

A G E N D A

REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, JULY 28, 2025 FOLLOWING THE COMMITTEE OF THE WHOLE MEETING, OR AT 6:30 P.M. AT THE COMMUNITY RESOURCE CENTER (CRC), 825 MIDWAY DRIVE, WILLOWBROOK, IL, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. OATH OF OFFICE - SERGEANT DAVID WALEGA
5. VISITORS' BUSINESS - Public comment is limited to three (3) minutes per person
6. OMNIBUS VOTE AGENDA:
 - a. Waive Reading of Minutes (Approve)
 - b. Minutes - Board of Trustees Regular Meeting July 14, 2025
(APPROVE)
 - c. Warrants: \$473,044.54
 - d. ORDINANCE NO. _____ - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK AMENDING CHAPTER 3 ENTITLED "MISDEMEANORS" OF TITLE 5 ENTITLED "POLICE REGULATIONS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK (PASS)
 - e. RESOLUTION NO. _____ - A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT AND FIRST AMENDMENT TO GENERAL CONDITIONS FOR PROFESSIONAL ENGINEERING SERVICES FOR CONSTRUCTION ENGINEERING SERVICES FOR THE 2025 MOTOR FUEL TAX/REBUILD ILLINOIS STREET REHABILITATION PROJECT BETWEEN CHRISTOPHER B. BURKE ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK AT A TOTAL COST NOT TO EXCEED \$28,072.00 (ADOPT)
 - f. RESOLUTION NO. _____ - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK APPROVING, AUTHORIZING AND RATIFYING A WORKERS' COMPENSATION SETTLEMENT CONTRACT BETWEEN CARL ANDERSON AND THE VILLAGE OF WILLOWBROOK (ADOPT)

NEW BUSINESS

7. ORDINANCE NO. _____ - AN ORDINANCE GRANTING A CERTAIN VARIATION TO THE REAR YARD SETBACK FROM TITLE 9 OF THE VILLAGE OF WILLOWBROOK UNIFIED DEVELOPMENT ORDINANCE FOR THE PROPERTY LOCATED AT 62 79TH STREET, WILLOWBROOK, ILLINOIS (PASS)
8. RESOLUTION NO. _____ - A RESOLUTION AUTHORIZING THE PURCHASE OF UNTREATED BULK ROCK SALT FOR USE WITHIN THE VILLAGE OF WILLOWBROOK FOR THE 2025/2026 WINTER SEASON (ADOPT)
9. ORDINANCE NO. _____ - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK WAIVING COMPETITIVE BIDDING, ACCEPTING PROPOSALS AND APPROVING THE PURCHASE OF CERTAIN EQUIPMENT AND FIXTURES FOR THE BORSE MEMORIAL COMMUNITY PARK RENOVATION PROJECT - PHASE III AT A COST NOT TO EXCEED \$245,059.63 (PASS)

PRIOR BUSINESS

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

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, JULY 14, 2025, AT 6:30 P.M. AT THE COMMUNITY RESOURCE CENTER, 825 MIDWAY DRIVE, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

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

2. ROLL CALL

Those physically present at roll call were, Mayor Frank Trilla, Village Clerk Gretchen Boerwinkle, Village Trustees Mark Astrella, Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal and Greg Ruffolo, Attorney Michael Durkin, Village Administrator Sean Halloran, Chief Financial Officer Lora Flori, Director of Parks and Recreation Dustin Kleefisch, Director of Public Works Rick Valent, Chief Lauren Kaspar, and Deputy Clerk Christine Mardegan.

ABSENT: Assistant Village Administrator Alex Arteaga, Director of Community Development Michael Krol, Deputy Chief Ben Kadolph, and Deputy Chief Gerard Wodka.

QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Director Kleefisch to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

None presented, and no written comments were received.

5. OMNIBUS VOTE AGENDA:

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

- a. Waive Reading of Minutes (Approve)
- b. Minutes - Board of Trustees Regular Meeting June 23, 2025 (APPROVE)
- c. Warrants of \$1,183,900.58
- d. RESOLUTION NO. 25-R-27 - A RESOLUTION AUTHORIZING AND DIRECTING THE BOARD OF POLICE COMMISSIONERS (BOPC) OF THE VILLAGE OF WILLOWBROOK TO EFFECT THE ORIGINAL PROMOTION OF ONE (1) CANDIDATE TO FILL A VACANCY IN THE RANK OF SERGEANT WITHIN THE VILLAGE POLICE DEPARTMENT (ADOPT)

- e. ORDINANCE NO. 25-O-14 - AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ECONOMIC INCENTIVE AND REDEVELOPMENT AGREEMENT (820 Plainfield Road) (PASS)
- f. ORDINANCE NO. 25-O-15 - AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ECONOMIC INCENTIVE AGREEMENT (6920 S. Kingery Highway) (PASS)

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

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

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

MOTION DECLARED CARRIED

NEW BUSINESS

- 6. RESOLUTION NO. 25-R-28 A RESOLUTION OF THE VILLAGE OF WILLOWBROOK DETERMINING THE LOWEST RESPONSIBLE BIDDER AND AWARDING A CONTRACT TO BROTHERS ASPHALT PAVING, INC. FOR THE 2025 MOTOR FUEL TAX/REBUILD ILLINOIS ROAD MAINTENANCE PROGRAM (ADOPT)

Mayor Trilla entertained a motion to amend the resolution to include a finding that of the bids received and opened, the lowest bidder, Chicagoland Paving Contractors, Inc., is determined by the Village not to be a responsible bidder based on its recent, past unsatisfactory project history with the Village.

MOTION: Made by Trustee Davi and seconded by Trustee Neal to amend resolution 25-R-28 as noted.

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

MOTION DECLARED CARRIED

Director Valent indicated the 2025 Road Maintenance Program will include crack filling, thermoplastic marking, and resurfacing. Costs were estimated by the engineers at \$425,000.00 and the program funded by \$308,542.30 in MFT funds and \$116,457.70 in remaining RBI funds.

Following the Illinois Department of Transportation's (IDOT) bidding process when utilizing State funds for road maintenance projects, IDOT posted a Notice to Contractors Bulletin requesting bids for the Village's program. Six bids were received; the lowest bid was from Chicagoland Paving Contractors, Inc. (CPC) for \$335,000.00. In

evaluating bids received, the Village considers bidders past projects and recent project history with the Village.

The previous speed table work on Midway and Eleanor performed by CPC did not meet the project specifications; therefore, and the Village did not pay CPC for this work. Based upon the Village's experience with this past project with CPC, Christopher B. Burke Engineering, Ltd. does not recommend awarding a contract to CPC.

The recommendation is to award a contract to the lowest responsive and responsible bidder, Brothers Asphalt Services, Inc., in the amount of \$355,583.63, \$20,583.63 higher than the lowest bidder, but still significantly lower than the program estimate.

Administrator Halloran added that Director Valent and his team deserve a lot of credit for the following:

- The budget for this project was \$425,000 in MFT funds. By utilizing RBI (Rebuild Illinois) funds, the extra funds saved will remain in the MFT Fund.
- The project cost is also lower than the engineer's budget estimate. This will allow additional funds to be used for the thermoplastic striping that needs to be done in the industrial district and throughout town.

6.1 AMENDED RESOLUTION 25-R-28

RESOLUTION NO. 25-R-28- A RESOLUTION OF THE VILLAGE OF WILLOWBROOK DETERMINING THE LOWEST RESPONSIBLE BIDDER AND AWARDING A CONTRACT TO BROTHERS ASPHALT PAVING, INC. FOR THE 2025 MOTOR FUEL TAX/REBUILD ILLINOIS ROAD MAINTENANCE PROGRAM (ADOPT)

MOTION: Made by Trustee Davi and seconded by Trustee Ruffolo to adopt Resolution 25-R-28 as amended previously with the additional finding.

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

MOTION DECLARED CARRIED

7. EMERGENCY SERVICES - AS NEEDED MAINTENANCE CONTRACTS

- a. RESOLUTION NO. 25-R-29 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK ACCEPTING THE PROPOSAL, APPROVING AND AUTHORIZING THE EXECUTION OF A CONTRACT WITH BRIGHTER ELECTRIC, INC. TO PERFORM EMERGENCY ELECTRICAL SERVICES/AS-NEEDED RESTORATION AND MAINTENANCE SERVICES FOR THE VILLAGE OF WILLOWBROOK (ADOPT)

Director Valent shared that the Public Works Department maintains several maintenance and program-related contracts. These contracts are specific in their scope of services and pricing. Outside of these contracts, a variety of contractual services are required to maintain day-to-day operations.

These various contractual services are generally emergency or on an as-needed basis. To procure these types of services generally require following the Village's Procurement Policy by obtaining three proposals or public bidding. Additionally, securing contracts also resolves concerns of a vendor or contractor acquiring more than \$20,000 in business from the Village over a fiscal year.

As an alternative to bidding each service separately was posting a Request for Proposal (RFP) for Emergency Services/As-Needed Restoration and Maintenance Services. The RFP requested proposals from highly qualified firms to include emergency response services, as-needed services, and as-needed maintenance services. The RFP was posted on May 23, 2025, and seven proposals were opened on June 9, 2025. The seven proposals were reviewed based on the requirements of the RFP, the services provided, vendor qualifications, and pricing.

MOTION: Made by Trustee Davi and seconded by Trustee Berglund to adopt Resolution 25-R-29 as presented.

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

MOTION DECLARED CARRIED

b. RESOLUTION NO. 25-R-30 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK ACCEPTING THE PROPOSAL, APPROVING AND AUTHORIZING THE EXECUTION OF A CONTRACT WITH FALCOS LANDSCAPING, INC. TO PERFORM EMERGENCY LANDSCAPING SERVICES/AS-NEEDED RESTORATION AND MAINTENANCE SERVICES FOR THE VILLAGE OF WILLOWBROOK (ADOPT)

MOTION: Made by Trustee Ruffolo and seconded by Trustee Mistele to adopt Resolution 25-R-30 as presented.

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

MOTION DECLARED CARRIED

- c. RESOLUTION NO. 25-R-31 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK ACCEPTING THE PROPOSAL, APPROVING AND AUTHORIZING THE EXECUTION OF A CONTRACT WITH FOX TOWN PLUMBING, INC. TO PERFORM EMERGENCY PLUMBING SERVICES/AS-NEEDED RESTORATION AND MAINTENANCE SERVICES FOR THE VILLAGE OF WILLOWBROOK (ADOPT)

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to adopt Resolution 25-R-31 as presented.

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

MOTION DECLARED CARRIED

- d. RESOLUTION NO. 25-R-32 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK ACCEPTING THE PROPOSAL, APPROVING AND AUTHORIZING THE EXECUTION OF A CONTRACT WITH H&R CONSTRUCTION, INC. TO PERFORM EMERGENCY UNDERGROUND CONSTRUCTION SERVICES/AS-NEEDED RESTORATION AND MAINTENANCE SERVICES FOR THE VILLAGE OF WILLOWBROOK (ADOPT)

MOTION: Made by Trustee Mistele and seconded by Trustee Ruffolo to adopt Resolution 25-R-32 as presented.

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

MOTION DECLARED CARRIED

- e. RESOLUTION NO. 25-R-33 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK ACCEPTING THE PROPOSAL, APPROVING AND AUTHORIZING THE EXECUTION OF A CONTRACT WITH NJ RYAN TREE & LANDSCAPE, LLC TO PERFORM EMERGENCY SERVICES/AS-NEEDED RESTORATION AND MAINTENANCE SERVICES FOR THE VILLAGE OF WILLOWBROOK (ADOPT)

MOTION: Made by Trustee Mistele and seconded by Trustee Davi to adopt Resolution 25-R-33 as presented.

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

MOTION DECLARED CARRIED

- f. RESOLUTION NO. 25-R-34 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK ACCEPTING THE PROPOSAL, APPROVING AND AUTHORIZING THE EXECUTION OF A CONTRACT WITH TAMELING GRADING TO PERFORM EMERGENCY SERVICES/AS-NEEDED RESTORATION AND MAINTENANCE SERVICES FOR THE VILLAGE OF WILLOWBROOK (ADOPT)

MOTION: Made by Trustee Davi and seconded by Trustee Astrella to adopt Resolution 25-R-34 as presented.

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

MOTION DECLARED CARRIED

g. RESOLUTION NO. 25-R-35 - A RESOLUTION OF THE VILLAGE OF WILLOWBROOK ACCEPTING THE PROPOSAL, APPROVING AND AUTHORIZING THE EXECUTION OF A CONTRACT WITH UNDERGROUND PIPE SOLUTIONS, LLC TO PERFORM EMERGENCY UNDERGROUND SERVICES/AS-NEEDED RESTORATION AND MAINTENANCE SERVICES FOR THE VILLAGE OF WILLOWBROOK (ADOPT)

MOTION: Made by Trustee Ruffolo and seconded by Trustee Berglund to adopt Resolution 25-R-35 as presented.

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

MOTION DECLARED CARRIED

PRIOR BUSINESS

8. TRUSTEE REPORTS

Trustee Neal had no report.

Trustee Ruffolo had no report.

Trustee Mistele had no report.

Trustee Berglund had no report but thanked Director Valent for all his hard work.

Trustee Davi had no report.

Trustee Astrella had no report.

9. ATTORNEY'S REPORT

Attorney Durkin had no report.

10. CLERK'S REPORT

Clerk Boerwinkle had no report.

11. ADMINISTRATOR'S REPORT

Administrator Halloran asked Director Kleefisch to update the Board on upcoming events in Parks and Recreation. Director Kleefisch announced

that there will be a Movie in the Park event on Friday, July 18, 2025, at Gower West, showing Despicable Me 4, with Chick-fil-A sponsoring the event. There will also be a Neighborhood Nights event at Ridgemoor Park on Tuesday, July 22, 2025, from 6:00 p.m. to 8:00.

12. MAYOR'S REPORT

Mayor Trilla proudly announced that a resident of Willowbrook, Jaden Fauske, was drafted as the 44th overall pick in the MLB draft by the Chicago White Sox. Congratulations to Jaden and his family.

13. EXECUTIVE SESSION

Mayor Trilla stated there is no need for an Executive session during tonight's meeting.

14. ADJOURNMENT

MOTION: Made by Trustee Berglund and seconded by Trustee Davi to adjourn the Regular Meeting at the hour of 6:49 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.

July 28, 2025

Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.

W A R R A N T S

July 28, 2025

GENERAL CORPORATE FUND	-----	\$	246,821.79
WATER FUND	-----	\$	42,351.25
CAPITAL PROJECT FUND	-----	\$	183,871.50
TOTAL WARRANTS	-----	\$	473,044.54

Lora Flori, Director of Finance

APPROVED:
Frank A. Trilla, Mayor

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CHECK DISBURSEMENT REPORT FOR VILLAGE OF WILLOWBROOK
CHECK DATE FROM 07/16/2025 - 07/30/2025

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Project	Amount
Fund: 01 GENERAL FUND									
07/16/2025	APCHK	103836	FOUR WINDS 7/16/25	IDEAL CHARTER LLC	ACTIVE ADULT PROGRAM	590-517	20		1,313.72
									1,313.72
07/21/2025	APCHK	103837	7/30/25 JACK/LOUISE	METROPOLIS PERFORMING A	ACTIVE ADULT PROGRAM	590-517	20		1,409.60
									1,409.60
07/21/2025	APCHK	103838	7.22 RIDGEMOOR EVEN	PATRICK WEBIE	COMMUNITY EVENTS	585-522	20		100.00
									100.00
07/21/2025	APCHK	103839	LUNCHEON 7/22/25	OLD ROUTE 66 FAMILY RES	ACTIVE ADULT PROGRAM	590-517	20		911.00
									911.00
07/28/2025	APCHK	103841#	6997882	ACCESS ONE, INC.	PHONE - TELEPHONES	455-201	10		4,137.97
			6997882		PHONE - TELEPHONES	455-201	20		894.70
			6997882		PHONE - TELEPHONES	630-201	30		2,684.08
			6997882		TELEPHONES	710-201	35		3,466.94
			CHECK APCHK 103841 TOTA						11,183.69
07/28/2025	APCHK	103842#	3167464244	ADOBE SYSTEMS INC	EDP LICENSES	460-263	10		1,554.48
			3167464244		EDP EQUIPMENT/SOFTWARE	555-212	20		777.24
			3167464244		EDP LICENSES	615-263	25		518.16
			3167464244		EDP LICENSES	640-263	30		1,036.32
			3167464244		EDP EQUIPMENT/SOFTWARE	715-212	35		518.16
			3167464244		EDP LICENSES	815-263	40		259.08
			CHECK APCHK 103842 TOTA						4,663.44
07/28/2025	APCHK	103843	3145	ADVANCE SWEEPING SERVIC	STREET SWEEPING SERVICES	740-290	35		2,391.40
07/28/2025	APCHK	103845	287345907484 JUN'25	AT & T MOBILITY II LLC	TELEPHONES	810-201	40		2,391.40
									156.96
									156.96
07/28/2025	APCHK	103846	151413	B & E AUTO REPAIR & TOW	MAINTENANCE - BUILDING	630-228	30		49.95
			151380		MAINTENANCE - BUILDING	630-228	30		491.79
			151446		MAINTENANCE - BUILDING	630-228	30		78.87
			CHECK APCHK 103846 TOTA						620.61
07/28/2025	APCHK	103847	43978	BESTWAY CHARTER TRANSP	ACTIVE ADULT PROGRAM	590-517	20		845.00
			44003		ACTIVE ADULT PROGRAM	590-517	20		1,040.00
			44064		ACTIVE ADULT PROGRAM	590-517	20		930.00
			CHECK APCHK 103847 TOTA						2,815.00
07/28/2025	APCHK	103849	370211	BROADWAY IN CHICAGO	ACTIVE ADULT PROGRAM	590-517	20		3,840.00
									3,840.00
07/28/2025	APCHK	103850*#	202202	CHRISTOPHER B. BURKE	FEES - ENGINEERING	720-245	35		4,431.68
			202945		FEES - ENGINEERING	720-245	35		860.52

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Project	Amount
Fund: 01 GENERAL FUND									
			202949		ENGINEERING SERVICES	820-262	40		235.48
			202950		ENGINEERING SERVICES	820-262	40		651.00
			202951		ENGINEERING SERVICES	820-262	40		868.00
			CHECK APCHK 103850 TOTA						7,046.68
07/28/2025	APCHK	103851	61821542 10/10/25	CITY CRUISES	ACTIVE ADULT PROGRAM	590-517	20		1,269.94
									1,269.94
07/28/2025	APCHK	103852	001036150	CLARKE ENVIRONMENTAL	MOSQUITO ABATEMENT	760-259	35		7,000.00
			001036413		MOSQUITO ABATEMENT	760-259	35		7,000.00
			CHECK APCHK 103852 TOTA						14,000.00
07/28/2025	APCHK	103853	1360274	COLLETTE TRAVEL SERVICE	ACTIVE ADULT PROGRAM	590-517	20		1,247.00
									1,247.00
07/28/2025	APCHK	103854#	6741324000 JUN'25	COMED	RED LIGHT - ADJUDICATOR	630-246	30		52.13
			7331017000 JUN'25		RED LIGHT - ADJUDICATOR	630-246	30		52.00
			9697828000 JUN'25		RED LIGHT - ADJUDICATOR	630-246	30		41.89
			5001177000 JUN'25		ENERGY - STREET LIGHTS	745-207	35		541.56
			3001964000 JUN'25		ENERGY - STREET LIGHTS	745-207	35		937.08
			4039244000 JUN'25		ENERGY - STREET LIGHTS	745-207	35		48.01
			5199984000 JUN/JUL2		ENERGY - STREET LIGHTS	745-207	35		644.58
			CHECK APCHK 103854 TOTA						2,317.25
07/28/2025	APCHK	103855	19525	DU-COMM	RADIO DISPATCHING	675-235	30		3,436.49
			19570		RADIO DISPATCHING	675-235	30		88,359.50
			CHECK APCHK 103855 TOTA						91,795.99
07/28/2025	APCHK	103856	WL026	DUPAGE COUNTY CHILDREN'	FEES/DUES/SUBSCRIPTIONS	630-307	30		3,000.00
									3,000.00
07/28/2025	APCHK	103857#	961875	DUPAGE COUNTY PUBLIC W	SANITARY (835 MIDWAY)	466-251	10		52.51
			983735		SANITARY (835 MIDWAY)	466-251	10		5.30
			962030		SANITARY (825 MIDWAY)	570-250	20		22.01
			962057		SANITARY (825 MIDWAY)	570-250	20		22.01
			983382		SANITARY (825 MIDWAY)	570-250	20		45.60
			961890		SANITARY (825 MIDWAY)	570-250	20		66.57
			961899		SANITARY (7760 QUINCY)	630-250	30		105.56
			962044		SANITARY USER CHARGE	725-417	35		20.43
			CHECK APCHK 103857 TOTA						339.99
07/28/2025	APCHK	103858	33689-3	EAGLE UNIFORM	OPERATING EQUIPMENT	630-401	30		187.00

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Project	Amount
Fund: 01 GENERAL FUND									
			33711-3		OPERATING EQUIPMENT	630-401	30		93.50
				CHECK APCHK 103858 TOTA					280.50
07/28/2025	APCHK	103860*#	4053	FALCO'S LANDSCAPING INC	TREE MAINTENANCE	750-338	35		2,600.00
			4054		TREE MAINTENANCE	750-338	35		2,900.00
			4052		STREET IMPROVEMENTS	765-685	35		52,380.00
				CHECK APCHK 103860 TOTA					57,880.00
07/28/2025	APCHK	103861	7.14.25 EYE WASH ST.	FOX TOWN PLUMBING INC	MAINTENANCE - BUILDING	630-228	30		178.00
07/28/2025	APCHK	103863	14331	HERITAGE CORRIDOR DESTI	PUBLIC RELATIONS	420-365	05		178.00
07/28/2025	APCHK	103864	HPF208651	HERITAGE PRAIRIE FARM	ACTIVE ADULT PROGRAM	590-517	20		20.00
07/28/2025	APCHK	103867	392280	KARA CO. INC.	STREET IMPROVEMENTS	765-685	35		1,405.00
									181.96
									181.96
07/28/2025	APCHK	103868	25-73658	KEVRON PRINTING & DESIG	OFFICE SUPPLIES	710-301	35		54.91
			25-73883		OFFICE SUPPLIES	710-301	35		54.91
				CHECK APCHK 103868 TOTA					109.82
07/28/2025	APCHK	103869	JUN 2025	KING CAR WASH	FUEL/MILEAGE/WASH	630-303	30		300.00
									300.00
07/28/2025	APCHK	103870#	9010413729	KONICA MINOLTA BUSINESS	COPY SERVICE	455-315	10		150.00
			9010413729		COPY SERVICE	630-315	30		150.00
			9010413729		COPY SERVICE	630-315	30		150.00
			9010413729		COPY SERVICE	810-315	40		150.00
				CHECK APCHK 103870 TOTA					600.00
07/28/2025	APCHK	103871	LUNCHEON-BEV. 7/15	MCCOOK BOHEMIAN RESTAUR	ACTIVE ADULT PROGRAM	590-517	20		180.00
									180.00
07/28/2025	APCHK	103873*#	8371	MUNICIPAL GIS PARTNERS,	OTHER PROFESSIONAL SERVICES	471-425	10		1,002.86
			8371		FEES - ENGINEERING	720-245	35		1,002.87
			8371		EDP LICENSES	815-263	40		1,002.86
				CHECK APCHK 103873 TOTA					3,008.59
07/28/2025	APCHK	103875	54736	ODELSON MURPHEY FRAZIER	FEES - VILLAGE ATTORNEY	470-239	10		475.00
									475.00
07/28/2025	APCHK	103876#	5578268	ORBIS SOLUTIONS	SCHOOLS/CONFERENCES/TRAVEL	455-304	10		280.00
			5578222		CONSULTING SERVICES - IT	460-306	10		1,038.41
			5578222		INFORMATIONAL TECH SERVICES	555-308	20		415.37
			5578222		INFORMATIONAL TECH SERVICES	640-308	30		4,361.33

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CHECK DISBURSEMENT REPORT FOR VILLAGE OF WILLOWBROOK
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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Project	Amount
Fund: 01 GENERAL FUND									
			5578222		INFORMATIONAL TECH SERVICES	640-308	30		250.00
			5578222		INFORMATIONAL TECH SERVICES	715-308	35		692.27
			5578222		INFORMATIONAL TECH SERVICES	815-308	40		415.37
			CHECK APCHK 103876 TOTA						7,452.75
07/28/2025	APCHK	103878	PB450	PARTS AUTHORITY LLC	MAINTENANCE - BUILDING	630-228	30		52.20
									52.20
07/28/2025	APCHK	103880	2423422	RAY O'HERRON CO., INC.	UNIFORMS	630-345	30		151.20
			2421563		OPERATING EQUIPMENT	630-401	30		226.00
			2421796		OPERATING EQUIPMENT	630-401	30		161.40
			2422473		OPERATING EQUIPMENT	630-401	30		54.89
			2422927		OPERATING EQUIPMENT	630-401	30		13.46
			CHECK APCHK 103880 TOTA						606.95
07/28/2025	APCHK	103881*#	3041746153	RUSH TRUCK CENTER - CH	MAINTENANCE	725-410	35		307.50
			3041681572		MAINTENANCE	725-410	35		409.45
			CHECK APCHK 103881 TOTA						716.95
07/28/2025	APCHK	103882	145973	RUTLEDGE PRINTING CO.	OFFICE SUPPLIES	630-301	30		129.44
07/28/2025	APCHK	103883	SN195-64567	SIGNS NOW	OFFICE SUPPLIES	810-301	40		129.44
07/28/2025	APCHK	103884	IN582272	SUBURBAN DOOR CHECK & L	MAINTENANCE	725-410	35		69.75
									591.00
									591.00
07/28/2025	APCHK	103886*#	0207731-IN	TAMELING INDUSTRIES	STREET IMPROVEMENTS	765-685	35		165.60
			0207732-IN		STREET IMPROVEMENTS	765-685	35		543.43
			CHECK APCHK 103886 TOTA						709.03
07/28/2025	APCHK	103887	25-1470	THOMPSON ELEV. INSPECT.	ELEVATOR INSPECTION	830-117	40		344.00
			25-1574		ELEVATOR INSPECTION	830-117	40		258.00
			25-1590		ELEVATOR INSPECTION	830-117	40		215.00
			CHECK APCHK 103887 TOTA						817.00
07/28/2025	APCHK	103888	01182413	TRI-TECH FORENSICS, INC	OPERATING EQUIPMENT	630-401	30		124.81
									124.81
07/28/2025	APCHK	103889*#	UPS2025-WIBK0710202	UNDERGROUND PIPE SOLUT	I STORM WATER IMPROVEMENTS MAIN	750-381	35		3,200.00
			UPS2025-WIBK0711202		STORM WATER IMPROVEMENTS MAIN	750-381	35		4,920.00
			UPS2025WIBK07142025		STORM WATER IMPROVEMENTS MAIN	750-381	35		1,400.00
			UPS2025WIBK07162025		STORM WATER IMPROVEMENTS MAIN	750-381	35		3,300.00
			UPS2025-WIBK0718202		STORM WATER IMPROVEMENTS MAIN	750-381	35		2,040.00

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Project	Amount
Fund: 01 GENERAL FUND									
CHECK APCHK 103889 TOTA									14,860.00
07/28/2025	APCHK	103890	01004479	UNIFORMS DIRECT LLC	OPERATING EQUIPMENT	630-401	30		149.00
07/28/2025	APCHK	103891	GUIDE MLNG '25/'26	UNITED STATE POSTAL	SERPRINTING & PUBLISHING	550-302	20		149.00 2,397.77
07/28/2025	APCHK	103892	2ND QTR 2025 PCORF	UNITED STATES TREASURY	OTHER PROFESSIONAL SERVICES	471-425	10		2,397.77 204.73
07/28/2025	APCHK	103893*#	INV00748899	USABBLUEBOOK	MAINTENANCE	725-410	35		204.73 234.96
07/28/2025	APCHK	456(E) #	1GK6-WJGY-TG77	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	455-301	10		234.96 10.69
			1GK6-WJGY-TG77		COMMISSARY PROVISION	455-355	10		113.24
			1GK6-WJGY-TG77		OFFICE/GENERAL PROGRAM SUPPLI	550-301	20		300.30
			1GK6-WJGY-TG77		OFFICE SUPPLIES	630-301	30		613.83
			1GK6-WJGY-TG77		OPERATING EQUIPMENT	630-401	30		565.06
			1GK6-WJGY-TG77		COMMODITIES	670-331	30		749.96
			1GK6-WJGY-TG77		OFFICE SUPPLIES	710-301	35		15.50
			1GK6-WJGY-TG77		OPERATING SUPPLIES & EQUIPMEN	710-401	35		295.73
CHECK APCHK 456(E) TOTA									2,664.31
Total for fund 01 GENERAL FUND									246,821.79

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Project	Amount
Fund: 02 WATER FUND									
07/28/2025	APCHK	103840	11729	A&W TRAILER LLC	VEHICLE MAINTENANCE	401-350	50		150.47
									150.47
07/28/2025	APCHK	103844	2024-66-02	AMERICAN INFRASTRUCTURE	FEES - ENGINEERING	405-245	50		6,300.00
									6,300.00
07/28/2025	APCHK	103848	50222	BLACK GOLD SEPTIC	WELLHOUSE REPAIRS & MAIN - WB	425-474	50		500.00
									500.00
07/28/2025	APCHK	103850*#	202943	CHRISTOPHER B. BURKE	FEES - ENGINEERING	405-245	50		1,272.00
			202944		FEES - ENGINEERING	405-245	50		520.00
				CHECK APCHK 103850 TOTA					1,792.00
07/28/2025	APCHK	103859	25-137848	ETP LABS INC	SAMPLING ANALYSIS	420-362	50		200.00
									200.00
07/28/2025	APCHK	103862*#	17791	H AND R CONSTRUCTION	INWATER DISTRIBUTION REPAIRS/MA	430-277	50		4,950.00
									4,950.00
07/28/2025	APCHK	103866	G129000008724	ILLINOIS TOLLWAY	VEHICLE MAINTENANCE	401-350	50		14.40
									14.40
07/28/2025	APCHK	103872	250552A-1	MID AMERICAN WATER	MATERIAL & SUPPLIES - DISTRIB	430-476	50		39.00
			250552A		MATERIAL & SUPPLIES - DISTRIB	430-476	50		2,415.62
			250870A		MATERIAL & SUPPLIES - DISTRIB	430-476	50		1,170.00
				CHECK APCHK 103872 TOTA					3,624.62
07/28/2025	APCHK	103873*#	8371	MUNICIPAL GIS PARTNERS,	FEES - ENGINEERING	405-245	50		1,002.87
									1,002.87
07/28/2025	APCHK	103877	450-214236	PARTS AUTHORITY LLC	VEHICLE MAINTENANCE	401-350	50		52.20
									52.20
07/28/2025	APCHK	103881*#	3041746153	RUSH TRUCK CENTER - CH	VEHICLE MAINTENANCE	401-350	50		307.50
			3041681572		VEHICLE MAINTENANCE	401-350	50		409.45
				CHECK APCHK 103881 TOTA					716.95
07/28/2025	APCHK	103886*#	0207321-IN	TAMELING INDUSTRIES	STREET IMPROVEMENTS SERVICES	430-281	50		133.02
			0207732-IN		STREET IMPROVEMENTS SERVICES	430-281	50		543.46
				CHECK APCHK 103886 TOTA					676.48
07/28/2025	APCHK	103889*#	UPS2025WIBK07142025	UNDERGROUND PIPE SOLUTI	WATER DISTRIBUTION REPAIRS/MA	430-277	50		2,400.00
			UPS2025-WIBK0715202		WATER DISTRIBUTION REPAIRS/MA	430-277	50		4,000.00
			UPS2025WIBK07162025		WATER DISTRIBUTION REPAIRS/MA	430-277	50		2,000.00
			UPS2025-WIBK0717202		WATER DISTRIBUTION REPAIRS/MA	430-277	50		4,400.00
			UPS2025-WIBK0721202		WATER DISTRIBUTION REPAIRS/MA	430-277	50		3,900.00
			UPS2025-WIBK0722202		WATER DISTRIBUTION REPAIRS/MA	430-277	50		3,700.00

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Project	Amount
Fund: 02 WATER FUND									
				CHECK APCHK 103889 TOTA					20,400.00
07/28/2025	APCHK	103893*#	INV00748899	USABBLUEBOOK	VEHICLE MAINTENANCE	401-350	50		234.91
									234.91
07/28/2025	APCHK	103894	55289	VARIVERGE LLC	PRINTING & PUBLISHING	401-302	50		877.32
			55289		POSTAGE & METER RENT	401-311	50		859.03
				CHECK APCHK 103894 TOTA					1,736.35
					Total for fund 02 WATER FUND				42,351.25

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Project	Amount
Fund: 10 CAPITAL PROJECT FUND									
07/28/2025	APCHK	103850*#	202946	CHRISTOPHER B. BURKE	BORSE PARK - PHASE III	600-355	55		53,184.50
									53,184.50
07/28/2025	APCHK	103860*#	4049	FALCO'S LANDSCAPING INC	PROPERTY DEVELOPMENT	600-357	55		9,500.00
									9,500.00
07/28/2025	APCHK	103862*#	17785	H AND R CONSTRUCTION	INWATER EQUIPMENT REPAIRS/MAINT	440-604	55		3,600.00
			17786		WATER EQUIPMENT REPAIRS/MAINT	440-604	55		3,600.00
			17787		WATER EQUIPMENT REPAIRS/MAINT	440-604	55		3,600.00
				CHECK APCHK 103862 TOTA					10,800.00
07/28/2025	APCHK	103865	1860947	HINSDALE NURSERIES, INC	PROPERTY DEVELOPMENT	600-357	55		10,205.00
			1861025		PROPERTY DEVELOPMENT	600-357	55		2,920.00
			1861045		PROPERTY DEVELOPMENT	600-357	55		4,390.00
			1861098		PROPERTY DEVELOPMENT	600-357	55		5,014.00
				CHECK APCHK 103865 TOTA					22,529.00
07/28/2025	APCHK	103874	22245	NJ RYAN TREE & LANDSCAP	PROPERTY DEVELOPMENT	600-357	55		25,900.00
			22246		PROPERTY DEVELOPMENT	600-357	55		26,900.00
			22247		PROPERTY DEVELOPMENT	600-357	55		15,385.00
				CHECK APCHK 103874 TOTA					68,185.00
07/28/2025	APCHK	103879	PTI000113	PERFECT TURF DISTRBUTIN	WILLOW POND IMPROVEMENTS	600-350	55		13,588.00
			PTI000113		WATERFORD PARK IMPROVEMENTS	600-352	55		3,340.00
				CHECK APCHK 103879 TOTA					16,928.00
07/28/2025	APCHK	103885	TG 5 618 PLAINFIELD	TAMELING GRADING	PROPERTY DEVELOPMENT	600-357	55		2,745.00
									2,745.00
					Total for fund 10 CAPITAL PROJECT FUND				183,871.50
				TOTAL - ALL FUNDS					473,044.54

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

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BOARD OF TRUSTEES MEETING

AGENDA ITEM NO: 6.d.

DATE: July 28, 2025

SUBJECT:

AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK AMENDING CHAPTER 3 ENTITLED "MISDEMEANORS" OF TITLE 5 ENTITLED "POLICE REGULATIONS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK

STAFF REPORT

TO: Mayor Trilla and Board of Trustees
FROM: Lauren Kaspar, Chief of Police
THROUGH: Sean Halloran, Village Administrator

PURPOSE AND ACTION REQUESTED

Adoption of a local ordinance to enforce the criminal misdemeanors of prostitution, soliciting for a prostitute, and keeping a place of prostitution within the Village of Willowbrook.

BACKGROUND/SUMMARY

In December of 2023 the Village Board adopted an ordinance establishing an Administrative Adjudication to aid in creating an effective and efficient process for municipal code compliance and resolution. Additionally, all fines and costs assessed would be retained by the Village, not disproportionately distributed to the County as it currently stands.

Currently there are several criminal misdemeanors listed under Title 5 Police Regulations, Chapter 3 of the Village Code which allows for enforcement at the local level. These misdemeanors include Battery, Assault, Retail Theft, Disorderly Conduct, and several other public nuisance misdemeanors. When cited under local ordinance these public nuisance misdemeanors are placed into the Village's administrative adjudication process.

Through our recent enforcement activities, the following three public misdemeanors have been identified as beneficial to add to Title 5, Chapter 3:

720 ILCS 5 Sec. 11-14. Prostitution

(a) Any person who knowingly performs, offers or agrees to perform any act of sexual penetration as defined in Section 11-0.1 of this Code for anything of value, or any touching or fondling of the sex organs of one person by another person, for anything of value, for the purpose of sexual arousal or gratification commits an act of prostitution.

720 ILCS 5 Sec. 11 15: Soliciting for a prostitute

(a) Any person who performs any of the following acts commits soliciting for a prostitute:

- (1) Solicits another for the purpose of prostitution; or
- (2) Arranges or offers to arrange a meeting of persons for the purpose of prostitution; or
- (3) Directs another to a place knowing such direction is for the purpose of prostitution.



720 ILCS 5 Sec. 11 17: Keeping a Place of Prostitution

(a) Any person who has or exercises control over the use of any place which could offer seclusion or shelter for the practice of prostitution who performs any of the following acts keeps a place of prostitution:

(1) Knowingly grants or permits the use of such place for the purpose of prostitution; or

(2) Grants or permits the use of such place under circumstances from which he could reasonably know that the place is used or is to be used for purposes of prostitution; or

(3) Permits the continued use of a place after becoming aware of facts or circumstances from which he should reasonably know that the place is being used for purposes of prostitution.

Adding these three misdemeanors to the Village's municipal code will give officers another level of enforcement and aid in the efficient resolution of these criminal acts.

FINANCIAL IMPACT

None.

RECOMMENDED ACTION:

Adopt the ordinance to enforce the criminal misdemeanors of prostitution, soliciting for a prostitute, and keeping a place of prostitution within the Village of Willowbrook.

ORDINANCE NO. 25-O-_____

**AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK AMENDING CHAPTER 3
ENTITLED “MISDEMEANORS” OF TITLE 5 ENTITLED “POLICE REGULATIONS”
OF THE VILLAGE CODE OF ORDINANCES OF THE
VILLAGE OF WILLOWBROOK**

WHEREAS, the Village of Willowbrook, DuPage County, Illinois, is a home rule municipality pursuant to Article VII, Section 6, of the Constitution of the State of Illinois; and

WHEREAS, the Section 1-2-1 of the Illinois Municipal Code (65 ILCS 5/1-2-1), provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, Section 1-1-10 of the Illinois Municipal Code (65 ILCS 5/1-1-10) empowers the corporate authorities of the municipality to exercise all powers granted to it expressly, by necessity, by the Illinois Municipal Code, by Illinois statute, or by the Illinois Constitution; and

WHEREAS, Section 11-60-2 of the Illinois Municipal Code (65 ILCS 5/11-60-2) empowers the corporate authorities of each municipality to define, prevent and abate nuisances; and

WHEREAS, pursuant to the Village’s home rule powers and applicable authority, the corporate authorities of the Village of Willowbrook have determined that it is in the best interest of the Village of Willowbrook to amend Title 5, Chapter 3, to add the public nuisance misdemeanors of prostitution; solicitation of a prostitute; and keeping a place of prostitution to the list of criminal misdemeanors which may be prosecuted locally, within the Village.

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

SECTION 1: The foregoing recitals are found to be true and correct and incorporated as if fully set forth herein.

SECTION 2: That Chapter 3 entitled “Misdemeanors” of Title 5 entitled “Police Regulations” of the Municipal Code of the Village of Willowbrook, as amended, is hereby further amended by adding thereto the following section:

“5-3-31: Prostitution

- (A) It shall be unlawful for any person who knowingly performs, offers or agrees to perform a lewd act, including any act of sexual penetration, as defined in Section 11-0.1 of the Illinois Criminal Code (720 ILCS 5/11-0.1), for anything of value, or any touching or fondling of the sex organs of one person by another person, for anything of value, for the purpose of sexual arousal or gratification.
- (B) It shall be an affirmative defense to a charge under this Section that the accused engaged in or performed prostitution as a result of being a victim of involuntary servitude or trafficking in persons, as defined in Section 10-9 of the Illinois Criminal Code (720 ILCS 5/10-9).

5-3-32: Soliciting a Prostitute

(A) It shall be unlawful for any person who performs any of the following acts:

- 1. Solicits another person for the purpose of prostitution; or
- 2. Arranges or offers to arrange meeting of persons for the purpose of prostitution; or
- 3. Directs another to a place knowing such directive is for the purpose of prostitution.

5-3-33: Keeping a Place of Prostitution

(A) It shall be unlawful for any person who has or exercises the use over any place which could offer seclusion or shelter for the purpose of prostitution, and performs any of the following acts:

- 1. Knowingly grants or permits the use of such place for the purpose of prostitution; or
- 2. Grants or permits the use of such place under circumstances from which he or she could reasonably know that the place is used or is to be used for

- purposes of prostitution; or
3. Permits the continued use of a place after becoming aware of facts or circumstances which he or she should reasonably know that the place is being used for the purpose of prostitution.”

SECTION 3: Any ordinance or portion of any ordinance in conflict with any provisions of this ordinance is hereby repealed, solely to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from, upon and after its passage and approval and publication in the manner provided by law.

PASSED and APPROVED this 28th day of July, 2025 by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

Frank A. Trilla, Mayor

ATTEST:

Gretchen Boerwinkle, Village Clerk



BOARD OF TRUSTEES MEETING

AGENDA ITEM NO: 6.e.

DATE: July 28, 2025

SUBJECT:

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT AND FIRST AMENDMENT TO GENERAL CONDITIONS FOR PROFESSIONAL ENGINEERING SERVICES FOR CONSTRUCTION ENGINEERING SERVICES FOR THE 2025 MOTOR FUEL TAX/REBUILD ILLINOIS STREET REHABILITATION PROJECT BETWEEN CHRISTOPHER B. BURKE ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK AT A TOTAL COST NOT TO EXCEED \$28,072.00

STAFF REPORT

TO: Mayor Trilla and Board of Trustees
FROM: Rick Valent, Director of Public Works
THROUGH: Sean Halloran, Village Administrator

PURPOSE AND ACTION REQUESTED

Staff requests approval of an agreement with Christopher B. Burke Engineering, Ltd. (CBBEL) for professional construction engineering services for the 2025 MFT/RBI (Motor Fuel Tax / Rebuild Illinois) Road Program in the amount of \$28,072.00.

BACKGROUND/SUMMARY

On July 14, 2025, the Village Board approved a contract with Brothers Asphalt Paving, Inc. to perform road maintenance services as part of the 2025 MFT/RBI (Motor Fuel Tax / Rebuild Illinois) Road Program. The scope of the program includes crack filling, thermoplastic marking, and resurfacing all designed by CBBEL.

CBBEL understands that the Village would like to complete roadway rehabilitation at the following locations:

2025 MFT/RBI Project Locations		
<i>Street Resurfacing</i>		
Street	From	To
Bentwood Lane	Waterford Dr	Hiddenbrook Ln
Hiddenbrook Lane	Bentwood Ln	Meadow Ln
Meadow Lane	Hiddenbrook Ln	Waterford Dr



<i>Hot-Mix Asphalt Pavement Patching, 2"</i>		
Street	From	To
Rodgers Dr	Plainfield Rd	Westford Dr
Rodgers Ct	Rodgers Dr	End
Chaucer Court	Chaucer Rd	End
Squire Ct	63rd St	End
Adams St	Plainfield Rd	Cherrywood Ln
Frontage Rd	Midway Dr	79th St
Chatelain Ct	Clarendon Hills	End
Garfield Ridge Ct	Garfield Ave	End
<i>Clean & Seal Cracks and Joints</i>		
Street	From	To
Waterford Subdivision	S. of Waterford	N. of Plainfield
<i>Thermoplastic Pavement Markings</i>		
Street	From	To
Willowbrook Center Pkwy	Quincy St	Madison St.
75th St and Quincy St	Intersection	Intersection
Holmes Avenue	58th St	59th St
58th place	Clarendon Hills	Holmes Ave
MacArthur Drive	59th St	Clarendon Hills
59th St and Clarendon Hills	Intersection	Intersection
Clarendon Hills Road	67th St	63rd St
79th St and Clarendon Hills	Intersection	Intersection

CBBEL has prepared a scope of services for construction engineering services, which includes the following five tasks:

1. Pre-Construction Services
2. Submittal Review
3. Construction Observation
4. IDOT MFT Final Papers
5. Post Construction

Professional construction engineering services for the 2025 MFT/RBI (Motor Fuel Tax / Rebuild Illinois) Road Program will be expensed with MFT funds.

FINANCIAL IMPACT

Professional construction engineering services for the 2025 MFT/RBI (Motor Fuel Tax / Rebuild Illinois) Road Program in the amount of \$28,072.00 will be expensed by MFT funds in FY25/26.

RECOMMENDED ACTION:

Staff is seeking approval of an agreement with Christopher B. Burke Engineering, Ltd. (CBBEL) for professional construction engineering services for the 2025 MFT/RBI (Motor Fuel Tax / Rebuild Illinois) Road Program in the amount of \$28,072.00.

RESOLUTION NO. 25-R-_____

**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION
OF AN AGREEMENT AND FIRST AMENDMENT TO GENERAL
CONDITIONS FOR PROFESSIONAL ENGINEERING SERVICES FOR
CONSTRUCTION ENGINEERING SERVICES FOR
THE 2025 MOTOR FUEL TAX/REBUILD ILLINOIS STREET
REHABILITATION PROJECT BETWEEN CHRISTOPHER B. BURKE
ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK AT
A TOTAL COST NOT TO EXCEED \$28,072.00**

WHEREAS, the Corporate Authorities of the Village of Willowbrook (the “Village”) have determined that it is in the best interest of the Village to enter into a professional engineering services agreement with Christopher B. Burke Engineering, Ltd. (“CBBEL”) for professional engineering services and First Amendment to General Conditions related to construction engineering services for the 2025 Motor Fuel Tax/Rebuild Illinois (“MFT/RBI”) Street Rehabilitation Project for the Village of Willowbrook at a total cost not to exceed Twenty-Eight Thousand Seventy-Two and 00/100ths Dollars (\$28,072.00); and

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

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

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 foregoing recitals are found to be true and correct and are incorporated as if fully set forth herein.

SECTION 2: That the certain Proposal and Agreement, including General Conditions and First Amendment to General Conditions, by and between the Village of Willowbrook and

Christopher B. Burke Engineering, Ltd. for construction engineering services for the 2025 MFT/RBI Street Rehabilitation Project on behalf of the Village, be and is hereby approved and the Mayor and Village Clerk be and the same are hereby authorized to execute and attest, all on behalf of the Village of Willowbrook, that certain Professional Services Agreement, attached hereto as Exhibit “A” and made a part hereof, and General Conditions and First Amendment to General Conditions, attached hereto as Exhibit “B” and made a part hereof.

PASSED and APPROVED by the Mayor and Board of Trustees of the Village of Willowbrook this 28th day of July, 2025 by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

Frank A. Trilla, Mayor

ATTEST:

Gretchen Boerwinkle, Village Clerk

EXHIBIT “A”

**Christopher B. Burke Engineering, Ltd.
Professional Services Agreement**



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

June 23, 2025

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: Rick Valent, Director of Public Works

Subject: 2025 MFT/RBI Street Rehabilitation Project
Proposal for Professional Construction Engineering Services

Dear Mr. Valent:

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to submit this proposal for professional construction engineering services for the subject project. The proposal includes our Understanding of the Assignment, Scope of Services, and Estimate of Fee.

UNDERSTANDING OF THE ASSIGNMENT

CBBEL understands that the Village of Willowbrook (Village) would like to complete roadway rehabilitation at the following locations included in the 2025 MFT/RBI Project:

2025 MFT/RBI Project Locations		
<i>Street Resurfacing</i>		
Street	From	To
Bentwood Lane	Waterford Dr	Hiddenbrook Ln
Hiddenbrook Lane	Bentwood Ln	Meadow Ln
Meadow Lane	Hiddenbrook Ln	Waterford Dr
<i>Hot-Mix Asphalt Pavement Patching, 2"</i>		
Street	From	To
Rodgers Dr	Plainfield Rd	Westford Dr
Rodgers Ct	Rodgers Dr	End
Chaucer Court	Chaucer Rd	End
Squire Ct	63rd St	End
Adams St	Plainfield Rd	Cherrywood Ln
Frontage Rd	Midway Dr	79th St
Chatelain Ct	Clarendon Hills	End
Garfield Ridge Ct	Garfield Ave	End
<i>Clean & Seal Cracks and Joints</i>		
Street	From	To
Waterford Subdivision	S. of Waterford	N. of Plainfield

<i>Thermoplastic Pavement Markings</i>		
Street	From	To
Willowbrook Center Pkwy	Quincy St	Madison St.
75th St AND Quincy St	Intersection	Intersection
Holmes Avenue	58th St	59th St
58th place	Clarendon Hills	Holmes Ave
MacArthur Drive	59th St	Clarendon Hills
59th St AND Clarendon Hills	Intersection	Intersection
Clarendon Hills Road	67th St	63rd St
79th St AND Clarendon Hills	Intersection	Intersection

Roads will be improved using various methods of rehabilitation including resurfacing, hot-mix asphalt surface patching (2"), cleaning and sealing cracks and joints, and installing thermoplastic pavement markings.

We understand that the construction will be paid for using the remainder of the Village's Rebuild Illinois Funds (RBI) along with Motor Fuel Tax (MFT) funds.

SCOPE OF SERVICES

Task 1 – Pre-Construction Services: CBBEL will perform the following tasks prior to the start of construction:

- Contract administration and IDOT coordination.
- Facilitate any pre-construction meetings.
- Review the Contractor's schedule for compliance with the specifications.

Task 2 – Submittal Review: CBBEL will assist the Village with the review of any submittals from the Contractor for conformance with the plans and specifications.

Task 3 – Construction Observation: CBBEL will provide one part-time Resident Engineer for the duration of construction for the 2025 MFT/RBI Project. Part-time services will be performed as needed at the request of the Village. Construction observation will include the following tasks:

- Assist the Village with observing the progress and quality of the executed work and to determine if the work is proceeding in accordance with the Contract Documents. The Engineer will keep the Village informed of the progress of the work, guard the Village against defects and deficiencies in the work, advise the Village of all observed deficiencies of the work, and will disapprove or reject all work failing to conform to the Contract Documents.
- Assist the Village as a liaison with the Contractor working principally through the Contractor's field superintendent.
- Assist Contractors in dealing with any outside agencies.
- Inspect erosion and sediment control measures and notify Contractor of any deficiencies.
- Review construction notices created by Contractor and make sure that they are being distributed.
- Attend all construction conferences requested by the Village. Arrange a schedule of progress meetings and other job conferences as required. Maintain and circulate copies of records of the meetings.

- Review the Contractor's schedule on a weekly basis. Compare actual progress to Contractor's approved schedule. If the project falls behind schedule, work with the Contractor to determine the appropriate course of action to get back on schedule.
- Maintain orderly files for correspondence, reports of job conferences, submittals, reproductions or original contract documents including all addenda, change orders and additional drawings issued subsequent to the award of the contract.
- Record the names, address and phone numbers of all Contractors, subcontractors and major material suppliers in the diary.
- Keep an inspector's daily report book, which shall contain a daily report and quantity of hours on the job site, weather conditions, list of visiting officials, daily activities, job decisions and observations as well as general and specific observations and job progress.
- Help with the preparation of payment requisitions and change orders for the Village's approval, review applications for payment with the Contractor for compliance with established procedures for their submission and forward them with recommendations to the Village.
- Prior to final inspection, submit to the Contractor a list of observed items requiring correction and verify that each correction has been made.
- Coordinate and conduct the final inspection with the Village, prepare a final punchlist.
- Verify that all the items on the final punchlist have been corrected and make recommendations to the Village concerning acceptance.
- Except upon written instructions of the Village, the Resident Engineer or Inspector shall not authorize any deviation from the Contract Documents.
- Determine if the project has been completed in accordance with the Contract Documents and that the Contractor has fulfilled all his obligations.

If additional construction observation hours are requested beyond the time allocated in this proposal, a supplemental proposal can be provided.

Task 4 – IDOT MFT Final Papers: CBBEL will coordinate and aid the Village with completing IDOT MFT Final Papers required after 100% completion. This includes the following:

- BLR 13210 (Request for Approval of Change in Plans)
- BLR 13231 (Engineers Final Payment Estimate)
- BLR 13510 (Final Report, Notice of Completion)
- Material Certification Letter

Task 5 – Post Construction: CBBEL will perform the following tasks once construction is complete:

- If needed, assist with finalizing a set of record drawings
- Once Contractor has fulfilled all obligations, assist the Village with preparation of a final pay request for the Village's approval.

Please note that for any of the observation tasks which CBBEL may be performing, the Contractor(s) shall be informed that neither the presence of CBBEL field staff nor the observation and testing (if any) by our firm or subconsultant of our firm shall excuse the Contractor in any way for defects discovered in the work. It should be understood that CBBEL will not be responsible for any job and site safety on this project; job and site safety shall be the sole responsibility of the Contractor(s). CBBEL does not have the right to stop work and will not advise nor supervise the Contractor(s) means and methods of their work.

ESTIMATE OF FEE

CBBEL's proposed not-to-exceed fee for this project is \$28,072.00. We have provided a breakdown of engineering costs for this project for your use.

We propose to bill you in accordance with the Schedule of Charges and General Terms and Conditions in our previously submitted Village Engineering Agreement. If this proposal is acceptable to you, please sign both copies and return one to us for our files.

Sincerely,



Michael E. Kerr, PE
President

Encl. CBBEL Work Effort

THIS PROPOSAL ACCEPTED FOR THE VILLAGE OF WILLOWBROOK.

BY: _____

TITLE: _____

DATE: _____

CBBEL WORK EFFORT
Village of Willowbrook
2025 MFT-RBI Project - Construction Engineering

	Personnel & Hours		Total Hours	% of Hours	Total Cost
	Engineer VI	Engineer III			
Rate	\$248.00	\$158.00			
Pre-Construction Services	4	20	24	14.6%	\$ 4,152.00
Submittal Review	0	8	8	4.9%	\$ 1,264.00
Construction Observation*	8	60	68	41.5%	\$ 11,464.00
IDOT MFT Final Papers	4	20	24	14.6%	\$ 4,152.00
Post-Construction	8	32	40	24.4%	\$ 7,040.00
Subtotal	24	140	164		
% of Hours	14.6%	85.4%			
Cost Per Engineer Type	\$ 5,952.00	\$ 22,120.00			
Total Cost					\$ 28,072.00

Note *: Construction Observation is estimated at 2 hours per day for 30 working days

EXHIBIT “B”

**General Terms and Conditions and
First Amendment to General Terms and Conditions**

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

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

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

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

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

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

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

5. Termination: This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Engineer either before or after the termination date shall be reimbursed by Client.
6. Documents Delivered to Client: Drawings, specifications, reports, and any other Project Documents prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. Engineer shall have the right to retain originals of all Project Documents and drawings for its files. Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Engineer. The Client may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. Opinions of Probable Cost: Since Engineer has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his/her opinions of probable Project Construction Cost provided for herein are to be made on the basis of his/her experience and qualifications and represent his/her judgement as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him/her. If prior to the Bidding or Negotiating Phase, Client wishes greater accuracy as to the Construction Cost, the Client shall employ an independent cost estimator Consultant for the purpose of obtaining a second construction cost opinion independent from Engineer.
12. Governing Law & Dispute Resolutions: This Agreement shall be governed by and construed in accordance with Articles previously set forth by (Item 9 of) this Agreement, together with the laws of the **State of Illinois**.

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

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

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

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

17. Severability of Invalid Provisions: If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, country or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.
18. Force Majeure: Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.
19. Subcontracts: Engineer may subcontract portions of the work, but each subcontractor must be approved by Client in writing.
20. Access and Permits: Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Engineer's employee salaries, overhead and fee) incident to any effort by Engineer toward assisting Client in such access, permits or approvals, if Engineer perform such services.
21. Designation of Authorized Representative: Each party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.
22. Notices: Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.
23. Limit of Liability: The Client and the Engineer have discussed the risks, rewards, and benefits of the project and the Engineer's total fee for services. In recognition of the relative risks and benefits of the Project to both the Client and the Engineer, the risks have been allocated such that the Client agrees that to the fullest extent permitted by law, the Engineer's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Agreement from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Engineer's fee for professional engineering services rendered on this project as made part of this Agreement. Such causes included but are not limited to the Engineer's negligence, errors, omissions, strict liability or breach of contract. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

June 13, 2005

P:\Proposals\Terms and Conditions\GT&C 2005.061305.doc

**FIRST AMENDMENT TO THE GENERAL TERMS AND CONDITIONS
OF THAT CERTAIN AGREEMENT BY AND BETWEEN CHRISTOPHER B. BURKE
ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK FOR PROFESSIONAL
CONSTRUCTION ENGINEERING SERVICES FOR THE 2025 MOTOR FUEL
TAX/REBUILD ILLINOIS STREET REHABILITATION PROJECT**

That certain Agreement by and between CHRISTOPHER B. BURKE ENGINEERING, LTD. (the "Engineer") and the VILLAGE OF WILLOWBROOK, to provide professional construction engineering services to the Village of Willowbrook (the "Client"), in connection with the 2025 Motor Fuel Tax/Rebuild Illinois Street Rehabilitation Project, is hereby amended, by amending the "Christopher B. Burke Engineering, Ltd. General Terms and Conditions" as hereinafter set forth:

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

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

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

Neither party shall be liable for any special incidental or consequential damages including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or

replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.

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

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

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

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

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

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

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

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

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

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

READ, APPROVED AND AGREED

READ, APPROVED AND AGREED

VILLAGE OF WILLOWBROOK

CHRISTOPHER B. BURKE
ENGINEERING, LTD.

By: _____
Frank A. Trilla, Mayor

By: _____
Michael E. Kerr, PE, President
and duly authorized agent

Date: _____

Date: _____

ATTEST:

Gretchen Boerwinkle, Village Clerk



BOARD OF TRUSTEES MEETING

AGENDA ITEM NO: 6.f.

DATE: July 28, 2025

SUBJECT:

A RESOLUTION OF THE VILLAGE OF WILLOWBROOK APPROVING, AUTHORIZING AND RATIFYING A WORKERS' COMPENSATION SETTLEMENT CONTRACT BETWEEN CARL ANDERSON AND THE VILLAGE OF WILLOWBROOK

STAFF REPORT

TO: Mayor Trilla and Board of Trustees
FROM: Alex Arteaga, Assistant Village Administrator
THROUGH: Sean Halloran, Village Administrator

PURPOSE AND ACTION REQUESTED

Adopt the resolution authorizing the settlement contract between Carl Anderson and the Village of Willowbrook.

BACKGROUND/SUMMARY

On August 21, 2024, Public Works Maintenance Technician Carl Anderson suffered an injury while on duty. Mr. Anderson was treated for his injury and returned to full-duty work for the Public Works Department. The Village and Mr. Anderson have agreed to resolve his claim for a one-time payment of \$13,348.50.

FINANCIAL IMPACT

The Village will make a one-time payment of \$13,348.50.

RECOMMENDED ACTION:

Staff recommends approving the resolution authorizing a settlement contract between Carl Anderson and the Village of Willowbrook.

RESOLUTION NO. 25-R-_____

**A RESOLUTION OF THE VILLAGE OF WILLOWBROOK APPROVING,
AUTHORIZING AND RATIFYING A WORKERS' COMPENSATION SETTLEMENT
CONTRACT BETWEEN CARL ANDERSON AND THE VILLAGE OF WILLOWBROOK**

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

SECTION 1: A workers' compensation settlement for Thirteen Thousand Three Hundred Forty-Eight and 50/100ths Dollars (\$13,348.50) between Carl Anderson and the Village of Willowbrook is hereby approved.

SECTION 2: The Village Administrator is hereby authorized and directed to execute and attest to the settlement contract between Carl Anderson and the Village of Willowbrook, on behalf of the Village, upon completion of the necessary documents.

SECTION 3: This Resolution shall take effect upon its passage and approval in the manner provided by law.

PASSED and APPROVED this 28th day of July, 2025 by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

Frank A. Trilla, Mayor

ATTEST:

Gretchen Boerwinkle, Village Clerk



BOARD OF TRUSTEES MEETING

AGENDA ITEM NO: 7.

DATE: 7/28/2025

SUBJECT:

AN ORDINANCE GRANTING A CERTAIN VARIATION TO THE REAR YARD SETBACK FROM TITLE 9 OF THE VILLAGE OF WILLOWBROOK UNIFIED DEVELOPMENT ORDINANCE FOR THE PROPERTY LOCATED AT 62 79TH STREET, WILLOWBROOK, ILLINOIS

STAFF REPORT

TO: Mayor Trilla and Board of Trustees
FROM: Michael Krol, Director of Community Development
THROUGH: Sean Halloran, Village Administrator

PURPOSE AND ACTION REQUESTED:

The applicant and property owner have submitted a building permit application for a substantial addition to the existing residence. The proposed project includes a full interior renovation, the addition of a second floor to the primary dwelling, and the construction of a new room that would connect the house to the detached garage. This connection would reclassify the garage as part of the principal structure, making it subject to the more restrictive rear yard setback requirements outlined in the Village's R-2 zoning district, which mandates a minimum setback of 30 feet.

According to Section 9-10-04(B) of the Unified Development Ordinance (UDO), a nonconforming residential structure that is nonconforming solely due to bulk regulations (such as setbacks) may be expanded or altered, provided the changes comply with all applicable district regulations. Although the existing home and detached garage currently complies with UDO standards, the proposed connection would render the principal structure noncompliant with rear yard requirements. Therefore, the applicant is seeking a variance to Section 9-3-01(A) to reduce the required rear yard setback from 30 feet to 28 feet in the R-2 zoning district.

BACKGROUND/SUMMARY:

The subject property was originally developed under DuPage County jurisdiction prior to its annexation into the Village of Willowbrook and was subject to County zoning standards at that time. In 1971, the lot became part of the Tri-State Village Resubdivision, which combined two smaller parcels into a single, larger residential lot.

The current petitioner is proposing a major renovation and expansion of the existing home, including an addition that will connect the primary dwelling to the detached garage. While the existing garage was constructed in accordance with County codes and complies with the Village's accessory structure setback standards, the proposed connection would reclassify it as part of the principal structure under the Village's Unified Development Ordinance (UDO).

The submitted site plan, architectural drawings, and narrative confirm that no changes are proposed to the garage footprint. The requested zoning variation seeks to allow the garage to remain in its existing location without requiring demolition or relocation.



The Community Development Department staff has no objection to the requested variance to reduce the required rear yard setback from 30 feet to 28 feet. The request is supported by the unique physical characteristics of the property, the minor nature of the variation, and the fact that the proposal maintains the overall intent of the Village's zoning regulations without negatively impacting the surrounding neighborhood.

A public hearing was held on Wednesday, July 2, 2025, before the Plan Commission, which voted unanimously 5 to 0 in favor of recommending approval of the proposed variance as proposed, with all four (4) recommended conditions highlighted in the motion included. The conditions are: all required construction permits shall be approved and issued prior to the commencement of any work; a complete grading plan shall be submitted and approved by the Village's engineering consultant; and all construction shall comply with applicable building and engineering codes. The proposed design shall substantially conform to the site plan prepared by 4U Design, as submitted with the application.

FINANCIAL IMPACT:

There is no financial impact on this item.

RECOMMENDED ACTION:

Staff requests approval of the zoning variation based on the Plan Commission recommendation.



Village of Willowbrook

Staff Report to the Plan Commission

Public Hearing Date: July 2, 2025

Village Board Receive & Vote: July 28, 2025

Prepared By: Michael Krol, Director of Community Development

Case Title: Zoning Hearing Case No. PC 25-03: A petition requesting a zoning variance to Section 9-3-01(A) of the Village Unified Development Ordinance for the property address 62 79th Street, Willowbrook, Illinois, to reduce the rear yard setback from thirty feet (30') to twenty-eight feet (28').

Petitioner: Jakub Bartyczak, 62 79th Street, Willowbrook, IL 60527

Action Requested: Consideration and Recommendation of the proposed zoning variation to the Unified Development Ordinance.

Location: 62 79th Street, northwest corner of 79th and Eleanor Pl.

PINs: 09-26-307-040

Existing Zoning: R-2 Moderate Density Single-Family Detached District

Proposed Zoning: R-2 Moderate Density Single-Family Detached District

Property Size: 0.62 acres

Surrounding Land Use:	Use	Zoning
North	Single Family Residential	R-2
South	Multi-Family Residential Condominiums	Unincorporated
East	Single Family Residential	R-2
West	Single Family Residential	R-2

Necessary Action by Village Board: Consider approval of the attached ordinance.



History & Background

Site Description

The subject property was originally developed under DuPage County jurisdiction prior to its annexation into the Village of Willowbrook and was subject to County zoning standards at that time. In 1971, the lot became part of the Tri-State Village Resubdivision, which combined two smaller parcels into a single, larger residential lot.

The current petitioner is proposing a major renovation and expansion of the existing home, including an addition that will connect the primary dwelling to the detached garage. While the existing garage was constructed in accordance with County codes and complies with the Village's accessory structure setback standards, the proposed connection would reclassify it as part of the principal structure under the Village's Unified Development Ordinance (UDO).

As part of the principal structure, the garage must comply with the more restrictive principal building rear yard setback requirement of 30 feet. In its current location, the garage does not meet this requirement, resulting in a setback nonconformity.

The submitted site plan, architectural drawings, and narrative confirm that no changes are proposed to the garage footprint. The requested zoning variation seeks to allow the garage to remain in its existing location without requiring demolition or relocation.

Exhibit 1: Site and Aerial View of the Subject Property





Variance Proposal

The applicant and property owner have submitted a building permit application for a major addition to the existing residence. The proposed scope of work includes a complete interior renovation, the addition of a second floor to the principal dwelling, and the construction of a new room connecting the existing house to the detached garage. This new connection would reclassify the garage as an attached structure, thereby subjecting it to the principal building setback requirements of the Village's R-2 zoning district, which mandates a minimum rear yard setback of 30 feet.

Upon review of the submitted plans, it was determined that the garage—originally constructed as a detached accessory structure—would now become part of the principal building and must comply with principal structure setbacks as outlined in the Unified Development Ordinance (UDO).

In addition, the subject property is uniquely situated with frontage on three streets, creating a complex lot orientation. According to the UDO's definition of Lot Orientation and Yard Designations:

- Front Yard: 79th Street (shortest street frontage)
- Rear Yard: Virginia Court
- Exterior Side Yard: Eleanor Avenue

Under this orientation, the garage falls within the rear yard, and its new attachment to the principal structure triggers the need to meet the 30-foot rear yard setback.

The applicant is requesting a variance to reduce the required rear yard setback from 30 feet to 28 feet in order to accommodate the existing garage footprint and proposed connection without requiring demolition or structural alteration.

Exhibit 2: Bulk and Dimensional Standards: Section 9-3-01

Zoning Standard	R-2 Requirement	Proposed (62 79th Street)	Variation Required?
Minimum Lot Area	11,000 sq. ft.	±28,415 sq. ft.	No
Minimum Lot Width	70 feet	±100 feet	No
Front Yard Setback	40 feet	No change proposed	No
Exterior Side Yard Setback	40 feet	No change proposed	No
Rear Yard Setback	30 feet (principal structure)	Existing garage = <30 ft. (attached)	Yes
Building Height (max)	35 feet	Within limit	No

Staff Analysis

Appropriateness of Use

Included in your packet is the plat of survey and the proposed site plan, which illustrates the existing conditions and the planned connection of the garage to the principal structure. During the preliminary review of the submitted permit plans, several relevant zoning definitions were noted; however, a grading plan was not provided at this stage.



Should the requested variance be approved, all construction documents will be subject to final review and approval by the Village's building and engineering plan reviewers to ensure full compliance with applicable codes prior to issuance of a building permit. Additionally, Christopher B. Burke Engineering, Ltd. will be required to review and approve the site grading plan. Based on current conditions and preliminary scope, the project does not trigger additional detention requirements under the DuPage County Stormwater Management Ordinance, as the proposed work does not exceed the 2,500-square-foot threshold for Post Construction Best Management Practices (PCBMP). Therefore, no onsite stormwater detention will be required.

Standards for Review for a Variation (9-9-04)

The variation process is designed to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this UDO that create practical difficulties or particular hardships.

The Plan Commission shall not recommend, and the Village Board shall not grant variations from the regulations of this UDO unless an affirmative finding of facts shall be made as to all of the review criteria established below, which findings of fact shall be based upon evidence provided by the applicant and the information provided in this report.

- (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.
- (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.
- (3) The alleged hardship has not been created by any person presently having a proprietary interest in the premises.
- (4) The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
- (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.
- (6) The proposed variation will not alter the essential character of the locality.
- (7) The proposed variation is in harmony with the spirit and intent of this UDO.

Staff Recommendation

The Community Development Department staff has no objection to the requested variance to reduce the required rear yard setback from 30 feet to 28 feet. The request is supported by the unique physical characteristics of the property, the minor nature of the variation, and the fact that the proposal maintains the overall intent of the Village's zoning regulations without negatively impacting the surrounding neighborhood.

Final approval of the variance should be conditioned upon all construction permits being approved and issued prior to work beginning and submission and approval of a complete grading plan and compliance with all applicable building and engineering code requirements. The design shall generally conform with the site plan by 4U Design and Associates, Inc.



Discussion at the July 2, 2025, Plan Commission Meeting

The Plan Commission conducted a public hearing on this petition held at the July 2, 2025, meeting. The following members were in attendance: Chairman Walec, Vice Chairman Kaucky, Commissioners Kaczmarek, Kanavarskis, and Louise. Several members of the public were in attendance. One question was raised regarding whether any additional activities were planned for the property. No objections were made by those present, and no written public comments were received prior to the meeting. Staff did receive multiple inquiries from property owners at the Stratford Green Condominium complex, who questioned why they had received a notice about the public hearing. After it was clarified that the requested variance did not impact their complex, they expressed no objections.

Jakub Bartyczak and Anna Fritsch, 62 79th Street, were sworn in and made the zoning variation request presentation to the Plan Commission. Director Krol was available for any zoning code questions that the Plan Commission had and added additional information on the reason for the request. The Plan Commission had no additional questions or concerns regarding the proposed variation request and no objection to the variation standards provided by the applicant.

Motion

The following motion made by Vice Chairman Kaucky was seconded by Commissioner Kaczmarek and approved, a 5-0 roll call vote of the members present:

Motion Made:

As outlined on page 5 of the Plan Commission packet, which states based on the submitted petition and the testimony presented, I move that the Plan Commission recommend to the Village Board approval of a zoning variation to Section 9-3-01(A) of the Village of Willowbrook Unified Development Ordinance for the property located at 62 79th Street, Willowbrook, Illinois to reduce the required rear yard setback from thirty feet (30') to twenty-eight feet (28') to accommodate the proposed connection of the existing garage to the principal structure with the following conditions:

1. *All required construction permits shall be approved and issued prior to the commencement of any work;*
2. *A complete grading plan shall be submitted and approved by the Village's engineering consultant; and*
3. *All construction shall comply with applicable building and engineering codes.*
4. *The proposed design shall substantially conform to the site plan prepared by 4U Design, as submitted with the application.*

Documents Attached:

- Attachment 1: Notice of Public Hearing
- Attachment 2: Notice of Public Hearing Sign Posted
- Attachment 3: Application (2 pages)
- Attachment 4: Standards for Zoning Variance (2 pages)
- Attachment 5: Legal Description
- Attachment 6: Plat of Survey
- Attachment 7: Site Plan by 4U Design and Associates, Inc.



Attachment 1
Notice of Public Hearing

CHICAGO SUN★TIMES

Certificate of Publication

On Behalf of:

VILLAGE OF WILLOWBROOK

Customer No: 100425

Ad No: 8556

PO Number: CASE NO. 25-03

ATTESTATION OF PUBLIC LEGAL NOTICE

STATE OF ILLINOIS, COUNTY OF COOK:

Chicago Sun-Times does hereby certify it has published the attached advertisements in the following secular newspapers. All newspapers meet Illinois Compiled Statute requirements for publication of Notices per Chapter 715 ILCS 5/0.01 et seq. R.S. 1874, P728 Sec 1, EFF. July 1, 1874. Amended by Laws 1959, P1494, EFF. July 17, 1959. Formerly Ill. Rev. Stat. 1991, CH100, Pl.

As published in Chicago Sun Times in the issue(s) of:

6/17/2025

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this Certificate to be signed by:

William Weibert
Senior Director
Advertising

Date: 6/17/2025

NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 25-03

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, will conduct a public hearing at a special meeting of the Plan Commission on the 2nd of July, 2025 at the hour of 7:00 P.M. in the Village Community Resource Center (CRC) Boardroom, 825 Midway Drive, Willowbrook, IL 60527.

The purpose of this meeting and public hearing shall be to consider a petition requesting zoning variation from Title 9 of the Village Unified Development Ordinance as set forth in the petition, on the property legally described as follows:

LOT 1 IN BOYDSTON'S RESUBDIVISION OF LOTS 18 AND 19 IN BLOCK 20 IN TRI STATE VILLAGE UNIT NO. 3, BEING A SUBDIVISION OF EAST 3/4 OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BOYDSTON'S RESUBDIVISION RECORDED NOVEMBER 26, 1971 AS DOCUMENT R71-061041, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 62 79TH STREET, WILLOWBROOK, ILLINOIS.
PIN: 09-26-307-040

The applicant for this petition is Jakub Bartyczak

Copies of the application and related documentation are on file in the office of Community Development, 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 Michael Krol, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 920-2262, 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.

/s/ Sean Halloran
Village Administrator
(630) 323-8215

Published in the June 17, 2025, edition of The Chicago Sun-Times Newspaper. #8556

VILLAGE OF WILLOWBROOK

7760 S QUINCY ST
WILLOWBROOK, IL 605275532



Attachment 2
Notice of Public Hearing Sign Posted





Attachment 3
Application (2 pages)



Village of
WILLOWBROOK

COMMUNITY DEVELOPMENT

835 Midway Drive | Willowbrook, IL 60527 | 630-323-8215
Building Department: 630-920-2240 | bzadmin@willowbrook.il.us

APPLICATION FOR PLANNING REVIEW

NAME OF PROJECT: Variance for 62 79th Street
NAME OF APPLICANT(S): Jakub Bartyczak
ADDRESS: 62 79th Street
CITY: Willowbrook STATE: IL ZIP: 60527
PHONE: 773-805-4444 FAX: _____ EMAIL: Jakub.Bartyczak@gmail.com
NAME OF PROPERTY OWNER(S): SAME ↑
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
PHONE: _____ FAX: _____ EMAIL: _____

APPLICATION SUBMITTED FOR (Check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Final PUD | <input type="checkbox"/> Map Amendment (Rezoning) |
| <input type="checkbox"/> Preliminary Plat of Subdivision | <input type="checkbox"/> Annexation | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Annexation Agreement | <input checked="" type="checkbox"/> Variation |
| <input type="checkbox"/> Preliminary PUD | <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Sign Plan |

SITE INFORMATION:

COMMON ADDRESS OR DISTANCE IN FEET & DIRECTION OF SUBJECT PROPERTY FROM CLOSEST STREET INTERSECTION:

62 79th Street
PERMANENT INDEX NUMBER(S) (PIN #) OF SUBJECT PROPERTY: 09 26 307 040
LEGAL DESCRIPTION – ATTACH LEGAL DESCRIPTION TYPED ON SEPARATE 8.5" X 11" PAGE (S) AND SUBMIT A DIGITAL COPY.
AREA OF SUBJECT PROPERTY IN ACRES: 0.62 acres
CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY: R2
CURRENT USE OF SUBJECT PROPERTY: 3 unit
PROPOSED ZONING CLASSIFICATION OF SUBJECT PROPERTY: R2
PROPOSED USE OF SUBJECT PROPERTY: Single family
PROPOSED IMPROVEMENTS TO SUBJECT PROPERTY: Addition + Remodel

ADJACENT PROPERTIES

	CURRENT ZONING	LAND USE
NORTH OF SITE	<u>R2</u>	<u>Single Fam</u>
SOUTH OF SITE	<u>Unincorporated</u>	<u>Apartment</u>
EAST OF SITE	<u>R2</u>	<u>Single Family</u>
WEST OF SITE	<u>R2</u>	<u>Single Family</u>



Village of
WILLOWBROOK

UTILITIES – PROVIDE INFORMATION ON LOCATION, SIZE AND OWNERSHIP OF UTILITIES

WATER

LOCATION: ~~West 79th St.~~ 79th St. SIZE: 1"
OWNERSHIP: Village of Willowbrook

SANITARY SEWER

LOCATION: Virginia St SIZE: 8"
OWNERSHIP: DuPage Co.

STORM SEWER

LOCATION: _____ SIZE: _____

SCHOOL DISTRICT – INDICATE WHICH SCHOOL DISTRICT SERVES THE SUBJECT REALTY

ELEMENTARY SCHOOL DISTRICT: Gower West Elementary
JUNIOR HIGH / MIDDLE SCHOOL DISTRICT: Gower Middle School
HIGH SCHOOL DISTRICT: Hinsdale South High School

FIRE DISTRICT – INDICATE WHICH FIRE DISTRICT SERVES THE SUBJECT REALTY

FIRE DISTRICT: Tri-State
DISTANCE TO FIRE STATION: ~2 miles

CONSULTANTS

NAME OF ATTORNEY OR AGENT: _____

ADDRESS: _____ CITY, STATE, ZIP _____

EMAIL: _____ OFFICE PHONE: _____ MOBILE: _____

NAME OF ENGINEER: Krueng Design PLLC - Krystian Urzyski

ADDRESS: 13389 McCarthy Road CITY, STATE, ZIP Lemont, IL 60439

EMAIL: Krystian@kruengdesign.com OFFICE PHONE: 630-561-1802 MOBILE: _____

NAME OF ARCHITECT: 4U Design & Associates

ADDRESS: 1600 Thacker Street CITY, STATE, ZIP Des Plaines, IL 60016

EMAIL: Contacts4u@designegmail.com OFFICE PHONE: 773-507- MOBILE: _____

NAME OF LANDSCAPE ARCHITECT: _____

ADDRESS: _____ CITY, STATE, ZIP _____

EMAIL: _____ OFFICE PHONE: _____ MOBILE: _____

With the submittal of this application, I hereby request that the Mayor and Board of Trustees of the Village of Willowbrook grant approval of this application and/or development as described in the attached documents and specifications and do hereby certify that all information contained in this application and accompanying documents is true and correct to the best of my knowledge. I also permit entrance on the Subject Property by Village officials for the purpose of inspections related to this request.

Signature of Property Owner(s):

Jakub Bartyczak

Date: 5/28/25

Printed Name(s):

Jakub Bartyczak



Attachment 4
Variation Standards by Owner (2 pages)

Ordinance 9-9-04: VARIATION

(A) Purpose: The variation process is designed to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this UDO that create practical difficulties or particular hardships. Practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations imposed by this UDO may be decided upon by the Village Board.

(B) Variation Review Criteria: The Plan Commission shall not recommend, and the Village Board shall not grant variations from the regulations of this UDO unless an affirmative findings of fact shall be made as to all of the review criteria established below, which findings of fact shall be based upon evidence provided by the applicant.

1. The property in question cannot yield a return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.
 - *The property cannot give a reasonable return under the regulations of the district as it would require part of the garage to be cutoff to be in compliance.*
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.
 - *The proposed variation will alleviate the hardship of the Village of Willowbrook setback being stricter than that of the prior DuPage County setback (which the property when built followed) and allow the garage not to have to be cutoff to be in compliance currently.*
3. The alleged hardship has not been created by any person presently having a proprietary interest in the premises.
 - *The hardship was not created by any person presently interested in the premises but came about due to the stricter setback imposed by the Village of Willowbrook.*



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

- *The proposed variation will not be materially detrimental to the public welfare or injurious to other properties or improvements in the neighborhood as the property was built according to the original setback set by DuPage County. The property was originally built in 1914 according to records I saw.*

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.

- *As the property has been in existence for many years, the variation allowing the current garage setback will not impair an adequate supply of light and air to adjacent properties, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.*

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

- *As the property has been in existence for many years, the proposed variation to the setback will not alter the essential character of the locality.*

7. The proposed variation is in harmony with the spirit and intent of this UDO.

- *The proposed variation is in harmony with the spirit and intent of this UDO as the variation will prevent the need to chop off part of the garage to be in compliance.*



Attachment 5 Legal Description

Lot 1 in Boydston's resubdivision of Lots 18 and 19 in Block 20 in tri State Village Unit No.3, being a Subdivision of the East 3/4 of the East Half of the Southwest Quarter of Section 26, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat of said Boydston's resubdivision recorded November 26, 1971 as Document R71-061041, in DuPage County, Illinois.

PROPERTY ADDRESS: 62 79th Street, Willowbrook, IL 60527

COUNTY: DuPage

PLN: 09-26-307-040



**Attachment 6
Plat of Survey**



2503.4358



102 7TH STREET, WILLOWBROOK, ILLINOIS 60097

SURVEY NUMBER: 2008.0154

DATE SIGNED: 02/02/08

FIELD WORK DATE: 3/22/2005

REVISION DATE:

REVISED: 08/21, 02/04/2005

POINTS OF INTEREST

NOTES: VISIBLE

STATE OF ILLINOIS

COUNTY OF COCKER

THIS IS TO CERTIFY THAT THE PROFESSIONAL SERVICE
PERFORMED BY THE SURVEYOR HAS BEEN REVIEWED AND
FOUND TO BE IN ACCORDANCE WITH THE ILLINOIS
SURVEYING ACT AND THE ILLINOIS PROFESSIONAL
SURVEYOR'S BOARD.



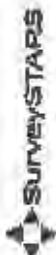
Michael J. Smith

ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES 11/30/2008
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN: 0000000000-0000

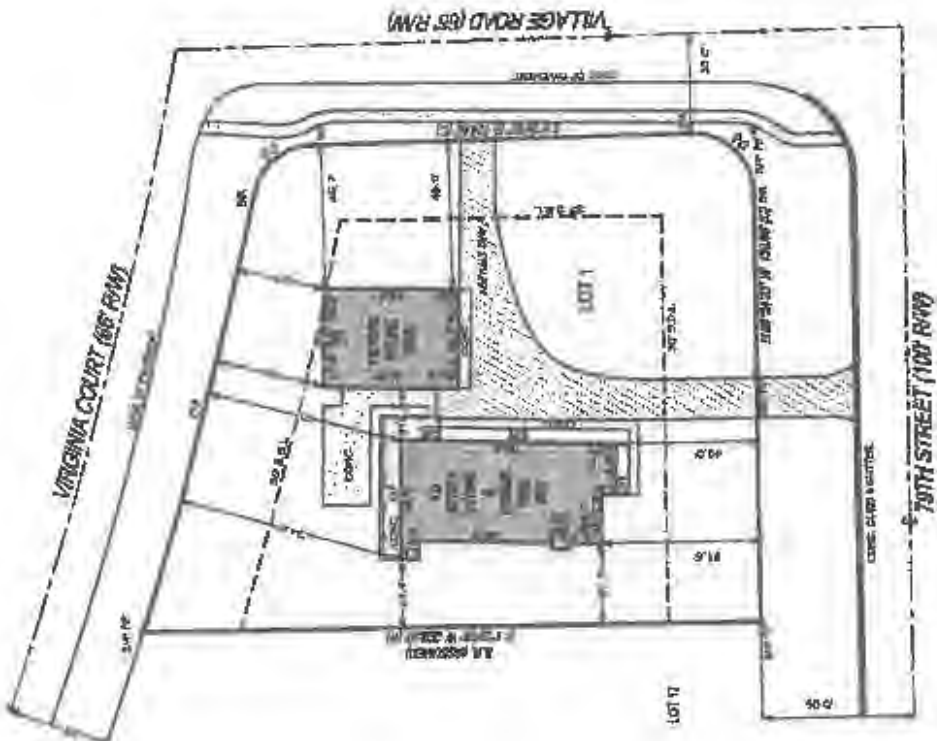


Exacta Land Surveyors, LLC
P.O. Box 418888
Chicago, IL 60641-8888

235 East Jackson Street / Mount, IL 60051



2503.4358
PLAN OF SURVEY
DUPAGE COUNTY, ILLINOIS



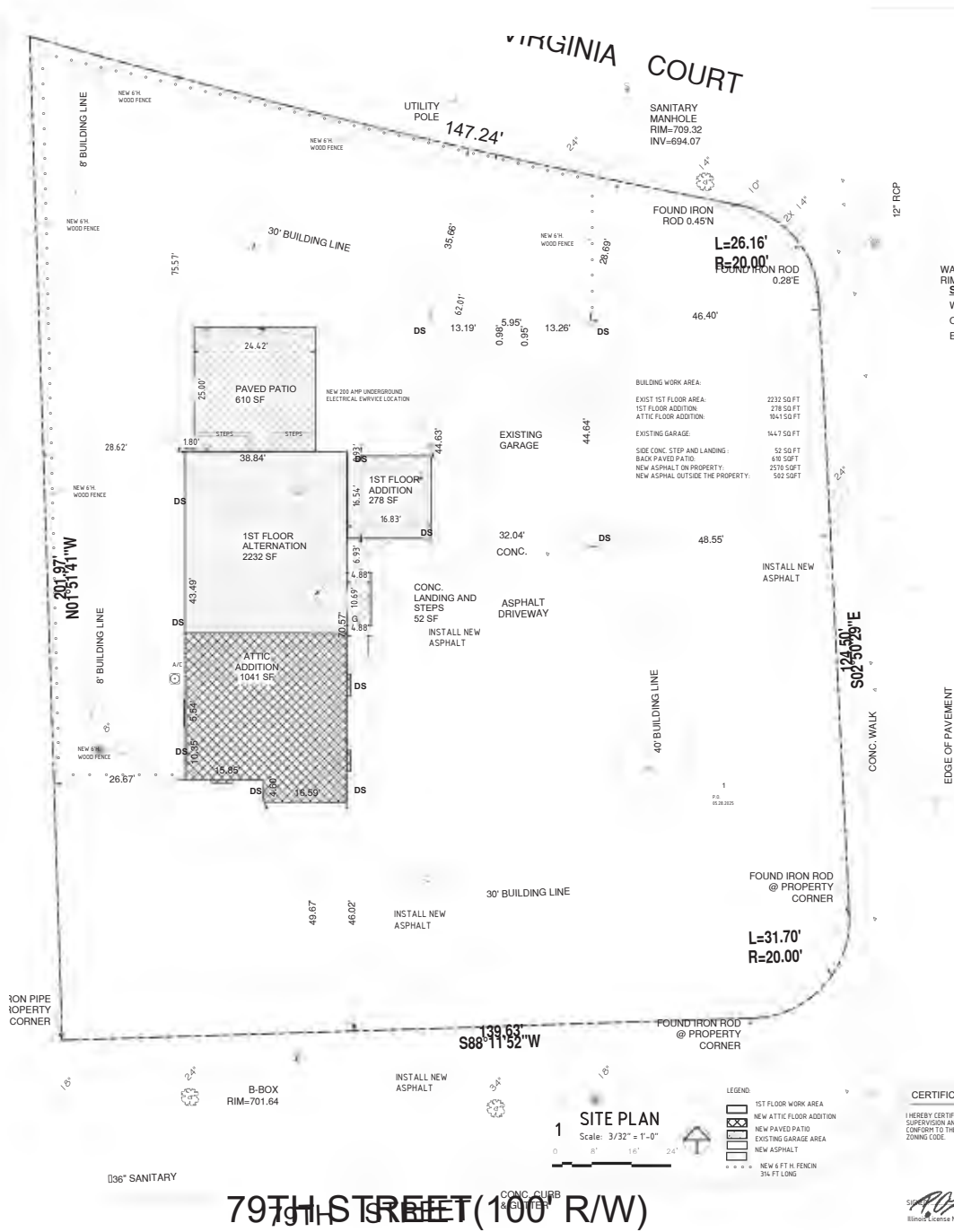
TOTAL AREA OF PROPERTY SHOWN: 2000.00 SQ. FT.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



Attachment 7
Site Plan by 4U Design and Associates, Inc.

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NOTICE TO CONTRACTORS:
1. THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN OWNER-CONTRACTOR AGREEMENT (AN EXECUTED WRITTEN PROPOSAL, PREPARED BY THE CONTRACTOR DESCRIBING THE WORK) AND THESE DRAWINGS PREPARED BY THE ARCHITECT.
2. THE ARCHITECT IS PROVIDING A "PLANS ONLY" SERVICE. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE ONLY TO BE USED BY COMPETENT CONTRACTORS LICENSED WITHIN THE VILLAGE OF WILLOWBROOK, AND KNOWLEDGEABLE IN THE BUILDING TRADES.
3. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE PROJECT LOCATION AND EXISTING CONDITIONS. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND WILL BE RESPONSIBLE FOR THEM. NON-COMPLIANCE WITH THE ABOVE CONDITION DISQUALIFIES ANY CLAIMS FOR ADDITIONAL COMPENSATION.
4. ADMINISTRATION OF THE CONTRACT IS BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER ARE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS AND JOBSITE SAFETY.
5. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND THE ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND TYPES OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.
6. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE OR INTENT OF THE PROJECT. NOR ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. BASED ON THE GENERAL SCOPE DESCRIBED IN THESE DRAWINGS, THE CONTRACTOR WILL FURNISH AND INSTALL ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE INTENDED SCOPE OF THIS PROJECT.
7. BY SUBMITTING A BID OR PRICE PROPOSAL, THE CONTRACTOR CONCEDES THAT HE HAS EXAMINED AND UNDERSTANDS ALL THE CONTRACT DOCUMENTS INCLUDING THESE DRAWINGS.
8. THE INTENTION OF CONTRACT DOCUMENTS IS TO PERFORM THE WORK REQUIRED TO ACHIEVE THE FINISHED PROJECT IN A FIRST CLASS MANNER, COMPLYING WITH APPLICABLE TRADE STANDARDS AND QUALITIES, LOCAL, STATE AND NATIONAL CODES, AND OBSERVING OSHA RULES.
9. THE START OF WORK WILL BE CONSIDERED AFFIRMATION THAT THE CONTRACTOR IS FULLY INFORMED OF THE SCOPE OF WORK AND THE TIME, WORK, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES NECESSARY TO ACHIEVE THE SCOPE OF WORK.
10. ARCHITECT IS NOT SUPERVISING CONSTRUCTION. THEREFORE, THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD ARCHITECT HARMLESS FOR ANY AGREEMENT TO HOLD ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COST OR PROBLEM ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN. THE CONTRACTOR'S RESPONSIBILITY FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON A DAILY BASIS. DISPOSE OF DEBRIS LEGALLY.
11. CONTRACTORS IS TO GUARANTEE ALL THE WORK, MATERIALS AND LABOR IN WRITING FOR A MINIMUM OF ONE (1) YEAR AGAINST ALL DEFECTS OF MATERIALS, EQUIPMENT AND WORKMANSHIP.
12. ARCHITECT SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP USED ON THE JOB OR THE QUALITY OF MATERIALS SELECTED.
13. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY SITE INSPECTION OF THE WORK QUALITY.
14. PROGRESS, UNLESS OTHERWISE SPECIFIED IN DESIGN AGREEMENT.
15. ARCHITECT IS NOT SUPERVISING CONSTRUCTION. THEREFORE, THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COST OR PROBLEM ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN. THE CONTRACTOR'S RESPONSIBILITY FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON A DAILY BASIS. DISPOSE OF DEBRIS LEGALLY.
16. ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE PLAN USERS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR A CONTRACT DOCUMENTS.

Standard	R-2	PROPOSED
Lot Standards (Minimum)		
LOT AREA (sq ft)	11,000	28,415
LOT AREA D.U. (sq ft)		
LOT WIDTH (ft)	70	139.66
Yard Setbacks (Minimum)		
FRONT YARD (ft)	40'	46'
INTERIOR SIDE YARD	8	26.7
EXTERIOR SIDE YARD	40'	24.7
REAR YARD	30	44.36 ADDITION
Building Standards (Maximum)		
BUILDING HEIGHT (ft)	35'	29.083
IMPERVIOUS SURFACE COVERAGE (%)	40%	71.085F-25.3%

- CODE NOTES:
- All glazing located less than 18 inches above the floor, and within 24 inches of the door, shall be safety glazed (tempered or laminated glass), as required by Section R308.4 of the 2018 IRC.
 - All glazing within tub and shower enclosures, or within 60 inches horizontally of the water's edge, shall be safety glazing as required by Section R308.4.5 of the 2018 IRC.
 - All skylights shall be safety glazed in accordance with Section R308.6 of the 2018 IRC. Only approved skylight assemblies with tempered or laminated safety glazing shall be used.
 - All interior wall and ceiling finish materials shall meet a minimum flame spread index of 200 or less, and ceiling finishes shall meet a maximum smoke-developed index of 450 as specified in Section R302.6.1 of the 2018 IRC. For areas such as exit corridors or enclosed stairways, non-retrofire Class A (0-20 FSI) finishes may apply per local amendments.
 - Provide hardwired and interconnected smoke alarms with battery backup, in accordance with Section R314.4 of the 2018 IRC. Smoke alarms shall be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on every level of the dwelling, including basements.
 - Provide carbon monoxide alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each floor level, including basements, in accordance with Section R315.4 of the 2018 IRC. Alarms shall be hardwired and interconnected if new construction.
 - Guards and handrails on stairs, balconies, and decks (interior and exterior) shall be designed to resist a concentrated load of 200 pounds applied at any point in any direction and a uniform load of 50 pounds per square foot in accordance with Section R301.5 of the 2018 IRC.
 - Provide fireblocking as required by Section R302.1.1 of the 2018 IRC in the following locations:
a) In concealed spaces of stud walls and partitions, including framed spaces, at the ceiling and floor levels.
b) At all interconnections between concealed vertical and horizontal spaces, such as at soffits, drop ceilings, and crown ceilings.
c) In concealed spaces between stair stringers at the top and bottom of the run.
d) At openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor level.

- MASONRY:
- All hollow concrete masonry units (CMU) shall conform to ASTM C90, Type I, Normal Weight.
 - Joint reinforcement for single- wythe masonry walls shall be trans-type, hot-dip galvanized after fabrication, meeting ASTM A618 (A618M) and shall be a minimum of 3/16 inch diameter (No. 3 bar or W3.0), and cross ties shall be a minimum 1/8-inch wire (W1.7).
 - Control joints shall be formed with stainless steel nibs or flexible vinyl inserts meeting ASTM D2240 hardness requirements, such as Duro-Film "Rapid Control Joint" or approved equivalent.
 - Joint filler shall be closed-cell expanded polystyrene or polyethylene foam, sized to match the width and depth of the control joint as detailed.
 - Reinforcing bars shall be deformed steel bars conforming to ASTM A615, Grade 60. Placement, size, and spacing shall be per structural drawings and Table R608.5 of the 2018 IRC where applicable.
 - CMU units shall be laid in running bond with locked concave mortar joints. Standard nominal block size is 8 inches high, with one corner per unit.
 - Loose steel lintels shall be installed as shown on structural drawings. At each bearing point, provide a minimum of two courses of grout-solid masonry or solid concrete (see Section R608.5) unless noted otherwise.
 - Install all vertical reinforcing and control joints per drawings. Where control joints are not detailed, space them no more than 30 feet on center per best practice and IRC Section R608.1.

- CONCRETE AND FOUNDATIONS:
- All concrete work shall conform to the 2018 IRC, Chapter 4, Sections R401 through R408.
 - Concrete shall have a minimum compressive strength of $f'_c = 3,000$ psi at 28 days. At the contractor's discretion, high-strength concrete may be used, provided it achieves a minimum compressive strength of 3,000 psi within 7 days.
 - Concrete shall be consolidated by mechanical vibration immediately after placement. Calcium chloride or other chloride-based admixtures shall not be used.
 - Concrete exposed to weather or in contact with the ground shall be air-entrained with a minimum air content of 5% to 7%, per Table R402.2, Footnote (5) of the 2018 IRC.
 - Footings are designed for a maximum soil bearing pressure of 3,000 psi. If soil conditions are unknown or questionable, a soil test shall be performed in accordance with Section R404.4 of the 2018 IRC. A written geotechnical report shall be submitted to the Architect and the Village of Northbrook upon request.
 - Minimum concrete cover for reinforcement shall be 3 inches for concrete cast directly against earth and 2 inches for formed concrete surfaces, unless noted otherwise (R403.1.2.8).
 - Forms may be reused if cleaned and maintained to ensure dimensional accuracy and surface finish.
 - Do not place concrete until all embedded items (including piping and conduits) have been securely installed.
 - Mechanical piping located beneath concrete slabs shall be encased with a minimum of 6 inches of concrete cover.
 - Expansion joints, where indicated, shall extend the full thickness of the concrete slab.
 - All concrete floor slabs shall receive a light broom finish unless otherwise specified.
 - All reinforcing steel shall be lap lapped steel conforming to ASTM A615 Grade 60.
 - Welded wire reinforcement (WWR) shall conform to ASTM A1064 (formerly ASTM A185), Grade 60 or higher.
 - Reinforcing steel, excluding welded wire reinforcement, shall not be field-welded unless detailed on the structural drawings and approved by the engineer of record.
 - Reinforcing placement and detailing shall conform to the current ACI Manual of Standard Practice (ACI 315).
 - Concrete for structural elements shall be tested for compressive strength. Test cylinders shall be prepared by an independent certified laboratory in accordance with ASTM C31. Test reports shall be submitted to the Architect and Owner.
 - Each sampling shall consist of at least two test cylinders per batch, or when there is a change in water-cement ratio or aggregate source.

- STRUCTURAL DESIGN CRITERIA
- ROOF: SNOW LOAD: 30PSF, WIND UPLIFT LOAD 20PSF.
 - FLOOR ON PORCH, DECK & BALCONY: LIVE LOAD: 10PSF + 10PSF DEAD LOAD.
 - RESIDENTIAL FLOOR LOAD: LIVE LOAD: 40PSF + 10PSF DEAD LOAD.
 - CEILING JOISTS LOAD: LIVE LOAD: 10PSF + 10PSF DEAD LOAD.
 - NEW LUMBER: SOUTHERN PINE #2 OR BETTER.
 - POST LUMBER: SOUTHERN PINE #1.
 - COL BEARING: 3500 PSF. SUBSTITUTED BY GEOTECHNICAL INVESTIGATION. TEST SHALL BE DONE BY APPROVED AGENCY USING AN APPROVED METHOD (IRC 2015, 4014.9).
 - CONCRETE: 3,000 PSI @ 28 DAYS.
 - STAIRWAY & BALCONY RAILING DESIGNED TO RESIST SPREADER VERTICAL AND HORIZONTAL THRUST OF 50 PLF, WITH APPLIED POINT LOAD OF 200 CONCENTRATED LOAD IN ANY DIRECTION AT ANY POINT ALONG TOP RAIL.
 - STEEL REINFORCING ROD SECTION CONFORM TO ASTM A36.
 - PROTECT ELEMENTS: ALL CANPOLES, BALCONIES AND PARAPETS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND WIND PRESSURES IN ANY DIRECTION EQUAL TO 200 PERCENT OF 21 POUNDS PER SQUARE FOOT.

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF WILLOWBROOK BUILDING AND ZONING CODE.

PAUL W. COZZA
001-015571
Exp. 10/2026

SCOPE OF WORK:

- ALTERATION TO EXISTING 1ST FLOOR.
- ADDITION TO 1ST FLOOR.
- SECOND FLOOR ADDITION.
- INSTALL NEW PLUMBING AND ELECTRICAL EQUIPMENT & WIRING.
- INSTALL ALL UTILITIES PER PLAN.
- ERECT NEW WOOD ROOFED DECK.
- ERECT NEW CONC. FRONT LANDING WITH CANOPY.
- INSTALL NEW PAVERS PATIO.
- REPLACE EXISTING DRIVEWAY.

USED CODES:

- 2018 International Residential Code (w/ Local Amendments)
- 2017 National Electric Code (NEC) (w/ Local Amendments)
- Illinois State Plumbing Code (2014) (w/ Local Amendments)
- 2018 International Mechanical Code (w/ Local Amendments)
- 2018 International Fuel Gas Code (w/ Local Amendments)
- 2018 International Property Maintenance Code (w/ Local Amendments)
- 2021 Illinois / International Energy Conservation Code
- 2018 International Swimming Pool and Spa Code (w/ Local Amendment)

INDEX OF DRAWINGS:

- | | |
|-----------------|--|
| 111 | SITE PLAN, NOTES & CODE MATRIX |
| 201 | EXISTING AND PROPOSED FLOOR PLAN |
| 302 | EXISTING ELEVATIONS |
| 4.01 | PROPOSED BASEMENT FLOOR PLAN |
| 5.02 | PROPOSED 1st & 2nd FLOOR PLAN |
| 6.03 | ATTIC FINISHES & SECTION |
| 7.04 | PROPOSED ROOF PLAN |
| 8.05 | ELEVATIONS |
| 9.0 | ELECTRICAL FLOOR PLANS, NOTES AND CALCULATIONS |
| 10.0 | MECHANICAL FLOOR PLANS AND CALCULATIONS |
| 11.0 | PLUMBING DIAGRAM, SPRINKLER DIAGRAM NOTES AND CALCULATIONS |
| Grand total: 11 | |

NEW SPACE ARCHITECTS LTD.

623 MELROSE AVE., KENILWORTH, IL 60043
TEL: (847) 729 8492 FAX: (847) 257 7649
email: P.Cozza@NewSpaceArchitects.com

REVISIONS:
1 - 05.28.2025

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF WILLOWBROOK BUILDING AND ZONING CODE.

PAUL W. COZZA
001-015571
Exp. 11.30.2026

1ST FLOOR RENOVATION & ATTIC FLOOR ADDITION

627 79th St.
Willowbrook, IL 60527

DESIGN

04.10.2025



EXISTING
GARAGE NO WORK



NOTE:
NONCONFORMING FRAMING EXPOSED AND DISCOVERED DURING THE REMODELING CONSTRUCTION WILL BE DISCONNECTED OR REPAIRED
DAMAGED OR DECAY STRUCTURAL COMPONENTS DISCOVERED DURING CONSTRUCTION WILL BE REPLACED OR REPAIRED
NONCONFORMING ELECTRICAL INSTALLATIONS OR MATTERS DISCOVERED OR REVEALED DURING THE REMODELING/RENOVATION SHALL BE CORRECTED
ALL ABANDONED WIRING, CONDUIT, BOXES SHALL BE COMPLETELY REMOVED PRIOR TO ROUGH INSPECTION
NONCONFORMING PLUMBING INSTALLATIONS OR MATTERS DISCOVERED OR REVEALED DURING THE REMODELING/RENOVATION SHALL BE CORRECTED

4 EXIST EAST ELEVATION
Scale: 3/16" = 1'-0"



3 EXISTING NORTH ELEVATION
Scale: 3/16" = 1'-0"



1 EXISTING WEST ELEVATION
Scale: 3/16" = 1'-0"



2 EXIST SOUTH ELEVATION
Scale: 3/16" = 1'-0"



WALL LEGEND

SYMBOL	DESCRIPTION
	EXIST. ELEMENT TO BE DEMOLISHED
	EXIST. WALL / PARTITION TO BE DEMOLISHED
	EXIST. WALLS / PARTITION TO REMAIN

DEMOLITION NOTE

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ACCIDENT AND PREVENTION REGULATIONS.
2. CONTRACTOR IS TO STAY PERFORMING DEMOLITION UNTIL DEMOLITION IN THIS TYPE OF WORK, EQUIPMENT IS TO BE SAFELY TYPE-BASED WORKING CONDITION, AND OPERATES BY EXPERIENCE AND QUALITY PERFORMANCE.
3. ALL WORK SHALL BE DONE IN SAFE AND CAUTIOUS MANNER IN ORDER TO AVOID ACCIDENTS AND PROPERTY DAMAGE DURING DEMOLITION WORK. ALL PARTS OF THE BUILDING DEMOLISHED SHALL BE DEMOLISHED IN ACCORDANCE TO THE DEMOLITION CONTRACTOR'S RESPONSIBILITY.
4. IF THE CONTRACTOR IS RESPONSIBLE TO PROTECT THE ADJACENT STRUCTURES FROM GUT AND DAMAGED DEMOLITION WORK, ALL PARTS OF THE BUILDING DEMOLISHED SHALL BE DEMOLISHED IN ACCORDANCE TO THE DEMOLITION CONTRACTOR'S RESPONSIBILITY.
5. SPECIAL ATTENTION SHALL BE PAID BY DEMOLITION CONTRACTOR DURING REMOVAL OF THE STRUCTURAL ELEMENTS OF THE BUILDING ADDITIONAL STRUCTURAL FLOORING WORKING AND BRACING IS REQUIRED IN THIS AREA OF THE WORK.
6. CONTRACTOR'S DEMOLITION AND DEMOLITION WORK SHALL BE DEMOLISHED ON SITE ALL MATERIALS INTENDED FOR REUSE IN FUTURE CONSTRUCTION.
7. DEMOLITION WORK SHALL BE DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DEMOLISHED THE PROPERTY AS SOON AS POSSIBLE AS A CONTRACTOR'S OBLIGATION.
8. GENERAL CONTRACTOR IS TO BE RESPONSIBLE FOR ALL DEMOLITION AND DEMOLITION FROM THE SITE OF ALL REQUIRED EXISTING STRUCTURAL AND PARTITION WALLS, CEILING, FLOORS, GUTTERS, ROOFING, INTERIOR, EXTERIOR, ANY REMOVAL, AND DEMOLITION EQUIPMENT ETC. AS NECESSARY FOR PROPER DEMOLITION OF THE PLANS AND SPECIFICATIONS.
9. GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY BARRICADES ON AND AROUND THE CONSTRUCTION SITE AS REQUIRED BY LOCAL ORDINANCES.
10. GENERAL CONTRACTOR IS TO INSTALL TEMPORARY PARTITIONS, SEPARATING AND INSULATING WORK AREAS FROM THE REST OF THE HOUSE.
11. GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY SUPPORT, TEMPORARY HEATING, TELEPHONE AND REFERENCE BOARD AS REQUIRED.
12. GENERAL CONTRACTOR IS TO KEEP ALL DEMOLITION CONDITIONS AND CULTURAL FACTORS AND TO REPORT FINDINGS TO THE ARCHITECT BEFORE COMMENCING ANY NEW CONSTRUCTION.
13. USE OF ALL WORKING SPACE INFORMATION RELATED TO THE DEMOLITION WORK.

NOTE:
WORKING DRAWING FRAMING EXPANDED AND DISCLOSED DURING THE DEMOLITION CONSTRUCTION WORK, DEMOLITION TO BE REPAIRED OR REPAIRED.
NON-COMPROMISING STRUCTURAL MATERIALS OR PARTS DISCOVERED OR REVEALED DURING THE DEMOLITION CONSTRUCTION WORK SHALL BE CORRECTED.
ALL DEMOLITION WORK SHALL BE COMPLETED PRIOR TO DEMOLITION PRIOR TO DEMOLITION.
NON-COMPROMISING PLUMBING INSTALLATIONS OR PARTS DISCOVERED OR REVEALED DURING THE DEMOLITION CONSTRUCTION WORK SHALL BE CORRECTED.

Figure 1: Typical section of a bridge deck. The diagram shows a cross-section of a bridge deck with a total width L . It features a central ROADWAY section and two side SIDEWALK sections. Dimensions include $L/2$ for the half-width of the roadway and sidewalk, C/S MAX. for the maximum curb-to-sidewalk distance, and D for the depth of the deck. A note states NO MATCHING PERMITTED.

DESIGN
AND ASSOCIATES INC.
1600 E. THACHER STR.
DES PLAINES IL 60016
PHONE: 773 507 1561
FAX: 773 672 7072

SHEET

4.A1

04.10.2025



COLUMN FOOTING DETAIL

PLUMBING FIXTURE SCHEDULE			
FIXTURE DESIGNATION	FIXTURE NAME	FIXTURE MODEL AND DESCRIPTION	REMARKS
LAV	LAVATORY	SPECIFIED BY OWNER	NEW
TUB	BATH TUB	SPECIFIED BY OWNER	NEW
REF	REFRIGERATOR	SPECIFIED BY OWNER	NEW
SH	SHOWER	SPECIFIED BY OWNER	NEW
SINK	KITCHEN SINK	SPECIFIED BY OWNER	NEW
WC	WATER CLOSETS	SPECIFIED BY OWNER	NEW
D/WASHER	DISH WASHER	SPECIFIED BY OWNER	NEW
WASH	LAUNDRY WASHER	SPECIFIED BY OWNER	NEW
HWH	HOT WATER HEATER	SPECIFIED BY OWNER	NEW

NOTE:
ALL PLUMBING FIXTURES MUST BEAR THE "WATERSENSE" LABEL (IPC APPENDIX A, TABLE P # 9A). WILLOWBROOK AMENDMENT.

Section 100: TABLE N Water Supply Fixture Units (WSFU) for a Supply System with Flush Tanks Water Closets

WSFU	Discharge (GPM)	Flow Rate (GPM)	Shower Loop OFF (1/2" x 1/2" x 1/2")	Valve Size (Inches)	Water Flow (GPM)
2	2	1/2"	4.2	2.7	1/2"
4	4	1/2"	8.7	4.2	1/2"
6	6	1/2"	22.5	7.0	1/2"
8	8	1/2"	6.3	4.9	1/2"
10	10	1/2"	9.0	5.4	1/2"
12	12	1/2"	11.5	6.1	1/2"
14	14	1/2"	13.0	6.5	1/2"
16	16	1/2"	16.0	7.7	1/2"
20	20	1/2"	17.2	14.4	1/2"
25	25	1/2"	10.0	6.6	1/2"
30	30	1/2"	13.6	8.0	1/2"
35	35	1/2"	5.8	5.7	1/2"
40	40	1/2"	7.0	6.2	1/2"
45	45	1/2"	8.2	6.9	1/2"
50	50	1/2"	8.5	7.4	1/2"
60	60	1/2"	5.0	5.8	1/2"
70	70	1/2"	6.2	6.4	1/2"
80	80	1/2"	7.0	7.2	1/2"
90	90	1/2"	8.0	7.5	1/2"
100	100	1/2"	8.7	7.8	1/2"

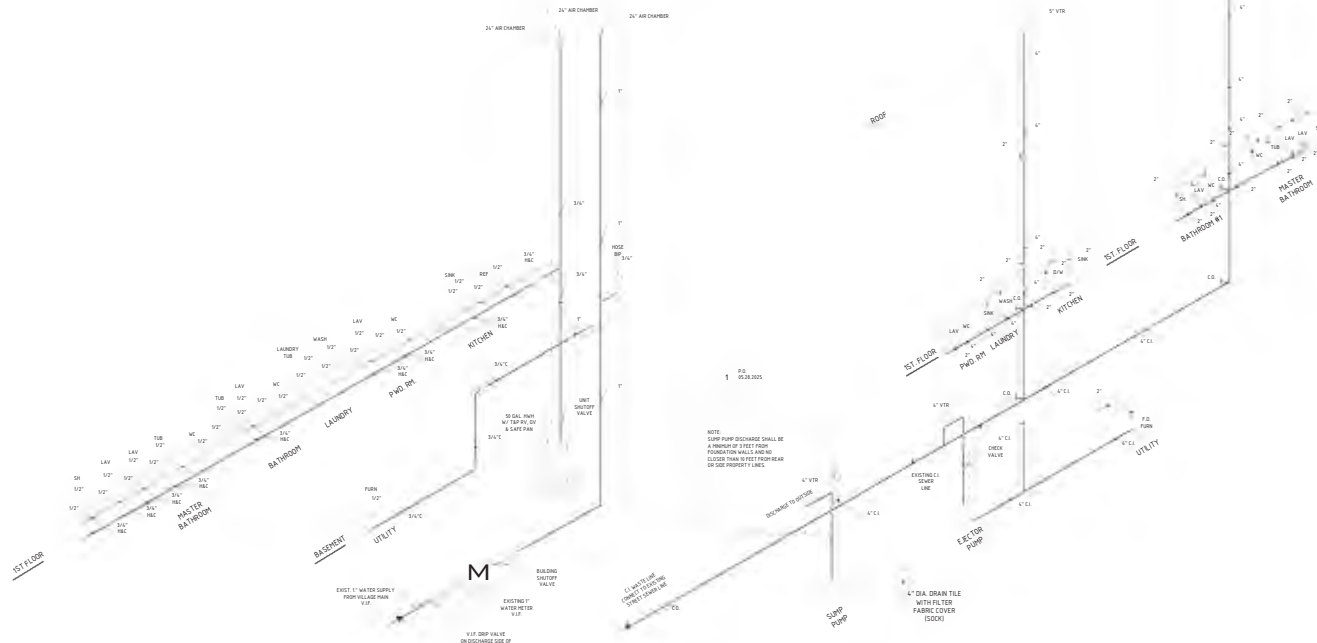
WATER SIZE CALCULATION

REQUIRED WATER			
FIXTURE	# OF FIXTURE	VALUE (SFU)	FIXTURES LOAD
LAV	4	1	4
TUB	2	2	4
SINK	1	2	2
D/WASHER	1	1	1
WASH	1	2	2
LAUNDRY SINK	1	3	3
SH	1	2	2
WC	3	3	9
TOTAL LOAD			27
SERVICE SIZE CHART 11-8-540B			1 1/2"

LOAD CALCULATIONS PROVIDED THE BUILDING TO HAVE 10" WATER MAIN CONNECTION FROM THE STREET WITH A 1" WATER METER

ADDITIONAL NOTES:

- EXTERIOR WALLS, INCLUDING BEHIND BATHTUBS, SHALL HAVE A CONTINUOUS AIR BARRIER.
- FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE INSTALLED IN AREAS EXPOSED TO MOISTURE (TUB/SHOWER WALLS).
- SUMP PUMP DISCHARGE SHALL BE A MINIMUM OF 3 FEET FROM FOUNDATION WALLS AND NO CLOSER THAN 10 FEET FROM REAR OR SIDE PROPERTY LINES.
- SUMP PUMP DISCHARGE MUST CONFORM TO THE APPROVED GRADING PLAN AND SHALL NOT CAUSE A NUISANCE TO NEIGHBORING PROPERTIES OR PUBLIC RIGHTS-OF-WAY.
- WHERE INSTALLED UNDERGROUND, THE DISCHARGE MUST BE APPROVED BY THE VILLAGE CIVIL ENGINEER AND CONSTRUCTED WITH A MINIMUM 4-INCH PERFORATED PIPE ENCASED IN 12 INCHES OF CLEAN GRAVEL.



1 COLD AND HOT WATER SUPPLY RISER DIAGRAM
Detail N.T.S.

2 SANITARY WASTE RISER DIAGRAM
Detail N.T.S.

- PLUMBING NOTES:
- CONTRACTOR TO VISIT JOB SITE OR PREMISES AND BE FAMILIAR WITH JOB CONDITIONS PRIOR TO SUBMITTING BID.
 - CONTRACTOR TO PAY FOR ALL TAXES AND FEES AND OVE LOCAL AUTHORITIES ALL NOTICES RELATING TO HIS WORK.
 - ALL WORK SHALL BE DONE IN FIRST CLASS-MANNER.
 - ALL MATERIALS USED FOR JOB SHALL BE NEW AND BEST OF THEIR KIND.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH STATE AND LOCAL CODES.
 - CONTRACTOR IS TO GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR AFTER COMPLETION AGAINST ALL DEFECTS OF MATERIALS, EQUIPMENT AND WORKMANSHIP.
 - CONTRACTOR TO TEST SYSTEM PRIOR TO OPERATION.
 - ALL CUTTING AND PATCHING CAUSED BY THIS WORK SHALL BE DONE BY THIS CONTRACTOR.
 - COPPER WATER LINES SHALL NOT BE INSTALLED IN DIRECT CONTACT WITH METAL ELECTRICAL CONDUITS (IPC 680.800B).
 - SCHEDULE 40 PVC OR SERVICE-WEIGHT CAST IRON IS REQUIRED FOR WASTE AND SANITARY PIPING LOCAL AMENDMENT.
 - ALL ABOVE GROUND DOMESTIC HOT AND COLD WATER LINES SHALL BE COPPER PIPING, TYPE "L" WITH NO LEAD SOLDER.
 - INSULATE COLD AND HOT WATER LINES WITH 1" THICK FACTORY PRE-MOLDED FIBERGLASS PIPE INSULATION WITH VAPOR BARRIER JACKET.
 - ALL VALVES SHALL BE SIMILAR TO CRANE OR AMERICAN.
 - ALL CLEANOUTS TO BE INSTALLED AT EACH CHANGE IN DIRECTION OF SEWER LINES.
 - ALL PLUMBING & PLUMBING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS STATE PLUMBING CODE.
 - POLY VINYL CHLORIDE (PVC) PLASTIC PIPE AND FITTINGS SHALL CONFORM TO ASTM DESIGNATION D2564-88, INCLUDING THE APPENDIX, BEING MANDATORY, AND SHALL BE LIMITED TO SIZE 1-1/2", 2", 3" PIPE. THE SOLVENT CEMENT SHALL CONFORM TO ASTM DESIGNATION D2564-88 AND THE PLASTIC PRIMER SHALL CONFORM TO ASTM DESIGNATION F456-88 AND BE OF A CONTRASTING COLOR.
 - PROVIDE AIR CHAMBERS MIN. 24". PROVIDE ACCESSIBLE SHUTOFF VALVES AT ALL FIXTURES. ALL PLUMBING WORK TO COMPLY WITH LOCAL PLUMBING CODE AND STATE OF ILLINOIS PLUMBING CODE.
 - NO DUMP TRAPS.
 - PROVIDE:
 - 24" AIR CHAMBER AT ALL RISER MAINS.
 - 12" AIR CHAMBER AT ALL PLUMBING FIXTURES.
 - SHUT OFF VALVES AT ALL PLUMBING FIXTURES AND RISERS -NON-FREEZE SILL COCKS
 - EXIST. SANITARY SERVICE WILL BE USED.
 - EXIST. 10" WATER SERVICE TO REMAIN.
 - ALL TUBS & SHOWERS NEED 2" P-TRAPS.
 - BATHROOM SHOWER CONTROLS MUST HAVE A TEMPERATURE SAFETY MIXING VALVE SET TO A MAXIMUM OF 105° (IPC 680.800B).
 - HAND HELD SHOWERS NEED VACUUM BREAKERS.
 - PROVIDE BACK FLOW PREVENTION DEVICE ON ALL HAND HELD SPRAY @ TUBS.
 - INSTALL PRESSURE RELIEF VALVES ON THE HIGH PRESSURE SIDE OF THE SYSTEM, UPSTREAM OF ANY INTERVENING VALVES.
 - MAX. LENGTH 1/2" VENT PIPING IS 10'.
 - MAX. LENGTH 1/2" WATER PIPING IS 10'.
 - INSTALL METAL DRAIN PAN UNDER ALL HOT WATER HEATERS AND FURNACE.
 - PROVIDE THERMO EXPANSION TANK FOR 40 GAL. H.W.H.
 - FURNISH AND INSTALL GAS PIPING WITH SHUTOFF COCKS AT EACH AND EVERY APPLIANCE REQUIRING GAS, INCLUDING FURNACE, DOMESTIC WATER HEATERS, ETC. PIPING SHALL BE SCHEDULE 40 BLACK STEEL, "GRADE A" FITTINGS SHALL BE STANDARD WEIGHT, BLACK MALLEABLE IRON OR CAST IRON SCREENED AND RATED AT 150 PSI.

PLUMBING DIAGRAM LEGEND

SYMBOL	DESCRIPTION
M	WATER METER
—	VENT LINE
—	WASTE LINE
—	HOT WATER SUPPLY LINE
—	COLD WATER SUPPLY LINE

2.0" or 3" PVC EXHAUST VENT

2.0" or 3" PVC COMBUSTION AIR INTAKE

VACUUM RELIEF VALVE

ASME RATED PRESSURE AND TEMPERATURE SAFETY RELIEF VALVE

WATER HEATER

20 DIELECTRIC UNION TYPICAL

24 GAGE MINIMUM SAFE PAN FOR 1ST, 2ND, AND 3RD FLOOR APPLICATIONS

ROUTE 3/4" FROM T&PRV AND 3/4" FROM DRAIN VALVE TO FLOOR DRAIN PROVIDE 2" MIN. AIR GAP

FLOOR DRAIN

WATER HEATER DIAGRAM

NOT TO SCALE



NEW SPACE ARCHITECTS LTD.

623 MELROSE AVE., KENILWORTH, IL 60043
TEL.: (847) 729-8492 FAX.: (847) 251-7649
email: P.Ozga@NewSpaceArchitects.com

REVISION:
1 - 05.28.2025

I HEREBY CERTIFY THAT THESE UNDERSTANDING SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE CONFORM WITH THE BUILDING CODES AND LOCAL ORDINANCES

STATE OF ILLINOIS
PAUL W. OZGA
001-015571
LICENSED ARCHITECT
EXPIRES 11.30.2026

1ST FLOOR RENOVATION & ATTIC FLOOR ADDITION

62 79th St.
Willowbrook, IL 60527

DESIGN
4 J
JAN 2025
1000 E. THURGOOD ST.
CHICAGO, IL 60611
PHONE: 773.277.0501
FAX: 773.277.0502

SHEET
11.PP
04.10.2025

ORDINANCE NO. 25-O- _____

**AN ORDINANCE GRANTING A CERTAIN VARIATION TO THE REAR YARD
SETBACK FROM TITLE 9 OF THE VILLAGE OF WILLOWBROOK UNIFIED
DEVELOPMENT ORDINANCE FOR THE PROPERTY LOCATED AT
62 79TH STREET, WILLOWBROOK, ILLINOIS**

WHEREAS, Jakub Bartyczak, as applicant and owner, timely filed an application with the Village of Willowbrook (the “Village”) with respect to the property legally described on Exhibit "A" attached hereto, which is, by this reference, incorporated herein ("SUBJECT REALTY"). Said application requested that the Village grant a certain variation from the requirements of Section 9-3-01(A) of the Unified Development Ordinance of the Village to the SUBJECT REALTY to reduce the rear yard setback from thirty (30) feet to twenty-eight (28) feet; and

WHEREAS, the Village maintains a Unified Development Ordinance which is found in Title 9, entitled “Unified Development Ordinance”, of the Willowbrook Municipal Code (the “UDO”); and

WHEREAS, a public notice was published in compliance with Section 9-9-03(B)(3)(c) of the UDO, in the Chicago Sun-Times newspaper on June 17, 2025, which is at least fifteen (15) days, but less than thirty (30) days, prior to the public hearing date; a public notice was mailed to all adjacent owners within two hundred-fifty (250) feet in each direction of the location of the SUBJECT REALTY via first class mail, at least fifteen (15) days, but less than thirty (30) days, prior to the public hearing date in compliance with Section 9-9-03(B)(3)(a); and public notice was provided by posting on the property a sign visible to the general public complying with the requirements of Sections 9-9-03(B)(3)(b) of the Zoning Ordinance, for at least fifteen (15) consecutive days prior to the public hearing date; and

WHEREAS, pursuant to the public notice, the Plan Commission of the Village of Willowbrook conducted a public hearing on or about July 2, 2025, all as required by the statutes of the State and the ordinances of the Village; and

WHEREAS, at the public hearing, the applicant provided testimony in support of the proposed variation from the Unified Development Ordinance, and all interested parties had an opportunity to be heard; and

WHEREAS, the Mayor and Board of Trustees of the Village of Willowbrook (the “Corporate Authorities”) have received the recommendation of the Plan Commission, pursuant to a memorandum dated July 3, 2025, a copy of which is attached hereto as Exhibit “B”, which is by this reference, incorporated herein.

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 Title 9 entitled “Unified Development Ordinance”, Chapter 9 entitled “Zoning Procedures”, Section 9-9-04 entitled “Variation”, of the Village Code, the following variation from the provisions of the Unified Development Ordinance be and the same is hereby granted:

- A. That Section 9-3-01(A) of the Village of Willowbrook Unified Development Ordinance for the property located at 62 79th Street, Willowbrook, Illinois to reduce the rear yard set-back in an R-2 District from thirty (30) feet to twenty-eight (28) feet to accommodate the proposed connection of the existing garage to the principal structure with the following qualities:
 1. All required construction permits shall be approved and issued prior to the commencement of any work;
 2. A complete grading plan shall be submitted and approved by the Village engineering consultant;

3. All construction shall comply with applicable building and engineering codes; and
4. The proposed design shall substantially conform to the site plan prepared by 4U Design, as submitted with the application.

The Board of Trustees makes the following findings with respect to the above variation:

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.
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.
3. The alleged hardship has not been created by any person presently having a proprietary interest in the premises.
4. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
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.
6. The proposed variation will not alter the essential character of the locality.
7. The proposed variation is in harmony with the spirit and intent of the Unified Development Ordinance.

SECTION TWO: 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

PASSED and **APPROVED** this 28th day of July, 2025 by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

Frank A. Trilla, Mayor

ATTEST:

Gretchen Boerwinkle, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT REALTY

LOT 1 IN BOYDSTON'S RESUBDIVISION OF LOTS 18 AND 19 IN BLOCK 20 IN TRI STATE VILLAGE UNIT NO. 3, BEING A SUBDIVISION OF THE EAST $\frac{3}{4}$ OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BOYDSTONS RESUBDIVISION RECORDED NOVEMBER 26, 1971 AS DOCUMENT R71-061041, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 62 79TH STREET, WILLOWBROOK, ILLINOIS 60527

PIN: 09-26-307-040

EXHIBIT B
PLAN COMMISSION RECOMMENDATION



Village of WILLOWBROOK

Mayor

Frank A. Trilla

Village Clerk

Gretchen Boerwinkle

Village Trustees

Mark L. Astrella

Sue Berglund

Umberto Davi

Michael Mistele

Gayle Neal

Gregory Ruffolo

Village Administrator

Sean Halloran

Chief of Police

Lauren Kaspar



Proud Member of the
Illinois Route 66 Scenic Byway

MEMORANDUM

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

MEMO FROM: Mike Walec, Chairman, Plan Commission

DATE: July 3, 2025

SUBJECT: **Zoning Hearing Case 25-03:** Consideration and Recommendation for a petition requesting a zoning variance to Section 9-3-01(A) of the Village Unified Development Ordinance for the property address 62 79th Street, Willowbrook, Illinois, to reduce the rear yard setback from thirty feet (30') to twenty-eight feet (28').

The applicant is Jakub Bartyczak, 62 79th Street, Willowbrook, IL 60527

At a regular meeting of the Plan Commission held on Wednesday, July 2, 2025, the above-referenced application was discussed, and the following motion was made:

MOTION: Made by Commissioner Kaucky and seconded by Commissioner Kaczmarek outlined on page 5 of the Plan Commission packet, stating, based on the submitted petition and the testimony presented, I move that the Plan Commission recommend to the Village Board approval of a zoning variation to Section 9-3-01(A) of the Village of Willowbrook Unified Development Ordinance for the property located at 62 79th Street, Willowbrook, Illinois to reduce the required rear yard setback from thirty feet (30') to twenty-eight feet (28') to accommodate the proposed connection of the existing garage to the principal structure with the following conditions:

1. All required construction permits shall be approved and issued prior to the commencement of any work;
2. A complete grading plan shall be submitted and approved by the Village's engineering consultant; and
3. All construction shall comply with applicable building and engineering codes.
4. The proposed design shall substantially conform to the site plan prepared by 4U Design, as submitted with the application.

ROLL CALL: AYES: Chairman Walec, Vice Chairman Kaucky, Commissioners Kanaverskis, Kaczmarek, and Louise

NAYS: None

ABSENT: None

MOTION DECLARED CARRIED

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

MW:mk



BOARD OF TRUSTEES MEETING

AGENDA ITEM NO: 8.

DATE: July 28, 2025

SUBJECT:

A RESOLUTION AUTHORIZING THE PURCHASE OF UNTREATED BULK ROCK SALT FOR USE WITHIN THE VILLAGE OF WILLOWBROOK FOR THE 2025/2026 WINTER SEASON

STAFF REPORT

TO: Mayor Trilla and Board of Trustees
FROM: Rick Valent, Director of Public Works
THROUGH: Sean Halloran, Village Administrator

PURPOSE AND ACTION REQUESTED

Staff is seeking approval to purchase untreated bulk rock salt for the use in the maintenance of roads through the DuPage County joint bid with appropriate Motor Fuel Tax (MFT) funds.

BACKGROUND/SUMMARY

The Illinois Department of Transportation (IDOT) allows a local governmental agency to utilize MFT funds for the purposes of maintaining road surfaces. To utilize these funds, the Board must agree to specific IDOT requirements and follow bidding procedures to be approved for the appropriation of funds.

As in years past, DuPage County has conducted and completed the bidding process on behalf of multiple municipalities. The bidding process followed procedures required by IDOT for MFT appropriation. DuPage County received two bids with pricing as follows:

	Compass Minerals America, Inc.	Morton Salt, Inc.
Price per ton	\$70.79	\$73.40
Price per ton (130%-150%)	\$70.79	\$93.40

Compass Minerals America, Inc. was the lowest responsive and responsible bidder. Staff estimates the need for 300 tons totaling \$21,237.00 for the 2025-2026 winter season, equivalent to 100% of the Village's order. This is a reduction of 300 tons from winter 2024-2025. Compass Minerals' early and standard delivery process allows for a minimum purchase of 80%, with an option of up to 130%-150% at the same price. With approximately 500 tons from the previous season currently on hand stored at Public Works salt dome, it is possible that less than 100% could be ordered, reducing the 2025-2026 winter season purchase.

FINANCIAL IMPACT

Purchase will be made with the use of MFT funds in the amount of \$21,237.00 for the FY25/26 Budget.

RECOMMENDED ACTION:

Staff seeks approval to purchase untreated bulk rock salt for the use in the maintenance of roads purchased through the DuPage County joint bid utilizing appropriated Motor Fuel Tax (MFT) funds.

RESOLUTION NO. 25-R-

**A RESOLUTION AUTHORIZING THE PURCHASE
OF UNTREATED BULK ROCK SALT FOR USE WITHIN
THE VILLAGE OF WILLOWBROOK FOR THE 2025/2026 WINTER SEASON**

WHEREAS, in the opinion of a majority of the corporate authorities of the Village of Willowbrook (the “Village”), it is advisable, necessary, and in the public interest that the Village purchase Untreated Rock Salt (“Rock Salt”) for roadway use during the 2025/2026 winter season; and

WHEREAS, the County of DuPage Office competitively bid for Untreated Rock Salt for the 2025/2026 winter season; and

WHEREAS, of the bids received and reviewed by DuPage County, the lowest bid for the provision of untreated Rock Salt for the 2025/2026 winter season is Compass Minerals America, Inc. at a price of Seventy and 79/100ths Dollars (\$70.79) per ton; and

WHEREAS, the Village desires to purchase Untreated Rock Salt through the DuPage County Program; and

WHEREAS, a majority of the corporate authorities find it in the Village’s best interest to purchase up to 300 tons of Untreated Rock Salt from Compass Minerals America, Inc. at a cost of Seventy and 79/100ths Dollars (\$70.79) per ton for a total price of Twenty-One Thousand Two Hundred Thirty-Seven and 00/100ths Dollars (\$21,237.00) for Untreated Rock Salt.

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

SECTION 1: The corporate authorities hereby incorporate the foregoing preamble clauses into this resolution.

SECTION 2: It is hereby determined that it is advisable, necessary and in the public interest that the Village purchase the Village’s anticipated Untreated Rock Salt requirement for the

2025/2026 winter season from Compass Minerals America, Inc. at a cost not to exceed Seventy and 79/100ths Dollars (\$70.79) per ton for a total of Twenty-One Thousand Two Hundred Thirty-Seven and 00/100ths Dollars (\$21,237.00).

SECTION 3: That the Village Administrator be and is hereby authorized and directed to execute all necessary purchase orders, invoices, forms, and other documents related to the purchase of the Untreated Rock Salt.

SECTION 4: That this resolution shall take effect upon its passage, approval and publication in accordance with law.

PASSED and APPROVED this 28th day of July, 2025 by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

Frank A. Trilla, Mayor

ATTEST:

Gretchen Boerwinkle, Village Clerk



BOARD OF TRUSTEES MEETING

AGENDA ITEM NO: 9.

DATE: July 28, 2025

SUBJECT:

AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK WAIVING COMPETITIVE BIDDING, ACCEPTING PROPOSALS AND APPROVING THE PURCHASE OF CERTAIN EQUIPMENT AND FIXTURES FOR THE BORSE MEMORIAL COMMUNITY PARK RENOVATION PROJECT – PHASE III AT A COST NOT TO EXCEED \$245,059.63

STAFF REPORT

TO: Mayor Trilla and Board of Trustees
FROM: Rick Valent, Public Works Director
THROUGH: Sean Halloran, Village Administrator

PURPOSE AND ACTION REQUESTED

To pass a resolution approving the purchase of 13 items identified as owner-purchase items related to Phase III of the Borse Memorial Community Park Renovation for a total amount not to exceed \$245,059.63.

BACKGROUND/SUMMARY

In collaboration with Christopher B. Burke Engineering (CBBEL) and Upland Design, Village staff has identified opportunities to reduce costs through owner-purchased items contracts. On the recommendation of CBBEL and Upland Design, these contracts offer cost savings and expedited procurement for long-lead-time equipment necessary for the project.

The table below identifies the 13 items to be included in the purchase:

Item	Vendor	Cost
Foul line pole set (x1)	Beacon Athletics*	\$12,000.00
Bleachers (x6)	Belson Outdoors	\$92,100.00
Team benches (x6)	Belson Outdoors	\$9,696.00
Benches (x16)	Belson Outdoors	\$8,768.00
Picnic tables (x11)	Belson Outdoors	\$13,079.00
ADA picnic tables	Belson Outdoors	\$8,256.00
Trash receptacles (x8)	Belson Outdoors	\$9,360.00
Shipping	Belson Outdoors*	\$3,941.96
Bollard lighting (x14)	Chicago Lightworks*	\$48,064.00
Planters (x12)	Doty & Sons Concrete Products*	\$11,682.00
Interpretive signs (x3)	iZone Imaging*	\$2,513.77
Basketball systems (x2)	NuToys Leisure Products*	\$7,312.00
Drinking fountains (x3)	Play Design Scapes*	\$14,830.00
Flagpole and flag set (x1)	The Flagpole Company*	\$3,456.90
	Total	\$245,059.63

*Shipping for all Belson items on separate line item. All other vendors – price includes shipping



As with the three prior park renovation projects, utilizing owner-purchased item contracts typically results in an approximate 10% cost savings. Additionally, direct purchasing allows the Village to better align procurement timelines with construction schedules. All other elements of the project will be provided by the selected contractor.

FINANCIAL IMPACT

The proposed cost for the purchase of the 13 items identified for the Borse Phase III Park Project is \$245,059.63 and is budgeted for FY25/26.

RECOMMENDED ACTION:

Staff is seeking the approval of a resolution for the purchase of 13 items identified as owner-purchase items related to the Phase III Borse Park Renovation project for Borse Memorial Community Park for a grand total amount not to exceed \$245,059.63.

ORDINANCE NO. 25-O-_____

AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK WAIVING COMPETITIVE BIDDING, ACCEPTING PROPOSALS AND APPROVING THE PURCHASE OF CERTAIN EQUIPMENT AND FIXTURES FOR THE BORSE MEMORIAL COMMUNITY PARK RENOVATION PROJECT – PHASE III AT A COST NOT TO EXCEED \$245,059.63

WHEREAS, the corporate authorities of the Village of Willowbrook (the “Village”) have investigated the purchase of miscellaneous equipment and fixtures for the Borse Memorial Community Park Renovation Project – Phase III (the “Project”); and

WHEREAS, in collaboration with Christopher B. Burke Engineering, Ltd. and Upland Design, the Village identified opportunities to reduce costs through owner-purchased items contracts; and

WHEREAS, the corporate authorities of the Village of Willowbrook have determined that it is in the best interest of the Village that competitive bidding be waived to purchase selected equipment and fixtures through direct purchasing for the Project.

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

SECTION 1: The foregoing recitals are adopted as the findings of the corporate authorities of the Village of Willowbrook as if fully recited herein.

SECTION 2: The competitive bidding process to purchase thirteen (13) selected items of equipment and fixtures for the Borse Memorial Community Park Renovation Project – Phase III in the Village be and is hereby waived.

SECTION 3: The purchase of certain park equipment and fixtures, as set forth in the proposals attached hereto as Exhibit “A” and made a part hereof, at a cost not to exceed Two Hundred Forty-Five Thousand Fifty-Nine and 63/100ths Dollars (\$245,059.63), is hereby approved.

SECTION 4: The Village Mayor be and is hereby authorized and directed to execute, on

behalf of the Village, the purchase orders for the selected items of equipment and fixtures for the Borse Memorial Community Park Renovation Project – Phase III.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval, in the manner provided by law.

PASSED and APPROVED this 28th day of July, 2025 by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

Frank A. Trilla, Mayor

ATTEST:

Gretchen Boerwinkle, Village Clerk

EXHIBIT “A”

**BORSE MEMORIAL COMMUNITY PARK RENOVATION PROJECT – PHASE III
PROPOSALS**

Quote

Beacon Athletics
901 Deming Way, Suite 101
Madison, WI 53717



visit our website at beaconathletics.com

(800) 747-5985

Sold To:

VILLAGE OF WILLOWBROOK
835 MIDWAY DR
WILLOWBROOK, IL 60527-5549

Ship To:

VILLAGE OF WILLOWBROOK
TBD
WILLOWBROOK, IL 60527-5549

Order Number: J25A2A

Order Date: 07/23/2025

Salesperson: MR

Customer Number: 0035487

Project Mgr:

Project name: 2025 BORSE PARK IMPROVEMENTS - WILLOWBROOK, IL_R1

Customer P.O.	Ship VIA	F.O.B.	Terms
	COMMERCIAL FRT		NET 30

Special Instructions:

Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount (USD)
130-380-309	EACH	1.0	0.0	0.0	9,990.0000	9,990.00
30' PROFESSIONAL FOUL POLE - YELLOW - PERM/SEMI-PERM (MFR #BBFP-30) - SOLD PER PAIR - SCH. 40 STEEL UPRIGHTS WITH EXPANDED STEEL MESH VISIBILITY WINGS - POWDER-COAT FINISH OVER ZINC UNDERCOATING - ENGINEERED TO WITHSTAND 120 M.P.H. WINDS - MADE IN THE USA WITH 3-YEAR WARRANTY **OPTIONAL GROUND SLEEVES SOLD SEPARATELY - #130-380-335** **PER BID DOCS - LISTED UNDER SITE FURNITURE (OWNER PURCHASED)**						
130-380-335	EACH	1.0	0.0	0.0	810.0000	810.00
GROUND SLEEVES FOR 30' PROFESSIONAL FOUL POLES (MFR #FPS-30P) - SOLD PER PAIR **PRICED OUT THIS PAIR OF GROUND SLEEVES AS AN OPTIONAL ADD** **PER BID DOCS - LISTED UNDER SITE FURNITURE (OWNER PURCHASED)** . SHIPPING (FOUL POLES & GROUND SLEEVES): \$1,200						

Note: For orders without tax exemption certificates on file, sales tax will be charged, where applicable, at the time of invoicing.

Our promise to our customers...

- Prompt response to your inquiries from knowledgeable and courteous staff
- Quality products that meet your demanding requirements
- Commitment to continuous improvement to achieve an exceptional customer experience

Let me know if we have failed to achieve this promise - or if we have exceeded your expectations.

Net Order:	10,800.00
Discount	0.00
Freight:	1,200.00
Sales Tax:	0.00
Order Total (USD):	12,000.00

Quote #
WQ 382780

Here is the Quote as per your request. The 'Shipping' total has been applied.
To place an order, simply click 'Submit Order Confirmation' below.
Please print this page for your records.
Customer Order Confirmation is **required** to process order.



627 Amersale Drive
Naperville, IL. 60563
sales@belson.com

Toll Free: 1-800-323-5664
Phone: 1-630-897-8489
Fax: 1-630-897-0573

QUOTE #
WQ 382780
Expires 8/8/2025

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
BD-U0424C	Bleacher, 4 Row x 24'-0"L, (10" Nominal Seat Planks, 10" Nominal Tread Planks, 17" Front Row Seat Height, 8" Rise, 24" Tread), Aluminum Frame, Double Footboards, Chain-Link Guardrail, Aisle, 4 ADA Accessible Spots On First Row *Discount Applied*	1,120	6	\$15,350.00	\$92,100.00
ABS24WB-I	Titan Series Team Bench with Backrest - 24'-0"L, Galvanized Steel Frame, In-ground Mount *Discount Applied*	127	6	\$1,616.00	\$9,696.00
P-660	Recycled Plastic Malibu Bench, 6' Length, Portable Mount CE Cedar Bench Black Legs *Discount Applied*	178	16	\$548.00	\$8,768.00
PB6APIC6	Traditional 6' A Frame Picnic Table, Recycled Plastic Resinwood With Black Frame CED (Cedar Top/Seats) *Discount Applied* *QUALIFIES FOR FREE SHIPPING*	260	11	\$1,189.00	\$13,079.00
PB6APIC6-ADA	Traditional 6' A Frame ADA Picnic Table, Recycled Plastic Resinwood With Black Frame CED (Cedar Top/Seats) *Discount Applied* *QUALIFIES FOR FREE SHIPPING*	280	6	\$1,376.00	\$8,256.00

T40C-02	40 Gallon Recycled Plastic Trash Receptacle With Rain Cap CD Cedar *Discount Applied*	159	8	\$1,170.00	\$9,360.00
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Subtotal	16,142	Subtotal	\$141,259.00
----------	--------	-----------------	--------------

<input type="checkbox"/> 0.0000% Tax	\$0.00
--------------------------------------	--------

Freight - S&H	\$3,941.96
--------------------------	------------

Grand Total	\$145,200.96
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Customer Order Confirmation is required to process order.

Your Order will not be shipped without your "Order Confirmation"

Bill To:

Ship To:

First/Last Name Cesar Gomez

Company Village of Willowbrook

Address 1 835 Midway Dr

Address 2

City Willowbrook

State IL

Zip Code 60527

Country USA

Phone 630-920-2429

Fax

Email cgomez@uplanddesign.com

Ship To Borse Memorial Park

Address 1 208 Midway Dr

Address 2

City Willowbrook

State IL

Zip Code 60527

Country USA

Phone 773-850-6614 x 314

Contact Cesar Gomez

Email cgomez@uplanddesign.com

Additional Delivery Services

- ☒ Phone Call 24 Hours Prior to Delivery
- ☐ Delivery to Residential or Non-Commercial Truck Route Addresses

☐ Power Liftgate Service - Driver will lower shipment from the truck to the ground (Only)

Order Power Liftgate Service if — You will be unable to unload the shipment from the truck.

♦ Does Not apply to UPS shipments

Special Instructions

KP-E

Intended Payment Method



Visa

☐

MasterCard

☐

American Express

☐

Discover

☐

Check with Order

☐

On Account

☐

Order Confirmation Method — **Customer Confirmation is Required to Complete Order**

☒ Email Order Confirmation cgomez@uplanddesign.com

☐ Fax Order Confirmation

☐ Customer Service Representative Call (M-F 8:00am - 4:30pm CST)

What is the best day and time to call?

Contact Name (If Different than 'Sold To')

Phone

[Submit Order Confirmation](#)

[Cancel Order](#)



Project BORES MEMORIAL PARK - VILLAGE OF
Location WILLOWBROOK
Quote WILLOWBROOK IL
 CLW25-39256-1

Phone:
 Fax:
From: Tim Feit
Quoter Ph:
email: TFeit@ChicagoLightworks.com

To: Joyce Nikolopoulos
 Chicago Lightworks
 505 Warrenville Rd
 Suite 101
 Lisle IL 60532
 Phone: (630) 320-2125
 Email: JNikolopoulos@chicagolightwork

For
Bid Date Jul 18, 2025
Expires Aug 17, 2025
 Landscape Architect: Upland Design
 VERTICAL: Municipality

QTY	Type	MFG	Part	Price	UQ	ExtPrice
14		STRUCTURA	MAC-32-L30SO-3-S2-C7-UNV-STD	\$2,826.00		\$39,564.00
1		STRUCTURA	CARE & MAINTENANCE	\$8,500.00		\$8,500.00
Total:						\$48,064.00

Terms and conditions of sale:

Due to recent tariffs and price increases, this quote is only valid for 30 days from date printed on quote

Mfg Terms:	Freight Allowance Plus Freight	Minimum Order	Total
STRUC STRUCTURA			\$48,064.00

The terms for sale are 50% nonrefundable deposit and
 50% net 30 days from the date of the invoice unless otherwise
 stated on quotation or order confirmation.
 Any outstanding balances unpaid after 30 day
 s shall be charged interest at a rate of 1.5% per month.

All shipments will be made FOB factory, prepay and add.
 Structura is not responsible for any freight, customs, duty,
 or export charges outside of North America.

Crating charges may apply

Doty & Sons Concrete Products, Inc.

1275 East State Street
Sycamore, IL 60178

Phone: 800-233-3907

Fax: 815-895-8035

Quotation

Date	Quotation Number
7/9/2025	253161

Name / Address
VILLAGE OF WILLOWBROOK 835 MIDWAY DRIVE WILLOWBROOK, IL 60527
Customer Phone
630-920-2429

Ship To
VILLAGE OF WILLOWBROOK 700 WILLOWBROOK CENTRE PKWY WILLOWBROOK, IL 60527
Customer E-Mail

Project/Job	Terms	FOB	Rep	Ship Via
BORSE MEMORIAL PARK	NET 30	60527	JD	MOTOR FREIGHT
Item	Description	Qty	Price Each	Total
PB4830	BOWL STYLE PLANTER - 48" DIA. X 30" HIGH. WT. 1,115 LBS.	12	795.00	9,540.00
SBGRAPH	LIGHT SANDBLAST GRAPHITE BLACK COLOR	12	135.00	1,620.00
ACR2	TWO COATS OF NON-GLOSS SEALER APPLIED	12	56.00	672.00
DISC.	LESS DISCOUNT OFFERED OFF ITEM AND SEALER	12	-85.00	-1020.00
SH4	PACKING AND SHIPPING BY FLATBED. DELIVERED BY FLATBED AND OFF LOADED. YOUR PERSONNEL TO UNPACK AND PLACE AT SPECIFIC SITE/SITES	12	72.50	870.00
	TAX EXEMPT ORGANIZATIONS		0.00%	0.00
			Total	\$11,682.00

IF YOU WISH TO PLACE AN ORDER, PLEASE SIGN AND DATE WHERE INDICATED AND RETURN. THANK YOU FOR THE OPPORTUNITY TO SUBMIT THE ABOVE QUOTATION. THE INDICATED PRICE IS VALID FOR 30 DAYS. NOTE: ANY CHANGE IN ITEM OR QUANTITY WILL REQUIRE A REBID.

Quoted by:

Signature:

Date:

Quote No. IZONE 120847

July 11, 2025
Page 1 of 8



Customer Upland Design Ltd - Plainfield IL

Reference Borse Memorial Park

Bill to
Upland Design Ltd - Plainfield IL
Cesar Gomez
24042 W Lockport St
Suite 200
Plainfield, IL 60544
US
T: (815) 254-0091
F: 815-254-610
Email: cgomez@uplandDesign.com

Proof to
Upland Design Ltd - Plainfield IL
Cesar Gomez
24042 W Lockport St
Suite 200
Plainfield, IL 60544
US
T: (815) 254-0091
F: 815-254-610
Email: cgomez@uplandDesign.com

Ship to
Upland Design Ltd - Plainfield IL
Cesar Gomez
24042 W Lockport St
Suite 200
Plainfield, IL 60544
US
T: (815) 254-0091
F: 815-254-610
Email: cgomez@uplandDesign.com

Terms	Payment Due at Order	Due Date	Ship Date	SR	Tiffany Beaver
Client PO		Service Date	Ship Method	SA	Carissa Deocampo
Valid Until	08/10/2025	Revision Date	F.O.B.	PM	Jim Gower
Target Ship Date	0000-00-00	Match to	Hardware Ship Method		Ground

						Opp Ref.	IZONE-67845
No.	Item	Description	Qty	UOM	Unit Price	Extension	
1.	CHPL panels:1/2" XT	24 H X 36 W : 1/2" Exterior Panel Single Sided (6.000 SQ FT) FINISHING OPTIONS: Matte Finish - Exterior (1 Each) Includes: Standard 1/8" Beveled Edge + 1/8" Radius Corners *(3) ORIGINALS Holes - Y Mounting - BEX SINGLE POST PEDESTAL, 12x18 PLATE Qty (4) 1/4" Blind Threaded Holes located on back of panel, price includes 1/2" long 1/4"- 20 Button Socket Cap Black Oxide Screws	3	Each	413.12	1,239.36	
2.	Hardware	SINGLE POST PEDESTAL (45 DEG) - 6x6 MOUNT PLATE, 3x3 POST 44.5" LONG - 12x18 BACKER PLATE, DRILLED & C'SUNK - HARDWARE TO MOUNT BACKER PLATE TO POST - BASIC SURFACE MOUNT - BLACK POWDER COAT	3	Each	258.26	774.78	
3.	PDF Proofs	PDF Proofs of each unique panel layout	3	Each	0.00	0.00	
4.	CHPL Color Samples	8" x 10" images cropped from full-sized panel layouts.	1	Each	50.00	50.00	

continued on next page

Quote No. IZONE 120847

July 11, 2025

Page 2 of 8



Customer Upland Design Ltd - Plainfield IL

Reference Borse Memorial Park

No.	Item	Description	Qty	UOM	Unit Price	Extension
5.	Wrapping & Crating		1	each	75.00	75.00
6.	Shipping & Handling	*Estimated - 2 business days transit to 60544	1	Each	374.63	374.63
		*Estimate does NOT include any special delivery services such as a Lift Gate, Specific Delivery Scheduling or delivery to a residential or governmental address. Additional charges may apply if such services are required at time of delivery. International shipment estimates are in US Dollars they do NOT include Brokerage fees, duties, taxes or other customs clearance costs. International customers must have a Customs Broker of their choosing to handle customs clearance of their shipment and are responsible for all associated costs				

Subtotal 2,513.77

Payments accepted Credit Card, ACH, Check or Electronic checks.

* Tax Exempt # E99974304 0.00

Total (USD) 2,513.77

Quote Valid Until: August 10, 2025



TERMS & CONDITIONS

STOP! This MUST be completed by the “Purchasing Party” (the person who will make the final payment).

Payment Options

☐ Credit Card

<input type="checkbox"/> Final payment will be charged to card listed below prior to shipping. Check here if you do NOT want this card charged prior to shipping.			
<input type="checkbox"/> American Express	<input type="checkbox"/> Visa	<input type="checkbox"/> Mastercard	<input type="checkbox"/> Discover
Card Number _____		Amount \$ _____	
3 or 4 digit verification code (on back of card) _____		Expiration Date _____	
Printed Name on Card _____			
Signature Authorizing Credit Card Charge _____			
Credit Card Billing Address _____			
	City	State	Zip
Email Address for Credit Card Receipt _____			

☐ Check

☐ Electronic Check – Emailed to accounting@izoneimaging.com

☐ ACH – ABA Routing # 111900581
Account # 0016011272

Paying by Check Notice

Orders will not commence until the physical check is received or a digital copy of the check is sent.

Payment Terms

Payment is accepted in US funds. A conversion rate will apply to any foreign exchange payments. Payments may be made via Check (must be drawn on or payable through a US bank), Credit Card, or Electronic Funds Transfer.

On jobs with terms Payment Due at Order, the full amount is due at time that the order is placed.

Cancellation Fee

Cancellation of your order, after this agreement has been signed, will incur a cancellation fee of \$250 (+) plus any accrued lab shipping costs.



FREIGHT DAMAGE

STOP! This MUST be completed by the “Purchasing Party” (the person who will make the final payment).

Freight Damage Claims

Freight and customer terms are prepay unless otherwise specified. Shipments with any external evidence of loss or damage must be noted directly on the freight waybill or express receipt and signed by the carrier’s agent. Sign **DAMAGED** with your initials as it will speed up the process. Concealed damage must be reported to iZone within 24 hours of receiving the package. Take photos of the damage; packaging, panels, packing slip with panels notated with the damage, etc). and send to helpdesk@izoneimaging.com. It is important to include the sales order number (listed on the outside of the package) within the email. Please keep all packaging for inspection. Damaged contents not reported within 24 hours is not iZone’s responsibility.

Approving this sheet is your commitment to purchasing the goods and services detailed in the accompanying Quote and Product Data Sheet; and constitutes a binding agreement between the purchaser (represented by the Purchasing Party) and iZone.

Failure to provide signed Terms and Conditions and completed Project Data Sheet will result in a delay in your project.

ACCEPTANCE: I/We wish to proceed with the order as detailed on the referenced quote and agree to the above Terms and Conditions.

Sign as Accepted: _____ Date: _____

Print Name: _____ Title: _____

Fed Tax ID: _____ PO#: _____

Once completed, return this form to your sales representative. If you do not know your sales representative, email this form to info@izoneimaging.com and reference the quote number.



PROJECT DATA SHEET

Must be completed for production to begin

☐ **MATCH TO PREVIOUS IZONE JOB:**

Job Number: _____

ACCOUNT PAYABLE INFORMATION (if different than the bill to section on the quote):

A/P Contact: _____

A/P Email: _____

A/P Phone: _____

ORDERS WILL BE TURNED IN AFTER:

☐ Artwork is uploaded to FTP

☐ All forms completed

☐ Payment provided if needed

NEXT STEPS:

After your order is submitted, our preflight team will contact you regarding all artwork before printing. Once the preflight check is complete, your project manager will provide updates on the production process.

BROKER INFORMATION: (Shipments outside the U.S. require a customs broker.)

Broker: _____

Contact Name: _____

Address: _____

City, ST, Zip: _____

Contact: _____

Email: _____

Phone: _____



ARTWORK REQUIREMENTS

Artwork Submittal

1. Create a folder and name it your iZone Imaging job number and project name. Zip/Stuff the folder into a compressed folder before uploading (do NOT upload individual files).
2. Shop drawings: include shop drawings that will clarify any and all hole locations, special cuts, bevels or relevant elevation/mural dimensions. (Shop or specification drawings cannot be used for final artwork.)
3. Include a low-resolution PDF of the file for proofing purposes.
4. Log in to the iZone Imaging FTP site by using the Upload File link at the top of our home page.
 - User name: **ftpuser**
 - Password: **uploadme**
5. Complete ALL fields listed on the form, including iZone Quote/Order #.
6. Upload by clicking on Choose Files By Selecting or drag and drop your files into the box to attach files for upload.
7. Once you have completed all the fields and selected your files, click on Begin Upload.
8. An automated notification will be generated to iZone. It is recommend that you notify your Sales Representative that you have submitted files to our FTP.

Acceptable File Formats

- Native files are preferred. Adobe CC - Illustrator (.ai, .eps), InDesign (.indd), Photoshop (.psd, .tiff). If providing Hi-Res PDFs layouts, must have 0.5" bleed, all fonts outlined or packaged, and all image links included.
- Convert all fonts in artwork, including all image links, to outlines or provide all font files. (NOTE: outlined or rasterized text cannot be altered.)
- Submit a final file for each individual graphic panel (do not place multiple panels artwork in one file or gang artwork).
- Shop or specification drawings cannot be used for final artwork submission. Full-sized artwork must be provided to avoid delays with the order.

Color Reference

- Convert all files to CMYK color profile. Leave all Pantone colors as spot colors.
- Pantone Solid Coated colors are preferred for color reference.
- Any additional color matches requested must include a physical sample provided by the customer.
- Color matching may require additional lead time.



ARTWORK REQUIREMENTS

Panel Layout

- **Bleed:** include a minimum of 0.5" bleed in panel artwork. "Bleed" includes background colors that extend beyond the cutline.
- **Edge Borders:** outside borders must have a minimum of 0.5" width.
- **Live Area:** text, photos, drop shadows, or any elements that are not intended to be bleeding off the sides should be placed a minimum of 0.5" from the edge of the panel. If panel is going into a frame, must provide amount of panel that is covered by the frame. iZone framed hardware covers 5/8" of the edge .
- **Vector Cutline and Hole Locations:** must be provided on a separate layer in the file.
- **Placed Images:** include ALL photos, scans, logos, etc. in a separate folder. If image links have fonts, they must be converted to outlines, or font files included.
- **Image Quality:** images need to be at least 150 dpi minimum at 100% full size.
- **Indexing:** Also called seaming or tiling, divides artwork that is larger than the minimum panel size into smaller sections that are seamed together to make a full graphic. Indicate in the artwork where the image should be indexed, seamed or tiled. Try to avoid placing seams that go through text or images. Refers to our indexing document for more information.
- **Double-Sided:** refer to our double-sided document for more information.
- **Panel Size:** Fastest lead time 48" w x 144" h including all bleed and crops. Limited larger sizes are available; but will require additional lead times. Maximum Panel Size 58.5" w x 144" h including all bleed and crops.

CHPL Color Samples

- Color samples consist of an 8" x 10" cropped section of the full-sized panel layouts.
- Each color samples is pressed in 1/16" CHPL material and has the same finish as the final product.

Please Note:

- Our preflight department will review all files before moving forward in production. To avoid delays with your project, please be sure to follow the requirements.
- iZone is not responsible for changes in artwork resulting from incorrect file preparation. Charges, billed at an hourly rate, may apply to alterations made to client files due to errors in size, type or file format.



10 YEAR WARRANTY

iZone Imaging 10 Year Warranty

Standard Interior and Exterior Applications - iZone Imaging ("Manufacturer") warrants that under normal use its Custom High Pressure Laminate (CHPL) will be free of manufacturing defects and that the product will not delaminate, peel, blister, crack or fade for a period of ten (10) full years from the date of purchase.

To ensure the best results from your purchase, please review our "CHPL Overview" and "Care & Maintenance" pdfs. These documents are found on our website under "Resources", and contain information that may affect your warranty and the enjoyment of your purchase.

Manufacturer does not give warranty as to merchantability or fitness for a particular use, nor will any oral statement constitute a warranty or and a specific warranty. Manufacturer shall have no obligation or liability to any person or entity for any loss, damage or injury in connection with or arising from the purchase, use or inability to use this product, or for any special, indirect, collateral, incidental, consequential or exemplary damages such as, but not limited to, loss of anticipated profits, costs of installation, repair, removal, disposal or other economic loss. The sole remedy will be for the repair or replacement of the defective product, at the discretion of the Manufacturer.

This warranty is supplied to the buyer in place of all other warranties, expressed or implied. Claims resulting from misuse, willful destruction, act of God, or improper fabrication/installation will be disallowed. Laminate grades must have edges and back sealed from moisture. Interior grades must not be exposed to sunlight.

PLEASE NOTE THAT SOME DEGRADATION OF MATERIALS AND GRAPHICS OVER TIME IS CONSIDERED NORMAL WEAR, THIS LIMITED WARRANTY APPLIES TO QUALITIES THAT CAN BE DETECTED VISUALLY FROM A TYPICAL VIEWING DISTANCE THAT DRAMATICALLY AFFECT THE NORMAL USE OF THE GRAPHIC.

Any repair or replacement shall be warranted for a period up to the remaining life of the original warranty. This warranty gives you specific legal rights, and you may also have other rights, which vary from state to state, therefore, some limitations stated above may not apply to you.

In the event that the product does not preform as warranted:

(A) Manufacturer shall be allowed to conduct an on-site inspection and investigation, or be provided digital images of defects.

(B) Manufacturer shall work directly with end-user to resolve any warranty matter.

(C) The sole remedy will be the repair or replacement of the defective product at the sole discretion of the Manufacturer, and/or

(D) The repair or replacement by Manufacturer shall be limited to the re-manufacture and shipment of the replacement or repaired product to the site of the end-user's product.



Box 7075
Westchester, IL 60154
708-579-9055
708-579-0109 (fax)
1-800-526-6197

ORDER FORM/PROPOSAL

Please verify the Bill To and Ship To address information when ordering.

July 15, 2025

BILL TO:

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

SHIP TO:

TBD

PROJECT NAME: Borse Memorial Park - Phase III

CUSTOMER PURCHASE ORDER #:

<u>QTY.</u>	<u>NO.</u>	<u>DESCRIPTION</u>	<u>EACH</u>	<u>TOTAL</u>
2	69451	Gooseneck 5-9/16 RPGR Basketball System. Includes post, backboard, rim and net	\$ 3,056	\$ 6,112
		Shipping Cost		1,200
		Total Delivered Price		\$ 7,312

Above prices is subject to change after 30 days.

Please include a copy of your Sales Tax Exemption Certificate with Order Placement.

Above prices include shipping but not installation.

NOTE: Receiving Party is responsible for removing product from truck to ground upon delivery. Please keep this in mind when providing the Ship To Address, Contact Name and Phone Number. Liftgate and/or Inside delivery are available upon request at additional cost.

TERMS: Our terms are net 30 from date of shipment to tax supported institutions or those who have an account with us. 1-1/2% per month interest will be charged on past due accounts.

Signature

Title

Signature Printed

Date

WIL25BOR3.JLR

Play Design Scapes, Inc.

352 Cedar Lane
Elk Grove Village, IL 60007
US
+12243244597
gina@playdesignscapes.com
www.playdesignscapes.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	231442-R
Village of Willowbrook	Village of Willowbrook	DATE	01/30/2025
835 Midway Drive	835 Midway Drive	EXPIRATION	07/25/2025
Willowbrook, IL 60527	Willowbrook, IL 60527	DATE	

PROJECT NAME
Borse Memorial Park/Willowbrook

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10145SMFA	Most Dependable 10145SM Bottle Filler with Hi-Lo ADA Fountains, surface mount, standard steel, FRONT APPROACH	3	3,800.00	11,400.00
Carrier	Most Dependable Fountains Stainless Steel Carrier	3	295.00	885.00
RHB	Most Dependable Fountains Recessed Hose Bibb with lock door	3	615.00	1,845.00
IPRA SHOW DISCOUNT	IPRA SHOW Discount	3	-50.00	-150.00
MDF Notes	*****IMPORTANT**** PLEASE READ***** Price does not include installation or assembly. Customer responsible for unloading and storage. Lead time is approximately 6-10 weeks ARO and deposit or payment if required. We do not always get plans in our office. It is the responsibility of the PURCHASING CONTRACTOR to confirm model number, accessories and quantities according to written specs only. Changes made after bid is awarded are the responsibility of the contractor. ***CHROME powder coating is an up charge unless you have the stainless steel fountain ALL MDF ORDERS MUST BE ACCOMPANIED BY WRITTEN SPECS IF THIS IS A PROJECT THAT WENT OUT TO BID OR THE SIGNED QUOTE ACKNOWLEDGING THE MODEL, ACCESSORIES AND QUANTITY. We will provide a spec and color chart for your submittal, however, Submittals are ultimately for the purchasing contractor to confirm with the Landscape Architect any and all details, accessories, and quantities.	1	0.00	0.00

Please refer to lead times under Shipping Update.
Quotes older than 90 days may have new lead times.

SUBTOTAL

13,980.00

MOST DEPENDABLE FOUNTAINS EXCLUSIVE REP FOR IL, WI, IN AND MO.
General Terms are Net 30 for Schools, Park Districts, Municipalities.
50% deposit or pre pay for all others, or per agreement with Play Design Scapes.

Deposits Required on Estimates over 15k unless you are a school/municipality

SHIPPING 850.00

TOTAL \$14,830.00

Accepted By Upland for Cust

Accepted Date 02/20/2025

INVOICE

The Flagpole Company

171 Twin Lake Dr

Onsted, MI 49265-9507

orders@flagpolecompany.com

+1 (800) 805-9728

www.flagpolecompany.com



Upland Design

Bill to

Cesar Gomez

Village of Willowbrook

835 Midway Drive

Willowbrook, IL 60527

773-850-6614 x314

Ship to

Cesar Gomez

Village of Willowbrook

208 Midway Dr

Willowbrook, IL 60527

Gabriel Pizzuto Must Call 24 Hrs. (630) 512-7026

Invoice details

Invoice no.: 11829

Invoice date: 07/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	IC305188	30'x5"x.188 Internal Halyard Cam Cleat Commercial, Ground Sleeve Set, 1 Piece Aluminum Flagpole	1	\$2,582.95	\$2,582.95
2.	PP-WT	Powder Paint White Finish.	1	\$795.00	\$795.00
3.	5X8N-USA	5'x8' Embroidered Nylon, Sewn Stars & Stripes American Flag with Brass Grommets. *Made in the USA*	1	\$78.95	\$78.95
4.	Freight	Free Shipping via LTL Freight to the Lower 48 states. Some restrictions may apply.	1	\$0.00	\$0.00
5.	IC305188-DETAILS	Material: Material: 100% 6063-T6 Solid Aluminum Tubing Standard Finish: Powder Paint White Custom Finish: Main hardware painted to match. Overall Length: 33ft Exposed Height: 30ft Sections: 1 Top Diameter: 3" Butt Diameter: 5" Wall Thickness: .188 Flagpole Shaft Weight: 142 lbs Max Unflagged Wind Speed: 131 mph Max Flagged Wind Speed: 94 mph	1	\$0.00	\$0.00

Standard Flag Size: 6'x10' (Flag Sold Separately)
Cast Aluminum Internal Revolving Truck Assembly.
Manually Operated Cam Cleat W/Access Door. (Image may vary)
5" Anodized Gold Ball Finial.
Inner Core Wire Rope Halyard.
2 Chrome Plated Swivel Bronze Snap Hooks.
Plastic Covered Counterweight With Beaded Sling.
Machine Spun Aluminum Flash Collar.
16 Gauge Galvanized Corrugated Ground Sleeve.
Complete Installation Instructions.
Installation Tech Support.
Warranty: Lifetime Shaft Warranty (Restrictions may apply) 1 Year Hardware.
All Commercial Flagpoles Ship LTL Freight, Common Carrier
Origin: MADE IN THE USA.

Lead Time is 4 to 6 weeks.
Lead times are not guaranteed.
Must be paid in full to process.
Estimate is good for 30 days.

Total\$3,456.90

Ways to pay



Note to customer

Borse Memorial Park - Village of Willowbrook

View and pay