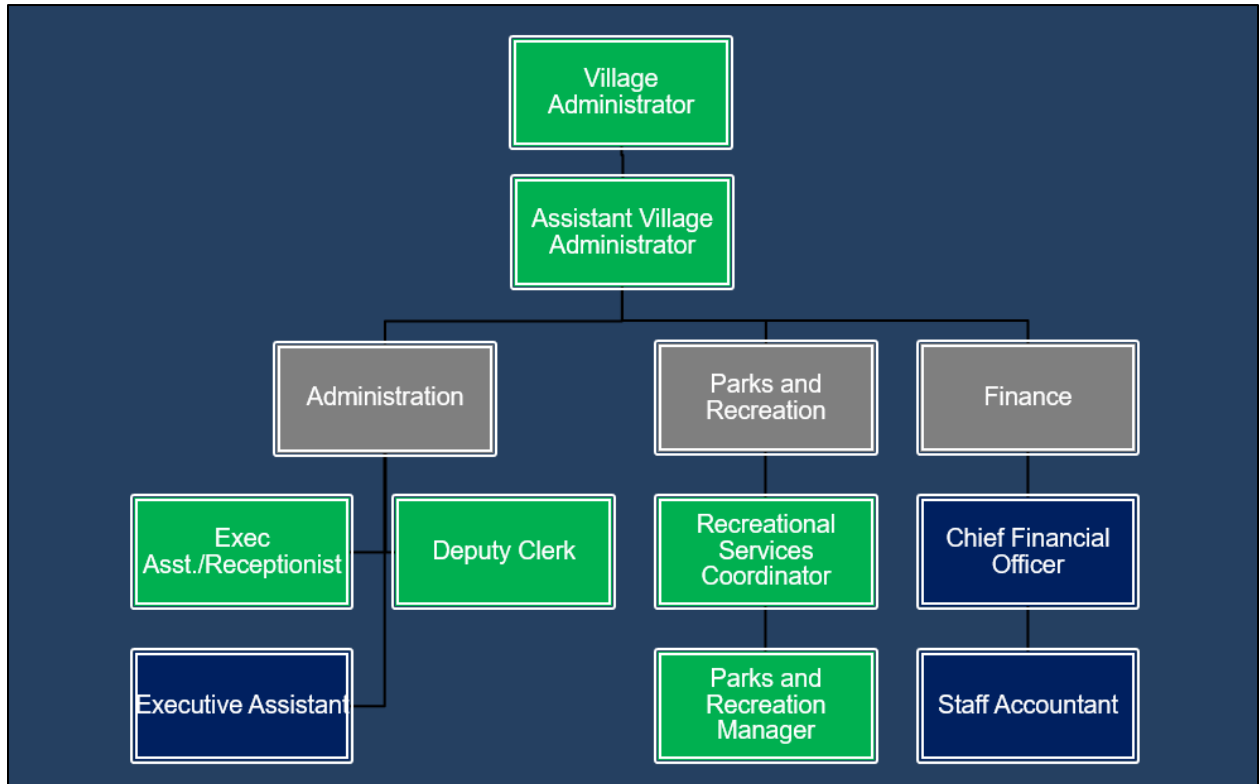
The Village Board entered into a three-year contract with Lauterbach & Amen for daily financial operations for the Village. The annual cost for the contract is \$241,200. The fund allocation is broken down below:

General Fund	Water Fund
60%	40%



# Village Administrator's Office

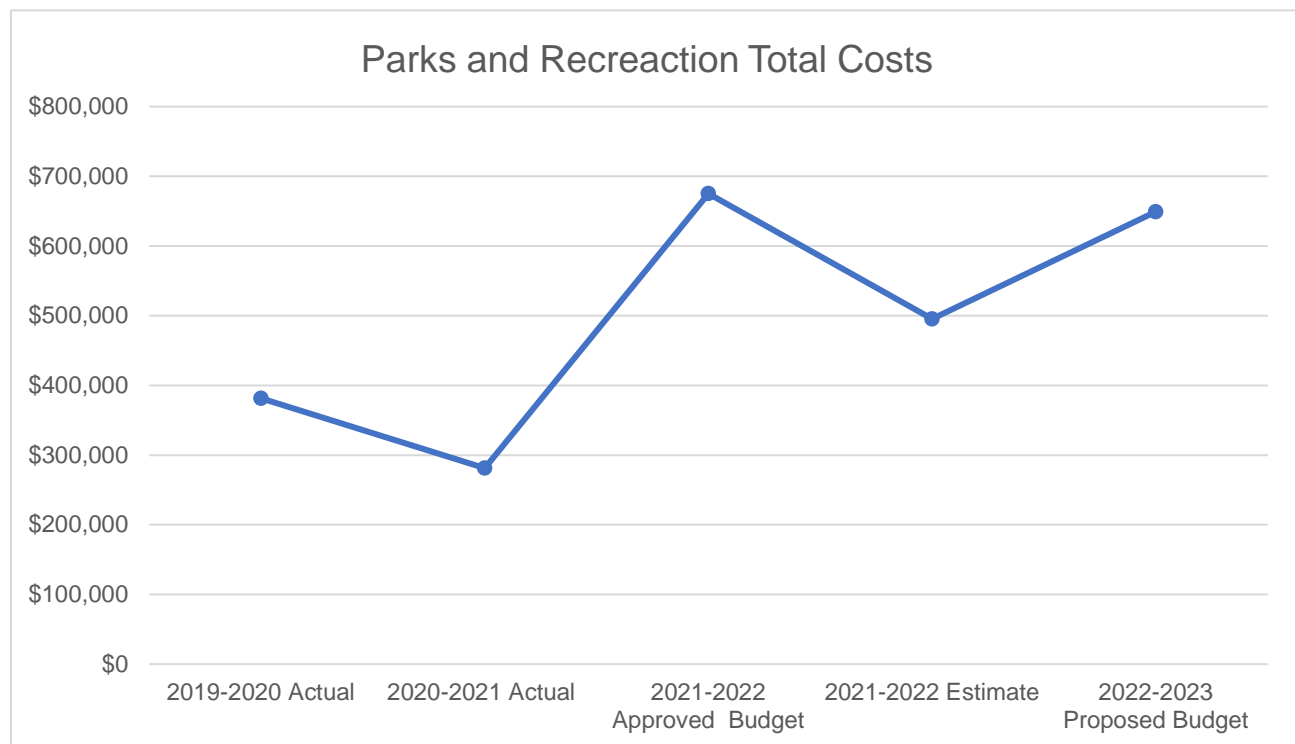
(Administration, Finance and Parks and Recreation)





## Village Administrator's Office – Parks and Recreation Summary Costs

	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>Personnel</b>	\$43,054	\$51,590	\$96,238	\$131,909	\$35,671
<b>Contractual</b>	\$236,772	\$281,014	\$356,503	\$505,641	\$149,138
<b>Commodities</b>	\$1,449	\$6,000	\$10,927	\$11,500	\$573
<b>Capital Maintenance</b>	\$0	\$336,550	\$70,000	Moved to CIP	—
<b>TOTAL</b>	<b>\$281,275</b>	<b>\$675,154</b>	<b>\$533,668</b>	<b>\$649,050</b>	<b>\$115,382</b>





# Village Administrator's Office – Parks and Recreation

## Line-Item Detail

Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>PERSONNEL</b>						
	Regular Salaries			\$37,078	\$57,750	\$20,672
	Part-Time Salaries	\$30,582	\$33,365	\$33,365	\$32,744	-\$621
	Overtime Salaries	\$3,112	\$5,000	\$8,500	\$7,500	-\$1,000
	FICA Payments	\$3,145	\$3,520	\$3,864	\$6,923	\$3,059
	IMRF Payments	\$5,509	\$9,069	\$10,486	\$18,786	\$8,300
	Health Insurance			\$2,308	\$7,500	\$5,192
	Life Insurance	\$706	\$636	\$636	\$706	\$70
<b>TOTAL PERSONNEL</b>		<b>\$43,054</b>	<b>\$51,590</b>	<b>\$96,238</b>	<b>\$131,909</b>	<b>\$35,671</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CONTRACTUAL</b>						
NEW	Active Adult Program				\$205,895	\$205,895
01-20-590-519	Ada Park Maintenance	\$378	\$4,880	\$1,500	\$3,000	\$1,500
01-20-590-520	Ada Recreation Accommodations		\$6,500	\$275	\$275	\$0
01-20-570-280	Ballfield Maintenance	\$13,741	\$12,000	\$13,164	\$15,000	\$1,836
NEW	Community Events				\$23,000	\$23,000
01-20-555-212	Edp Equipment / Software		\$2,500	\$213	\$25,000	\$24,787
01-20-555-263	Edp Licenses	\$135	\$180	\$45	\$480	\$435
NEW	Fuel/Mileage/Wash			\$500	\$750	\$250
01-20-565-342	Landscape Maintenance Services	\$153,437	\$125,100	\$225,000	\$144,000	-\$81,000
01-20-570-411	Maintenance	\$3,260	\$6,786	\$3,500	\$20,000	\$8,500
01-20-570-235	Nicor Gas (825 Midway)	\$197	\$1,200	\$0	\$2,000	\$2,000
01-20-550-311	Postage & Meter Rent	\$164	\$1,500	\$150	\$200	\$50
01-20-550-302	Printing & Publishing	\$140	\$13,500	\$8,000	\$17,400	\$9,400
01-20-555-306	Program Hosting Services (Brpd)	\$8,500	\$15,000	\$15,000	\$0	-\$15,000
01-20-570-250	Sanitary (825 Midway)	\$220	\$250	\$225	\$230	\$5
NEW	Special Events	\$15,084	\$50,100	\$39,620	\$6,900	-\$32,720
01-20-590-518	Special Recreation Assoc Program Dues	\$39,311	\$39,310	\$39,311	\$39,311	\$0
01-20-455-201	Telephones	\$2,205	\$2,208	\$2,000	\$2,200	\$200
<b>TOTAL CONTRACTUAL</b>		<b>\$236,772</b>	<b>\$281,014</b>	<b>\$356,503</b>	<b>\$505,641</b>	<b>\$149,138</b>





Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>COMMODITIES</b>						
01-20-550-301	Office/General Program Supplies	\$381	\$1,000	\$3,500	\$1,500	-\$2,000
01-20-565-341	Park Landscape Supplies			\$3,427	\$6,500	\$3,073
01-20-570-331	Maintenance Supplies	\$1,068	\$5,000	\$4,000	\$3,500	-\$500
<b>TOTAL COMMODITIES</b>		<b>\$1,449</b>	<b>\$6,000</b>	<b>\$10,927</b>	<b>\$11,500</b>	<b>\$573</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CAPITAL MAINTENANCE</b>						
01-20-590-521	Ada Park Improvements		\$128,550		–	\$0
01-20-595-695	Park Improvements - Neighborhood Park		\$208,000	\$70,000	–	-\$70,000
<b>TOTAL CAPITAL MAINTENANCE</b>		<b>\$0</b>	<b>\$336,550</b>	<b>\$70,000</b>	<b>–</b>	<b>-\$70,000</b>



## Village Administrator's Office – Parks and Recreation

### Line-Item Description

The Parks and Recreation division is under the Village Administrator's Office and is responsible for the daily recreational activities within the Village. The division consists of one full-time employee, Recreational Services Coordinator, and one part-time employee, the Parks and Recreation Manager. This division is also responsible for all Community-wide and special events within Willowbrook.

#### **Personnel**

Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
		\$37,078	\$57,750

Accounts for the salary expense for full-time staff within Parks and Recreation Division.

Part-time Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$33,365	\$33,365	\$32,744

Accounts for the salary expense for part-time employees with Parks and Recreation Division.

Overtime Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,000	\$8,500	\$7,500

Accounts for overtime costs of non-exempt employees performing work-related services for Special Events and Community Events.

FICA Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$3,520	\$3,864	\$6,923

Accounts for a portion of FICA (Social Security (6.2%) and Medicare (1.45%)) payments for Salaries.

IMRF Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$9,069	\$10,486	\$18,786

Accounts for a portion of the employer's share of the Illinois Municipal Retirement Fund (IMRF) pension contributions. The 2022-2023 employer rate is 20.76% of IMRF wages, which includes salaries and OT wages.

Health Insurance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
		\$2,308	\$7,500

Accounts for a portion of the health insurance coverage for full-time employees.



Life Insurance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$636	\$636	\$706

Accounts for a portion of the life insurance coverage for full-time employees.

### **Contractual**

Active Adult Program	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
			\$205,895

Accounts for programs that were previously managed by the Burr Ridge Park District. Since December 2021, the Village has started to manage the senior program and renamed it the Active Adult Program.

1)

Event	Description	Quantity	Unit Costs	Total Costs
Cards/Games	Games played by Seniors daily In CRC	12	\$300	\$3,600
		Quantity	Unit Revenue	Total Revenue
		12	\$250	\$3,000
TOTAL				Surplus/Deficit
				(\$600)

Cards/Games Breakdown			
Expenses		Revenue	
Description	Unit Costs	Description	Unit Revenue
Games, Coffee, cups, napkins, plates, sugar, and cream	\$300	\$1 per person	\$250

2)

Event	Description	Quantity	Unit Costs	Total Costs
Presentations	25 guest minimum at \$10 per person with coffee & snacks	5	\$375	\$1,875
		Quantity	Unit Revenue	Total Revenue
		5	\$550	\$2,750
TOTAL				Surplus/Deficit
				\$875

Presentations			
Expenses		Revenue	
Description	Unit Costs	Description	Unit Revenue
Speaker	\$300	Sponsor	\$300
Snacks	\$75	Income (\$25 per person with an estimate of 10 people)	\$250



3)

Event	Description	Quantity	Unit Costs	Total Costs
Bingo – Village of Willowbrook	Prizes & snack 10 games	6	\$330	\$1,980
		Quantity	Unit Revenue	Total Revenue
		6	\$550	\$3,300
TOTAL				Surplus/Deficit
				\$1,320

Bingo – Willowbrook			
<i>Expenses</i>		<i>Revenue</i>	
Description	Unit Costs	Description	Unit Revenue
Prizes / snacks	\$330	Sponsor	\$150
		Income (Based on a \$10 per person charge with an estimate of 40 people)	\$400

4)

Event	Description	Quantity	Unit Costs	Total Costs
Bingo – Burr Ridge	Prizes / Snacks 6 games	6	\$240	\$1,440
		Quantity	Unit Revenue	Total Revenue
		6	\$430	\$2,580
TOTAL				Surplus/Deficit
				\$1,140

Bingo – Burr Ridge			
<i>Expenses</i>		<i>Revenue</i>	
Description	Unit Costs	Description	Unit Revenue
Prizes/snack	\$240	Sponsorship	\$150
		Income (Based on a \$7 per person charge with an estimate of 40 people)	\$280



5)

Event	Description	Quantity	Unit Costs	Total Costs
Casino	Entertainment Special	8	\$1,190	\$9,520
		Quantity	Unit Revenue	Total Revenue
		8	\$1,350	\$10,800
TOTAL				Surplus/Deficit
				\$1,280

Casino			
Expenses		Revenue	
Description	Unit Costs	Description	Unit Revenue
Bus	\$950	Income (Based on a \$45 per person charge with an estimate of 30 people)	\$1,350
Coupon	\$90		
Snack	\$150		

6)

Event	Description	Quantity	Unit Costs	Total Costs
Social Basic	Food / Entertainment Special	8	\$1,420	\$11,360
		Quantity	Unit Revenue	Total Revenue
		8	\$1,650	\$13,200
TOTAL				Surplus/Deficit
				\$1,840

Social Basic			
Expenses		Revenue	
Description	Unit Costs	Description	Unit Revenue
Food	\$1,000	Income (Based on a \$35 per person charge with an estimate of 40 people)	\$1,400
Entertainer	\$300	Sponsor	\$250
Special	\$120		





7)

Event	Description	Quantity	Unit Costs	Total Costs
Social Holiday	Food / Entertainer / Special	4	\$5,900	\$23,600
		Quantity	Unit Revenue	Total Revenue
		4	\$6,500	\$26,000
TOTAL				Surplus/Deficit
				\$2,400

Social Holiday			
<i>Expenses</i>		<i>Revenue</i>	
Description	Unit Costs	Description	Unit Revenue
Food	\$5,000	Sponsor	\$500
Entertainer		Income (Based on a \$60 per person charge with an estimate of 100 people)	
	\$400		\$6,000
Special	\$500		

8)

Event	Description	Quantity	Unit Costs	Total Costs
Theater	Bus / Theater / Snack (Based on 40 people)	4	\$5,100	\$20,400
		Quantity	Unit Revenue	Total Revenue
		4	\$6,080	\$24,320
TOTAL				Surplus/Deficit
				\$3,920

Theater			
<i>Expenses</i>		<i>Revenue</i>	
Description	Unit Costs	Description	Unit Revenue
Bus	\$800	Income (\$152 a ticket)	\$6,080
Theater Expense	\$4,000		
Snack	\$200		
Escort Ticket	\$100		



9)

Event	Description	Quantity	Unit Costs	Total Costs
One Day Tour Basic	Bus / snack / experience / Lunch (Based on 30 people)	8	\$3,540	\$28,320
		Quantity	Unit Revenue	Total Revenue
		8	\$3,990	\$31,920
TOTAL				Surplus/Deficit
				\$3,600

One Day Tour Basic			
<i>Expenses</i>		<i>Revenue</i>	
Description	Unit Costs	Description	Unit Revenue
Bus 6-8hrs	\$840	Income (\$133 per person)	\$3,990
Snack	\$150		
Experience	\$900		
Lunch	\$1,650		

10)

Event	Description	Quantity	Unit Costs	Total Costs
One Day Tour Extended	Bus / Snack / Experience / Lunch (30 people)	4	\$4,350	\$17,400
		Quantity	Unit Revenue	Total Revenue
		4	\$5,220	\$20,880
TOTAL				Surplus/Deficit
				\$3,480

One Day Tour Extended			
<i>Expenses</i>		<i>Revenue</i>	
Description	Unit Costs	Description	Unit Revenue
Bus 8+ hours	\$1,200	Income	\$5,220
Snack	\$150		
Experience #1 (\$20 per person)	\$600		
Lunch (\$45 per person)	\$1,350		
Experience #2 (\$35 per person)	\$1,050		



11)

Event	Description	Quantity	Unit Costs	Total Costs
3-5 Day Long Trips	Bus / Hotel / 4-8 Experiences / Lunches / Dinners / Special	4	\$20,700	\$82,800
		Quantity	Unit Revenue	Total Revenue
		4	\$24,840	\$99,360
TOTAL				Surplus/Deficit
				\$24,630

3-5 Day Long Trips			
<i>Expenses</i>		<i>Revenue</i>	
Description	Unit Costs	Description	Unit Revenue
Bus \$1,000+ a day	\$5,500	Income (\$1,035 per person)	\$24,840
Hotel \$200 a night	\$1,000		
Driver and Escort room \$200 special cost	\$1,000		
Lunches. If we do a lunch, we do dinner on own	\$3,600		
Dinner. If included, we do lunch on own	\$8,400		
Experiences \$300 x 2 days	\$600		
Snack	\$600		

12)

Event	Description	Quantity	Unit Costs	Total Costs
Travel Agent Trips		4	\$900	\$3,600
		Quantity	Unit Revenue	Total Revenue
		4	\$6,000	\$24,000
TOTAL				Surplus/Deficit
				\$20,400

Travel Agent Trips			
<i>Expenses</i>		<i>Revenue</i>	
Description	Unit Costs	Description	Unit Revenue
Goodie Bags	\$200	Income	\$6,000
Contingencies	\$500		
Insurance	\$200		



ADA Park Maintenance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$4,880	\$1,500	\$3,000

Accounts for maintenance of Village parks with respect to ADA compliance

ADA Recreation Accommodations	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$6,500	\$275	\$275

Accounts for one-on-one program aides or other projects that require assistance for residents through the Gateway Special Recreation Association.

Ballfield Maintenance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$12,000	\$13,164	\$15,000

Accounts for the maintenance of Village parks, such as striping of ball fields, field paint, field grading and ball field mix.

Community Events	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
			\$23,000

Accounts for annual community-wide events.

Event	Description	Date	Costs	Revenue	Surplus/Deficit
Light up the Night	Social event for families	Nov, 5 2022	\$23,000	\$13,000	(\$10,000)

Light Up the Night			
Expenses		Revenue	
Description	Unit Costs	Description	Unit Revenue
Trolly	\$2,000	Signup	\$3,000
Entertainers	\$18,000	Sponsorship	\$10,000
Giveaways and decorations	\$3,000		

*Special Event Overtime - \$1,800 for Public Works and Police – this will be accounted in Public Works and Police Overtime Budget*

EDP Equipment/Software	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$2,500	\$213	\$25,000

Accounts for the potential sign-up software for parks and recreational activities.



EDP Licenses	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$180	\$45	\$480

Accounts for annual zoom licenses.

Landscape Maintenance Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$125,100	\$225,000	\$144,000

Accounts for a landscape contract, storm damage services, mulch, purchase of sand for Volleyball courts, and tree and flower replacement.

Description	Cost
Landscaping	\$68,000
Wild Goose Chase	\$5,000
Pure Prairie Organics	\$15,000
Storm Damage Removals	\$40,000
Playground Mulch	\$1,000
Sand	\$1,000
Tree & Flower Replacement	\$4,000
Playground Gradings	\$10,000

Maintenance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$6,786	\$3,500	\$20,000

Accounts for maintenance services related to equipment, electrical services, and overall Park facilities.

Nicor Gas	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,200	\$0	\$2,000

Accounts for the cost of natural gas to heat the Community Resource Center.

Postage & Meter	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,500	\$150	\$200

Accounts for the postage costs for routine outgoing mail and shipping Village-wide, bulk mailing for event notifications, and mailing courtesy reminder notices.

Printing & Publishing	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$13,500	\$8,000	\$17,400

Accounts for printing and mailing the quarterly newsletter of the SCOOP and the bi-annual fun guide that was previously produced by the Burr Ridge Park District.





Sanitary	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$250	\$225	\$230

Accounts for sewer maintenance charges with DuPage County.

Special Events	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$50,100	\$39,620	\$6,900

Accounts for routine special events within the Village. Village staff consolidated several accounts to encompass all special events for the 2022-2023 fiscal year.

1)	Event	Description	Date	Costs	Revenue	Surplus/Deficit
	Fishing Derby	Family gathering	June 2022	\$500	\$500	–

Fishing Derby			
Expenses		Revenue	
Description	Unit Costs	Description	Unit Revenue
Breakfast (based on \$5 per person with an estimate of 50 people)	\$250	Sponsor Possibility	\$250
Supplies, bait, hooks...	\$100	Income	\$250
Prizes Tacklebox / Fishing poles	\$150		

2)	Event	Description	Date	Costs	Revenue	Surplus/Deficit
	Movie Night	Family gathering	July 16, 2022	\$2,100	\$2,000	(\$100)

Movie Night			
Expenses		Revenue	
Description	Unit Costs	Description	Unit Revenue
Rental equipment	\$1,200	Sponsorship	\$2,000
Popcorn	\$100		
Entertainers	\$800		

3)	Event	Description	Date	Costs	Revenue	Surplus/Deficit
	National Night Out	Back to School event	Aug. 2, 2022	\$500	–	(\$500)

National Night Out			
Expenses		Revenue	
Description	Unit Costs	Description	Unit Revenue
National Night Out	\$500		



Event	Description	Date	Costs	Revenue	Surplus/Deficit
4) Gower Halloween	Children's event	Oct. 28, 2022	\$1,000	–	(\$1,000)

Gower Halloween			
<i>Expenses</i>		<i>Revenue</i>	
Description	Unit Costs	Description	Unit Revenue
Taffy Apples – based on a cost of \$1.00 per child and an estimate of 2,250 kids	\$1,000	–	–

Event	Description	Date	Costs	Revenue	Surplus/Deficit
5) Trunk or Treat	Trick or Treat function	Oct. 22, 2022	\$800	–	(\$800)

Trunk or Treat			
<i>Expenses</i>		<i>Revenue</i>	
Description	Unit Costs	Description	Unit Revenue
Candy	\$500	–	–
Decorations	\$300	–	–

Event	Description	Date	Costs	Revenue	Surplus/Deficit
6) Pancake Breakfast	Co-op Kiwanis	Dec. 3, 2022	\$500	–	(\$500)

Pancake Breakfast			
<i>Expenses</i>		<i>Revenues</i>	
Description	Unit Costs	Description	Unit Revenue
Entertainer (face painter)	\$500	–	–

Event	Description	Date	Costs	Revenue	Surplus/Deficit
7) Flap Jacks and Flannels	Co-op Kiwanis	April 2023	\$500	–	(\$500)

Flap Jacks and Flannels			
<i>Expenses</i>		<i>Revenues</i>	
Description	Unit Costs	Description	Unit Revenues
Entertainers	\$500	–	–



Event	Description	Date	Costs	Revenue	Surplus/Deficit
8) Easter Egg Hunt	Children's giveaway	April 8, 2023	\$1,000	\$500	(\$500)

Easter Egg Hunt			
Expenses		Revenue	
Description	Unit Costs	Description	Unit Revenue
Candy	\$700	Sponsorship	\$500
Bunny	\$150		
Eggs	\$150		

Special Recreation Program Dues	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$39,310	\$39,311	\$39,311

Accounts for annual dues to the Gateway Special Recreation Association.

Telephones	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$2,208	\$2,000	\$2,200

Accounts for monthly services through Access One. Staff projects the annual budget based on a three-year average.

## **Commodities**

Office/General Program Supplies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,000	\$3,500	\$1,500

Accounts for the office supplies used by the Parks and Recreation Division. This account consists of office supplies (pens, staples, etc.), coffee, and copy paper.

Park Landscape Supplies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
		\$3,427	\$6,500

Accounts for landscaping supplies related to maintenance at Parks within the Village.

Maintenance Supplies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,000	\$4,000	\$3,500

Accounts for supplies needed for janitorial services, electrical repair and building maintenance services for the Parks and Recreation Division.



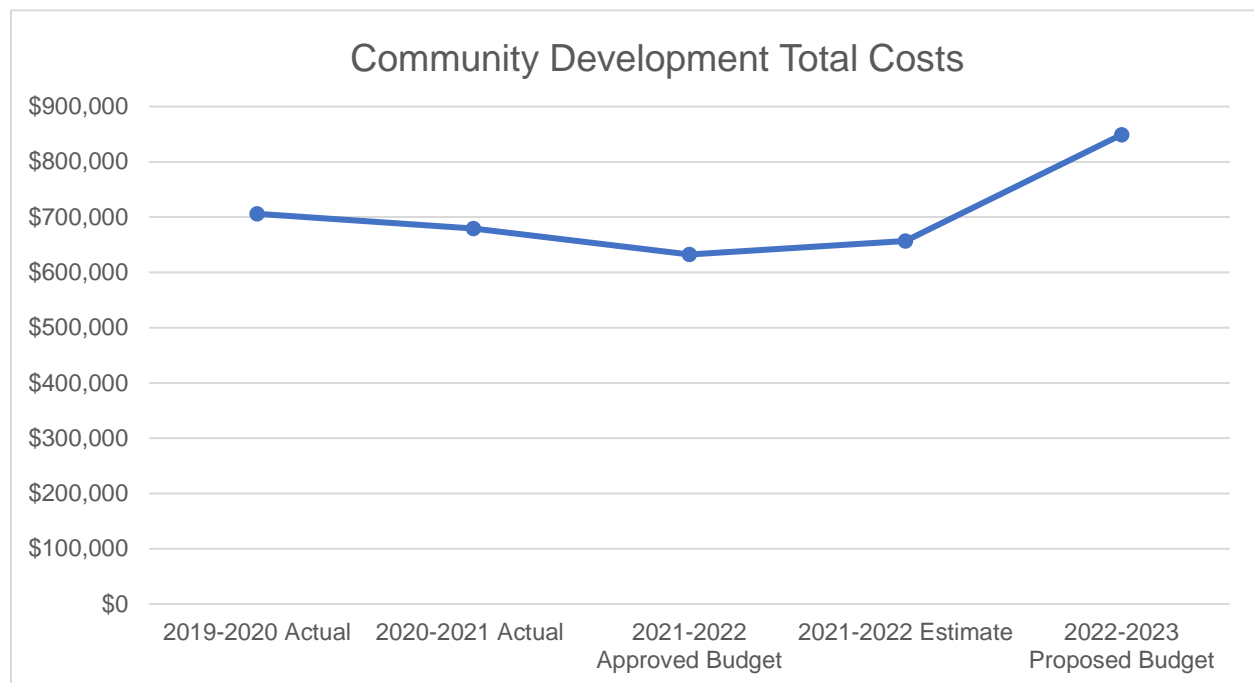
# Community Development





## Community Development Summary Costs

	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>Personnel</b>	\$217,848	\$244,631	\$274,889	\$341,332	\$66,443
<b>Contractual</b>	\$459,895	\$386,102	\$380,907	\$506,472	\$125,565
<b>Commodities</b>	\$1,385	\$1,650	\$1,150	\$1,400	\$250
<b>Capital Maintenance</b>	—	—	—	—	—
<b>TOTAL</b>	<b>\$679,128</b>	<b>\$632,383</b>	<b>\$656,945</b>	<b>\$849,203</b>	<b>\$192,258</b>







## Community Development

### Line-Item Detail

Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>PERSONNEL</b>						
	Regular Salaries	\$147,505	\$154,558	\$182,253	\$229,600	\$47,347
	Part-Time Salaries	—	—	—	\$0	\$0
	Overtime Salaries	\$457	\$6,000	\$3,500	\$2,000	-\$1,500
	FICA Payments	\$11,999	\$13,311	\$14,894	\$18,406	\$3,512
	IMRF Payments	\$24,868	\$39,578	\$40,418	\$52,315	\$11,897
	Insurance	\$33,019	\$31,184	\$33,824	\$39,010	\$5,187
	<b>TOTAL PERSONNEL</b>	<b>\$217,848</b>	<b>\$244,631</b>	<b>\$274,889</b>	<b>\$341,332</b>	<b>\$66,443</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CONTRACTUAL</b>						
01-40-810-315	Copy Service	\$5,939	\$5,000	\$6,000	\$2,400	-\$3,600
01-40-815-267	Document Storage / Scanning	\$3,421	\$7,000	\$0	\$25,000	\$25,000
01-40-815-263	Edp Licenses / Equipment	\$129	\$0	\$450	\$0	-\$450
01-15-515-305	Edp Personnel Training	\$0	\$0	\$2,000	\$0	-\$2,000
01-15-520-246	Court Reporting Services	\$4,566	\$3,000	\$2,500	\$3,355	\$855
01-40-810-307	Fees / Dues / Subscriptions	\$729	\$500	\$750	\$1,534	\$784
01-40-810-303	Fuel/Mileage/Wash	\$482	\$500	\$650	\$544	-\$106
NEW	Building, Plan Review & Inspection Services	\$221,647	\$190,000	\$201,994	\$175,000	-\$26,994
01-40-830-119	Code Enforcement Services	\$4,014	\$5,000	\$4,000	\$6,500	\$2,500
NEW	Engineering Services	\$52,000	\$28,700	\$57,200	\$45,000	-\$12,200
01-40-830-117	Elevator Inspection Services	\$5,972	\$5,000	\$2,902	\$4,625	\$1,723
01-40-810-409	Vehicle Maintenance Services	\$1,782	\$2,000	\$1,200	\$1,661	\$461
01-15-520-257	Municipal Planning Services	\$141,896	\$125,000	\$94,761	\$125,000	\$30,239
NEW	Traffic Engineering Services	\$10,548	\$5,000	\$3,000	\$7,500	\$4,500



01-40-810-311	Postage & Meter Rent	\$2,411	\$2,400	\$200	\$1,670	\$1,470
01-40-810-302	Printing & Publishing	\$2,706	\$3,250	\$2,000	\$2,652	\$652
NEW	Special Projects			\$0	\$100,000	\$100,000
01-40-810-304	Training	\$913	\$1,200	\$0	\$2,500	\$2,500
01-40-810-201	Telephones	\$718	\$1,752	\$850	\$1,107	\$257
01-40-810-345	Uniforms	\$22	\$800	\$450	\$424	-\$26
<b>TOTAL CONTRACTUAL</b>		<b>\$459,895</b>	<b>\$386,102</b>	<b>\$380,907</b>	<b>\$506,472</b>	<b>\$125,565</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
01-40-810-301	OFFICE SUPPLIES	\$1,385	\$1,650	\$1,150	\$1,400	\$250
<b>TOTAL COMMODITIES</b>		<b>\$1,385</b>	<b>\$1,650</b>	<b>\$1,150</b>	<b>\$1,400</b>	<b>\$250</b>



## Community Development

### Line-Item Description

The Community Development Department is a new department for the 2022-2023 fiscal year. This Department consolidates the Planning and Economic Development Department and the Building and Zoning Department. Staff from Community Development provides various development, building, and engineering-related services including economic development, land use planning, building permits, building, and engineering plan review and inspections.

#### **Personnel**

Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$154,558	\$158,643	\$229,600

Accounts for the salary expense for staff within the Community Development Department.

Position	General Fund	Business Improvement District
Director of Community Development	80%	20%
Building Official	80%	20%
Community Development Secretary	80%	20%

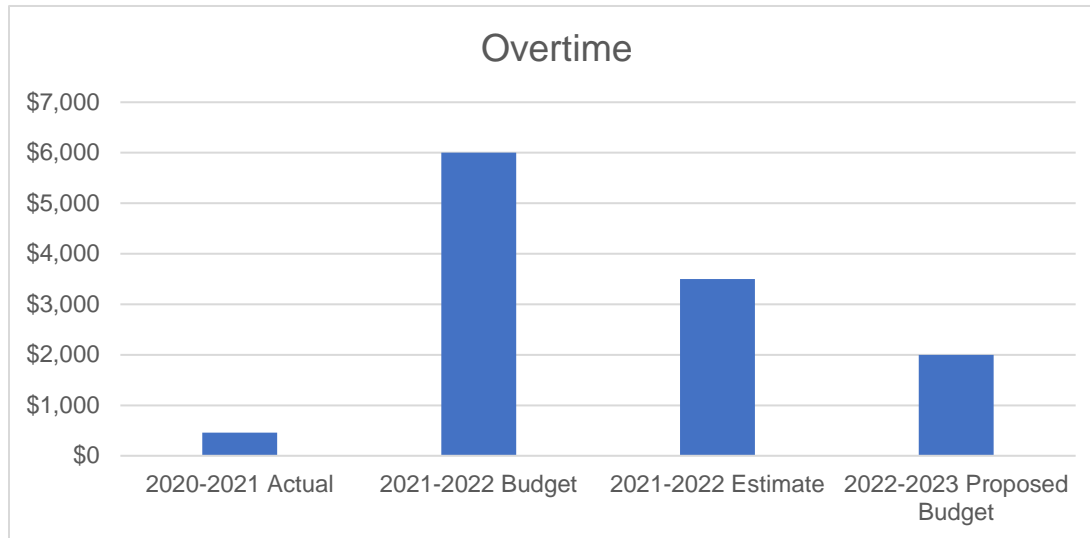
Part-time Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	—	—	—

Community Development has no part-time employees.



Overtime Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$6,000	\$3,500	\$2,000

Accounts for overtime costs of non-exempt employees performing building inspections and attending monthly Plan Commission and Village Board meetings.



FICA Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$13,311	\$12,136	\$18,406

Accounts for a portion of FICA (Social Security (6.2%) and Medicare (1.45%)) payments for Salaries.

IMRF Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$39,578	\$32,934	\$52,315

Accounts for a portion of the employer's share of the Illinois Municipal Retirement Fund (IMRF) pension contributions. The 2022-2023 employer rate is 20.76% of IMRF wages, which includes salaries and OT wages.

Insurance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$31,184	\$45,460	\$39,010

Accounts for a portion of the insurance coverage for all full-time Community Development personnel.

**Contractual**

Copy Service	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,000	\$6,000	\$2,400

Accounts for copy services for the Community Development Department.

Document Storage/Scanning	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$7,000	\$0	\$25,000

Accounts for document scanning services for the Community Development Department. The increase in this line item is related to the document scanning project.

Court Reporter Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$3,000	\$2,500	\$3,355

Accounts for the cost of court reporting services as needed for Plan Commission meetings.

Fees/Dues/Subscription	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	\$750	1,534

Accounts for the Community Development department participation in various organizations. These organizational memberships provide services such as training, professional development, and useful information.

Description	Quantity	Unit Cost	Total Cost
American Planning Association/American Institute of Certified Planners	1	\$626	\$626
American Planning Association/Illinois Planning Association	1	\$420	\$420
Daily Herald Online Subscription	1	\$99	\$99
Crain's Business Magazine	1	\$169	\$169
International Code Council	1	\$145	\$145
Suburban Building Officials Counsel	1	\$75	\$75

Fuel/Mileage/Wash	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	\$650	\$544

Accounts for fuel for one Community Development vehicle. Staff projects the annual budget based on a three-year average.





Building, Plan Review & Inspection Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$190,000	\$201,994	\$175,000

Accounts for the outsourced building professional services under the SAFEbuilt contract to perform the services are in the table below. The Village began using SAFEbuilt for these services in 2021.

Description	Total Cost
Building Plan Review	\$125,000
Building and Mechanical Inspections	\$40,000
Plumbing Inspections	\$10,000

Code Enforcement Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,000	\$4,000	\$6,500

Accounts for the outsourced professional services with Karyn Byrne for Code Enforcement Services.

Engineering Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$28,700	\$57,200	\$45,000

Accounts for the outsourced engineering services under the several engineering firms highlighted in the table below:

Vendor	Services	2022-2023 Budget
Novotny Engineering	Engineering Plan Review & Inspection	\$25,000
Christopher B. Burke Engineering	Stormwater/Drainage Review & Inspection	\$15,000
Raths, Raths & Johnson	Structural Plan Review and Inspection	\$5,000

Elevator Inspection Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,000	\$2,902	\$4,625

Accounts for the outsourced elevator inspection services. The 2022-2023 budget is based on a three-year average.

Municipal Planning Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$125,000	\$94,761	\$125,000

Accounts for the outsourced professional services under the SAFEbuilt contract to perform Municipal Planning Services.



Vehicle Maintenance Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$2,000	\$1,200	\$1,661

Accounts for the outsourced vehicle maintenance services. The 2022-2023 budget is based on a three-year average.

Traffic Engineering Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,000	\$3,000	\$7,500

Accounts for the outsourced traffic engineering services with James J. Benes Associates. The Village utilizes a traffic engineer to review Village-wide traffic calming concerns (i.e. speeding, intersection control, traffic regulatory signage, parking regulations, sight distance evaluations.) Studies and analysis are needed to address residents' traffic concerns.

Postage and Meter	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$2,400	\$200	\$1,670

Accounts for the postage costs for routine outgoing mail and shipping Village-wide, bulk mailing for event notifications, and mailing courtesy reminder notices.

Printing and Publishing	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$3,250	\$2,000	\$2,652

Accounts for the cost to print snow routes and utility maps for the use of Community Development staff. The 2022-2023 budget is based on a three-year average.

Special Projects	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	-	-	\$100,000

This is a new line item in the 2022-2023 budget and accounts for staff-identified special projects. Below is the special project for Community Development:

Description	Cost
Comprehensive Plan	\$40,000
Building Permit Software	\$60,000



Training	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,200	\$0	\$2,500

Accounts for employee development and professional development in specific areas. The training is imperative for employee development while increasing overall services to the organization and residents.

	Qty	Unit Training Cost	Subtotal Training Cost	Unit Travel Cost	Subtotal Travel Cost	Total Travel & Training Cost
Suburban Building Official Conference	1	\$125	\$125			\$125
State American Planning Association	1	\$280	\$280			\$280
Department Training/Project Management Training	1	\$2,095	\$2,095			\$2,095

Telephone	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,752	\$850	\$1,107

Accounts for monthly services through Access One. Staff projects the annual budget based on a three-year average.

Uniforms	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$800	\$450	\$424

Accounts for polos, half zips, and safety vests that are distributed to staff each year. Staff projects the annual budget based on a three-year average.

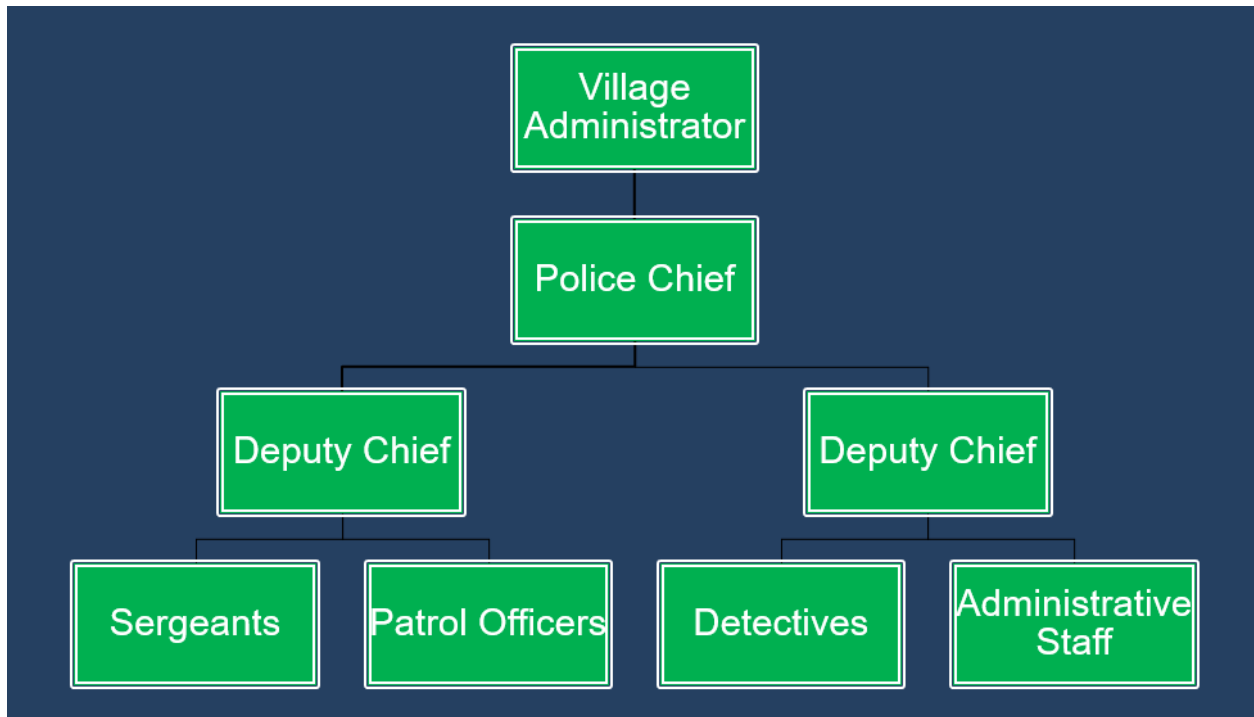
## **Commodities**

Office Supplies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,650	\$1,150	\$1,400

Accounts for the office supplies in Community Development. This account includes misc. supplies for day-to-day operations (pens, pencils, folders, binders, flash drives, coffee, etc.).



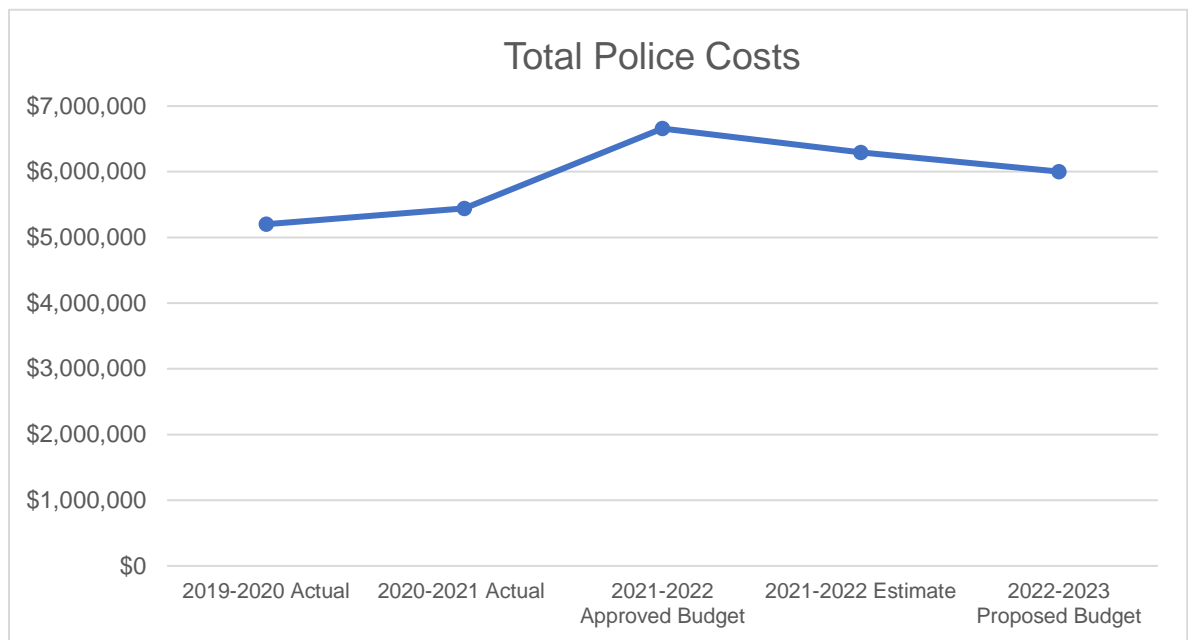
# Police





## Police Summary Costs

	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22- 23 Proposed Budget
<b>Personnel</b>	\$4,435,718	\$5,179,645	\$4,798,894	\$4,776,242	-\$22,651
<b>Contractual</b>	\$872,001	\$1,091,643	\$989,591	\$1,146,781	\$157,190
<b>Commodities</b>	\$61,364	\$68,000	\$65,800	\$71,000	\$5,200
<b>Capital Maint.</b>	\$16,325	\$312,000	\$440,315	Moved to CIP	—
<b>Other</b>	\$54,838	\$6,500	\$1,424	\$7,000	\$5,576
<b>TOTAL</b>	<b>\$5,440,246</b>	<b>\$6,657,788</b>	<b>\$6,296,023</b>	<b>\$6,001,023</b>	<b>-\$295,000</b>







## Police Line-Item Detail

Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>PERSONNEL</b>						
	Regular Salaries	\$2,515,573	\$3,141,422	\$2,784,940	\$2,831,721	\$46,781
	Part-Time Salaries	\$4,106	\$5,323	\$5,323	\$4,917	-\$406
	Overtime Salaries	\$386,474	\$361,000	\$345,000	\$334,001	-\$10,999
	FICA Payments	\$63,967	\$68,542	\$52,331	\$46,589	-\$5,742
	IMRF Payments	\$31,445	\$49,910	\$47,444	\$31,780	-\$15,664
	Insurance	\$359,440	\$362,454	\$372,862	\$379,149	\$6,287
	Police Pension	\$1,074,713	\$1,190,994	\$1,190,994	\$1,148,085	-\$42,909
<b>TOTAL PERSONNEL</b>		<b>\$4,435,718</b>	<b>\$5,179,645</b>	<b>\$4,798,894</b>	<b>\$4,776,242</b>	<b>-\$22,651</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CONTRACTUAL</b>						
01-30-630-202	Accreditation	\$4,645	\$9,000	\$4,645	\$5,000	\$355
01-30-650-268	Animal Control	\$200	\$800	\$0	\$0	\$0
01-30-630-308	Cadet Program		\$500	\$0	\$500	\$500
01-30-640-306	Grant Writing Services	\$15,758	\$17,703	\$35,000	\$9,500	-\$25,500
01-30-630-315	Copy Service	\$3,932	\$4,100	\$4,000	\$3,600	-\$400
01-30-640-267	Document Storage / Scanning	\$0	\$2,000	\$0	\$5,000	\$5,000
01-30-640-212	Edp Equipment / Software	\$2,039	\$3,040	\$4,100	\$3,200	-\$900
01-30-640-263	Edp Licenses	\$21,038	\$40,000	\$25,000	\$33,520	\$8,520
01-30-630-309	Employee Recognition	\$927	\$3,000	\$4,500	\$5,000	\$500
01-30-675-263	Equipment Maintenance	\$1,026	\$0	\$0	\$2,500	\$2,500
01-30-630-241	Legal Services	\$15,940	\$20,000	\$22,000	\$25,000	\$3,000
01-30-630-307	Fees / Dues / Subscriptions	\$25,490	\$35,000	\$34,000	\$61,055	\$27,055
01-30-630-245	Firing Range	\$1,369	\$18,500	\$18,500	\$5,000	-\$13,500
01-30-630-303	Fuel/Mileage/Wash	\$51,669	\$50,000	\$64,000	\$72,000	\$8,000
01-30-640-225	Internet / Website Hosting	\$4,800	\$4,800	\$4,400	\$24,000	\$19,600
01-30-630-228	Maintenance	\$112,976	\$116,000	\$84,000	\$116,500	\$32,500
01-30-630-235	Nicor Gas (7760 Quincy)	\$4,073	\$5,000	\$4,500	\$5,000	\$500
01-30-630-131	Personnel Recruitment	\$321	\$1,000	\$0	\$0	\$0
01-30-630-201	Phones	\$15,522	\$27,000	\$23,000	\$25,000	\$2,000
01-30-630-311	Postage & Meter Rent	\$2,270	\$4,200	\$3,800	\$4,200	\$400
01-30-630-302	Printing & Publishing	\$6,323	\$4,000	\$3,500	\$4,000	\$500
01-30-675-235	Radio Dispatching	\$232,842	\$312,000	\$295,000	\$320,000	\$25,000
01-30-630-246	Red Light Contractual Services	\$295,759	\$318,000	\$304,600	\$318,000	\$13,400
01-30-630-306	Reimbursements		\$0	\$500	\$1,000	\$500
01-30-630-250	Sanitary	\$559	\$1,000	\$650	\$1,000	\$350



01-30-645-273	Self Insurance	\$1,332	\$20,000	\$896	\$0	-\$896
01-30-630-304	Training	\$31,603	\$40,000	\$20,000	35,206	\$15,206
01-30-630-305	Tuition Reimbursement		\$6,000	\$3,000	\$15,000	\$12,000
01-30-630-345	Uniforms	\$19,588	\$29,000	\$26,000	\$47,000	\$21,000
<b>TOTAL CONTRACTUAL</b>		<b>\$872,001</b>	<b>\$1,091,643</b>	<b>\$989,591</b>	<b>\$1,146,781</b>	<b>\$157,190</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>COMMODITIES</b>						
01-30-630-346	Ammunition	\$7,133	\$18,000	\$18,000	\$25,000	\$7,000
01-30-630-351	Building Maintenance Supplies	\$1,430	\$3,000	\$1,800	\$2,000	\$200
01-30-670-331	Commodities	\$227	\$5,000	\$4,500	\$5,000	\$500
01-30-650-343	Jail Supplies	\$1,865	\$10,000	\$9,500	\$2,000	-\$7,500
01-30-630-301	Office Supplies	\$4,472	\$5,000	\$5,000	0	-\$5,000
01-30-630-401	Operating Equipment	\$46,237	\$27,000	\$27,000	\$37,000	\$10,000
<b>TOTAL COMMODITIES</b>		<b>\$61,364</b>	<b>\$68,000</b>	<b>\$65,800</b>	<b>\$71,000</b>	<b>\$5,200</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CAPITAL MAINTENANCE</b>						
01-30-660-205	Bike Program		\$6,000	\$6,000	MOVED TO CIP	-\$6,000
01-30-630-402	Body Cameras		\$61,000	\$67,000	MOVED TO CIP	-\$67,000
01-30-635-288	Building Constr & Remodel	\$16,325	\$2,000	\$0	MOVED TO CIP	\$0
01-30-680-642	Copy Machine		\$32,000	\$20,000	MOVED TO CIP	-\$20,000
01-30-630-405	Furniture & Office Equipment			\$0	MOVED TO CIP	\$0
01-30-655-405	Furniture & Office Equipment		\$21,000	\$20,650	MOVED TO CIP	-\$20,650
01-30-630-403	In-Car Camera		\$22,000	\$20,280	MOVED TO CIP	-\$20,280
01-30-680-625	New Vehicles		\$168,000	\$306,385	MOVED TO CIP	-\$306,385
<b>TOTAL CAPITAL MAINTENANCE</b>		<b>\$16,325</b>	<b>\$312,000</b>	<b>\$440,315</b>	<b>\$0</b>	<b>-\$440,315</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>OTHER</b>						
01-30-650-349	Drug Forfeiture - Federal	\$9,750	\$500	\$424	0	-\$424
01-30-650-348	Drug Forfeiture- State	\$45,088	\$500	\$0	0	\$0
01-30-655-339	Confidential Funds		\$500	\$0	\$2,000	\$2,000
01-30-685-799	Contingencies		\$5,000	\$1,000	\$5,000	\$4,000
<b>TOTAL OTHER</b>		<b>\$54,838</b>	<b>\$6,500</b>	<b>\$1,424</b>	<b>\$7,000</b>	<b>\$5,576</b>



## Police

### Line-Item Detail Summary

The Willowbrook Police Department provides high-quality, professional and effective law enforcement services to residents and businesses that fosters a sense of security throughout the community. The Police Department services include crime investigations, juvenile crime investigations, patrol operations, traffic and parking enforcement, and crime prevention education.

The Police Department is staffed with 27 sworn positions including a Chief, (2) Deputy Chiefs, (4) Sergeants, and (21) Police Officers. Additionally, the Police Department employs two (2) Administrative personnel.

#### **Personnel**

Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$3,141,422	\$2,784,940	\$2,831,721

Accounts for the salary expense for police officers per the union contract and full-time non-union Police department employees are allocated to the General Fund.

Position	General Fund	Water Fund
Police Chief	95%	5%
(2) Deputy Police Chief	95%	5%
(4) Sergeants	95%	5%
(2) Detectives	95%	5%
(20) Police Officers	95%	5%
(2) Administrative Staff	95%	5%

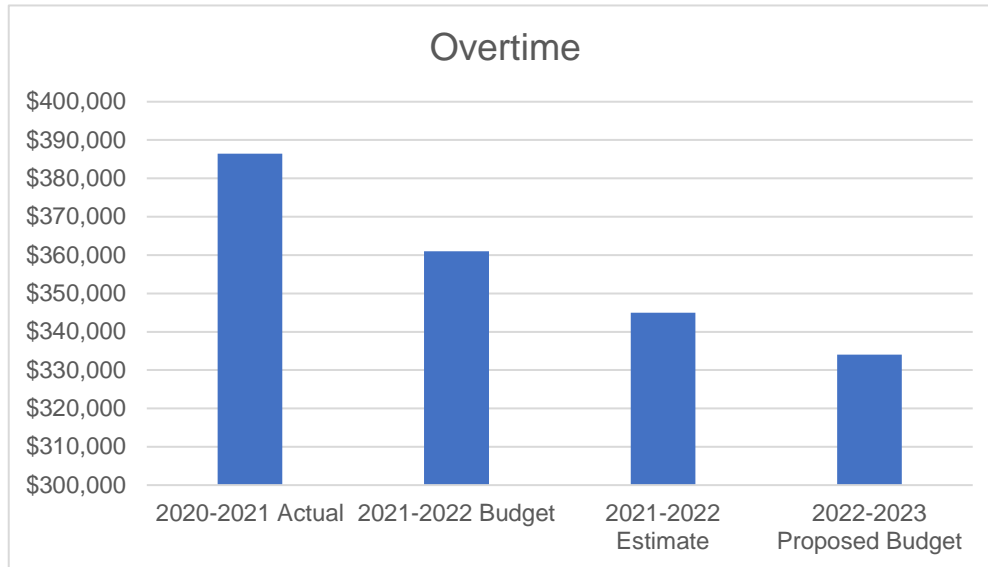
Part-time Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,323	\$5,323	\$4,917

Accounts for Crossing Guard services on a part-time basis.



Overtime Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$361,000	\$345,000	\$334,001

Accounts for overtime salaries for Police Department employees which primarily results from the commitment to maintain appropriate staffing levels. Overtime pay is also an essential element in sustaining the minimum number of personnel during unscheduled occurrences. The fund allocation is identical from Regular Salaries.



FICA Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$68,542	\$52,331	\$46,589

Accounts for a portion of FICA (Social Security (6.2%) and Medicare (1.45%)) payments for Salaries. The fund allocation is identical to Regular Salaries.

IMRF Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$49,910	\$47,444	\$31,780

Accounts for a portion of the employer's share of the Illinois Municipal Retirement Fund (IMRF) pension contributions. The 2022-2023 employer rate is 20.76% of IMRF wages, which includes salaries and OT wages. The fund allocation is identical from Regular Salaries.

Insurance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$362,454	\$372,862	\$379,149

Accounts for a portion of the insurance coverage for all full-time Police Department personnel. The fund allocation is identical to Regular Salaries.

Police Pension	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,190,994	\$1,190,994	\$1,148,085

Accounts for the 2022-2023 Village Police Pension Contribution to the Police Pension Fund. The fund allocation is identical to Regular Salaries.

**Contractual**

Accreditation	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$9,000	\$4,645	\$5,000

Accounts for the annual Commission on Accreditation for Law Enforcement Agencies (CALEA) fee.

Cadet Program	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	\$0	\$500

Accounts for the Police Cadet Program provides an opportunity for individuals interested in pursuing a career in law enforcement.

Grant Writing Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$17,703	\$35,000	\$9,500

Accounts for grant writing services primarily with Administrative Consulting Specialists.

Copy Service	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$4,100	\$4,000	\$3,600

Accounts for copy services for the Police Department.

Document Storage/Scanning	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$2,000	\$0	\$5,000

Accounts for document scanning services for the Police Department. The increase in this line item is related to the document scanning project.

EDP Equipment/Software	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$3,040	\$4,100	\$3,200

Accounts for annual software purchases within the Police Department.





EDP Licenses	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$40,000	\$25,000	\$33,520

Accounts for several software licenses that assist in the Police Department's efforts to provide quality and effective services for the Village.

Description	Quantity	Price	Total Costs
CAPERS/Computer Maintenance	1	\$5,000	\$5,000
Power DMS	1	\$4,500	\$4,500
CJIS Quarterly	4	\$750	\$3,000
Guardian Tracking	1	\$1,600	\$1,600
PlanIT Schedule Software	1	\$1,600	\$1,600
Beast Annual Software	1	\$1,200	\$1,200
Frontline	1	\$1,500	\$1,500
Nixle	1	\$4,820	\$4,820
Word Systems Annual Fee	1	\$1,900	\$1,900
Training Tracker	1	\$1,500	\$1,500
Law Enforcement Training LLC.	26	\$1,400	\$1,400
CALEA	1	\$4,500	\$4,500
Misc.	1	\$1,000	\$1,000

Employee Recognition	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$3,000	\$4,500	\$5,000

Accounts for employee recognition within the Police Department.

Equipment Maintenance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$0	\$0	\$2,500

Accounts for maintenance the fulton alarm, and CCTV interview room service.

Legal Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$20,000	\$22,000	\$25,000

Accounts for legal services with Tom Brescia. The monthly retainer is \$1,895 a month with an hourly cost of \$165/hour.



Fees/Dues/Subscriptions	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$35,000	\$34,000	\$61,055

Accounts for the Police Department's participation in various organizations. These organizational memberships provide services such as training, professional development, and useful information.

Description	Quantity	Cost	Total Cost
Mid States Organized Crime	26	\$200	\$200
DuPage Chiefs x 2, IL Chiefs x , IACP x 2, PERF, FBINAA	2	\$1000	\$1000
Juvenile officers' association	1	\$20	\$20
Court smart online training \$70 per officer	26	\$1560	\$1560
Merit SWAT	1	\$4000	\$4000
DuPage Childrens Center	1	\$3000	\$3000
NEMERT	26	\$2800	\$2800
I-PAC	1	\$100	\$100
Notary	26	\$1600	\$1600
Thomson Reuters-Clear	26	\$5000	\$5000
Arson Invest	1	\$275	\$275
FLOCK ALPR Service Camera	6	\$3,583	\$21,500
Wellness program	1	\$6,000	\$6,000
DuMeg	1	\$13,000	\$13,000
Misc.	1	\$1,000	\$1,000

Firing Range	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$18,500	\$18,500	\$5,000

Accounts for annual range fee with the Illinois State Police and basic repair parts maintenance.

Fuel/Mileage/ Wash	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$50,000	\$64,000	\$72,000

Accounts for purchases related to fuel for Village vehicles and routine car washes.

Internet/Website Hosting	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$4,800	\$4,400	\$24,000

Accounts for monthly internet services provided by Comcast and the fiber project in the Police Department.



Maintenance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$116,000	\$84,000	\$116,500

Accounts for charges for maintenance and repair of vehicles and equipment.

Description	Proposed 2022-2023 Budget
Maintenance - Building	\$60,000
Maintenance - Radio Equipment	\$6,500
Maintenance - Vehicles	\$50,000

Nicor Gas	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,000	\$4,500	\$5,000

Accounts for the cost of natural gas to heat the Police Department. The 2022-2023 budget is based on a three-year average.

Phones	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$27,000	\$23,000	\$25,000

Accounts for first net services and phones for Police Department personnel.

Postage & Meter Rent	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$4,200	\$3,800	\$4,200

Accounts for the postage costs for routine outgoing mail and shipping Village-wide, bulk mailing for ticket violations, and mailing courtesy reminder notices.

Printing & Publishing	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$4,000	\$3,500	\$4,000

Accounts for printing arrest jackets, WBPD forms, and maps for the Police Department. The 2022-2023 proposed budget is based on a three-year average.

Radio Dispatching	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$312,000	\$295,000	\$320,000

Accounts for annual dispatching services through the DuPage Public Safety Communications (DUCOMM). This line item also covers equipment maintenance through DUCOMM.



Red Light Contractual Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$318,000	\$304,600	\$318,000

Accounts for red light enforcement cameras (RLCs) is to increase traffic safety by reducing the number and severity of traffic collisions and to increase driver awareness of the hazards associated with unsafe driving in and around signal-controlled intersections.

Description	2022-2023 Budget
Adjudicator	\$6,000
Camera Fees	\$275,000
Com Ed	\$2,000
Misc. Fee	\$35,000

Reimbursements	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$0	\$500	\$1,000

Accounts for the employee reimbursements which is outlined in the Personnel Manual and Collective Bargaining Agreement.

Sanitary	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,000	\$650	\$1,000

Accounts for sewer maintenance charges with DuPage County.

Training	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$40,000	\$20,000	\$35,206

Accounts for employee development and professional development in specific areas. The training is imperative for employee development while increasing overall services to the organization and residents.

	Qty	Unit Training Cost	Subtotal Training Cost	Unit Travel Cost	Subtotal Travel Cost	Total Travel & Training Cost
Police Training Institute	1	\$6,020	\$6,020	\$186	\$186	\$6,206
NEMERT per year	Varies	Varies	Varies	Varies	Varies	\$20,000
Northwestern Staff and Command	1	\$4,000	\$4,000			\$4,000
College of DuPage training	Varies	Varies	Varies	Varies	Varies	\$2,000
Misc.	1	\$3,000	\$3,000			\$3,000

Tuition Reimbursement	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$6,000	\$3,000	\$15,000

Accounts for the Village's tuition reimbursement program which is outlined in the Personnel Manual. The budgeted amount is based on the historic utilization of this program.



Uniforms	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$29,000	\$26,000	\$47,000

Accounts for the uniform and shoe allowance provided for eligible Police Department personnel including new hires per the Union contract or the Personnel Manual.

## **Commodities**

Ammunition	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$18,000	\$18,000	\$25,000

Accounts for ammunition for handguns and rifles and for duty and training purposes.

Building Maintenance Supplies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$3,000	\$1,800	\$2,000

Accounts for routine cleanings within the Police Department that are related to Biomist and sallyport supplies.

Commodities	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,000	\$4,500	\$5,000

Accounts for community event handouts, senior bingo, and other marketing materials related to the Police Department.

Jail Supplies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$10,000	\$9,500	\$2,000

Accounts for the replacement of blankets, gloves, disposable mattresses, and inmate supplies.

Operating Equipment	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$27,000	\$27,000	\$37,000

Accounts for supplies related to the First aid station, NIPAS equipment batteries, ET supplies, veterinarian bills, taser cartridges, range equipment, pepper spray, gun repair cleaning equipment, and other essential operating equipment for the Police Department.

## **Other**

Confidential Funds	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	\$0	\$2,000

Accounts for variable spending related to confidential operations.

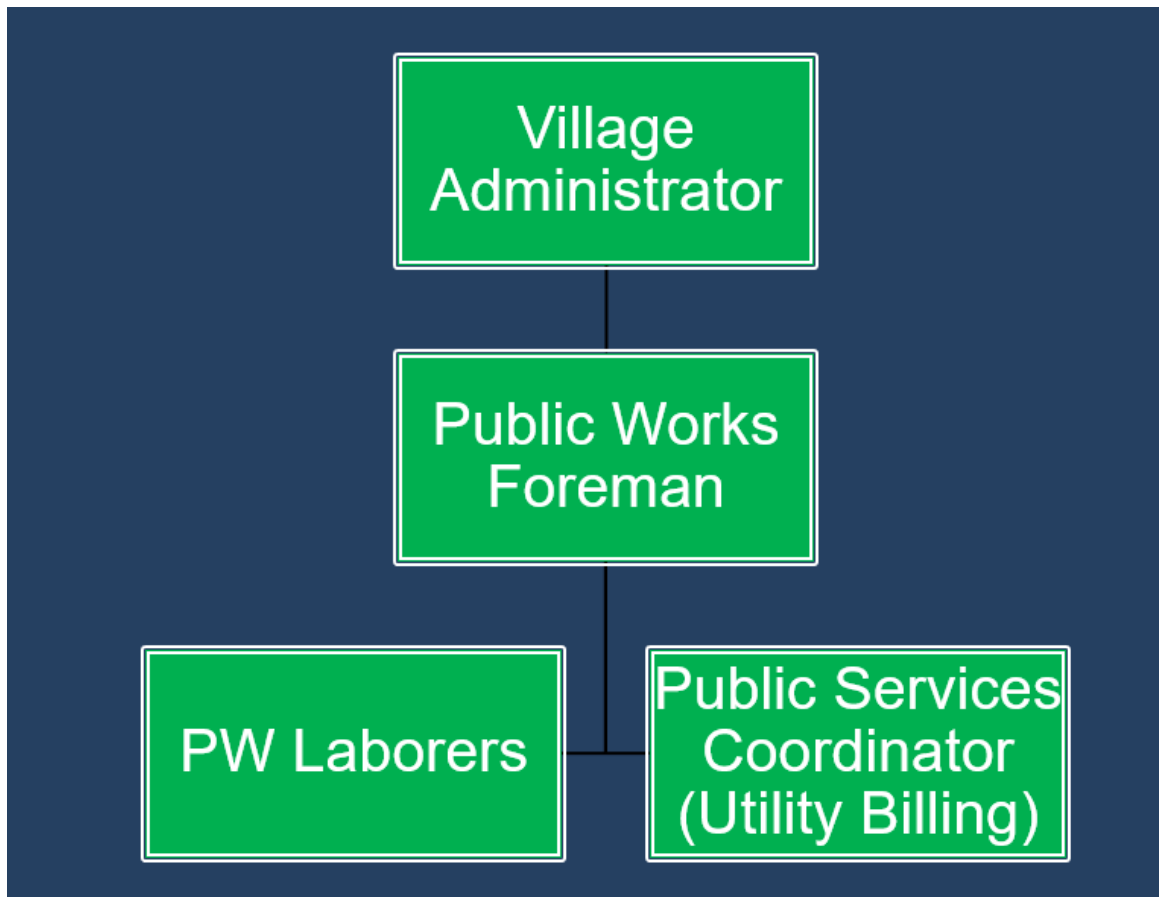
Contingencies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,000	\$1,000	\$5,000

Accounts for unplanned emergency purchases, i.e. civil unrest barricades etc.





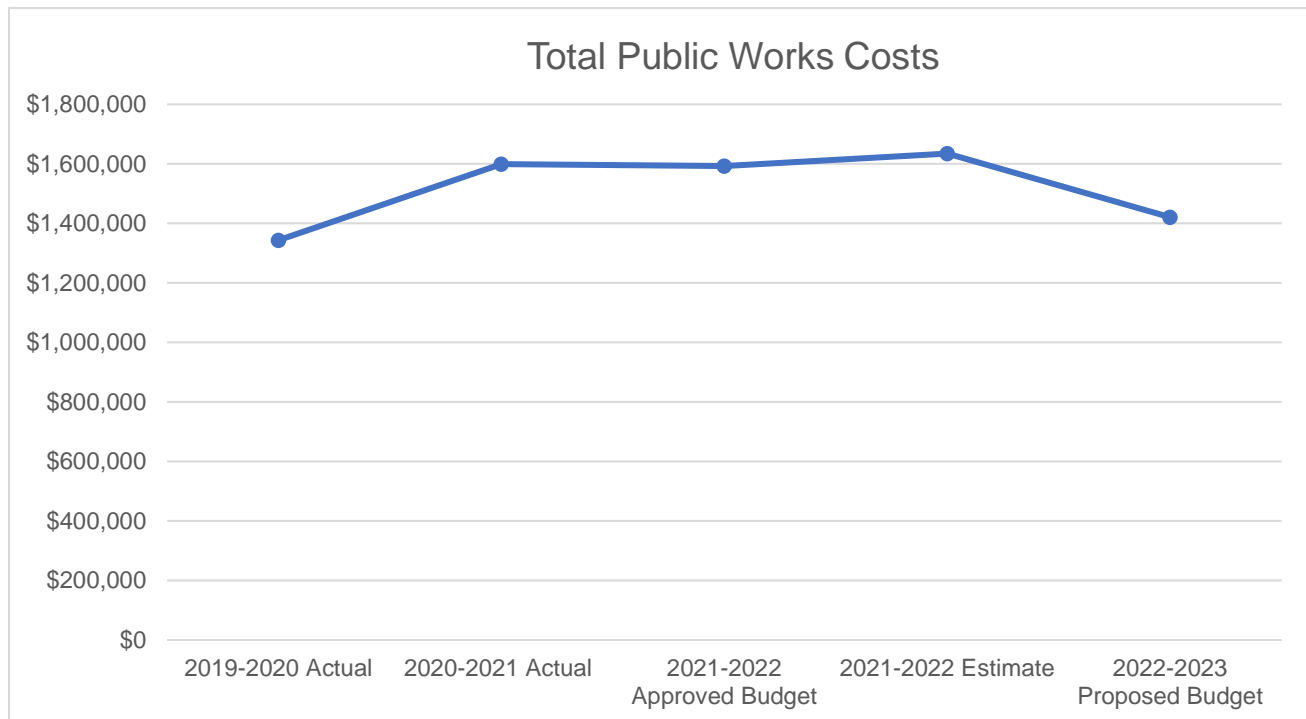
# Public Works





## Public Works Summary Costs

	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21- 22 Estimate and 22-23 Proposed Budget
<b>Personnel</b>	\$319,809	\$287,814	\$284,868	\$242,816	-\$42,052
<b>Contractual</b>	\$1,241,763	\$975,200	\$1,114,761	\$1,224,878	\$110,117
<b>Commodities</b>	\$15,311	\$39,590	\$38,999	\$24,250	-\$14,749
<b>Capital Maint.</b>	\$22,668	\$289,221	\$177,340	\$500	-\$176,840
<b>TOTAL</b>	<b>\$1,599,551</b>	<b>\$1,591,825</b>	<b>\$1,615,968</b>	<b>\$1,492,444</b>	<b>-\$123,524</b>





## Public Works

### Line-Item Detail

Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>PERSONNEL</b>						
	Regular Salaries	\$176,468	\$160,676	\$158,093	\$147,313	-\$10,780
	Part-Time Salaries	\$10,030	\$6,863	\$8,500	\$15,000	\$6,500
	Overtime Salaries	\$33,261	\$20,000	\$18,000	\$9,900	-\$8,100
	FICA Payments	\$17,756	\$15,318	\$15,318	\$11,063	-\$4,255
	IMRF Payments	\$36,960	\$44,537	\$44,537	\$28,025	-\$16,512
	Insurance	\$45,334	\$40,420	\$40,420	\$31,514	-\$8,906
	<b>TOTAL PERSONNEL</b>	<b>\$319,809</b>	<b>\$287,814</b>	<b>\$284,868</b>	<b>\$242,816</b>	<b>-\$42,052</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CONTRACTUAL</b>						
01-35-755-284	Brush Pickup	\$18,500	\$37,400	\$36,000	\$37,400	\$1,400
01-35-745-207	Electricity - Street Lights	\$20,135	\$21,000	\$23,000	\$21,378	-\$1,622
01-35-750-290	Equipment Rental	\$1,680	\$3,500	\$4,000	\$3,060	-\$940
01-35-720-245	Engineering Review	\$20,519	\$24,000	\$70,000	\$25,000	-\$45,000
01-35-710-307	Fees / Dues / Subscriptions	\$100	\$400	\$400	\$1,320	\$920
01-35-710-303	Fuel /Mileage/Wash	\$7,810	\$10,428	\$10,500	\$9,579	-\$921
01-35-715-225	Internet/Website Hosting Services	\$1,430	\$1,416	\$1,500	\$1,500	\$0
01-35-755-332	J.U.L.I.E. (Locates)	\$2,762	\$2,500	\$2,500	\$2,587	\$87
01-35-750-286	Jet Cleaning Culvert Services	\$18,594	\$20,000	\$35,000	\$23,530	-\$11,470
01-35-755-281	Landscaping Maintenance	\$49,518	\$55,000	\$55,000	\$60,000	\$5,000
NEW	Maintenance	\$125,932	\$80,632	\$97,600	\$96,000	-\$1,600
01-35-760-259	Mosquito Abatement	\$26,960	\$37,550	\$31,000	\$37,550	\$6,550
01-35-725-415	Nicor Gas	\$2,901	\$3,200	\$4,000	\$3,000	-\$1,000
NEW	Other Professional Service				\$50,000	\$50,000
01-35-760-258	Pest Control	\$1,113	\$1,000	\$500	\$1,000	\$500
01-35-710-311	Postage & Meter Rent	\$1,316	\$1,500	\$1,050	\$1,500	\$450



01-35-710-302	Printing and Publishing	\$853	\$750	\$1,241	\$750	-\$491
01-35-755-331	Salt	\$104,758	\$80,000	\$90,000	\$85,000	-\$5,000
01-35-725-417	Sanitary User Charge	\$110	\$200	\$150	\$250	\$100
01-35-740-287	Snow Removal Contract	\$228,693	\$80,000	\$161,000	\$140,000	-\$21,000
NEW	Special Projects				\$35,000	\$35,000
01-35-750-381	Storm Water Improvements	\$117,210	\$92,500	\$115,000	\$115,000	\$0
01-35-765-685	Street Improvements	\$250,082	\$230,000	\$264,500	\$206,250	-\$58,250
NEW	Street Sweeping Services				\$6,313	\$6,313
01-35-710-201	Telephones	\$2,296	\$2,124	\$2,200	\$2,200	\$0
01-35-745-224	Traffic Signals	\$3,483	\$3,800	\$6,800	\$7,200	\$400
01-35-710-304	Training	\$112	\$1,000	\$1,000	\$5,610	\$4,610
01-35-750-338	Tree Maintenance	\$232,211	\$180,000	\$220,000	\$200,000	-\$20,000
01-35-710-345	Uniforms	\$2,685	\$3,800	\$3,800	\$1,900	-\$1,900
<b>TOTAL CONTRACTUAL</b>		<b>\$1,241,763</b>	<b>\$976,700</b>	<b>\$1,237,741</b>	<b>\$1,224,878</b>	<b>-\$12,863</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>COMMODITIES</b>						
01-35-710-301	Office Supplies	\$839	\$500	500	\$750	\$250
01-35-710-401	Operating Supplies & Equipment	\$6,614	\$13,690	\$5,000	\$12,000	\$7,000
01-35-755-333	Road Signs	\$7,479	\$19,700	\$19,500	\$10,000	-\$9,500
	Emergency Equipment	\$379	\$5,700	\$5,468	\$1,500	-\$3,968
<b>TOTAL COMMODITIES</b>		<b>\$15,311</b>	<b>\$39,590</b>	<b>\$30,468</b>	<b>\$24,250</b>	<b>-\$6,218</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CAPITAL MAINTENANCE</b>						
01-35-715-212	Edp Equipment	\$819	\$500	\$5,000	Moved to CIP	-
01-35-710-405	Furniture & Office Equipment		\$500	\$500	\$500.00	-
01-35-755-401	Operating Equipment	\$6,785	\$7,000	\$7,000	Moved to CIP	-
01-35-765-625	Vehicles - New & Other	\$15,064	\$131,721	\$105,000	Moved to CIP	-
01-35-765-640	Village Entry Signs		\$150,000	\$130,000	Moved to CIP	-
<b>TOTAL CAPITAL MAINTENANCE</b>		<b>\$22,668</b>	<b>\$289,721</b>	<b>\$247,500</b>	<b>\$500</b>	<b>-\$247,000</b>



## Public Works

### Line-Item Description

The Willowbrook Public Works Department provides pothole patching, street maintenance, snow plowing, street lighting, and traffic signal maintenance, sidewalk repair maintenance, parkway tree removals and plantings, and brush pick up. The Department is responsible for 25 lane miles of roadway, 42 miles of water infrastructure, and 5,000 trees.

#### **Personnel**

Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$160,676	\$158,093	\$147,313

Accounts for the salary expense for Public Works personnel that are allocated to the General Fund.

Salary Allocation by Fund		
Position	General Fund	Water Fund
Public Works Foreman	45%	55%
Public Works Laborers (5)	45%	55%
Public Services Coordinator	15%	85%
Seasonal Help	45%	55%

Part-time Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$6,863	\$8,500	\$15,000

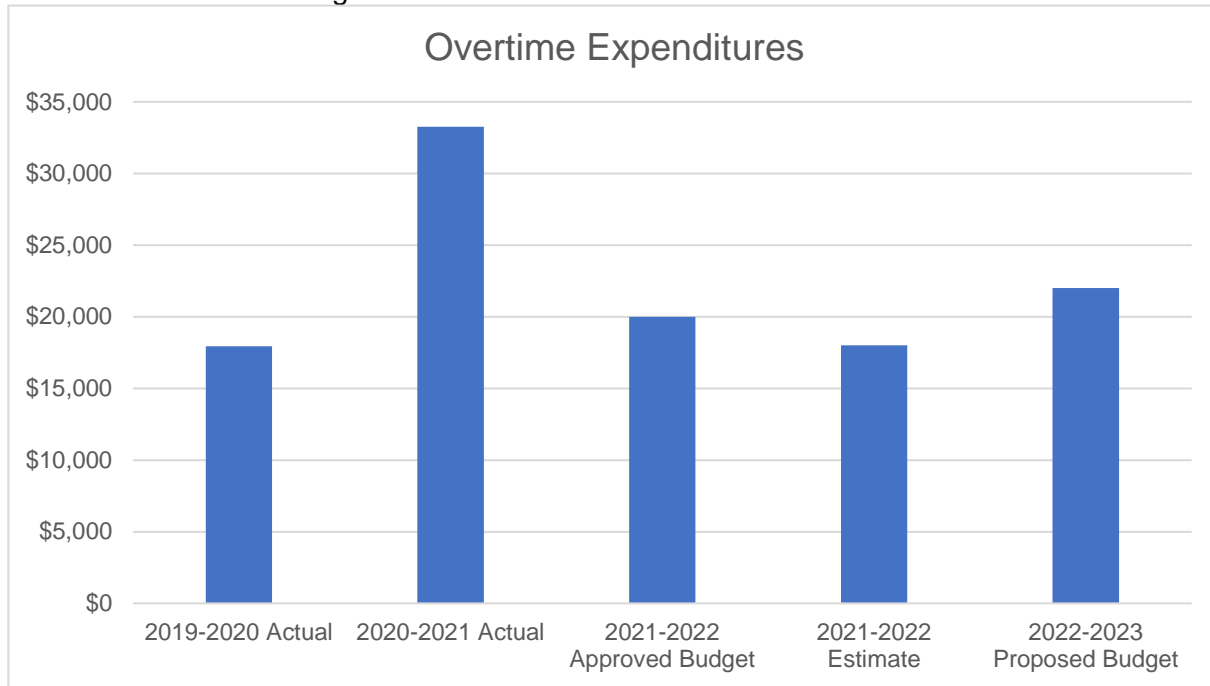
Accounts for the cost of four seasonal employees used to assist Public Works staff with routine preventative maintenance and repairs. The fund allocation is identical to Regular Salaries.





Overtime Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$20,000	\$18,000	\$9,900

Accounts for overtime salaries for Public Works employees that primarily result from the commitment to maintain appropriate service levels during unscheduled occurrences. Examples include water main breaks, inclement weather, and other infrastructure emergencies. The fund allocation is identical to Regular Salaries.



FICA Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$15,318	\$15,318	\$11,063

Accounts for a portion of FICA (Social Security (6.2%) and Medicare (1.45%)) payments for Salaries. The fund allocation is identical to Regular Salaries.

IMRF Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$44,537	\$44,537	\$28,025

Accounts for a portion of the employer's share of the Illinois Municipal Retirement Fund (IMRF) pension contributions. The 2022-2023 employer rate is 20.76% of IMRF wages, which includes salaries and OT wages. The fund allocation is identical to Regular Salaries.

Insurance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$40,420	\$40,420	\$31,514

Accounts for a portion of the Health Insurance and Life Insurance coverage for all full-time Public Works personnel. The fund allocation is identical to Regular Salaries.

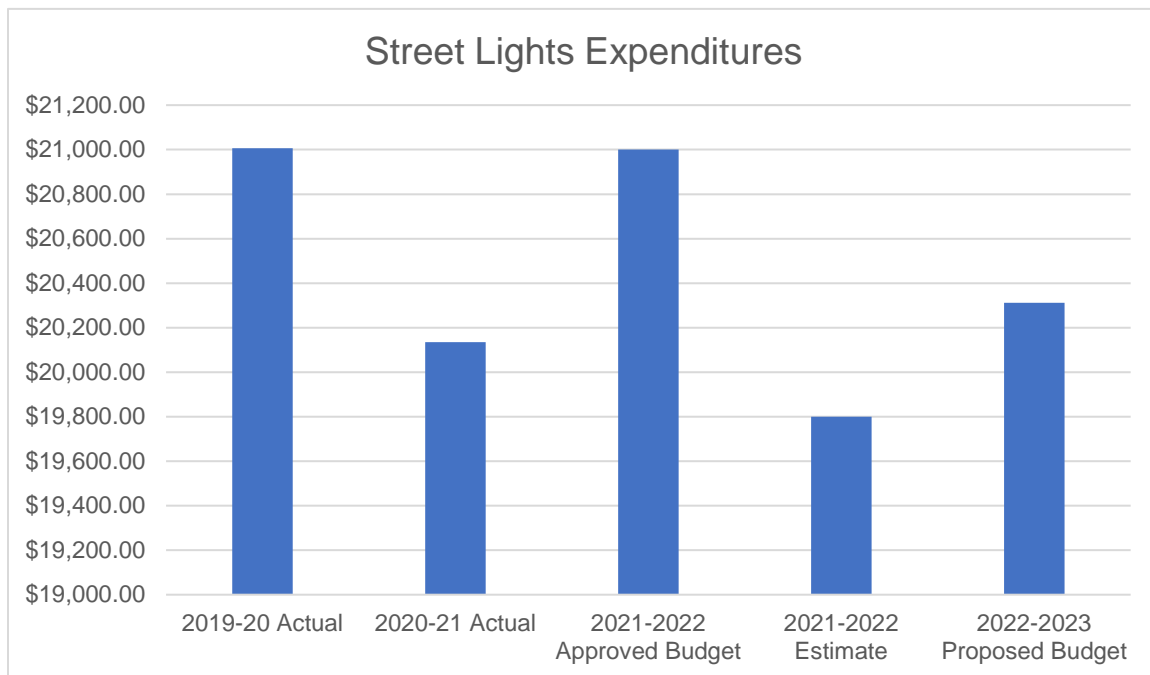
**Contractual**

Brush Pick Up	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$37,400	\$36,000	\$37,400

Accounts for annual brush pick-up services. The 2022-2023 budget is based on an annual quote from NJ Ryan Tree and Landscape.

Electricity - Street Lights	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$21,000	\$23,000	\$21,378

Accounts for electricity for street lights. Staff projects the annual budget based on a four-year average.



Equipment Rental	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$3,500	\$4,000	\$3,060

Accounts for renting equipment to support Public Works staff on an as-needed basis. Staff projects the annual budget based on a four-year average.



Engineering Review	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$24,000	\$70,000	\$25,000

Accounts for engineering review services for non-Capital Improvement projects.

Fees/Dues/Subscription	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$400	\$400	\$1,320

Accounts for the Public Works department's participation in various organizations. These organizational memberships provide services such as training, professional development, and useful information.

Description	Quantity	Cost	Total Costs
American Public Works Assoc. (APWA) membership	1	\$170	\$170
Suburban Tree Consortium	1	\$575	\$575
Illinois Public Works Mutual Aid	1	\$250	\$250
CDL Renewal	5	\$65	\$325

Fuel/Mileage/Wash	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$10,428	\$10,500	\$9,579

Accounts for fuel for Public Works vehicles. Staff projects the annual budget based on a four-year average.

Internet/Website Hosting	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,416	\$1,500	\$1,500

Accounts for monthly internet services through Comcast. Staff projects the annual budget based on a four-year average.

J.U.L.I.E. (Locates)	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$2,500	\$2,500	\$2,587

Accounts for the costs associated with locating underground utilities prior to digging or excavating. These costs also include locating services performed by a contractor.

Jet Cleaning Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$20,000	\$35,000	\$23,530

Accounts for scheduled and as-needed jet cleaning services. Staff projects the annual budget based on a three-year average.



Landscape Maintenance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$55,000	\$55,000	\$105,000

Accounts for general landscaping at Village facilities and Village property on a monthly basis. This line item also includes landscaping special projects throughout the Village. The locations within this account include all Village buildings, county right-of-ways, Kingery Highway, and the median.

Detail Information	2022-2023 Budget
Routine Maintenance	\$90,000
Special Projects/Time & Material	\$15,000

Maintenance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$80,632	\$97,600	\$96,000

Accounts for maintenance costs of Village-owned facilities including but not limited to the following:

Detail Information	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
Garage	\$8,032	\$7,900	\$9,000
Public Works Building	\$20,600	\$20,400	\$28,000
Streetlights	\$25,000	\$40,000	\$40,000
Trash Removal	\$2,000	\$1,600	-
Vehicles* (Split 50/50 with the Water Fund)	\$25,000	\$38,000	\$19,000
<b>TOTAL</b>	\$80,632	\$97,600	\$96,000

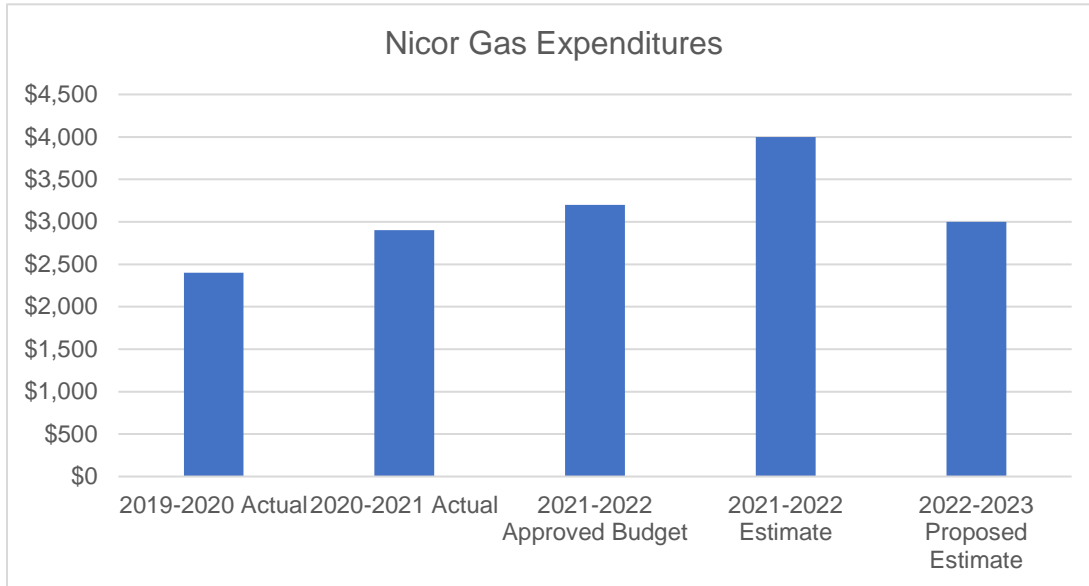
Mosquito Abatement Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$37,550	\$31,000	\$37,550

Accounts for Mosquito Abatement services with Clarke Environmental. The annual contract is \$26,450 with three additional treatments estimated at \$3,700. The contract will expire in 2023.



Nicor Gas	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$3,200	\$4,000	\$3,000

Accounts for the cost of natural gas to heat Public Works facilities. The 2022-2023 budget is based on a three-year average.



Other Professional Service	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
			\$50,000

This is a new line item for the 2022-23 Budget and will be accounted for in the purchase and installation of banners along Kingery Highway.

Pest Control	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,000	\$500	\$1,000

Accounts for pest control services. These costs are quoted annually and are based on a three-year average.

Postage and Meter	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,500	\$1,050	\$1,500

Accounts for the postage costs for routine outgoing mail and shipping Village-wide, bulk mailing for event notifications, and mailing courtesy reminder notices.

Printing and Publishing	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$750	\$1,241	\$750

Accounts for the cost to print snow routes and utility maps for the use of Public Works staff. The 2022-2023 budget is based on a three-year average.





Salt	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$80,000	\$90,000	\$85,000

Accounts for the purchase of rock salt for Village roadways. The charts below show historical purchases for each snow season and the salt inventory:

Year	Vendor	Tons	Unit Cost	Total Cost
2017/2018	Detroit salt	900	\$51.56	\$46,404
2018/2019	Detroit salt	700	\$67.15	\$47,005
2019/2020	Compass	800	\$82.96	\$66,368
2020/2021	Compass	1,040	\$81.13	\$84,375

Sanitary User Charge	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$200	\$150	\$250

Accounts for sewer maintenance charges with DuPage County.

Special Projects	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	-	-	\$35,000

This is a new line item in the 2022-2023 budget and accounts for staff-identified special projects. Below is the special project for Public Works.

Description	Cost
Utility Locating for GIS Project (50% General Fund; 50% Water Fund)	\$35,000

Snow Removal Contract	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$80,000	\$161,000	\$140,000

Accounts for snow plowing and snow removal services with NJ Ryan and Tree Landscaping. The contractor is primarily responsible for all secondary streets, cul-de-sacs, and Village buildings.

Stormwater Improvements	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$92,500	\$115,000	\$115,000

Accounts for stormwater maintenance projects on an as-needed basis.



Street Improvements	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$230,000	\$264,500	\$206,250

Accounts for asphalt repair services, concrete repair services that are performed by a contractor. The Village utilizes a hybrid model that leverages the value of in-house Public Works staff and outside contractors through outsourcing to perform typical public works functions.

	Asphalt Repair	Concrete Repair	Other
<b>Description</b>	Repair of potholes using hot patch and cold patch.	Repair of sidewalks, driveways, curbs	Limestone and Topsoil for property restorations
<b>Estimated Costs (75% General Fund/ 25% Water Fund)</b>	\$51,250	\$143,750	\$11,250

Telephones	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$2,124	\$2,200	\$2,207

Accounts for monthly services through Access One. Staff projects the annual budget based on a three-year average.

Traffic Signals	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$2,124	\$2,200	\$2,207

Accounts for annual maintenance costs for traffic signals with DuPage County and the state of Illinois. Staff projects the annual budget based on a three-year average and an annual contract.

Traffic Signals
63 <sup>rd</sup> St. & Clarendon Hills Road
Clarendon Hills Road & Plainfield Road
Kingery Highway and 67 <sup>th</sup> Street
Kingery Highway & 72 <sup>nd</sup> Court



Training	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,000	\$1,000	\$5,610

Accounts for employee development and professional development in specific areas. The training is imperative for employee development while increasing overall services to the organization and residents.

	Qty	Unit Training Cost	Subtotal Training Cost	Unit Travel Cost	Subtotal Travel Cost	Total Travel & Training Cost
American Public Works Association	2	\$35	\$70	–	–	\$70
Annual Professional Safety Training	5	\$1,000	\$5,000	–	–	\$5,000
International Association State Floodplain Management Conference	1	\$430	\$430	\$150	\$150	\$540

Tree Maintenance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$180,000	\$220,000	\$200,000

Accounts for tree removal, stump removal and tree trimming services with NJ Ryan.

Detail Description	2022-2023 Proposed Budget
Tree and Stump Removal	\$140,000
Tree Trimming	\$40,000
Tree Planting	\$20,000

Uniforms	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$3,800	\$3,800	\$1,900

Accounts for a uniform, safety vests, and safety boots are distributed to staff each year. This item is split between the General Fund and Water Fund on a 50/50 basis.

	Qty	Unit Cost	Total Cost
Clothing	4	\$450	\$1,800
Boots	4	\$250	\$1,000
Personnel Protective Equipment	4	\$250	\$1,000



## **Commodities**

Office Supplies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	500	\$750

Accounts for the office supplies in Public Works. This account includes misc. supplies for daily operations (pens, pencils, folders, binders, flash drives, coffee, etc.).

Operating Supplies and Equipment	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$13,690	\$5,000	\$12,000

Accounts for supplies for maintenance of facilities.

Road Signs	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$19,700	\$19,500	\$10,000

Accounts for materials for street sign repairs and replacement including posts, anchors, sign blanks, and reflective paper. The 2022-2023 budget is based on a three-year average.

Emergency Equipment	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,700	\$5,468	\$1,500

Accounts for emergency and unplanned equipment.

## **Capital Maintenance**

Furniture	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	\$500	\$500

Accounts for furniture replacements throughout the fiscal year.



# Capital Improvement Program

The Village of Willowbrook's capital program represents the Village's commitment to future financial planning and investment in critical Village infrastructure. The Capital Improvement Program (CIP) is a governmental fund that exists in the Capital Projects Fund for the purpose of aggregating resources to complete infrastructure improvements and large-scale capital projects. These projects are largely funded by the General Fund, Water Fund, and grants.

Capital projects cover the full spectrum of investing in the Village's infrastructure and include facility updates, construction or reconstruction of Village streets, infrastructure for water, and stormwater utilities, major equipment, vehicle purchases, and technology updates.

During preparation and review of the capital program, staff sets priorities and identifies which projects can be accomplished in a given year within the limits of the Village's financial outlook. The Village also incorporates resource allocation, prioritization, consideration of external factors, and cost evaluation to arrive at the final capital program.

The capital program has been organized by project category and within each category projects that have funding requests for 2022 are first in that section to provide a focused view of the upcoming year's request.





## Capital Improvement Program Five-Year Summary

	2022-2023 Budget	2023-2024 Budget	2024-2025 Budget	2025-2026 Budget	2026-2027 Budget
<b>Sources</b>					
Grants	\$1,106,300	\$844,998	\$0	\$0	\$0
Motor Fuel Tax	\$520,000	\$400,000	\$350,000	\$250,000	\$350,000
Rebuild Illinois Bond	\$250,000	\$0	\$250,000	\$0	\$0
Transfer from Water Fund	\$650,000	\$0	\$570,000	\$444,000	\$1,858,000
Transfer from General Fund	\$3,857,900	\$3,626,500	\$3,752,000	\$1,967,000	\$725,000
<i>Tax Increment Financing*</i>	\$0	\$0	\$0	\$250,000	\$4,650,000
<b>Total Sources/Revenue</b>	<b>\$6,384,200</b>	<b>\$4,871,498</b>	<b>\$4,922,000</b>	<b>\$2,911,000</b>	<b>\$7,583,000</b>
<b>Uses</b>					
Design	\$170,000	\$205,000	\$100,000	\$85,000	\$85,000
Road and Sidewalk Infrastructure	\$1,128,500	\$1,483,749	\$600,000	\$650,000	\$900,000
Village Equipment	\$726,700	\$466,500	\$192,000	\$376,000	\$90,000
Village Facilities	\$3,709,000	\$2,455,000	\$2,055,000	\$1,200,000	\$0
Water Infrastructure	\$650,000	\$0	\$1,975,000	\$600,000	\$6,508,000
<b>Total Uses/Expenditures</b>	<b>\$6,384,200</b>	<b>\$4,610,249</b>	<b>\$4,922,000</b>	<b>\$2,911,000</b>	<b>\$7,583,000</b>

**2022-2023 Capital Improvement Program****Line-Item Detail**

Project No.	Project Title	Department / Division	Project Description	Fund	CIP Category	2022-23 Costs
<b>DESIGN</b>						
1	Road Program Design	Public Works	Roads will be recommended based on the June 2022 CMAP Pavement Assessment Report.	Transfer from General Fund	Design	\$75,000
2	Road Program Design	Public Works	Roads will be recommended based on the June 2022 CMAP Pavement Assessment Report.	Motor Fuel Tax	Design	\$50,000
3	Public Works Building Expansion	Public Works	Accounts for design services of the property expansion project at the Public Works building.	Transfer from General Fund	Design	\$50,000
4	Sidewalk Installation Project - 79th Street	Public Works	Accounts for the design services regarding the 79th street sidewalk installation project	Transfer from General Fund	Design	\$15,000

Project No.	Project Title	Department / Division	Project Description	Fund	CIP Category	2022-23 Costs
<b>ROAD AND SIDEWALK INFRASTRUCTURE</b>						
5	Resurfacing	Public Works	Rogers Farm resurfacing project	Motor Fuel Tax	Road and Sidewalk Infrastructure	\$565,000
6	Resurfacing	Public Works	67th street resurfacing from Clarendon Hills Road to Kingery Highway	Rebuild Illinois Bond	Road and Sidewalk Infrastructure	\$490,000
7	Gower West Sidewalks	Public Works	Safe Route to Schools Grant (Village will be reimbursed \$58,800)	Transfer from General Fund	Road and Sidewalk Infrastructure	\$73,500



Project No.	Project Title	Department / Division	Project Description	Fund	CIP Category	2022-23 Costs
<b>VILLAGE EQUIPMENT</b>						
8	67th Street Traffic Signal	VAO	Darien IGA for the 67th Street Traffic Signal	Transfer from General Fund	Village Equipment	\$200,000
9	Public Works Vehicle	Public Works	1 International Vehicle for PW	Transfer from General Fund	Village Equipment	\$190,000
10	Police Vehicles	Police Department	Replacement of Two Administrative vehicles. The vehicles will be evaluated based on their condition and age.	Transfer from General Fund	Village Equipment	\$90,000
11	LED street light upgrade	Public Works	Complete the led upgrades around town	Transfer from General Fund	Village Equipment	\$90,000
12	Radio Replacement	Police Department	In-car Squad Radios x10	Transfer from General Fund	Village Equipment	\$32,000
13	LED speed limit signs	Public Works	Accounts for the purchase of one LED speed limit sign.	Transfer from General Fund	Village Equipment	\$25,000
14	Officer Safety	Police Department	Ballistic Helmut \$700 per x 26	Transfer from General Fund	Village Equipment	\$18,200
15	Public Works Equipment	Public Works	16 ft dump trailer	Transfer from General Fund	Village Equipment	\$16,000
16	Public Works Equipment	Public Works	14 ft dump trailer	Transfer from General Fund	Village Equipment	\$15,000
17	Public Works Equipment	Public Works	Hotsy Pressure Washer	Transfer from General Fund	Village Equipment	\$14,000
18	Officer Safety	Police Department	Replacement of two Ballistic Shields	Transfer from General Fund	Village Equipment	\$12,000
19	Public Works Equipment	Public Works	6 in trash pump	Transfer from General Fund	Village Equipment	\$11,000
20	Concrete Repair	Police Department	Concrete Repair at the Police Department	Transfer from General Fund	Village Equipment	\$5,000
21	Technology	Police Department	Evidence Room Server	Transfer from General Fund	Village Equipment	\$5,000
22	Technology	Public Works	Two vehicle laptops with hotspots	Transfer from General Fund	Village Equipment	\$3,500



Project No.	Project Title	Department / Division	Project Description	Fund	CIP Category	2022-23 Costs
<b>VILLAGE FACILITIES</b>						
23	Community Center Construction	VAO	Community Resource Center	General / Grants	Village Facilities	\$2,250,000
24	Borse Park Lighting Project	Parks	Upgrade existing lighting at Borse Park. This project will be evaluated in conjunction with the pickleball project at Midway Park	General / Grants	Village Facilities	\$645,000
25	Ridgemoor Park Project	Parks	Replacement of park equipment and site improvements	Transfer from General Fund	Village Facilities	\$400,000
26	New Windows at Village Hall	VAO	Replacement of Building Windows	Transfer from General Fund	Village Facilities	\$90,000
27	Floor seal coating	Public Works	Replacement of the shop floor at the Public Works building.	Transfer from General Fund	Village Facilities	\$75,000
28	Community Resource Center Signage	VAO	Community Resource Center Signage	Transfer from General Fund	Village Facilities	\$55,000
29	Construction	Police Department	Renovation of the Access Door Patrol/Admin	Transfer from General Fund	Village Facilities	\$50,000
30	New Windows at the Police Department	Police Department	Replacement of Building Windows	Transfer from General Fund	Village Facilities	\$45,000
31	Building Remodel	VAO	Community Development Remodel (new counter, TVs, etc)	Transfer from General Fund	Village Facilities	\$45,000
32	Resurfacing Borse Park	Parks	Borse Park parking lot resurfacing	Transfer from General Fund	Village Facilities	\$25,000
33	Building Repair	Police Department	Display case - Desk-lockers	Transfer from General Fund	Village Facilities	\$22,000
34	Range Supply	Police Department	Ultra Sonic Cleaner -Range	Transfer from General Fund	Village Facilities	\$7,000



Project No.	Project Title	Department / Division	Project Description	Fund	CIP Category	2022-23 Costs
<b><i>WATER INFRASTRUCTURE</i></b>						
35	75th street main replacement and extension	Public Works	Replace the water main from Clarendon Hills Road to Brookbank. This project also includes the installation of a water main west of Clarendon Hills Road	Transfer from Water Fund	Water Infrastructure	\$650,000





## 2022-2023 Capital Improvement Program

### Line-Item Description

#### Design \$170,000

Annual activities include road surveying, soil testing, material testing, Capital Improvement Program (CIP) road resurfacing, storm, and water design, inspectional and project management services, bridge and retaining wall inspection, drainage analysis, and assessment and natural resource project design.

#### Road and Sidewalk Infrastructure \$1,128,500

Infrastructure projects involve grinding of street surface, underground utility spot repairs, minor concrete work including sidewalk and curb and gutter replacement, roadway patching, street surface placement, and landscape restoration. The roadways include:

1)	Road	From	To
	Sunset Ridge Road	Raleigh	Tremont
	Tremont	Hill	Sunset Ridge
	Wesley	Hill	Sunset Ridge
	Blair	Hill	Sunset Ridge
	Hill	Raleigh	Tremont
	Raleigh	Hill	Sunset Ridge

2) 67<sup>th</sup> Street Resurfacing Project from Kingery Highway to Clarendon Hills Road

3) Sidewalk installation at Gower West – Village staff applied for a grant through the Safe Routes to School program with Gower West for sidewalks at the west side of campus. Staff anticipates a decision from the Illinois Department of Transportation in early 2022.

#### Village Equipment \$726,700

Annual purchases of equipment for operating activities are included in the Village Equipment line. Highlights of next fiscal year include:

- One Public Works International Vehicle - \$190,000
- Two administrative vehicles for the Police Department - \$90,000
- Completion of LED upgrades within the Village - \$90,000
- 10 in-car squad radios for the Police Department - \$32,000
- Acquisition of LED speed limit signs - \$25,000
- 26 Ballistic Helmets - \$18,200



**Village Facilities \$3,709,000**

This category accounts for major repairs and replacement of Village property. Highlights of next fiscal year include:

- Community Resource Center Project - \$2,250,000
- Borse Park Lighting Project - \$645,000
- Farmingdale Park Project - \$400,000
- Community Resource Center Signage - \$55,000
- Police Department Remodel - \$45,000

**Water Infrastructure \$650,000**

The replacement or rehabilitation of water infrastructure in the Village is included in this category. Highlights of next fiscal year include:

- Water Main Replacement and Extension at 75<sup>th</sup> street and Clarendon Hills Road - \$650,000



## 2023-2027 CAPITAL IMPROVEMENT PROGRAM

<i>2023-24 Capital Improvement Program</i>						
Project No.	Project Title	Department / Division	Project Description	Fund	CIP Category	2023-24 Costs
1	Road Program Design	Public Works	Resurfacing Design	Transfer from General Fund	Design	\$125,000
2	Willow Manor stormwater	Public Works	Accounts for design services regarding the Willow Manor Storm Water project.	Transfer from General Fund	Design	\$80,000
3	Reconstruction	Public Works	Roads will be recommended based on the June 2022 CMAP Pavement Assessment Report.	Grants	Road and Sidewalk Infrastructure	\$583,749
4	79th Street Sidewalk Project	Public Works	Sidewalk installation project from Eleanor to Clarendon Hills Road. This project will likely include a pedestrian bridge over the creek on 79th street. There is also a cost-sharing opportunity with Gower West	Transfer from General Fund	Road and Sidewalk Infrastructure	\$500,000
5	Resurfacing	Public Works	Roads will be recommended based on the June 2022 CMAP Pavement Assessment Report.	Motor Fuel Tax	Road and Sidewalk Infrastructure	\$400,000
6	Vehicles	Public Works	One international	Transfer from General Fund	Village Equipment	\$200,000
7	Vehicle	Police Department	Replacement of two Tahoes. The vehicles will be evaluated based on their condition and age.	Transfer from General Fund	Village Equipment	\$120,000
8	Vehicle	Police Department	Replacement of two Administrative vehicles. The vehicles will be evaluated based on their condition and age.	Transfer from General Fund	Village Equipment	\$90,000
9	Range Supply	Police Department	New Dept. Issue Handguns (26)	Transfer from General Fund	Village Equipment	\$26,000
10	Officer Safety	Police Department	Ballistic Shield Replacement	Transfer from General Fund	Village Equipment	\$24,000
11	Range Supply	Police Department	Holster issue for new handgun	Transfer from General Fund	Village Equipment	\$6,500
13	Property expansion	Public Works	Expand and utilize the existing yard into the Expand PW yard into a village-owned lot	Transfer from General Fund	Village Facilities	\$1,000,000
14	Midway Park Pickleball Project	Parks	Accounts for the following: (1) studying the installation of a parking lot and pickleball courts at Midway Park and (2) installation of the Pickleball Court	Transfer from General Fund	Village Facilities	\$650,000
15	Borse Park Lighting Project	Parks	Upgrade existing lighting at Borse Park. This project will be evaluated in conjunction with the pickleball project at Midway Park	General / Grants	Village Facilities	\$285,000



<b>2023-24 Capital Improvement Program</b>						
<b>Project No.</b>	<b>Project Title</b>	<b>Department / Division</b>	<b>Project Description</b>	<b>Fund</b>	<b>CIP Category</b>	<b>2023-24 Costs</b>
16	Farmingdale Park Project	Parks	Replacement of park equipment and site improvements	Transfer from General Fund	Village Facilities	\$210,000
17	Willow Pond Park Deck Replacement	Parks	Accounts for replacement of the decks at Willow Pond Park	Transfer from General Fund	Village Facilities	\$125,000
18	Training	Police Department	Apex Officer Training Simulator	Transfer from General Fund	Village Facilities	\$100,000
19	Prairie Trail Pond Improvement Project	Parks	Install three rock ADA fishing piers around Prairie Trail Pond	Transfer from General Fund	Village Facilities	\$85,000

<b>2024-25 Capital Improvement Program</b>						
<b>Project No.</b>	<b>Project Title</b>	<b>Department / Division</b>	<b>Project Description</b>	<b>Fund</b>	<b>CIP Category</b>	<b>2024-25 Costs</b>
1	Road Design Program	Public Works	Resurfacing Design	Transfer from General Fund	Design	\$100,000
2	Resurfacing	Public Works	Roads will be recommended based on the June 2022 CMAP Pavement Assessment Report.	Rebuild Illinois Bond	Road and Sidewalk Infrastructure	\$250,000
3	Resurfacing	Public Works	Roads will be recommended based on the June 2022 CMAP Pavement Assessment Report.	Motor Fuel Tax	Road and Sidewalk Infrastructure	\$350,000
4	Officer Safety	Police Department	Ballistic Shield Replacement	Transfer from General Fund	Village Equipment	\$12,000
5	Vehicle	Police Department	Replacement of three Tahoes. The vehicles will be evaluated based on their condition and age.	Transfer from General Fund	Village Equipment	\$180,000
6	Building Repair	Police Department	Car Port Metal Pole Powder coat	Transfer from General Fund	Village Facilities	\$10,000
7	Borse Park Improvement Project	Parks	Accounts for the renovation of the trails, Volleyball courts, Parking Lots, Landscape enhancements, Playground Construction, Playground surfacing, Draining Improvements,	Transfer from General Fund	Village Facilities	\$2,000,000
8	Pump Station improvements	Public Works	Pump Station Improvements	Transfer from General Fund	Village Facilities	\$45,000
9	Water System Infrastructure	Public Works	Water Main Replacement - Location will be evaluated in 23-24	Transfer from Water Fund	Water Infrastructure	\$250,000
10	Water meter replacement	Public Works	Accounts for the replacement of antiquated equipment.	Transfer from Water Fund	Water Infrastructure	\$275,000
11	Willow Manor Storm Water Project	Public Works	Accounts for several stormwater improvements in Willow Manor, including culvert replacement, ditch fill in, add storm sewers	Transfer from General Fund	Water Infrastructure	\$1,450,000



<b>2025-26 Capital Improvement Program</b>						
<b>Project No.</b>	<b>Project Title</b>	<b>Department/ Division</b>	<b>Project Description</b>	<b>Fund</b>	<b>CIP Category</b>	<b>2025-26 Costs</b>
1	Executive Drive Storm Water Project	Public Works	Executive Drive Water Replacement	<i>Tax Increment Financing*</i>	Design	\$250,000
2	Road Program Design	Public Works	Resurfacing Design	Transfer from General Fund	Design	\$85,000
3	Reconstruction Project	Public Works	Roads will be recommended based on the June 2022 CMAP Pavement Assessment Report.	Transfer from General Fund	Road and Sidewalk Infrastructure	\$400,000
4	Resurfacing Project	Public Works	Roads will be recommended based on the June 2022 CMAP Pavement Assessment Report.	Motor Fuel Tax	Road and Sidewalk Infrastructure	\$250,000
5	Vehicle	Police Department	Replacement of three Tahoes. The vehicles will be evaluated based on their condition and age.	Transfer from General Fund	Village Equipment	\$180,000
6	Chatelain Court Dead End Water Main Loop	Public Works	Chatelain Court Dead End Water Main Loop	Transfer from Water Fund	Village Equipment	\$94,000
7	Vehicle	Police Department	Replacement of one administrative vehicle. The vehicle will be evaluated based on its condition and age.	Transfer from General Fund	Village Equipment	\$45,000
8	Vehicle	Police Department	Replacement of one administrative vehicle. The vehicle will be evaluated based on its condition and age.	Transfer from General Fund	Village Equipment	\$45,000
9	Officer Safety	Police Department	Replacement of antiquated equipment.	Transfer from General Fund	Village Equipment	\$12,000
10	Creekside Park Bridge Replacements	Parks	Accounts for the replacement of three pedestrian bridges throughout Creekside Park	Transfer from General Fund	Village Facilities	\$600,000
12	Parks Development	Parks	Willow Pond Improvement Project	Transfer from General Fund	Village Facilities	\$600,000
13	Water meter replacement	Public Works	Accounts for the replacement of antiquated equipment.	Transfer from Water Fund	Water Infrastructure	\$350,000





<b>2026-27 Capital Improvement Program (Filtered by Costs)</b>						
<b>Project No.</b>	<b>Project Title</b>	<b>Department/ Division</b>	<b>Project Description</b>	<b>Fund</b>	<b>CIP Category</b>	<b>2026-27 Costs</b>
1	Road Program Design	Public Works	Resurfacing Design	Transfer from General Fund	Design	\$85,000
2	Reconstruction Project	Public Works	Roads will be recommended based on the June 2022 CMAP Pavement Assessment Report.	Resurfacing	Road and Sidewalk Infrastructure	\$550,000
3	Resurfacing	Public Works	Roads will be recommended based on the June 2022 CMAP Pavement Assessment Report.	Motor Fuel Tax	Road and Sidewalk Infrastructure	\$350,000
4	Vehicles	Police Department	Two Vehicles	Transfer from General Fund	Village Equipment	\$90,000
5	Water Meter Replacement Program	Public Works	Accounts for the replacement of antiquated equipment.	Transfer from Water Fund	Village Facilities	\$350,000
6	Executive Drive Storm Water Project	Public Works	Executive Drive Water Replacement	<i>Tax Increment Financing*</i>	Water Infrastructure	\$3,900,000
7	Extend water main through Village limits along with Bentley, Virginia, Tennessee and Alabama	Public Works	Extend Water Main through Village limits along with Bentley, Virginia, Tennessee, and Alabama	Transfer from Water Fund	Water Infrastructure	\$1,508,000
8	Pipe Replacement under I 55	Public Works	Repair a water pipe under I-55. This was installed prior to I-55 being built.	<i>Tax Increment Financing*</i>	Water Infrastructure	\$750,000



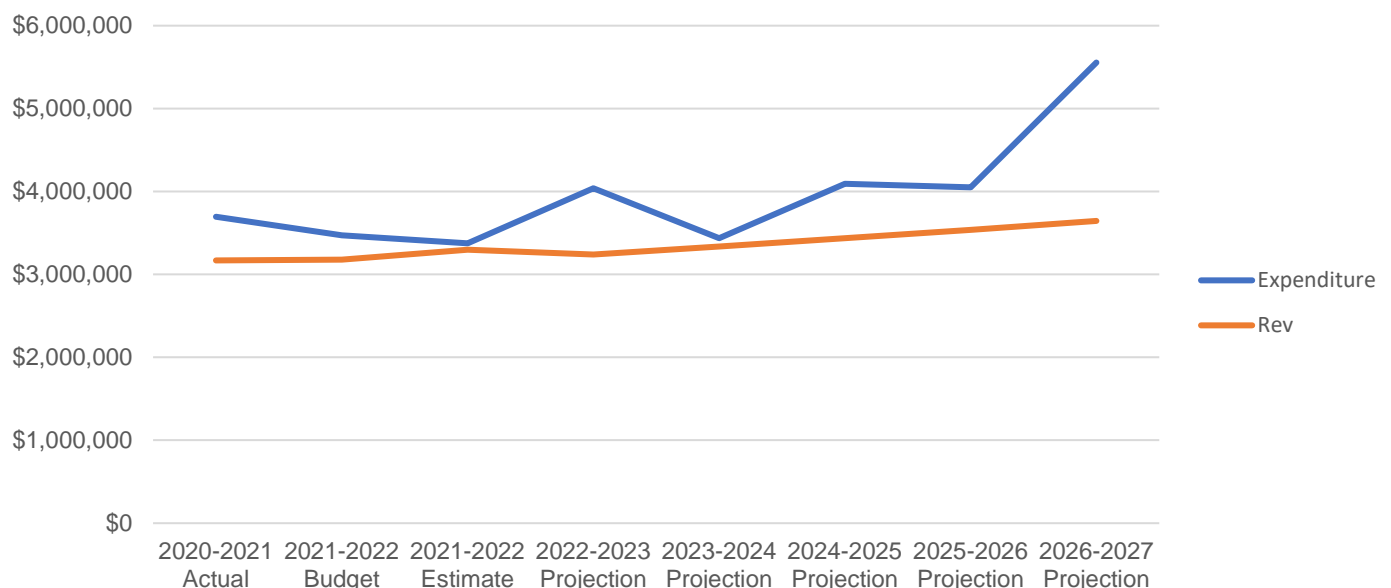
# Water Fund Summary

<b>REVENUES</b>					
	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21- 22 Estimate and 22-23 Proposed Budget
TAXES	\$3,168,908	\$3,180,200	\$3,297,926	\$3,238,768	-\$59,158
<b>TOTAL WATER FUND REVENUES</b>	<b>\$3,168,908</b>	<b>\$3,180,200</b>	<b>\$3,297,926</b>	<b>\$3,238,768</b>	<b>-\$59,158</b>
<b>EXPENDITURES</b>					
	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21- 22 Estimate and 22-23 Proposed Budget
Personnel	\$308,223	\$295,176	\$306,983	\$647,892	\$340,909
Contractual	\$2,627,236	\$2,759,148	\$2,744,542	\$2,436,860	-\$307,681
Commodities	\$58,960	\$78,297	\$92,660	\$107,600	\$14,940
Capital Maint/Debt Service	\$350,196	\$340,880	\$230,999	\$196,659	-\$34,340
<i>Capital Improvement Program</i>	\$175,620	\$0	\$0	\$650,000	\$650,000
<b>TOTAL OPERATING</b>	<b>\$3,520,235</b>	<b>\$3,473,501</b>	<b>\$3,375,184</b>	<b>\$3,389,011</b>	<b>\$13,828</b>
<b>TOTAL EXPENDITURES</b>	<b>\$3,695,855</b>	<b>\$3,473,501</b>	<b>\$3,375,184</b>	<b>\$4,039,011</b>	<b>\$663,828</b>



<b>REVENUES</b>					
	2022-2023 Projection	2023-2024 Projection	2024-2025 Projection	2025-2026 Projection	2026-2027 Projection
<b>TAXES</b>	<b>\$3,238,768</b>	<b>\$3,335,931</b>	<b>\$3,436,009</b>	<b>\$3,539,089</b>	<b>\$3,645,262</b>
<b>TOTAL WATER FUND REVENUES</b>	<b>\$3,238,768</b>	<b>\$3,335,931</b>	<b>\$3,436,009</b>	<b>\$3,539,089</b>	<b>\$3,645,262</b>
<b>EXPENDITURES</b>					
	2022-2023 Projection	2023-2024 Projection	2024-2025 Projection	2025-2026 Projection	2026-2027 Projection
Personnel	\$647,892	\$673,808	\$700,760	\$728,791	\$757,942
Contractual	\$2,436,860	\$2,450,597	\$2,499,609	\$2,549,602	\$2,600,594
Commodities	\$107,600	\$111,904	\$116,380	\$121,035	\$125,877
Capital Maint/Debt Service	\$196,659	\$200,592	\$204,604	\$208,696	\$212,870
<i>Capital Improvement Program</i>	\$650,000	\$0	\$570,000	\$444,000	\$1,858,000
<b>TOTAL OPERATING</b>	<b>\$3,389,011</b>	<b>\$3,436,901</b>	<b>\$3,521,354</b>	<b>\$3,608,124</b>	<b>\$3,697,283</b>
<b>TOTAL EXPENDITURES</b>	<b>\$4,039,011</b>	<b>\$3,436,901</b>	<b>\$4,091,354</b>	<b>\$4,052,124</b>	<b>\$5,555,283</b>
<b>Deficit/Surplus</b>	<b>-\$800,243</b>	<b>-\$100,970</b>	<b>-\$655,345</b>	<b>-\$513,034</b>	<b>-\$1,910,021</b>
<b>Fund Balance</b>	<b>\$1,662,172</b>	<b>\$1,561,202</b>	<b>\$905,857</b>	<b>\$392,822</b>	<b>-\$1,517,198</b>

2020-2027 Water Fund Expenditures



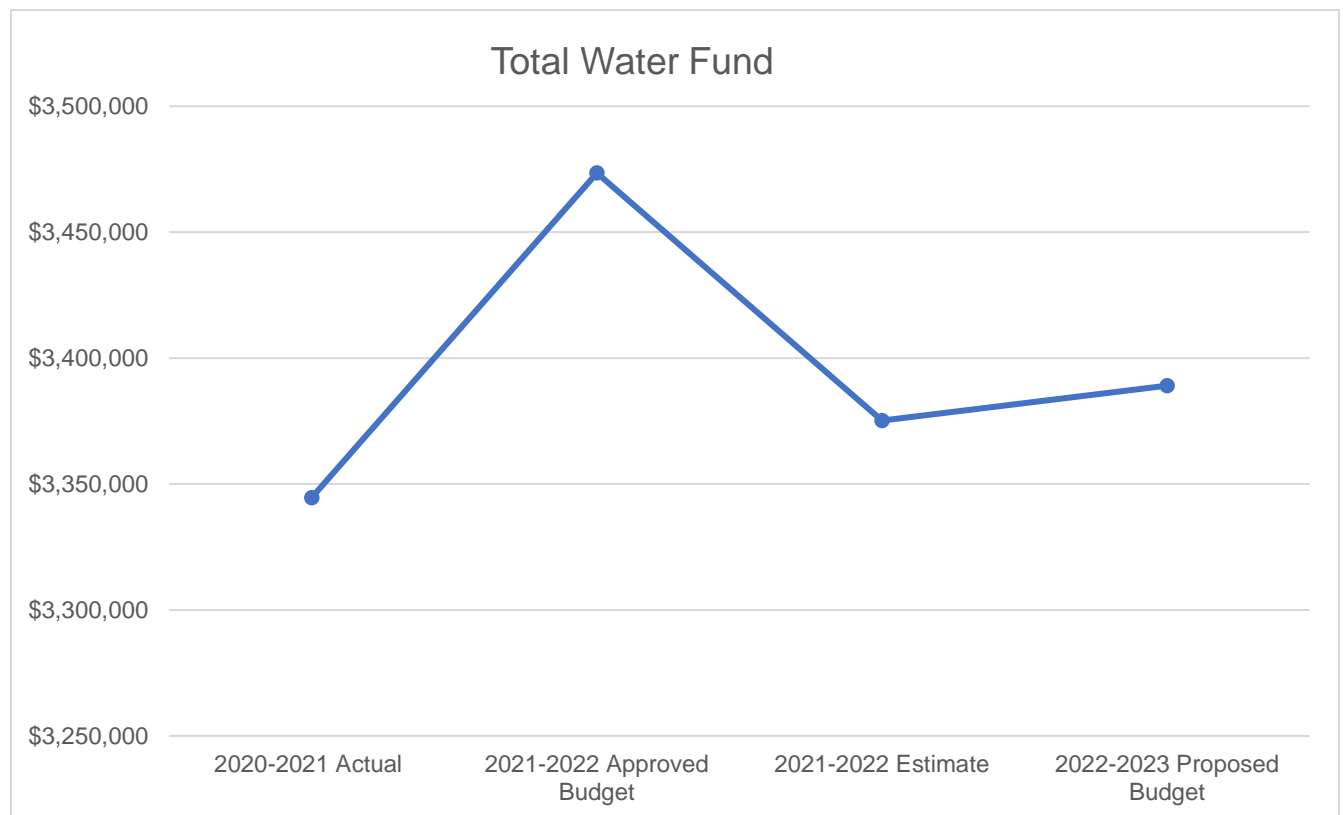


# Water Fund



## Water Fund Summary Costs

	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21- 22 Estimate and 22-23 Proposed Budget
<b>Personnel</b>	\$308,223	\$295,176	\$306,983	\$647,892	\$340,909
<b>Contractual</b>	\$2,627,236	\$2,759,148	\$2,744,542	\$2,436,860	-\$307,681
<b>Commodities</b>	\$58,960	\$78,297	\$92,660	\$107,600	\$14,940
<b>Capital Maint.</b>	\$350,196	\$340,880	\$230,999	\$196,659	-\$34,340
<b>TOTAL OPERATING</b>	<b>\$3,344,615</b>	<b>\$3,473,501</b>	<b>\$3,375,184</b>	<b>\$3,389,011</b>	<b>\$13,828</b>







## Water Fund

### Line-Item Detail

Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>PERSONNEL</b>						
	Regular Salaries	\$175,514	\$164,548	\$171,130	\$407,908	\$236,778
	Part-Time Salaries	\$7,643	\$2,813	\$2,926		-\$2,926
	Overtime Salaries	\$28,062	\$25,000	\$26,000	\$31,879	\$5,879
	FICA Payments	\$15,518	\$14,763	\$15,354	\$28,387	\$13,033
	IMRF Payments	\$35,379	\$46,878	\$48,753	\$46,198	-\$2,555
	Insurance	\$46,107	\$41,174	\$42,821	\$73,095	\$30,274
	Police Pension				\$60,426	\$60,426
<b>TOTAL PERSONNEL</b>		<b>\$308,223</b>	<b>\$295,176</b>	<b>\$306,983</b>	<b>\$647,892</b>	<b>\$340,909</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CONTRACTUAL</b>						
02-50-417-212	Edp Equipment/Software	\$1,050	\$35,364	\$20,000		-\$20,000
02-50-417-263	Edp Licenses	\$7,163	\$15,647	\$5,000	\$16,200	\$11,200
02-50-420-206	Electricity	\$18,077	\$18,000	\$17,950	\$18,000	\$50
02-50-405-245	Engineering Services		\$60,500	\$10,000	\$15,000	\$5,000
02-50-401-307	Fees Dues Subscriptions	\$1,373	\$1,400	\$1,350	\$1,400	\$50
	Financial Services				\$96,480	\$96,480
02-50-401-303	Fuel/Mileage/Wash	\$7,810	\$11,000	\$10,950	\$12,000	\$1,050
	Insurance - IRMA				\$93,373	\$93,373
02-50-417-306	It Consulting	\$1,158	\$2,693	\$2,214	\$0	-\$2,214
02-50-430-425	J. U. L. I. E. (Locates)		\$500	\$500	\$500	\$0
02-50-430-299	Landscaping - Other	\$1,078	\$1,500	\$1,500	\$0	-\$1,500
02-50-430-276	Leak Survey Services	\$17,784	\$20,256	\$15,000	\$35,000	\$20,000
02-50-420-488	Maintenance - Pumps & Well		\$500	\$500	\$0	-\$500
02-50-435-278	Meters Flow Testing Services	\$17,072	\$10,263	\$10,200	\$28,000	\$17,800
02-50-401-311	Postage & Meter Rent	\$5,296	\$6,000	\$0		\$0
02-50-401-302	Printing & Publishing	\$5,375	\$5,576	\$5,160	\$5,500	\$340
02-50-420-491	Pump Inspection & Repairs	\$8,239	\$9,500	\$9,000	\$23,500	\$14,500
02-50-420-575	Purchase Of Water	\$1,643,246	\$1,689,800	\$1,608,643	\$1,601,157	-\$7,486



02-50-410-501	Reimburse Overhead General Fund	\$562,288	\$647,154	\$691,875	-	-\$691,875
02-50-420-362	Sampling Analysis	\$1,950	\$4,500	\$4,500	\$5,200	\$700
02-50-415-273	Self Insurance - Deductible		\$10,000		\$4,000	\$4,000
	Special Projects				\$35,000	\$35,000
	Spoils Hauling Services				\$85,000	\$85,000
	Street Improvements Services				\$68,750	\$68,750
02-50-401-201	Telephones	\$4,116	\$4,495	\$4,400	\$4,400	\$0
02-50-401-304	Training	\$60	\$1,500	\$1,200	\$1,500	\$300
	Uniforms				\$1,900	\$1,900
	Vehicle Maintenance				\$19,000	\$19,000
02-50-430-277	Water Distribution Repairs/Maintenance	\$315,717	\$200,000	\$320,000	\$260,000	-\$60,000
02-50-425-474	Wellhouse Repairs/Maintenance	\$8,384	\$3,000	\$4,600	\$6,000	\$1,400
<b>TOTAL CONTRACTUAL</b>		<b>\$2,627,236</b>	<b>\$2,759,148</b>	<b>\$2,744,542</b>	<b>\$2,436,860</b>	<b>-\$307,681</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>COMMODITIES</b>						
02-50-420-361	Chemicals	\$93	\$1,500	\$860	\$1,000	\$140
02-50-435-463	Maintenance - Meter Equipment	\$1,557	\$2,500	\$2,500	\$0	-\$2,500
02-50-430-476	Material & Supplies - Distribution	\$28,265	\$35,000	\$51,000	\$55,000	\$4,000
02-50-425-475	Materials & Supplies- Standpipe/Pumphouse	\$4,974	\$5,500	\$5,500	\$8,900	\$3,400
02-50-435-462	Meter Replacement		\$13,297	\$12,500	\$18,000	\$5,500
02-50-435-461	New Metering Equipment	\$21,949	\$15,000	\$15,000	\$15,000	\$0
02-50-401-301	Office Supplies	\$474	\$500	\$500	\$2,200	\$1,700
02-50-430-401	Operating Equipment	\$1,648	\$5,000	\$4,800	\$7,500	\$2,700
<b>TOTAL COMMODITIES</b>		<b>\$58,960</b>	<b>\$78,297</b>	<b>\$92,660</b>	<b>\$107,600</b>	<b>\$14,940</b>
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CAPITAL MAINTENANCE</b>						
02-50-440-700	Capital Outlay - Capitalized	-\$15,064	\$0	\$0	\$0	\$0



02-50-449-101	Depreciation Expense	\$272,357	\$0	\$0	\$0	\$0
02-50-440-694	Distribution System Replacement	\$8,070	\$87,500	\$87,500	\$75,000	-\$12,500
02-50-401-405	Furniture & Office Equipment	\$0	\$500	\$0	\$500	\$500
02-50-449-102	Interest - Bond	\$9,115	\$8,964	\$8,964	\$8,964	\$0
02-50-449-105	Interest - Iepa Loan	\$13,959	\$13,393	\$13,393	\$13,393	\$0
02-50-449-104	Principal - Bond	\$0	\$11,829	\$11,829	\$11,829	\$0
02-50-440-626	Vehicles - New & Other	\$15,064	\$131,721	\$39,840	\$0	-\$39,840
02-50-900-112	Transfer To Debt Service - 2015	\$46,695	\$45,918	\$45,918	\$45,918	\$0
02-50-449-106	Principal - Iepa Loan	\$0	\$41,055	\$41,055	\$41,055	\$0
<b>TOTAL CAPITAL MAINTENANCE</b>		<b>\$350,196</b>	<b>\$340,880</b>	<b>\$230,999</b>	<b>\$196,659</b>	<b>-\$34,340</b>



## Water Fund

### Line-Item Description

The Water Fund is an enterprise fund which means the fund operates as a business and user charges are the main source of revenue, as opposed to taxes or other general revenues. This fund is used to account for the revenue and expense activities associated with the delivery of water to customers.

The Willowbrook Water Fund includes operational activities performed by the following departments: Village Administrator's Office, Police and Public Works. The Village Administrator's Office performs support activities to assist with service operations and the overall management and administration of the fund and its associated operations. The Police Department performs minor assistance with Public Works as it pertains to traffic control related to water main breaks and snow control operations. Lastly, the Public Works Department performs general maintenance on the system such as water main break repairs, hydrant flushing, meter replacements, and water quality testing. Furthermore, these activities include responding to water and sewer customer inquiries, water and sewer billing, accounts payable, payroll, financial support, information technology support, and general management and administration.

### **Personnel**

Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$164,548	\$171,130	\$407,908

Accounts for the salary expense for full-time employees that are allocated to the Water Fund.

Salary Allocation by Fund		
Position	General Fund	Water Fund
Village Administrator	80%	15%
Assistant Village Administrator	80%	15%
Public Works Foreman	45%	55%
Public Works Laborers (5)	45%	55%
Public Services Coordinator	15%	85%
Seasonal Help	45%	55%
Public Works Foreman	45%	55%
Police Chief	95%	5%
(2) Deputy Police Chief	95%	5%
(4) Sergeants	95%	5%
(2) Detectives	95%	5%
(20) Police Officers	95%	5%
(2) Administrative Staff	95%	5%



Overtime Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$25,000	\$26,000	\$31,879

Accounts for overtime salaries for Public Works employees that primarily result from the commitment to maintain appropriate service levels during unscheduled occurrences. Examples include water main breaks, inclement weather, and other infrastructure emergencies. The fund allocation is identical to Regular Salaries for Public Works employees.

FICA Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$14,763	\$15,354	\$28,387

Accounts for a portion of FICA (Social Security (6.2%) and Medicare (1.45%)) payments for Salaries. The fund allocation is identical to Regular Salaries.

IMRF Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$46,878	\$48,753	\$46,198

Accounts for a portion of the employer's share of the Illinois Municipal Retirement Fund (IMRF) pension contributions. The 2022-2023 employer rate is 20.76% of IMRF wages, which includes salaries and OT wages. The fund allocation is identical to Regular Salaries.

Insurance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$41,174	\$42,821	\$73,095

Accounts for a portion of the Health Insurance and Life Insurance coverage for all full-time personnel. The fund allocation is identical to Regular Salaries.

## **Contractual**

EDP Licenses	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$15,647	\$5,000	\$16,200

Accounts for the annual software purchases for Aclara.

Electricity	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$18,000	\$17,950	\$18,000

Accounts for electricity for street lights. Staff projects the annual budget based on a four-year average.





Engineering Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$60,500	\$10,000	\$15,000

Accounts for the outsourced engineering services under the several engineering firms highlighted in the table below:

Vendor	Services
Novotny Engineering	Village Engineering Services

Fees/Dues/Subscription	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,400	\$1,350	\$1,400

Accounts for the Public Works department participation in various organizations. These organizational memberships provide services such as training, professional development, and useful information.

Description	Quantity	Cost	Total Costs
American Waterworks Association (AWWA) membership	1	1	\$1,400

Financial Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
			\$96,480

The Village Board entered into a three-year contract with Lauterbach & Amen for daily financial operations for the Village. The annual cost for the contract is \$241,200.

Fuel/Mileage/Wash	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$11,000	\$10,950	\$12,000

Accounts for fuel for Public Works vehicles. Staff projects the annual budget based on a four-year average.

Insurance - IRMA	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
			\$93,373

Accounts for the annual premium for insurance services with IRMA. This line-item is distributed through the following fund allocation:

General Fund	Water Fund
60%	40%



J.U.L.I.E. (Locates)	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	\$500	\$500

Accounts for the costs associated with locating underground utilities prior to digging or excavating. These costs also include locating services performed by a contractor.

Leak Survey Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$20,256	\$15,000	\$35,000

Accounts for annual leak detection services. These costs assist staff with the maintenance of the Village's water distribution system.

Meter Flow Testing Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$10,263	\$10,200	\$28,000

Accounts for meter flow testing services on an annual basis.

Printing & Publishing	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,576	\$5,160	\$5,500

Accounts for the cost to print snow routes and utility maps for the use of Public Works staff. The 2022-2023 budget is based on a three-year average.

Pump Inspection and Repairs	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$9,500	\$9,000	\$23,500

Accounts for preventive maintenance and repairs to pump stations within the Village.

Purchase of Water	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,689,800	\$1,689,800	\$1,700,000

Accounts for water purchases from the DuPage Water Commission. The estimated amount of gallons for the Village are based on a two-year average of water gallons purchased.

Sampling Analysis Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$4,500	\$4,500	\$5,200

Accounts for routine sample testing that is required by the Illinois Environmental Protection Agency.



Special Projects	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	-	-	\$35,000

This is a new line item in the 2022-2023 budget and accounts for staff-identified special projects. Below is the special project for Public Works.

Description	Cost
Utility Locating for GIS Project (50% General Fund; 50% Water Fund)	\$35,000

Spoil Hauling Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
			\$85,000

Accounts for the hauling of spoil from street sweeping and street excavations. The budgeted amount is based on a three-year average. This is a new line item that use to be budgeted within Water Distribution Repairs/Maintenance.

Street Improvement Services	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
			\$68,750

Accounts for asphalt repair services, concrete repair services that are performed by a contractor. The Village utilizes a hybrid model that leverages the value of in-house Public Works staff and outside contractors through outsourcing to perform typical public works functions.

	Asphalt Repair	Concrete Repair	Other
Description	Repair of potholes using hot patch and cold patch.	Repair of sidewalks, driveways, curbs	Limestone and Topsoil for property restorations
<b>Estimated Costs (75% General Fund/ 25% Water Fund)</b>			

Telephones	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$4,495	\$4,400	\$4,400

Accounts for monthly services through Access One. Staff projects the annual budget based on a three-year average.



Training	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,500	\$1,200	\$1,500

Accounts for employee development and professional development in specific areas. The training is imperative for employee development while increasing overall services to the organization and residents.

	Qty	Unit Training Cost	Subtotal Training Cost	Unit Travel Cost	Subtotal Travel Cost	Total Travel & Training Cost
Water License Training	2	\$75	\$150	–	–	\$150
Operator in Training	2	\$650	\$1,300	–	–	\$1,300
Misc.	1	\$50	\$50	–	–	\$50

Uniforms	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
			\$1,900

Accounts for a uniform, safety vests, and safety boots are distributed to staff each year. This item is split between the General Fund and Water Fund on a 50/50 basis.

	Qty	Unit Cost	Total Cost
Clothing	4	\$450	\$1,800
Boots	4	\$250	\$1,000
Personnel Protective Equipment	4	\$250	\$1,000

Vehicle Maintenance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
			\$19,000

Accounts for vehicle maintenance on an as-needed basis.

Water Distribution Repairs/Maintenance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$200,000	\$320,000	\$260,000

Accounts for service costs related to distributing water including new outsourcing initiatives of hydrant flushing, valve exercising, hydrant painting.

Wellhouse Repairs/Maintenance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$3,000	\$4,600	\$6,000

Accounts for annual repairs and maintenance services to wellhouses within the Village.

**Commodities**

Chemicals	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$1,500	\$860	\$1,000

Accounts for supplies for maintenance of the water distribution system, including sodium hypochlorite.

Material and Supplies – Water Distribution	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$35,000	\$51,000	\$55,000

Accounts for emergency and unplanned equipment related to the water distribution system.

Material and Supplies Standpipe/Pumphouse	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,500	\$5,500	\$8,900

Accounts for emergency and unplanned equipment-related standpipe/pumphouses.

Meter Replacement	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$13,297	\$12,500	\$18,000

Accounts for the replacement of Village operated large water meters as needed.

New Metering Equipment	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$15,000	\$15,000	\$15,000

Accounts for the maintenance and repair services for Village operated large water meters as needed.

Office Supplies	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	\$500	\$2,200

Accounts for the office supplies in Public Works. This account includes misc. supplies for daily operations (pens, pencils, folders, binders, flash drives, coffee, etc.).

Operating Equipment	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$5,000	\$4,800	\$7,500

Accounts for cost of safety upgrades, supplies, or minor repairs, This account also includes first aid kits and supplies, gloves, protective eyewear, disinfectant supplies, and high visibility safety vests.



**Capital Maintenance/Debt Service**

Distribution System Replacement	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$87,500	\$87,500	\$75,000

Accounts for annual replacement of water infrastructure. These expenses are typically Unexpected and are not included in the Capital Improvement Plan.

Furniture	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$500	\$0	\$500

Accounts for furniture replacements throughout the fiscal year.

Interest - Bond	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$8,964	\$8,964	\$8,964

Accounts for the interest on the 2015 GO ARS Bond that was approved by the Board for the remodeling of the Police station and painting of the water tank.

Interest – IEPA Loan	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$13,393	\$13,393	\$13,393

Accounts for interest on the loan from the Illinois Environmental Protection Agency (IEPA) for the painting of the water tower.

Principal - Bond	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$11,829	\$11,829	\$11,829

Accounts for the principal on the 2015 GO ARS Bond that was approved by the Board for the remodeling of the Police station and painting of the water tank.

Transfer to Debt Service – 2015 Loan	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$45,918	\$45,918	\$45,918

Accounts for the remaining principal on the 2015 GO ARS Bond that was approved by the Board for the remodeling of the Police station and painting of the water tank.

Principal – IEPA Loan	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$41,055	\$41,055	\$41,055

Accounts for the principal on the loan from the Illinois Environmental Protection Agency (IEPA) for the painting of the water tower.



# Business District Fund



## Business District Fund Summary

<b>REVENUES</b>					
	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22- 23 Proposed Budget
TAXES	\$605,330	\$500,000	\$625,000	\$631,250	\$6,520
<b>TOTAL BUSINESS DISTRICT FUND REVENUES</b>	<b>\$605,330</b>	<b>\$500,000</b>	<b>\$625,000</b>	<b>\$631,250</b>	<b>\$6,520</b>
<b>EXPENDITURES</b>					
	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22- 23 Proposed Budget
Village Administrator's Office (VAO) *	\$72,695	\$185,023	\$175,023	\$201,464	\$26,441
Community Development	-	-	-	\$80,510	\$80,510
<b>TOTAL BUSINESS DISTRICT FUND EXPENDITURES</b>	<b>\$72,695</b>	<b>\$185,023</b>	<b>\$175,023</b>	<b>\$281,974</b>	
<b>SURPLUS/DEFICIT</b>	<b>\$532,635</b>	<b>\$314,977</b>	<b>\$449,977</b>	<b>\$349,276</b>	
<b>FUND BALANCE</b>	<b>\$2,117,654</b>	<b>\$2,432,631</b>	<b>\$2,882,608</b>	<b>\$3,231,884</b>	



## Business District Fund

### Line-Item Detail

Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>PERSONNEL</b>						
	Regular Salaries				\$71,492	\$71,492
	Part-Time Salaries					
	Overtime Salaries					
	IMRF Pension				\$15,197	\$15,197
	FICA Payments				\$5,489	\$5,489
	Health Insurance				\$9,773	\$9,773
<b>TOTAL PERSONNEL</b>					<b>\$101,951</b>	
Account Number	Category	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21-22 Estimate and 22-23 Proposed Budget
<b>CONTRACTUAL</b>						
	Legal Fees	\$6,305	\$10,000	\$0	\$5,000	\$5,000
	Sales Tax Rebate - Town Center	\$61,882	\$61,882	\$61,882	\$61,882	\$0
	Sales Tax Rebate - PFM		\$110,000	\$110,000	\$110,000	\$0
	Traffic Maintenance Signals	\$4,508	\$3,141	\$3,141	\$3,141	\$0
<b>TOTAL CONTRACTUAL</b>		<b>\$72,695</b>	<b>\$185,023</b>	<b>\$175,023</b>	<b>\$180,023</b>	



## Business District Fund

### Line-Item Description

During the fiscal year 2016-17, the Village established its first business district, located at Route 83 and Plainfield Road. The district encompasses the Village Town Center and the adjacent property to the north of Plainfield Road, known as The Willows. The Willows contains the former K-Mart site, which underwent extensive redevelopment and was substantially completed during the fiscal year 2018-19. The development is anchored by a Pete's Fresh Market grocery store, Ulta Beauty and Stein Mart. Stein Mart filed for bankruptcy in August 2020 and closed the store during Fiscal Year 2020-21.

#### **Personnel**

Regular Salaries	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
			\$71,492

Accounts for the following salary expenses:

	General Fund	Water Fund	Business District Fund
Village Administrator	80%	15%	5%
Assistant Village Administrator	80%	15%	5%
Director of Community Development	80%		20%
Building Official	80%		20%
Community Development Secretary	80%		20%

FICA Payments	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
			\$5,489

Accounts for a portion of FICA (Social Security (6.2%) and Medicare (1.45%)) payments for Regular Salaries.

IMRF Pension	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
			\$15,197

Accounts for a portion of IMRF expenses related to the above-mentioned Regular Salaries.

Insurance	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
			\$9,773

Accounts for a portion of Insurance expenses related to the above-mentioned Regular Salaries.





**Contractual**

Legal Fees	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$10,000	\$0	\$5,000

Accounts for litigation services related to the Business District Fund.

Sales Tax Rebate – Town Center	Sales Tax Rebate - Town Center	2021-2022 Estimate	2022-2023 Budget
	\$61,882	\$61,882	\$61,882

Accounts for sales tax rebate related to the Town Center development

Sales Tax Rebate - PFM	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$110,000	\$110,000	\$110,000

Accounts for sales tax rebate related to Pete's Fresh Market.

Traffic Maintenance Signals	2021-2022 Budget	2021-2022 Estimate	2022-2023 Budget
	\$3,141	\$3,141	\$3,141

Accounts for maintenance of traffic maintenance signals within the Business District Fund.



# Motor Fuel Tax Fund

The Motor Fuel Tax (MFT) Fund includes Illinois Motor Fuel tax. The state motor fuel tax is based on the consumption of motor fuel. In 2019, the State of Illinois doubled the motor fuel tax from 19.0 cents per gallon to 38.0 cents per gallon. The diesel motor fuel tax also increased by an additional 5.0 cents to a new rate of 45.5 cents per gallon. The State of Illinois distributes 54.4% of the monies to local taxing districts based on a statutory formula.

The MFT is expected to generate approximately \$341,732 for the resurfacing of Village roadways in 2022. The budgeted revenues take into account any enduring effects of the COVID-19 pandemic on fuel consumption and the loss of one gas station. A list of roadways is included within the Capital Improvement Program (CIP) Section of this document.

Expenditures of Illinois MFT funds require the supervision and approval of the Illinois Department of Transportation (IDOT). The corporate authorities of the municipality must adopt an ordinance or resolution appropriating the MFT funds and stating how the funds will be used.

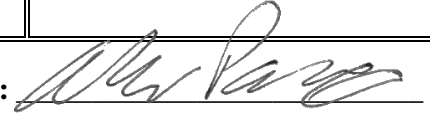
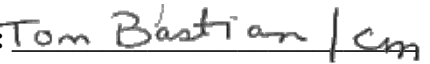


## Motor Fuel Tax Fund Summary

<b>REVENUES</b>					
	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21- 22 Estimate and 22-23 Proposed Budget
MFT Taxes	\$305,766	\$303,170	\$343,989	\$341,732	-\$2,257
Rebuild Illinois Bond (RIB) Allotments	\$281,410		\$93,803	\$93,803	\$0
Investment Income	\$1,127	\$900	\$250	\$250	\$0
<b>TOTAL REVENUES</b>	<b>\$588,303</b>	<b>\$304,070</b>	<b>\$438,042</b>	<b>\$435,785</b>	<b>-\$2,257</b>
<b>EXPENDITURES</b>					
	2020-2021 Actual	2021-2022 Approved Budget	2021-2022 Estimate	2022-2023 Proposed Budget	Difference between 21- 22 Estimate and 22-23 Proposed Budget
Contractual (Engineering & Construction)	\$245,346	\$375,000	\$378,093	\$715,000	\$336,907
<b>TOTAL EXPENDITURES</b>	<b>\$72,695</b>	<b>\$185,023</b>	<b>\$175,023</b>	<b>\$281,974</b>	
<b>MFT FUND BALANCE</b>	<b>\$573,675</b>	<b>\$502,745</b>	<b>\$539,571</b>	<b>\$416,303</b>	
<b>RIB FUND BALANCE</b>	<b>\$281,410</b>	<b>\$281,410</b>	<b>\$281,410</b>	<b>\$219,016</b>	

**VILLAGE OF WILLOWBROOK****BOARD MEETING****AGENDA ITEM - HISTORY/COMMENTARY****ITEM TITLE:**

A RESOLUTION OF THE VILLAGE OF WILLOWBROOK  
WITHDRAWING ITS PARTICIPATION IN AN  
INTERGOVERNMENTAL AGREEMENT WITH THE VILLAGE OF  
BURR RIDGE FOR THE GARFIELD AVENUE SIDEWALK PROJECT

**AGENDA NO. 9.****AGENDA DATE: 4/11/2022****STAFF REVIEW:** AJ Passero, Public Works Foreman**SIGNATURE:****LEGAL REVIEW:** Thomas Bastian, Village Attorney**SIGNATURE:****RECOMMENDED BY:** Brian Pabst, Village Administrator**SIGNATURE:****ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)**

On June 10, 2019, the Board of Trustees approved an Intergovernmental Agreement (IGA) with the Village of Burr Ridge for the construction of a sidewalk along Garfield Avenue. This item was discussed and recommended for approval during the February 25, 2019, Joint Committee meeting. The Village of Willowbrook budgeted an amount not-to-exceed \$55,000.00 for this project.

At the time, the Village of Burr Ridge intended to hire Willowbrook's consulting engineer, Christopher Burke Engineering, to provide engineering services for the project. Per the agreement, at the end of the project, Willowbrook planned to reimburse Burr Ridge for its share of the costs. Due to the COVID-19 pandemic, the Village of Burr Ridge delayed the project that was anticipated to be completed in 2019 or 2020.

During the review of the five-year Capital Improvement Program, the Board directed staff to review the Garfield Avenue project and recommend immediate solutions. Since March 2022, staff and elected officials have met with residents of Willowbrook and Burr Ridge regarding the impending sidewalk on the east side of Garfield Avenue. While staff from Burr Ridge continue to prioritize the project, Willowbrook staff is recommending to move forward with the construction of sidewalks on the east side of Garfield that are within the Village's limits. This recommendation would dissolve the IGA with Burr Ridge and decrease Willowbrook's costs from \$55,000 to \$20,000.

If approved, construction will be completed by June 2022.

**ACTION PROPOSED:** Adopt the Resolution.

**RESOLUTION NO. 22-R-\_\_\_\_\_**

**A RESOLUTION OF THE VILLAGE OF WILLOWBROOK WITHDRAWING ITS PARTICIPATION IN AN INTERGOVERNMENTAL AGREEMENT WITH THE VILLAGE OF BURR RIDGE FOR THE GARFIELD AVENUE SIDEWALK PROJECT**

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**WHEREAS**, on June 10, 2019, by Resolution No. 19-R-34, the corporate authorities of the Village of Willowbrook approved an Intergovernmental Agreement with the Village of Burr Ridge for the installation of a sidewalk along Garfield Avenue in the Village of Willowbrook and in the Village of Burr Ridge; and

**WHEREAS**, the intended sidewalk installation project has not been started; and

**WHEREAS**, the corporate authorities of the Village of Willowbrook have determined that it is in the best interest of the Village of Willowbrook to withdraw from the subject Intergovernmental Agreement and to install and construct the intended Garfield Avenue sidewalk within the corporate limits of the Village of Willowbrook, without participation of the Village of Burr Ridge as intended by that certain approved Intergovernmental Agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that the Village of Willowbrook hereby withdraws as a participant in that certain Intergovernmental Agreement with the Village of Burr Ridge, dated June 10, 2019, for the joint construction of a sidewalk along the Garfield Avenue right-of-way, from Countryside Court in Burr Ridge, Illinois to 6411 Garfield Avenue in Willowbrook, with a crosswalk to Rogers Farm Road in Willowbrook, Illinois.

**BE IT FURTHER RESOLVED** that the Village of Willowbrook further declares said Intergovernmental Agreement to be null and void.

This Resolution shall be in full force and effect for and after its passage and approval, as



provided by law.

**PASSED** and **APPROVED** this 11<sup>th</sup> day of April, 2022 by a ROLL CALL VOTE as follows:

AYES: \_\_\_\_\_

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

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

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

APPROVED:

\_\_\_\_\_  
Frank A. Trilla, Mayor

ATTEST:

\_\_\_\_\_  
Deborah A. Hahn, Village Clerk

# VILLAGE OF WILLOWBROOK

## BOARD MEETING

### AGENDA ITEM - HISTORY/COMMENTARY

**ITEM TITLE:**

10.a. An Ordinance providing for the issuance of not to exceed \$10,000,000 General Obligation Bonds, in one or more series, on a taxable or taxexempt basis, of the Village of Willowbrook, DuPage County, Illinois, for the purpose of financing the costs of certain capital projects in the Village and certain economic development initiatives of the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said Bonds, and authorizing the proposed sale of said Bonds to the purchaser thereof.

10.b. A Resolution Approving A Legal Services Engagement Agreement By And Between The Village Of Willowbrook And Ice Miller, Llp, As Bond Counsel And Disclosure Counsel For The Village, In Connection With The Village's Proposed General Obligation Bonds, Series 2022

**AGENDA NO:** 10.a. and 10.b.

**AGENDA DATE:** 04/11/22

**STAFF REVIEW:** Brian Pabst, Village Administrator.

**SIGNATURE:** B. Pabst
**LEGAL REVIEW:** Thomas Bastian, Village Attorney

**SIGNATURE:** Tom Bastian / cm
**RECOMMENDED BY:** Brian Pabst, Village Administrator

**SIGNATURE:** B. Pabst
**REVIEWED & APPROVED BY COMMITTEE:** YES ☐ NO ☐ N/A ☒
**ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)**

10.a. A bond sale will assist the Village in completing the priority projects over the next 5 years. At the Village's Committee of the Whole meetings on February 28, 2022, and March 28, 2022, staff presented options pertaining to issuing a bond for capital improvements and economic development initiatives, including a \$5 million project option and a \$10 million project option. Items presented for consideration related to the bond issue included the Executive Drive Water Main Replacement, certain infrastructure projects currently scheduled to be funded from the Village's general fund (including road reconstruction and stormwater maintenance improvements), and the establishment of an economic development partnership. Following staff's presentation at the March 28, 2022 Committee of the Whole, the Board directed staff to move ahead in pursuit of the \$10 million financing option.

The Ordinance on the Agenda for consideration by the Board tonight allows the Village to move ahead with the issuance of bonds up to \$10 million, and sets forth certain parameters that must be satisfied for the bonds, such as the final maturity, maximum interest rate, and maximum annual debt service. The Ordinance also allows staff, with the Mayor's approval, to engage the necessary professionals to carry out the issuance of the bonds, i.e. underwriter, financial advisor and paying agent/registrar. Following the adoption of the ordinance, staff will work with the professional consultants to structure the payment schedule for the bonds, prepare a Preliminary Official Statement (POS) (offering document which is used to market the bonds to investors), hold a credit rating call with Standard and Poor's, and finally price and close the Village's bond issue.

As discussed, since the projected collections within the TIF will take a couple of years to accumulate an adequate fund balance, the General Fund will absorb the full costs of the bond repayment for the first two years of the bond repayment schedule.

10.b. As a part of bond issuance, staff has provided the attached contract for passage. This contract is to retain the service for Ice Miller LLP for bond counsel and disclosure counsel. Among other duties, bond counsel will prepare the parameters bond ordinance that authorizes the bond issue. Bond counsel also renders the legal opinion that investors and underwriters rely on. Bond counsel's opinion will cover (1) the fact that the bonds are valid and legally binding obligations of the issuer, (2) the security for the bonds (i.e., General Obligation), and (3) the tax status of the bonds (i.e., taxable or tax-exempt).

Disclosure counsel prepares the Preliminary Official Statement (POS) for a bond issue, and also leads a due diligence discussion (typically a conference call). Prior to a due diligence call, disclosure counsel will prepare a due diligence questionnaire, and will document the answers given on the due diligence call. Disclosure counsel will render an opinion that, after reasonable due diligence efforts have been completed, nothing has come to counsel's attention that leads them to believe that the POS provided to investors contains a materially misleading statement or omits to make a statement without which the POS would be materially misleading. This opinion is often referred to as either a "10b-5 opinion" or a "negative assurance letter." See attached contract for additional detail.

**ACTION PROPOSED:** Pass the attached ordinance and adopt the resolution for the contract with Ice Miller LLP.

EXTRACT OF MINUTES of a regular public meeting of the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, held in the Willowbrook Police Department, 7760 South Quincy Street, Willowbrook, Illinois, in said Village, at 6:30 p.m., on the 11th day of April, 2022.

The Mayor, Frank Trilla, called the meeting to order and directed the Village Clerk to call the roll.

Upon roll call, the Mayor and following Trustees were physically present at said location:

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The following Trustees were allowed by a majority of the members of the Mayor and Board of Trustees in accordance with and to the extent allowed by rules adopted by the Mayor and Board of Trustees to attend the meeting by video or audio conference: \_\_\_\_\_

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No Trustee was not permitted to attend the meeting by video or audio conference.

The following Trustees were absent and did not participate in the meeting in any manner or to any extent whatsoever: \_\_\_\_\_

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\_\_\_\_\_ presented and made available to the Trustees and interested members of the public complete copies of an ordinance entitled:

AN ORDINANCE providing for the issuance of not to exceed \$10,000,000 General Obligation Bonds, in one or more series, on a taxable or tax-exempt basis, of the Village of Willowbrook, DuPage County, Illinois, for the purpose of financing the costs of certain capital projects in the Village and certain economic development initiatives of the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said Bonds, and authorizing the proposed sale of said Bonds to the purchaser thereof.

(the “Bond Ordinance”).

Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ seconded the motion that the Bond Ordinance as presented be adopted.

A Board discussion of the matter followed. During the Board discussion, \_\_\_\_\_ gave a public recital of the nature of the matter, which included a reading of the title of the Bond Ordinance and statements that (1) the Bond Ordinance provides for the issuance of not to exceed \$10,000,000 General Obligation Bonds, in one or more series, to (a) finance the costs of certain capital projects in the Village, (b) fund certain economic development initiatives of the Village, and (c) pay capitalized interest, if any, (2) said Bonds are issuable without referendum pursuant to the home rule powers of the Village, (3) the Bond Ordinance provides for the levy of taxes sufficient to pay the principal of and interest on said Bonds, and (4) the Bond Ordinance sets forth the parameters for the issuance of said Bonds and the sale thereof by designated officials of the Village and (5) summarized the pertinent terms of said parameters, including the manner of sale, length of maturity, rates of interest, purchase price and tax levy for said Bonds.

The Mayor directed that the roll be called for a vote upon the motion to adopt the Bond Ordinance.

Upon the roll being called, the following Trustees voted AYE: \_\_\_\_\_

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

and the following Trustees voted NAY: \_\_\_\_\_

WHEREUPON, the Mayor declared the motion carried and the Bond Ordinance adopted, and henceforth did approve and sign the same in open meeting, and did direct the Village Clerk to record the same in full in the records of the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois.



Other business was duly transacted at said meeting.

Upon motion duly made and carried, the meeting adjourned.

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Village Clerk

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE providing for the issuance of not to exceed \$10,000,000 General Obligation Bonds, in one or more series, on a taxable or tax-exempt basis, of the Village of Willowbrook, DuPage County, Illinois, for the purpose of financing the costs of certain capital projects in the Village and certain economic development initiatives of the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said Bonds, and authorizing the proposed sale of said Bonds to the purchaser thereof.

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Adopted by the Mayor and Board of  
Trustees on the 11th day of April,  
2022.

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE providing for the issuance of not to exceed \$10,000,000 General Obligation Bonds, in one or more series, on a taxable or tax-exempt basis, of the Village of Willowbrook, DuPage County, Illinois, for the purpose of financing the costs of certain capital projects in the Village and certain economic development initiatives of the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said Bonds, and authorizing the proposed sale of said Bonds to the purchaser thereof.

WHEREAS, pursuant to a successful referendum held on April 2, 2019, and pursuant to the provisions of Section 6 of Article VII of the Constitution of the State of Illinois (the “State”), the Village of Willowbrook, DuPage County, Illinois (the “Village”), is a home rule unit and may exercise any power or perform any function pertaining to its government and affairs including, but not limited to, the power to tax and to incur debt; and

WHEREAS, pursuant to the provisions of said Section 6, the Village has the power to incur debt payable from ad valorem property tax receipts or from any other lawful source and maturing within 40 years from the time it is incurred without prior referendum approval; and

WHEREAS, the Mayor and the Board of Trustees of the Village (collectively, the “Corporate Authorities”) have heretofore determined and do hereby determine that it is advisable, necessary and in the best interests of the residents of the Village to issue its general obligation bonds in the aggregate issued amount not to exceed \$10,000,000 to pay (i) for costs of certain capital projects in the Village and certain economic development initiatives of the Village (collectively, the “Project”), (ii) capitalized interest, if any, and (iii) certain costs of issuance of the Bonds (as such term is hereinafter defined), all for the benefit of the inhabitants of the Village; and

WHEREAS, the estimated cost of the Project, including engineering, legal, financial, bond discount, printing and publication costs, capitalized interest, and other expenses

(collectively, the “Project Costs”), is not more than \$10,000,000, and there are insufficient funds on hand and lawfully available to pay such costs; and

WHEREAS, this Ordinance, adopted pursuant to Section 6 of Article VII of the Constitution of the State and the Municipal Code of the Village, provides authority for the Village acting by the Corporate Authorities to issue the Bonds:

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, IN EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:

Section 1. Incorporation of Preamble. The Corporate Authorities hereby find that all of the recitals contained in the preambles to this Ordinance are full, true and correct and do hereby incorporate such recitals into this Ordinance by this reference.

Section 2. Findings; Issuance of Bonds. The Corporate Authorities hereby find and determine that it is necessary and in the best interest of the Village and necessary for the welfare of the government and affairs of the Village, the proper public purposes of the Village and in the public interest to issue, in one or more series, on a taxable or tax-exempt basis, general obligation bonds of the Village in an amount not to exceed \$10,000,000 for the purpose of funding the costs of the Project and the costs of the Village in connection with the issuance of such bonds.

Section 3. Bond Details; Hiring of Bond-Related Professionals. There shall be borrowed on the credit of and for and on behalf of the Village, an aggregate principal amount not to exceed \$10,000,000 for the purposes aforesaid and that the Village shall issue, in one or more series, on a taxable or tax-exempt basis, in the name of the Village its “General Obligation Bonds” (the “Bonds”).

The Bonds shall be issued in the form of a separate single authenticated fully registered bond for the aggregate principal amount of each separate maturity of the Bonds. The Bonds shall bear the date of authentication; shall be in denominations of Five Thousand Dollars (\$5,000) each or integral multiples thereof, numbered consecutively from 1 upward and dated as set forth in the hereinafter described Bond Notification; and interest on the Bonds shall be payable semiannually on each June 30 and December 30 of each year or such other date as provided in a Bond Notification (as hereinafter defined), commencing not earlier than December 30, 2022 (such interest computed upon the basis of a 360-day year of twelve 30-day months). The Bonds shall become due and payable (subject to prior redemption as set forth in the Bond Notification) on December 30 over a period ending not later than December 30, 2042 and in an amount not exceeding \$1,000,000 per year, all as further detailed in the Bond Notification executed by the Designated Representatives (as hereinafter defined); provided, however, that no Bond shall bear interest at a rate per annum in excess of five percent (5.00%). The Designated Representatives are hereby given full authority to execute and deliver a Bond Notification for and on behalf of the Village as herein provided. The Bond Notification shall be made a part of the transcript of the proceedings related to the issuance of the Bonds.

Interest on the Bonds shall be payable from the interest payment date to which interest has been paid next preceding the authentication date of the Bonds unless the Bonds are authenticated after the fifteenth (15th) day next preceding an interest payment date and on or before such interest payment date in which case they shall bear interest from such interest payment date, or unless the Bonds are authenticated on or before the fifteenth (15th) day next preceding the first interest payment date, in which case they shall bear interest from the original date of the issuance of the Bonds, until the principal shall be fully paid. All payments of interest



on the Bonds shall be paid by check, mailed one business day prior to the interest payment date to the registered owners thereof as the names appear as of the fifteenth (15th) day next preceding the interest payment date and at the addresses as they appear on the registration books kept by the Registrar (as hereinafter defined) or at such other address as is provided to the Paying Agent (as hereinafter defined) in writing by such registered owner.

The principal of the Bonds shall be payable at the principal corporate trust office of the Paying Agent. All payments on the Bonds shall be made in any coin or currency of the United States of America that on the date of such payment shall be legal tender for the payment of public and private debts. If payment of principal or interest is made to a depository, payment shall be made by wire transfer on the payment date in same-day funds. If the payment date occurs on a date when financial institutions are not open for business, the wire transfer shall be made on the next succeeding business day. The Paying Agent shall be instructed to wire transfer payments by 1:00 p.m. (New York City time) so such payments are received at the depository by 2:30 p.m. (New York City time).

In addition to hiring Ice Miller LLP as bond counsel and disclosure counsel for the proposed issuance of the Bonds, the hiring of an underwriter, financial advisor, paying agent, registrar, or any other bond-related professional deemed necessary by the Mayor or Village Administrator is hereby approved.

Section 4. Registrar and Paying Agent.

(a) *General.* The person acting in the capacity of the Treasurer of the Village (the “Treasurer”) or a bank or trust company, as set forth in the Bond Notification (the “Registrar” or “Paying Agent”), is hereby appointed to serve as registrar and paying agent for the Bonds. The Registrar is hereby charged with the responsibility of authenticating the Bonds. The Mayor and

the Treasurer of the Village are hereby authorized to enter into such agreements or understandings with the Registrar as will enable the institution to perform the services required of a registrar and paying agent. The Mayor and Treasurer are further authorized to pay such fees as the Registrar may charge for the services it provides as Registrar and Paying Agent, and such fees may be paid from the fund established to pay the principal of and interest on the Bonds.

Each Bond shall be transferable or exchangeable only upon the books of the Village kept for that purpose at the principal corporate trust office of the Registrar by the registered owner in person, or by its attorney duly authorized in writing, upon surrender of such Bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the registered owner, or its attorney duly authorized in writing, and thereupon a new fully registered bond or bonds in an authorized aggregate principal amount and of the same maturity, shall be executed and delivered in the name of the transferee or transferees or the registered owner, as the case may be, in exchange therefor. The Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business on the fifteenth (15th) day next preceding an interest payment date on such Bond and ending on such interest payment date, or after notice calling such Bond for redemption has been mailed, or during the fifteen (15) day period next preceding mailing of notice of redemption of any Bonds. The costs of such transfer or exchange shall be borne by the Village except for any tax or governmental charge required to be paid with respect to the transfer or exchange, which taxes or governmental charges are payable by the person requesting such transfer or exchange. The Village, the Registrar and the Paying Agent for the Bonds may treat and consider the person in whose name such Bonds are registered as the absolute owner thereof for all purposes, including for the purpose of receiving payment of, or on account of, the principal thereof and interest due thereon.

The Registrar and Paying Agent may at any time resign as registrar and paying agent upon giving 30 days' notice in writing to the Village and by first class mail to each registered owner of the Bonds then outstanding, and such resignation will take effect at the end of such 30-day period or upon the earlier appointment of a successor registrar and paying agent by the Village. Any such notice to the Village may be served personally or sent by registered mail. The Registrar and Paying Agent may be removed at any time as registrar and paying agent by the Village, in which event the Village may appoint a successor registrar and paying agent for the Bonds. The Village shall notify each registered owner of the Bonds then outstanding by first class mail of the removal of the registrar and paying agent. Notices to the registered owners of the Bonds shall be deemed to be given when mailed by first class mail to the addresses of such registered owners as they appear on the registration books kept by the Registrar.

Upon the appointment of any successor registrar and paying agent by the Village, the Mayor and the Treasurer are authorized and directed to enter into such agreements and understandings with such successor registrar and paying agent as will enable the institution to perform the services required of a registrar and paying agent for the Bonds. The Mayor and Treasurer are further authorized to pay such fees as the successor registrar and paying agent may charge for the services it provides as registrar and paying agent and such fees may be paid from the fund established to pay the principal and interest on the Bonds as fiscal agency charges.

Any predecessor registrar and paying agent shall deliver all of the Bonds and any cash or investments in its possession with respect thereto, together with the registration books, to the successor registrar and paying agent.

(b) *Book Entry System.* The Village may determine that it is beneficial to the Village to have the Bonds held by a central depository system pursuant to an agreement between the

Village and the Depository Trust Company, New York, New York (“Depository Trust Company”) and have transfers of the Bonds effected by book-entry on the books of the central depository system (“Book Entry System”). The Bonds shall be initially issued in the form of a separate single authenticated fully registered Bond for the aggregate principal amount of each separate maturity of the Bonds. Upon initial issuance, the ownership of such Bonds shall be registered in the register kept by the Registrar in the name of CEDE & CO., as nominee of the Depository Trust Company.

With respect to the Bonds registered in the register kept by the Registrar in the name of CEDE & CO., as nominee of the Depository Trust Company, the Village and the Paying Agent shall have no responsibility or obligation to any other holders or owners (including any beneficial owner (“Beneficial Owner”)) of the Bonds with respect to (i) the accuracy of the records of the Depository Trust Company, CEDE & CO., or any Beneficial Owner with respect to ownership questions, (ii) the delivery to any bondholder (including any Beneficial Owner) or any other person, other than the Depository Trust Company, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any bondholder (including any Beneficial Owner) or any other person, other than the Depository Trust Company, of any amount with respect to the principal of, or premium, if any, or interest on the Bonds except as otherwise provided herein.

So long as the Bonds are registered in the name of CEDE & CO., as nominee of the Depository Trust Company, no person other than the Depository Trust Company shall receive an authenticated Bond evidencing an obligation of the Village to make payments of the principal of and premium, if any, and interest on the Bonds pursuant to this Ordinance. The Village and the Registrar and Paying Agent may treat as and deem the Depository Trust Company or CEDE &

CO. to be the absolute bondholder of each of the Bonds for the purpose of (i) payment of the principal of and premium, if any, and interest on such Bonds; (ii) giving notices of redemption and other notices permitted to be given to bondholders with respect to such Bonds; (iii) registering transfers with respect to such Bonds; (iv) obtaining any consent or other action required or permitted to be taken of or by bondholders; (v) voting; and (vi) for all other purposes whatsoever. The Paying Agent shall pay all principal of and premium, if any, and interest on the Bonds only to or upon the order of the Depository Trust Company, and all such payments shall be valid and effective fully to satisfy and discharge the Village's and the Paying Agent's obligations with respect to principal of and premium, if any, and interest on the Bonds to the extent of the sum or sums so paid. Upon delivery by the Depository Trust Company to the Village of written notice to the effect that the Depository Trust Company has determined to substitute a new nominee in place of CEDE & CO., and subject to the provisions herein with respect to consents, the words "CEDE & CO." in this Ordinance shall refer to such new nominee of the Depository Trust Company. Notwithstanding any other provision hereof to the contrary, so long as any Bond is registered in the name of CEDE & CO., as nominee of the Depository Trust Company, all payments with respect to the principal of and premium, if any, and interest on such Bonds and all notices with respect to such Bonds shall be made and given, respectively, to the Depository Trust Company as provided in a representation letter from the Village to the Depository Trust Company (the "Blanket Village Letter of Representations").

Upon receipt by the Village of written notice from the Depository Trust Company to the effect that the Depository Trust Company is unable or unwilling to discharge its responsibilities and no substitute depository willing to undertake the functions of the Depository Trust Company hereunder can be found which is willing and able to undertake such functions upon reasonable



and customary terms, then the Bonds shall no longer be restricted to being registered in the register of the Village kept by the Registrar in the name of CEDE & CO., as nominee of the Depository Trust Company, but may be registered in whatever name or names the bondholders transferring or exchanging the Bonds shall designate, in accordance with the provisions of this Ordinance.

If the Village determines that it is in the best interest of the bondholders that they be able to obtain certificates for the fully registered Bonds, the Village may notify the Depository Trust Company and the Registrar, whereupon the Depository Trust Company will notify the Beneficial Owners of the availability through the Depository Trust Company of certificates for the Bonds. In such event, the Registrar shall prepare, authenticate, transfer and exchange certificates for the Bonds as requested by the Depository Trust Company and any Beneficial Owners in appropriate amounts, and whenever the Depository Trust Company requests the Village and the Registrar to do so, the Registrar and the Village will cooperate with the Depository Trust Company by taking appropriate action after reasonable notice to (i) make available one or more separate certificates evidencing the fully registered Bonds of any Beneficial Owner's Depository Trust Company account or (ii) arrange for another securities depository to maintain custody of certificates for and evidencing the Bonds.

If the Bonds shall no longer be restricted to being registered in the name of the Depository Trust Company, the Registrar shall cause said Bonds to be printed in blank in such number as the Registrar shall determine to be necessary or customary; provided, however, that the Registrar shall not be required to have such Bonds printed until it shall have received from the Village indemnification for all costs and expenses associated with such printing.

Section 5. Redemption.

(a) *Optional Redemption.* If so provided in the Bond Notification, the Bonds may be subject to redemption prior to maturity at the option of the Village, from any available funds, in whole or in part, in integral multiples of \$5,000, in any order of their maturity as determined by the Village (less than all of the Bonds of a single maturity to be selected by the Registrar and within any maturity by lot), on the date of redemption provided in the Bond Notification and on any date thereafter, at the redemption price of par plus accrued interest to the redemption date.

(b) *Mandatory Redemption.* The Bonds may be subject to mandatory redemption as set forth in the Bond Notification.

(c) *General.* For any such redemptions, the Bonds shall be redeemed only in the principal amount of \$5,000 and integral multiples thereof. The Village shall, at least thirty (30) days prior to the redemption date (unless a shorter time period shall be satisfactory to the Registrar), notify the Registrar of such redemption date and of the principal amount and maturity or maturities of Bonds to be redeemed. For purposes of any redemption of less than all of the outstanding Bonds of a single maturity, the particular Bonds or portions of Bonds to be redeemed shall be selected by lot not more than sixty (60) days prior to the redemption date by the Registrar, by such method of lottery as the Registrar shall deem fair and appropriate; provided that such lottery shall provide for the selection for redemption of Bonds or portions of Bonds in principal amounts of \$5,000 and integral multiples thereof.

The Registrar shall promptly notify the Village in writing of the Bonds or portions of Bonds selected for redemption and, in the case of any Bond selected for partial redemption, the principal amount thereof to be redeemed.

Section 6. Redemption Procedure. For any such redemptions, unless waived by the registered owner of Bonds to be redeemed, official notice of the call for any such redemption shall be given by the Registrar on behalf of the Village by mailing the redemption notice by first class mail at least thirty (30) days and not more than sixty (60) days prior to the date fixed for redemption to the registered owner of the Bond or Bonds to be redeemed at the address as it appears on the registration books kept by the Registrar or at such other address as is furnished in writing by such registered owner to the Registrar.

All official notices of redemption shall state:

- (i) the redemption date,
- (ii) the redemption price,
- (iii) the identification by CUSIP numbers, if applicable, and maturity dates (and, in the case of partial redemption of Bonds within a maturity, the respective principal amounts) of the Bonds to be redeemed,
- (iv) a statement that on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date,
- (v) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the principal corporate trust office of the Registrar, and
- (vi) such other information then required by custom, practice, or industry standard.

Prior to any redemption date, the Village shall deposit with the Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on such redemption date.

Unless moneys sufficient to pay the redemption price of the Bonds to be redeemed shall have been received by the Registrar prior to the giving of such notice of redemption, such notice may, at the option of the Village, state that said redemption shall be conditioned upon the receipt

of such moneys by the Registrar on or prior to the date fixed for redemption. If such moneys are not received, such notice shall be of no force and effect, the Village shall not redeem such Bonds, and the Registrar shall give notice, in the same manner in which the notice of redemption was given, that such moneys were not so received and that such Bonds will not be redeemed.

Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date (unless the Village shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Neither the failure to mail such redemption notice, nor any defect in any notice so mailed to any particular registered owner of a Bond, shall affect the sufficiency of such notice with respect to other registered owners. Notice having been properly given, failure of a registered owner of a Bond to receive such notice shall not be deemed to invalidate, limit or delay the effect of the notice or redemption action described in the notice. Such notice may be waived in writing by a registered owner of a Bond entitled to receive such notice either before or after the event, and such waiver shall be the equivalent of such notice. Waivers of notice by registered owners shall be filed with the Registrar, but such filing shall not be a condition precedent to the validity of any action taken in reliance upon such waiver. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds or portions being redeemed shall be paid by the Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for the payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the registered owner a new Bond or Bonds of the same maturity in the amount of the unpaid principal, of like tenor, of authorized denominations, and bearing the same rate of interest.

If any Bond or portion of a Bond called for redemption shall not be so paid upon surrender thereof for redemption, the principal and premium, if any, shall, until paid or duly provided for, bear interest from the redemption date at the rate borne by the Bond or portion of a Bond so called for redemption. All Bonds which have been redeemed shall be canceled and destroyed by the Registrar and shall not be reissued.

In addition to the foregoing notice, further notice shall be given by the Registrar on behalf and at the expense of the Village as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (a) the CUSIP numbers of all Bonds being redeemed; (b) the date of issue of the Bonds as originally issued; (c) the rate of interest borne by each Bond being redeemed; (d) the maturity date of each Bond being redeemed; and (e) any other descriptive information needed to identify accurately the Bonds being redeemed.

Upon the payment of the redemption price of Bonds being redeemed, each check or other transfer of funds issued for such purpose shall bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

Section 7. Execution and Negotiability. Each of the Bonds shall be executed in the name of the Village by the manual or facsimile signature of the Mayor, and the seal of the Village shall be affixed, imprinted, engraved or otherwise reproduced thereon and attested by the manual or facsimile signature of the Village Clerk. In case any officer whose signature or facsimile signature appears on the Bonds shall cease to be such officer before the delivery of the



Bonds, the signature of such officer shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

The Bonds shall have all of the qualities and incidents of negotiable instruments under the laws of the State of Illinois, subject to the provisions for registration herein.

The Bonds shall also be authenticated by the manual signature of the Registrar and no Bond shall be valid or become obligatory for any purpose until the certificate of authentication thereon has been so executed.

Section 8.     Form of Bonds. The form and tenor of the Bond shall be substantially as follows, all blanks to be filled in properly prior to delivery:

[Form of Bond]

REGISTERED  
NO R-\_\_

REGISTERED  
\$\_\_\_\_\_

UNITED STATES OF AMERICA  
STATE OF ILLINOIS  
COUNTY OF DUPAGE

VILLAGE OF WILLOWBROOK  
GENERAL OBLIGATION BOND, SERIES 20\_\_

Interest	Maturity	Original	Authentication	
<u>Rate</u>	<u>Date</u>	<u>Date</u>	<u>Date</u>	<u>CUSIP</u>
_____%	December 30,			
	_____			

REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM:

The Village of Willowbrook, in DuPage County, Illinois (the "Village"), for value received, hereby promises to pay to the Registered Owner named above or registered assigns, the Principal Sum set forth above on the Maturity Date set forth above (unless this bond be subject to and be called for redemption prior to maturity as hereinafter provided), and to pay interest hereon (computed on the basis of a 360-day year of twelve 30-day months) at the Interest Rate per annum stated above from the interest payment date to which interest has been paid next preceding the Authentication Date of this bond unless this bond is authenticated after the fifteenth (15th) day next preceding an interest payment date and on or before such interest payment date in which case it shall bear interest from such interest payment date or unless this bond is authenticated on or before the fifteenth (15th) day next preceding the first interest payment date, in which case it shall bear interest from the Original Date, until the principal is paid, which interest is payable semiannually on June 30 and December 30 in each year, beginning on \_\_\_\_\_, 20\_\_.

This bond is one of an authorized issue of "General Obligation Bonds, Series 20\_\_" (the "Bonds") of the Village of like date, tenor and effect, except as to rates of interest and dates of maturity; aggregating \_\_\_\_\_ Dollars (\$\_\_\_\_\_); numbered consecutively from R-1 up; issued for the purpose of paying the costs of the Project (as defined in the hereinafter defined Ordinance), the Refunding (as defined in the hereinafter defined Ordinance), and the issuance the bonds. This bond is issued pursuant to a Bond Ordinance adopted by the Mayor and the Board of Trustees of said Village (collectively, the "Corporate Authorities") on the 11th day of April, 2022, and a Notification of Sale (the "Bond Notification") executed on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ (collectively, the "Ordinance") by the Mayor of said Village pursuant thereto and in accordance with Section 6 of Article VII of the Illinois Constitution of 1970 and the

Municipal Code of the Village, the proceeds of which are to be applied solely to pay the costs of the Project (as defined in the Ordinance) and the issuance of the Bonds.

[Optional and mandatory redemption provisions, if applicable.]

This bond is transferable or exchangeable only upon the books of the Village kept for that purpose at the principal corporate trust office of the Registrar by the registered owner hereof in person, or by its attorney duly authorized in writing, upon surrender of this bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the registered owner, or its attorney duly authorized in writing, and thereupon a new fully registered bond or bonds in an authorized aggregate principal amount and of the same maturity, shall be executed and delivered in the name of the transferee or transferees or to the registered owner, as the case may be, in exchange therefor. The Registrar shall not be required to transfer or exchange this bond during the period beginning at the close of business on the fifteenth (15th) day next preceding an interest payment date on this bond and ending on such interest payment date. The Village, the Registrar, the Paying Agent (as hereinafter defined) and any other registrar or paying agent for this bond may treat and consider the person in whose name this bond is registered as the absolute owner hereof for all purposes, including for the purpose of receiving payment of, or on account of, the principal hereof and interest due hereon.

THE OWNER OF THIS BOND, BY THE ACCEPTANCE HEREOF, HEREBY AGREES TO ALL THE TERMS AND PROVISIONS CONTAINED IN THE ORDINANCE.

Bonds maturing in any one year are issuable only in fully registered form in the denomination of \$5,000 or any integral multiple thereof.

The principal of this bond is payable at the principal corporate trust office of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ (the "Registrar" or "Paying Agent"). All payments of interest on this bond shall be paid by check, mailed one (1) business day prior to the interest payment date to the registered owner hereof as of the fifteenth (15th) day next preceding such interest payment date at the address as it appears on the registration books kept by the Registrar or at such other address as is provided to the Paying Agent in writing by the registered owner. If payment of principal or interest is made to a depository, payment shall be made by wire transfer on the payment date in same-day funds. If the payment date occurs on a date when financial institutions are not open for business, the wire transfer shall be made on the next succeeding business day. The Paying Agent shall wire transfer payments so such payments are received at the depository by 2:30 p.m. (New York City time). All payments on the bond shall be made in any coin or currency of the United States of America, which on the dates of such payment, shall be legal tender for the payment of public and private debts.

The Bonds shall be initially issued in a Book Entry System (as defined in the Ordinance). The provisions of this bond and of the Ordinance are subject in all respects to the provisions of the Blanket Village Letter of Representations (as defined in the Ordinance) between the Village and the Depository Trust Company, or any substitute agreement, affecting such Book Entry System.

This bond is a general obligation of the Village payable from ad valorem taxes levied against all taxable property in the Village, without limitation as to rate or amount. The full faith, credit and resources of the Village are pledged to the punctual payment of the principal of and interest on this bond. This bond is negotiable, subject to registration provisions, pursuant to the laws of the State of Illinois.

It is hereby certified and recited that all acts, conditions and things required to be done precedent to and in the execution, issuance and delivery of this bond have been done and performed in regular and due form as provided by law; that the indebtedness of the Village, including the issue of the Bond of which this is one, does not exceed any limitation imposed by law; and that provision has been made for the collection of a direct annual tax sufficient to pay the interest hereon as it falls due and also to pay and discharge the principal hereof at maturity.

This bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been executed by an authorized representative of the Registrar.

IN WITNESS WHEREOF, the Village of Willowbrook, DuPage County, Illinois, has caused this bond to be executed by the manual or duly authorized facsimile signature of the Mayor of the Village, the seal of said Village (or a facsimile thereof) to be affixed, imprinted, engraved, or otherwise reproduced hereon and attested by the manual or duly authorized facsimile signature of the Village Clerk, all as of the Original Date identified above.

VILLAGE OF WILLOWBROOK,  
DUPAGE COUNTY, ILLINOIS

By: \_\_\_\_\_  
Mayor

(SEAL)

Attest:

By: \_\_\_\_\_  
Village Clerk

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This bond is one of the Bonds described in the within-mentioned Ordinance.

\_\_\_\_\_  
By: \_\_\_\_\_  
Authorized Representative

[End of Form of Bond]

Section 9. Authorization for Preparation and Sale of the Bonds; Purchase Contract.

The Mayor, the Village Administrator, or the Finance Director of the Village (the "Designated Representatives") are hereby authorized to proceed without any further authorization or direction from the Board, to sell the Bonds upon the terms as prescribed in this Ordinance. The Bonds hereby authorized shall be executed as in this Ordinance provided as soon after the delivery of the Bond Notification as may be, and thereupon be deposited with the Treasurer, and, after authentication thereof by the Bond Registrar, be by said Treasurer delivered to the

purchaser thereof, namely, Stifel, Nicolaus & Company, Inc. (the “Underwriter”), upon receipt of the purchase price therefor, the same being not less than 98% of the principal amount of the Bonds plus any accrued interest to date of delivery.

Prior to the sale of the Bonds, the Mayor or the Finance Director of the Village is hereby authorized to approve and execute a commitment for the purchase of a Municipal Bond Insurance Policy (as hereinafter defined), to further secure the Bonds, as long as the present value of the fee to be paid for the Municipal Bond Insurance Policy (using as a discount rate the expected yield on the Bonds treating the fee paid as interest on the Bonds) is less than the present value of the interest reasonably expected to be saved on the Bonds over the term of the Bonds as a result of the Municipal Bond Insurance Policy.

Upon the sale of the Bonds, the Designated Representatives shall prepare a Notification of Sale of the Bonds, which shall include the pertinent details of sale as provided herein (the “Bond Notification”). In the Bond Notification, the Designated Representatives shall find and determine that the Bonds have been sold at such price and bear interest at such rates that either the true interest cost (yield) or the net interest rate received upon the sale of the Bonds does not exceed the maximum rate otherwise authorized by applicable law. The Bond Notification shall be entered into the records of the Village and made available to the Board at the next regular meeting thereof; but such action shall be for information purposes only, and the Board shall have no right or authority at such time to approve or reject such sale as evidenced in the Bond Notification.

Upon the sale of the Bonds, as evidenced by the execution and delivery of the Bond Notification by the Designated Representatives, the Mayor and Treasurer shall be and are hereby authorized and directed to approve or execute, or both, such documents of sale of the Bonds as



may be necessary, including, without limitation, the contract for the sale of the Bonds between the Village and the Underwriter (the “Purchase Contract”). Prior to the execution and delivery of the Purchase Contract, the Designated Representatives shall find and determine that no person holding any office of the Village, either by election or appointment, is in any manner financially interested directly in his own name or indirectly in the name of any other person, association, trust or corporation, in the Purchase Contract.

The use by the Underwriter of the Preliminary Official Statement and any final Official Statement relating to the Bonds, on behalf of the Village, is hereby ratified, approved, and authorized, and the Mayor and the Treasurer are authorized and directed to execute the Preliminary Official Statement and the final Official Statement on behalf of the Village in a form consistent with this Ordinance. The Preliminary Official Statement is hereby deemed nearly final. The officers of the Board are hereby authorized to take any action as may be required on the part of the Village to consummate the transactions contemplated by the Purchase Agreement, this Ordinance, the Preliminary Official Statement, the final Official Statement and the Bonds.

The Bonds when fully paid for and delivered to the Underwriter, shall be the binding general obligations of the Village. The proper officers of the Village are hereby directed to sell the Bonds to the Underwriter and to do whatever acts and things which may be necessary to carry out the provisions of this Ordinance.

Section 10. Bond Insurance. In the event the Underwriter certifies to the Village that it would be economically advantageous for the Village to acquire a municipal bond insurance policy for the Bonds, the Village hereby authorizes and directs the Treasurer or the Village Administrator to obtain such an insurance policy. The acquisition of a municipal bond insurance policy is hereby deemed economically advantageous if the difference between the

present value cost of (a) the total debt service on the Bonds if issued without municipal bond insurance and (b) the total debt service on the Bonds if issued with municipal bond insurance, is greater than the cost of the premium on the municipal bond insurance policy. In the event the payment of principal and interest on the Bonds is insured pursuant to a municipal bond insurance policy issued by a bond insurer (the “Bond Insurer”), and as long as such municipal bond insurance policy shall be in full force and effect, the Village and the Registrar agree to comply with such usual and reasonable provisions regarding presentment and payment of the Bonds, subrogation of the rights of the Bondholders to the Bond Insurer upon payment of the Bonds by the Bond Insurer, amendment hereof, or other terms, as approved by the Mayor of the Village on advice of counsel, his or her approval to constitute full and complete acceptance by the Village of such terms and provisions under authority of this Section.

Section 11. Continuing Disclosure. The Continuing Disclosure Undertaking (the “Undertaking”) in substantially the form which has been presented to and is hereby approved by the Corporate Authorities, and the Mayor and the Village Clerk are hereby authorized and directed to complete, execute and attest the same on behalf of the Village. Notwithstanding any other provisions of this Ordinance, failure of the Village to comply with the Undertaking shall not be considered an event of default under the Bonds or this Ordinance.

Section 12. Tax Levy. For the purpose of providing funds to produce sums necessary to pay the interest on the Bonds as it falls due and also pay and discharge the principal thereof at maturity, there shall be levied upon all the taxable property within the Village a direct annual tax (the “Levied Taxes”) for each of the years while the Bonds or any of them are outstanding, in amounts sufficient for that purpose, and that there be and there is hereby levied upon all of

the taxable property in the Village, in each of the years 2022 to 2041, a maximum direct annual tax in the amount of \$1,050,000, such amount to be finalized in the Bond Notification.

Principal or interest coming due at any time when there are not sufficient funds on hand from the foregoing tax levy to pay the same shall be paid from current funds on hand of the Village, and the fund from which such payment was made shall be reimbursed out of the taxes hereby levied when the same shall be collected.

The Village covenants and agrees with the Underwriter and the holders of the Bonds that so long as the Bonds remain outstanding, the Village will take no action or fail to take any action which in any way would adversely affect the ability of the Village to levy and collect the foregoing tax levy, unless the abatement of any particular tax levy amount has been provided for through the deposit of moneys in a segregated account, and the Village and its officers will comply with all present and future applicable laws in order to assure that the Levied Taxes will be levied, extended and collected as provided herein and deposited in the Bond Fund established to pay the principal of and interest on the Bonds.

The funds derived from the tax levy be and the same are hereby appropriated and set aside for the sole and only purpose of paying principal of and interest on said Bonds when and as the same become due. The funds from the sale of said Bonds be and they are hereby appropriated and set aside for the purpose hereinbefore set out.

Section 13. Filing of Ordinance. Forthwith upon this Ordinance becoming effective, the Village Clerk is hereby directed to file a certified copy of this Ordinance, which certificate shall recite that this Ordinance has been passed by the Corporate Authorities and published, with the County Clerk, and it shall be the duty of said County Clerk in and for the years 2022 to 2041 while the Bonds or any of them are outstanding (as set forth in the Bond Notification), inclusive,

to annually ascertain the rate necessary to produce the tax herein and therein levied, and extend the same for collection on the tax books against all of the taxable property within the Village in connection with other taxes levied in said years, in order to raise the respective amounts aforesaid and in said years such annual tax shall be computed, extended and collected in the same manner as now or hereafter provided by law for the computation, extension and collection of taxes for general corporate purposes of the Village, and when collected, the taxes hereby levied shall be used only for the purpose of paying the principal of and interest on the Bonds.

Section 14. Bond Fund. There is hereby created and established a special fund of the Village known as the “Bond Fund,” with the appropriate series designation (the “Bond Fund”) to be held by the Treasurer, which is a trust fund established for the purpose of carrying out the covenants, terms and conditions imposed upon the Village by this Ordinance. The Bond Fund shall be the fund for the payment of the principal of and interest on the Bonds at maturity or on interest payment dates or redemption. Any capitalized interest included in the proceeds of the sale of the Bonds shall be deposited in the Bond Fund for the payment of interest on the Bonds, and the Levied Taxes shall be deposited into the Bond Fund, as received, and shall be used solely and only for the payment of principal of and interest on the Bonds when due (including any redemption). The Bonds are secured by a pledge of all moneys on deposit in the Bond Fund, and such pledge is irrevocable until the Bonds have been paid in full or until the obligations of the Village are discharged under this Ordinance.

The Village directs that the Treasurer deposit the following amounts received from the collection of the Levied Taxes into the Bond Fund (a) an amount equal to one-half of the total principal and interest due on the Bonds in such year (the “Debt Service Requirement”) shall be deposited into the Bond Fund from collections of the first installment of property taxes and (b)

an amount equal to the other half of the Debt Service Requirement shall be deposited into the Bond Fund from collections of the second installment of property taxes.

Section 15. Use of Bond Proceeds. Any accrued interest received on the delivery of the Bonds is hereby appropriated for the purpose of paying first interest due on the Bonds and is hereby ordered deposited into the Bond Fund.

There is hereby created and established a special fund of the Village known as the “Project Fund,” with the appropriate series designation (the “Project Fund”), to be held by the Treasurer. Proceeds of the Bonds shall be deposited in the Project Fund, and the Project Fund shall be used for the purpose of paying for the costs of the Project, and costs of issuance of the Bonds. For the purpose of paying first interest due on the Bonds, an amount necessary for that purpose may be loaned from the Project Fund to the Bond Fund. Said amount shall be reimbursed to the Project Fund from the Bond Fund as Levied Taxes are received and available therefor. Additional loans from the Project Fund to the Bond Fund to pay debt service on the Bonds may be made upon further direction by the Corporate Authorities so long as provision is made to reimburse the Project Fund with Levied Taxes.

Interest received from deposits in the Project Fund shall, at the discretion of the Corporate Authorities, either be transferred for the payment of the principal of and interest on the Bonds on the interest payment date next after such interest is received or be retained in the Project Fund.

In the event that any moneys remain in the Project Fund upon completion of the Project, the Village shall use said remaining moneys for various capital improvements within the Village; otherwise, the Village shall deposit said remaining moneys in the Project Fund into the Bond

Fund and cause such moneys to be used to pay the interest on the Bonds on the earliest possible date.

Section 16. Defeasance of the Bonds. If, when the Bonds or a portion thereof shall have become due and payable in accordance with their terms or shall have been duly called for redemption or irrevocable instructions to call the Bonds or a portion thereof for redemption shall have been given, and the whole amount of the principal and the interest and the premium, if any, so due and payable upon all of the Bonds or a portion thereof then outstanding shall be paid; or (i) sufficient moneys or (ii) direct obligations of the United States of America (including obligations issued or held in book-entry form on the books of the Department of the Treasury), the principal of and the interest on which when due will provide sufficient moneys for such purpose, shall be held in trust for such purpose, and provision shall also be made for paying all fees and expenses for the redemption, then and in that case the Bonds or any designated portion thereof issued hereunder shall no longer be deemed outstanding or entitled to any pledge of the Levied Taxes made herein.

Section 17. Investment of Moneys. Moneys in the Bond Fund and Project Fund may be invested by the Treasurer in lawful investments for the Village. All income earned or losses sustained on such investments shall be credited to the Fund or Account from which the investments were made.

Section 18. Amendments with Consent of Bondholders. Subject to the terms and provisions contained in this section, and not otherwise, the owners of not less than sixty-six and two-thirds percent (66⅔%) in aggregate principal amount of the Bonds issued pursuant to this Ordinance and then outstanding shall have the right from time to time, anything contained in this Ordinance to the contrary notwithstanding, to consent to and approve the adoption by the



Village of such ordinance or ordinances supplemental hereto or amendatory hereof, as shall be deemed necessary or desirable by the Village for the purpose of modifying, altering, amending, adding to or rescinding in any particular manner any of the terms or provisions contained in this Ordinance, or in any supplemental ordinance; provided, however, that nothing herein contained shall permit or be construed as permitting:

- (a) An extension of the maturity of the principal of or interest on any Bond issued pursuant to this Ordinance; or
- (b) A reduction in the principal amount of any Bond or the rate of interest thereon; or
- (c) A preference or priority of any Bond or Bonds issued pursuant to this Ordinance over any other Bond or Bonds issued pursuant to the provisions of this Ordinance; or
- (d) A reduction in the aggregate principal amount of the Bonds required for consent to such supplemental ordinance.

If the owners of not less than sixty-six and two-thirds percent (66 $\frac{2}{3}$ %) in aggregate principal amount of the Bonds outstanding at the time of adoption of such supplemental ordinance shall have consented to and approved the adoption thereof by written instrument to be maintained on file in the office of the Village Clerk, no owner of any Bond issued pursuant to this Ordinance shall have any right to object to the adoption of such supplemental ordinance or to object to any of the terms and provisions contained therein or the operation thereof, or in any manner to question the propriety of the adoption thereof, or to enjoin or restrain the Village from adopting the same, or from taking any action pursuant to the provisions thereof. Upon the adoption of any supplemental ordinance pursuant to the provisions of this section, this Ordinance shall be, and shall be deemed, modified and amended in accordance therewith, and the respective rights, duties and obligations under this Ordinance of the Village and all owners of Bonds then

outstanding, shall thereafter be determined, exercised and enforced in accordance with this Ordinance, subject in all respects to such modifications and amendments. Notwithstanding anything contained in the foregoing provisions of this Ordinance, the rights and obligations of the Village and of the owners of the Bonds authorized by this Ordinance, and the terms and provisions of the Bonds and this Ordinance, or any supplemental or amendatory ordinance, may be modified or altered in any respect with the consent of the Village and the consent of the owners of all the Bonds then outstanding.

Section 19. General Covenants. The Village covenants and agrees with the registered owners of the Bonds, so long as any such Bonds remain Outstanding, as follows:

A. The Village will punctually pay or cause to be paid from the sources provided for in this Ordinance, the principal of and interest to become due on the Bonds in strict conformity with the terms of the Bonds and this Ordinance, and it will faithfully observe and perform all of the conditions, covenants and requirements thereof.

B. The Village will pay and discharge, or cause to be paid and discharged, from the Bond Fund, any and all lawful claims which, if unpaid, might become a lien or charge upon the Levied Taxes, or any part thereof, or upon any such funds in the hands of the Bond Registrar, or which might impair the security of the Bonds. Nothing herein contained shall require the Village to make any such payment so long as the Village in good faith contests the validity of said claims.

C. The Village will keep, or cause to be kept, proper books of record and accounts, separate from all other records and accounts of the Village, in which complete and correct entries will be made of all transactions relating to the Levied Taxes and the Bond Fund. Such books of record and accounts will at all times during business hours be subject to the inspection of the

holders of not less than ten percent (10%) of the principal amount of the outstanding Bonds or their representatives authorized in writing.

D. The Village will preserve and protect the security of the Bonds and the rights of the registered owners of the Bonds and will warrant and defend their rights against all claims and demands of all persons. From and after the sale and delivery of any of the Bonds by the Village, to the extent lawful the Bonds shall be incontestable by the Village.

E. The Village will adopt, make, execute and deliver any and all such further ordinances, instruments and assurances as may be reasonably necessary or proper to carry out the intention of, or to facilitate the performance of, this Ordinance, and for the better assuring and confirming unto the owners of the Bonds of the rights and benefits of this Ordinance.

F. As long as any Bonds are outstanding, the Village will continue to deposit the Levied Taxes into the Bond Fund. The Village and its officers will comply with all present and future applicable laws in order to assure that the Levied Taxes will be levied, extended and collected as provided in this Ordinance and deposited in the Bond Fund.

G. Once issued and while outstanding, the Bonds shall be and forever remain until paid or defeased the general obligation of the Village, for the payment of which its full faith and credit are pledged and shall be payable from the levy of the Levied Taxes.

Section 20. Tax Covenants. This Section shall apply to any Bonds issued on a tax-exempt basis. In order to preserve the exclusion of interest on any Bonds, the interest on which is exempt from gross income for federal tax purposes under Section 103 of the Internal Revenue Code of 1986 as existing on the date of issuance of the Bonds (the “Code”) and as an inducement to purchasers of the Bonds, the Village represents, covenants and agrees that:

(a) The facilities financed with the Bonds are available for use by members of the general public. Use by a member of the general public means use by natural persons not engaged in a trade or business. No person or entity, other than the Village or another state or local governmental unit, will use more than 10% of the proceeds of the Bonds or property financed by Bond proceeds other than as a member of the general public. No person or entity other than the Village or another state or local governmental unit own property financed by Bond proceeds or have actual or beneficial use of such property pursuant to a lease, a management or incentive payment contract, an arrangement such as a take-or-pay or output contract or any other type of arrangement that conveys other special legal entitlements and differentiates that person's or entity's use of such property from the use by the general public, unless such uses in the aggregate relate to no more than 10% of the proceeds of the Bonds.

(b) No more than ten percent (10%) of the payment of principal of or interest on the Bonds will be (under the terms of the Bonds, this Ordinance or any underlying arrangement), directly or indirectly, (i) secured by any interest in property used or to be used for a private business use or payments in respect of such property or (ii) derived from payments (whether or not to the Village) in respect of such property or borrowed money used or to be used for a private business use.

(c) No more than five percent (5%) of the Bond proceeds will be loaned to any entity or person other than a state or local governmental unit. No more than five percent (5%) of the Bond proceeds will be transferred, directly or indirectly, or deemed transferred to a nongovernmental person in any manner that would in substance constitute a loan of the Bond proceeds.

(d) The Village reasonably expects, as of the date hereof, that it will comply with the covenants described in paragraph (a), (b) and (c) above during the entire term of the Bonds.

(e) No more than five percent (5%) of the proceeds of the Bonds will be attributable to private business use as described in (a) and private security or payments described in (b) attributable to unrelated or disproportionate private business use. For this purpose, the private business use test is applied by taking into account only use that is not related to any government use of proceeds of the issue (Unrelated Use) and use that is related but disproportionate to any governmental use of those proceeds (Disproportionate Use).

(f) The Village will not take any action nor fail to take any action with respect to the Bonds that would result in the loss of the exclusion from gross income for federal tax purposes nor will the Village act in any other manner which would adversely affect such status, and it will not make any investment or do any other act or thing during the period that the Bonds are outstanding which would cause the Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Code.

(g) The Village certifies that to the extent necessary to preserve the tax-exempt status of the Bonds it will rebate any arbitrage profits to the United States of America in accordance with Section 148(f) of the Code and the Regulations promulgated thereunder.

It shall be not an event of default under this Ordinance if interest on any Bond is not excludable from gross income for federal income tax purposes pursuant to any provision of the Code which is not currently in effect and in existence on the date of issuance of the Bonds.

(h) The Village represents that the Bonds are not private activity bonds as defined in Section 141 of the Code.

(i) These covenants are based solely on current law in effect and in existence on the date of delivery of such Bonds.

The Village hereby authorizes the officials of the Village responsible for issuing the Bonds, the same being the Mayor, the Village Clerk and the Treasurer, to make such further covenants and certifications as may be necessary to assure that the use thereof will not cause the Bonds to be arbitrage bonds and to assure that the interest on the Bonds will be excludable from gross income for federal income tax purposes. In connection therewith, the Village further agrees: (a) through its officers, to make such further specific covenants, representations as shall be truthful, and assurances as may be necessary or advisable; (b) to consult with counsel approving the Bonds and to comply with such advice as may be given; (c) to pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Bonds as required pursuant to Section 148 of the Code and the regulations promulgated thereunder; (d) to file such forms, statements, and supporting documents as may be required and in a timely manner; and (e) if deemed necessary or advisable by their officers, to employ and pay fiscal agents, financial advisors, attorneys, and other persons to assist the Village in such compliance.

Section 21. Noncompliance with Tax Covenants. This Section shall apply to any Bonds issued on a tax-exempt basis. Notwithstanding any other provisions of this Ordinance, the covenants and authorizations contained in this Ordinance (the “Tax Sections”) which are designed to preserve the exclusion of interest on the Bonds from gross income under federal law (the “Tax Exemption”) need not be complied with if the Village receives an opinion of nationally recognized bond counsel that any Tax Section is unnecessary to preserve the Tax Exemption.



Section 22. Bank Qualified Representations. This Section shall apply to any Bonds issued on a tax-exempt basis. The Village represents:

(a) The Bonds are not private activity bonds as defined in Section 141 of the Code; and

(b) The Village is authorized to designate each series of the Bonds as qualified tax-exempt obligations for purposes of Section 265(b) of the Code pursuant to each respective Bond Order provided that, for each respective series of the Bonds, the reasonably anticipated amount of qualified tax-exempt obligations (including 501(c)(3) obligations and tax-exempt leases but excluding other private activity bonds) which will be issued by the Village and all entities subordinate to the Village during each such year does not exceed \$10,000,000.

Section 23. Registered Form. The Village recognizes that Section 149(a) of the Code requires the Bonds to be issued and to remain in fully registered form in order that interest thereon is exempt from federal income taxation for the Bonds. In this connection, the Village agrees that it will not take any action to permit the Bonds to be issued in, or converted into, bearer or coupon form.

Section 24. Severability. If any section, paragraph, clause, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 25. Publication. The Village Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form and to file copies thereof for public inspection in his/her office.

Section 26. Conflicting Ordinances. All ordinances, resolutions and parts of ordinances and resolutions, in conflict herewith are hereby repealed.

Section 27. Headings. The headings or titles of the several sections shall be solely for convenience of reference and shall not affect the meaning, construction, or effect of this Ordinance.

Section 28. Effective Date. This Ordinance shall be in full force and effect from and after its adoption and publication.

ADOPTED this 11th day of April, 2022 by a roll call vote as follows:

AYES: \_\_\_\_\_.

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

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

APPROVED this 11th day of April, 2022.

\_\_\_\_\_  
Mayor

ATTEST:

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

Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ seconded the motion that said Ordinance as presented by the Village Clerk be adopted.

After a full discussion thereof, the Mayor directed that the roll be called for a vote upon the motion to adopt said Ordinance as presented.

Upon the roll being called, the following Trustees voted AYE: \_\_\_\_\_  
\_\_\_\_\_.  
and the following Trustees voted NAY: \_\_\_\_\_.

Whereupon the Mayor declared the motion carried and said Ordinance adopted, approved, and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, which was done.

Other business not pertinent to the adoption of said Ordinance was duly transacted at said meeting.

Upon motion duly made, seconded, and carried, the meeting was adjourned.

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

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF DUPAGE         )

CERTIFICATION OF MINUTES AND ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Willowbrook, DuPage County, Illinois (the “Village”), and as such official am the keeper of the official journal of proceedings, books, records, minutes and files of the Mayor and the Board of Trustees (the “Corporate Authorities”).

I further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 11th day of April, 2022, insofar as the same relates to the adoption of Ordinance No. \_\_\_\_\_ entitled:

AN ORDINANCE providing for the issuance of not to exceed \$10,000,000 General Obligation Bonds, in one or more series, on a taxable or tax-exempt basis, of the Village of Willowbrook, DuPage County, Illinois, for the purpose of financing the costs of certain capital projects in the Village and certain economic development initiatives of the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said Bonds, and authorizing the proposed sale of said Bonds to the purchaser thereof.

a true, correct, and complete copy of which said Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said regular public meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly; that the vote on the adoption of said ordinance was taken openly; that said meeting was held at a specified time and place convenient to the public; that notice of said meeting was duly given to all newspapers, radio or television stations and other news media requesting such notice; that an agenda for said meeting was posted at the principal office of the Corporate Authorities and at the location where said meeting was to be held on a day which was not a Saturday, Sunday or legal holiday for Illinois municipalities and at least 48 hours in advance of holding said meeting; that said agenda described or made specific reference to said ordinance; that a true, correct and complete copy of said agenda as so posted is attached hereto; and that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities has complied with all of the provisions of said Act and said Code, except as said Act and said Code are validly superseded by the home rule powers of the Village, and with all of the procedural rules of the Corporate Authorities in the adoption of said ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and seal of said Village, this 11th day of April, 2022.

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

(SEAL)

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF DUPAGE         )

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of DuPage County, Illinois, and as such official I do further certify that on the \_\_\_\_ day of \_\_\_\_\_, 2022, there was filed in my office a duly certified copy of Ordinance No. \_\_\_\_\_ entitled:

AN ORDINANCE providing for the issuance of not to exceed \$10,000,000 General Obligation Bonds, in one or more series, on a taxable or tax-exempt basis, of the Village of Willowbrook, DuPage County, Illinois, for the purpose of financing the costs of certain capital projects in the Village and certain economic development initiatives of the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said Bonds, and authorizing the proposed sale of said Bonds to the purchaser thereof.

duly adopted by the Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, on the 11th day of April, 2022, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(SEAL)

\_\_\_\_\_  
County Clerk of DuPage County, Illinois



STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF DUPAGE         )

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Willowbrook, DuPage County, Illinois (the "*Village*"), and as such official I am the keeper of the official journal of proceedings, books, records, minutes, and files of the Village and of the Mayor and Board of Trustees (the "*Board*") of the Village.

I do further certify that on the 11th day of April, 2022, there was published in pamphlet form, by authority of the Board, a true, correct, and complete copy of Ordinance No. \_\_\_\_\_ of the Village entitled:

AN ORDINANCE providing for the issuance of not to exceed \$10,000,000 General Obligation Bonds, in one or more series, on a taxable or tax-exempt basis, of the Village of Willowbrook, DuPage County, Illinois, for the purpose of financing the costs of certain capital projects in the Village and certain economic development initiatives of the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said Bonds, and authorizing the proposed sale of said Bonds to the purchaser thereof.

and providing for the issuance of said bonds, and that the ordinance as so published was on that date readily available for public inspection and distribution, in sufficient number so as to meet the needs of the general public, at my office as Village Clerk located in the Village.

IN WITNESS WHEREOF I have affixed hereto my official signature and the seal of the Village this 11th day of April, 2022.

(SEAL)

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Village Clerk

**RESOLUTION NO. 22 R-\_\_\_\_\_**

**A RESOLUTION APPROVING  
A LEGAL SERVICES ENGAGEMENT AGREEMENT  
BY AND BETWEEN THE VILLAGE OF WILLOWBROOK AND  
ICE MILLER, LLP, AS BOND COUNSEL AND DISCLOSURE COUNSEL  
FOR THE VILLAGE, IN CONNECTION WITH THE VILLAGE’S  
PROPOSED GENERAL OBLIGATION BONDS, SERIES 2022**

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**WHEREAS**, Section 3.1-30-5 of the Illinois Municipal Code (65 ILCS 5/3.1-30-5) and Title 1 Chapter 9, Section 1-9-5 of the Village Code of Ordinances authorizes the Mayor, with the advice and consent of the Board of Trustees, to appoint attorneys to represent the Village; and

**WHEREAS**, the Mayor, with the advice of the Board of Trustees of the Village of Willowbrook (the “Village”), has determined that is necessary, proper and in the best interest of the Village to approve and execute a legal services engagement agreement with Ice Miller, LLP to provide legal services to the Village of Willowbrook, as bond counsel and disclosure counsel, in connection with the Village’s Proposed General Obligation Bonds, Series 2022.

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

**SECTION 1:** The facts and statements contained in the preambles to this resolution are found to be true and correct and are hereby adopted as part of this resolution.

**SECTION 2:** That certain Legal Services Engagement Agreement by and between Ice Miller, LLP and the Village of Willowbrook, to provide legal services to the Village, as bond counsel and disclosure counsel, in connection with the Village’s Proposed General Obligation Bonds, Series 2022, is hereby approved, upon those terms and conditions set forth in that certain Legal Services Engagement Agreement attached hereto as Exhibit “A” and made a part hereof.

**SECTION 3:** The Mayor of the Village of Willowbrook be and is hereby authorized and directed to execute, on behalf of the Village, the attached Legal Services Engagement Agreement.

**SECTION 4:** This resolution shall take effect upon its passage and approval in the manner provided by law.

**ADOPTED AND APPROVED** this 11<sup>th</sup> day of April, 2022 by a ROLL CALL VOTE as follows:

AYES: \_\_\_\_\_

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

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

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

APPROVED:

\_\_\_\_\_  
Frank A. Trilla, Mayor

ATTEST:

\_\_\_\_\_  
Deborah A. Hahn, Village Clerk

**EXHIBIT “A”**

**Legal Services Engagement Agreement by and between  
the Village of Willowbrook and Ice Miller, LLP**

March 30, 2022

WRITER'S DIRECT NUMBER: (312) 726-7127  
DIRECT FAX: (312) 726-2696  
EMAIL: James.Snyder@icemiller.com

**CONFIDENTIAL ATTORNEY/CLIENT PRIVILEGED COMMUNICATION**

Mr. Frank A. Trilla, Mayor  
Village of Willowbrook  
835 Midway Drive  
Willowbrook, Illinois 60527

**RE: Letter of Engagement of Ice Miller LLP**

Dear Mayor Trilla:

We are pleased you have asked us to serve as bond and disclosure counsel, if requested, to handle the engagement described in this letter, and appreciate the opportunity to serve you. Please take a moment to review this letter (and the enclosed standard Ice Miller Terms and Conditions) to confirm our mutual understanding regarding your retention of Ice Miller, the scope of the engagement and the basis on which we will provide legal services to you. Please let us know if there is anything you do not understand or would like to discuss changing.

**Client and Nature and Scope of the Relationship**

We understand that we will be serving as bond and disclosure counsel, if requested, to the Village of Willowbrook, DuPage County, Illinois (the "Issuer") in connection with its General Obligation Bonds, Series 2022 (the "Bonds"). As bond counsel, our job is principally to render certain approving opinions regarding the validity of the financing under applicable state and federal laws and to render certain opinions concerning the tax status of the Bonds. In order to do this, we will be required to perform the following functions:

1. Preparation or review of all documentation (e.g., ordinances, resolutions, agreements, leases, indentures, bonds, notices and other forms) requisite to the authorization, issuance, and sale of the Bonds (including the documents previously prepared);
2. Attendance at meetings of the Issuer, when necessary, at which proceedings affecting the transaction will be considered or voted upon;
3. Consultations with the various parties (normally the financial advisor, other consultants, if any, you and the Issuer's attorney), including bond insurers, rating agencies, or letter of

credit issuers, involved in the transaction regarding the details and problems of the transaction and the legal proceedings required for the transaction;

4. Responding to inquiries from prospective purchasers of the Bonds;
5. Attendance at and supervision of the closing of the financing;
6. Examination of the executed transcript documents;
7. Furnishing to the Issuer and to the purchasers of the Bonds an approving opinion as to the legality of the issue and, to the extent applicable, the exclusion from gross income of interest on the Bonds for federal income tax purposes; and
8. Assembling, duplicating, and binding the transcript documents for delivery to the parties to the transaction.

We will draft documents (or review documents drafted by other parties) and generally supervise the proceedings as they move toward closing. While our primary responsibility is to the Issuer, we also have a responsibility to those persons or entities who will ultimately hold the Bonds to render an independent, objective opinion on the Bonds. Our main functions are to opine objectively that the Bonds have been lawfully issued, that their tax status is that for which the purchasers have bargained and agreed, and that certain legal steps have been undertaken regarding timely payment of the Bonds and the interest on the Bonds. Unless the Issuer decides to make special arrangements, our engagement does not include post issuance advice or any obligation to monitor or give advice on the Issuer's continuing compliance with any tax requirements, as set forth in the Bonds and the closing documents, which must be followed after issuance of the Bonds in order to preserve, to the extent applicable, the exclusion from gross income of interest on the Bonds for federal income tax purposes or to give advice on continuing compliance with securities law requirements.

As disclosure counsel, our job is principally to prepare the document pursuant to which the Bonds will be offered into the market for sale. In order to do this, we will be required to perform the following functions:

1. Prepare and/or review Preliminary Official Statement(s) and Official Statement(s);
2. Review any stated representation by Stifel, Nicolaus & Company, Incorporated (the "Underwriter") as to review of Official Statement;
3. Assist in coordinating the delivery of the Official Statement to the Underwriter on a timely basis as soon as possible;
4. Participate in customary due diligence for the offering;



5. Review legal issues relating to the structure of the Bonds, the authorization for the offering, and the structure of the offering;
6. Prepare Bond Purchase Agreement drafts, if applicable;
7. Review opinions and closing documents from other parties;
8. Render 10b-5 statement covering the Official Statement as of its date and as of the Closing Date (the “Statement”); and
9. Prepare or review a Continuing Disclosure Agreement.

In this transaction, our job as disclosure counsel is principally to counsel the Issuer, as an issuer of municipal or other governmental securities, to comply with applicable federal and state securities laws. As such, we will work with officials of the Issuer, the Underwriter or financial advisor to review certain information compiled to be provided by the Issuer in an Official Statement. We will also conduct due diligence to investigate the accuracy of the materials compiled or provided for the Official Statement. The Statement we render will be based on facts and law existing as of its date. In rendering our Statement, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer and the Underwriter with applicable laws relating to the Bonds. We have agreed that our engagement as disclosure counsel is limited to performance of services related to this matter. Except to the extent otherwise specifically agreed and confirmed by us in writing, this engagement does not extend to advice or representation concerning other matters. We may agree with you to further limit or to expand the scope of our representation from time to time, provided that any such change is confirmed by us in writing. No other party is being represented by us. Please understand that while we cannot, and do not, guarantee the outcome or success of this or any other engagement or professional undertaking, we will earnestly strive to represent and serve your interests in this engagement effectively, efficiently, and responsibly while endeavoring to accomplish your objectives in this engagement.

Our engagement is for legal services, and it is understood that you are not relying on us for business, investment or accounting advice or decisions, nor to investigate the character or credit of any person with whom you may be dealing in connection with this matter. We have not been engaged to review the financial condition of the Issuer, the feasibility of the financing, or the adequacy of the security provided to Bond owners, and we will express no opinion related thereto. We are not financial advisors or municipal advisors as contemplated by the Dodd-Frank Act.

I will be the primary contact as to this relationship with Ice Miller LLP. Any questions or concerns that may arise in this regard may always be directed to me, Mark Huddle, or Shelly Scinto who will also provide services on the engagement.

**Conflicts of Interest/Disclosure of Potential Conflicts of Interest**

This engagement letter will also serve to give express written notice to the Issuer that (a) from time to time we represent in a variety of capacities and consult with most underwriters, including investment bankers, financial advisors and other persons active in the Illinois public finance market on a wide range of issues, and (b) prior to your execution of this engagement letter we may have consulted with a number of such firms regarding the Bonds, including, specifically, the Underwriter. Your acceptance of our services and execution of the enclosed copy of this letter to evidence our agreement constitutes your consent to these other engagements with the Underwriter. Neither our representation of the Issuer nor such additional relationships or prior consultations will affect, however, our responsibility to render an objective statement.

**Compensation; Other Important Terms and Conditions**

Our fee for this financing will be \$30,000 for bond counsel services and \$15,000 for disclosure counsel services, but will not exceed \$40,000 if requested to provide both bond and disclosure counsel services, based upon what we know about the financing, time to be expended by us and our experience in working on similar transactions. None of our fees will be based upon, or related in any way to, the costs of a capital project. If, at any time, we believe that circumstances require an adjustment of our original fee estimate, we will consult with you.

Unless otherwise specifically agreed, our fees are based primarily on our hourly billing rates for attorneys, paralegals and other professionals as applied to the amount of time that we expend in providing services. When appropriate in our judgment, we will involve other attorneys and paralegals or other legal assistants on work that can be performed effectively at their rates. The hourly rates of our professionals are periodically reviewed and adjusted upward to reflect the current cost of delivering comparable legal services and other market conditions. Accordingly, in preparation of our statements for professional services, we will use those hourly rates in effect at the time the services are rendered.

In addition to fees that we charge for our legal services, we also charge for ancillary services and expenses. Such charges and expenses may include long distance telephone charges, photocopying, facsimile transmission, computer research, mileage, travel expenses and other similar charges specifically applicable to the engagement. Our charges and expenses for such ancillary services are pursuant to a schedule of charges, as the same is revised from time to time. A copy of current charges and expenses is available to you upon request.

Ice Miller's standard Terms and Conditions of Engagements for Legal Services is enclosed. These Terms and Conditions, which cover various other aspects of this engagement, including a waiver of future conflicts of interest and provisions regarding termination and withdrawal, are important and are to be read as part of this letter, as they apply to this engagement to the same extent as if they were typed as part of this letter. Unless a different engagement letter is executed in the future, the basic terms of this engagement letter will also be applicable to, and govern our

Mr. Frank A. Trilla, Mayor  
Village of Willowbrook  
March 30, 2022  
Page 5

professional relationship on any subsequent matters, on or in which we may become involved or engaged on your behalf.

**Acceptance**

We hope that this letter and the enclosed Terms and Conditions are helpful and accurately state the scope of the representation agreed upon. We intend to provide legal services based on this letter, and will assume that this letter accurately reflects our mutual agreement (regardless of whether you sign and return this letter to us), unless you notify us in writing to the contrary. If you have any questions or wish to discuss any portion of this letter, please call me.

Otherwise, please confirm for our records your acceptance of these terms and conditions by signing the copy of this letter in the space provided, and return the same to me.

Sincerely yours,

ICE MILLER LLP



*James Snyder*

Acknowledged and Agreed:

*VILLAGE OF WILLOWBROOK, DUPAGE  
COUNTY, ILLINOIS*

Date: \_\_\_\_\_

\_\_\_\_\_  
*Authorized Official*

Enclosures: Terms and Conditions of Engagements for Legal Services  
Copy of Engagement Letter

cc: Accounting Department

ICE MILLER LLP

### **Terms and Conditions of Engagements for Legal Services**

Ice Miller LLP has prepared this statement of the terms and conditions that are generally applicable to its legal services representations of its clients, in the absence of an express agreement specifically to the contrary. These terms and conditions, together with the letter or other document that references them, are the Terms and Conditions applicable to our engagement by you. When used in this document, "we" or "us" or "our" and similar terms refer to Ice Miller LLP, a limited liability partnership, and "you" or "your" and similar terms refer to the person or persons specifically identified in this statement as the client or clients of Ice Miller LLP.

#### **Our Responsibilities**

We are responsible to provide legal services to you in accordance with these Terms and Conditions and with our express understandings with you concerning the nature and scope of our representation.

#### **Your Responsibilities**

You are responsible for paying our statements for services and expenses. You also are responsible for being candid and cooperative with us and for keeping us informed with complete and accurate information, documents and other communications relevant to the subject matter of our representation or otherwise requested by us. Because it is important that we be able to contact our clients at all times in order to consult with them regarding our representation, we expect that you will inform us, in writing, of any changes in the name, address, telephone number, contact person, e-mail address, state of incorporation or other relevant changes regarding you and your business or affairs. If you affiliate with, acquire or your company is acquired by or merged with another company, you will provide us with sufficient notice to permit us to withdraw as your attorneys if we determine that such an affiliation, acquisition or merger creates a conflict of interest between any of our clients and the other party to such affiliation, acquisition or merger, or if we determine that it is not in the best interests of the Firm with respect to the resulting association with the new entity. Your failure to communicate and cooperate with us in these respects could have an adverse effect on our ability to effectively and efficiently represent your interests in this matter and may require that we suspend the rendition of further services in respect of or entirely withdraw from this engagement.

#### **Client(s) Represented**

The client or clients for this engagement are as specifically identified in the engagement letter. Our client(s) do not include natural persons or entities that are not identified as a client in the engagement letter. For clients that are companies, unless otherwise specified or agreed, this does not include individuals or persons who are shareholders, partners, members or owners of the company, or its officers, directors, managers or other representatives, or family members, nor does it include affiliates of the company. Our representation of you for the matter described in the engagement letter does not give rise to a lawyer-client

relationship with any such other individual, person or affiliate. Accordingly our representation of you will not give rise to a conflict of interest in the event other clients of ours are or become adverse to any such other individual, person or affiliate. For clients that are trade associations or other group-type organizations, our clients would not include their members or other constituents.

#### **How We Will Work For You**

We provide services to you through our attorneys and other professionals. We will designate a mutually agreeable partner whom you may contact should you have any questions or concerns at any time about our representation of you or your interests. You will keep us advised of the name(s) and contact information of the person(s) who are authorized to instruct us as to the performance of our legal services for you.

Our engagement is for legal services. While from time to time we may share with you as part of our legal advice information and insights based on our experience with respect to certain market, industry or business practices, structures, or the like, it is understood that you will be solely responsible for determining the extent to which other professional services and advice are obtained and for making all decisions concerning business, investment and accounting matters. In addition, it is understood that we will not have any responsibility to investigate the character or credit of any person with whom you may be dealing in connection with any matter directly or indirectly related to our engagement.

#### **How We May Communicate With You**

Unless you instruct otherwise in writing, we may communicate with you using unencrypted e-mail, facsimile transmission and cellular telephone with the understanding that these methods carry an inherent risk of interception.

#### **About Our Fees**

We will charge you fees based upon the time expended and other factors applicable to legal fees that are specified by applicable professional rules and standards. Unless otherwise specifically agreed, our fees are based on our hourly rates as applied to the amount of time that we expend in providing services. Our base hourly rates for work

performed by our attorneys, absent special engagements or circumstances, are established effective January 1 of each calendar year. Hourly rates may change periodically without prior notice to clients, typically after the end of each calendar year, but a current schedule for anyone working on your engagement is available at any time upon request.

Payment of our fees and other charges is in no way contingent on the outcome of any matter, unless and to the extent that there is a mutual written agreement to the contrary.

### **Other Charges and Expenses**

Our charges for ancillary services and expenses, such as photocopying, computer research, electronic data discovery services, mileage, travel expenses and other similar charges are pursuant to a schedule of charges and expenses, as the same is revised from time to time, a copy of which is available to you upon request.

### **Estimates**

The total amount of fees and costs relating to this matter are difficult to predict. Accordingly, we have made no commitment to you concerning the maximum fees and costs that will be necessary to resolve or complete this matter. If requested to provide an estimate of our fees for a given matter, we will endeavor in good faith to provide our best estimate, but unless there is a mutual written agreement to a fixed fee, the actual fees incurred on any project will likely differ from the estimate.

### **Billing Procedures**

Unless we agree to an alternative billing arrangement, you will receive a statement on a monthly basis for services rendered, and for costs and other charges posted to your account, in the prior month. Payment is due upon receipt of our billing statement or within 30 days thereafter. If your account becomes more than 30 days past due, our Billing and Collection Committee will decide whether additional legal work will be performed while the account remains past due, taking into account obligations we owe to you under applicable professional conduct rules. While we typically do not charge interest on past due amounts, we reserve the right to charge interest on any amount invoiced that remains unpaid after 30 days at the rate of 1% per month until paid in full, plus all costs of collection (including reasonable attorneys' fees). Any questions or disagreements should be brought to our attention in writing within 60 days of the billing date.

### **Retainers**

As a matter of standard practice for new clients and/or new matters, we typically request a retainer deposit before we begin work, and we may request retainers or additional retainers from time to time with respect to existing clients and existing matters. Unless there is a mutual written agreement to the contrary, we will hold any such retainers in

our firm's agency account until disbursed in accordance with these terms and conditions or other mutual written agreement. We may apply funds held as retainers to any past due account balance of your account. We will return any unapplied excess of your retainers to you within a reasonable period of time following the conclusion of the related engagement. Unless we determine in our discretion to apply all or a portion of the retainers sooner, we will apply the retainers to the final invoice for the related engagement. If we determine for any client or matter to initially waive the required retainer deposit, we nonetheless reserve the right at a later date to require a retainer deposit if conditions concerning either the extent or nature of the matter in our discretion so warrant, or should our statements not be timely paid as expected.

### **Your Consent to Future Conflicts of Interest**

You are aware that the Firm has grown geographically and represents many other entities and individuals. Thus, during the time that we are representing you, some of our present or future clients may have disputes or transactions with you or other interests that may be adverse to yours. As part of this engagement, you agree that we may undertake in the future to represent existing or new clients in any matter that is not substantially related to any matter as to which we have represented or advised you, even if the interests of such clients in those other matters are directly or indirectly adverse to yours, and you agree not to disqualify our Firm for those conflicting representations. Of course, we agree that we will keep confidential any information of a nonpublic nature provided to us as a result of our representation of you. You acknowledge that we may obtain confidential information as a result of our representation of other clients that might be of interest to you but for the same reasons cannot be shared with you.

### **Document Retention**

Unless you indicate otherwise to us in writing, we will assume that all papers and property that you provide to us are duplicates and that you retain all originals, so that we do not need to return them to you. When the representation concludes, we will (if you request) return any papers and property that you have provided to us (or that we have obtained for you and that belong to you) if we have them in our possession. Our drafts and work product that we create in relation to our work for you, however, belong to us. We reserve the right, subject to any applicable laws or rules of professional responsibility to the contrary, to apply records retention policies and procedures to these items and also to destroy within a reasonable time any items described in this paragraph that are retained by us.

### **Personal Data from the European Economic Area**

If you will be providing the Firm with the personal data of individuals in the European Economic Area during the course of the engagement, then it is your responsibility to obtain all appropriate consents, make any necessary disclosures, and take all other required steps to comply with

any applicable data privacy and protection laws and regulations in connection with your use of the Firm's services. As used herein, "personal data" means any information relating to an identified or identifiable natural person, to the extent that such personal data are associated with individuals in the European Economic Area or are otherwise within the scope of the General Data Protection Regulation (EU) 2016/679.

### **Response to Audit Inquiries**

If you ask that we do so, we will respond to your auditors concerning certain "loss contingencies" as defined by accounting standards by preparing a letter to your auditors. To assist us in responding timely to your auditors, please direct all audit inquiries to:

Audit Letter Coordinator  
Ice Miller LLP  
One American Square, Suite 2900  
Indianapolis, Indiana 46282-0200.

If there are any questions presented by your audit inquiry letter, our Audit Letter Coordinator will contact you. Absent special circumstances, our current fee structure for the preparation of these letters is a minimum of \$300 and a maximum of \$700, depending on the extent and number of any matters reported. However, the fee may exceed \$700 if there are many matters to be reported upon, or if the letter requires extensive substantive attention to disclosure or other related issues. This charge will appear on your statement as a line item for "Services rendered in connection with preparation of response to audit inquiry."

### **Termination or Withdrawal**

Both you and we have the right to terminate any engagement at any time after providing reasonable advance written notice, and our withdrawal or termination is further subject to applicable rules of professional responsibility. In the event that we terminate the engagement, we will, subject to the terms hereof, take such steps as are reasonably practicable to protect your interests in the above matter and, if you so request, we will suggest to you possible successor counsel and provide that counsel with whatever papers you have provided to us. If permission for

withdrawal is required by a court, we will promptly apply for such permission, and you agree to engage successor counsel to represent you. Otherwise, this representation will terminate (a) once the specific services covered within the scope of the representation have been completed and we have sent you our final statement for services rendered in this matter, or (b) if the engagement is open-ended without any specific services being described, when more than six months have elapsed from the last time you requested and we furnished legal services to you. We are not obligated to provide advice or other legal services concerning this representation to you after our representation of you is completed, or has terminated. After completion of a matter in which we have represented you, changes may occur in the applicable laws or regulations that could have an impact upon your future rights and liabilities. Even though we may send you newsletters or the like after the date of termination of our engagement, we will have no responsibility to provide you with updates or advice concerning any changes in the law or regulations or future legal developments on any matter, including those matters that may have been the subject of a prior representation, unless you and we have expressly agreed that we will provide this service.

### **Certain Limitations**

Any opinions or views, formal or informal, that we may express to you or to third parties about the outcome of a legal matter are only our best professional estimates. Those opinions or views are necessarily limited by our knowledge of facts at the time that we express them and the law and regulations that are then in effect. You understand and agree that we cannot – and will not – promise to you, or guarantee to you, that any particular outcome will result from your legal matters.

### **Identification of Relationship**

We are pleased that you have chosen Ice Miller LLP as your legal advisor and would like to have your permission to share this with others. By signing the acknowledgement, you hereby grant us the authority to use your name and logo in connection with Ice Miller LLP's marketing activities, including, without limitation, identification of you as a client of Ice Miller LLP on its website and other printed marketing materials and publications issued by Ice Miller LLP. You may revoke the consent granted in this paragraph at any time by contacting our marketing department at [enews@icemiller.com](mailto:enews@icemiller.com).

Revised: July 2018