



Next Ord. No. 4473
Next Reso. No. 25020

VILLAGE OF VILLA PARK
Village Hall, Board Chambers
20 South Ardmore Avenue
Villa Park, IL 60181

Village Board of Trustees

April 14, 2025

7:00 PM

Village President Nick Cuzzone
Village Clerk Hosanna Korynecky

Village Trustees Cari Alfano, Jorge Cordova, Jack Corkery, Jack Kozar, Deepa Kumar, Kevin Patrick

Public participation is invited. When called upon, please approach the microphone and state your name. Kindly limit your remarks to 3 minutes.

- 1. Call to Order - Roll Call**
- 2. Pledge of Allegiance**
- 3. Amendments to the Agenda**
- 4. Public Comments on Agenda Items**
- 5. Public Comments on Non-Agenda Items**
- 6. Proclamations**
 - a. Proclamation Declaring April 25, 2025, as Arbor Day 2025 in the Village of Villa Park, Illinois.
 - b. Proclamation Declaring April 22, 2025 as Earth Day 2025 in the Village of Villa Park.
 - c. Proclamation Recognizing Todd Borchardt's Induction into the USBC Windy City Hall of Fame and listed in the Illinois USBC Hall of Fame.
- 7. Presentation**
- 8. Appointment to Commission**
 - a. Approval of the re-appointment of the following Commissioners:
Commissioner John Drogos, Economic Development Commission for a term until 4/30/2028;
Commissioner Laurie LoCoco, Historical Preservation Commission for a term until 4/30/2028;
Commissioner Joseph DeAntonis, Historical Preservation Commission for a term until 4/30/2028;
Commissioner Joe Amore, Environmental Concerns Commission for a term until 4/30/2028;
Commissioner Marianne Greco, Environmental Concerns Commission for a term until 4/30/2028;

Commissioner Lynn Smith, Environmental Concerns Commission for a term until 4/30/2028;

Commissioner Stephen Tom King, Video Production Commission for a term until 4/30/2028;

Trustee Chris Aiello, Police Pension Fund Board for a term until 4/30/2027

9. Consent Agenda

- a. Bill Listings for the weeks of March 24, 2025 in the amount of \$626,853.28 and March 31, 2025 in the amount of \$1,193,485.53
- b. Approval of the Minutes of the Village Board of Trustees Meeting held on March 24, 2025.
- c. An Ordinance of the Village of Villa Park to Approve and Authorize the Acceptance and Execution of Certain Plats of Easement for the Jackson Pond Improvements Stormwater Management Project

This ordinance authorizes the President and Village Clerk to execute the attached Plats of Easement and states that it has been determined that it is necessary and in the public interest that the Village accept and execute such easements. Public Works staff recommend acceptance of these private property utility easements in the Jackson Area Improvement Project.

10. Ordinance for First Reading

11. Ordinance for Second Reading

12. Ordinances

- a. An Ordinance of the Village of Villa Park, Illinois, Granting a Variation from the Interior Side Yard Setback and Street Side Setback Requirements for the Property Commonly Known As 749 N. Harvard Avenue, Villa Park, Illinois

This Ordinance would approve petition PZ-25-03, a request for a Variation to allow a reduced minimum side yard setback of 3' from the required 10' and a reduced minimum street side setback of 6' from the required 35'. The Petitioner is seeking approval of a Variation from Table 3-2 of Article 3, Section 3.2 – Lot and Building Regulations of the Zoning Ordinance. The Planning and Zoning Commission held a public hearing on March 13, 2025 where they recommended approval of the request by a vote of 7-0.

- b. An Ordinance Adopting a 2025 Comprehensive Plan for the Present and Future Development and Redevelopment of the Village of Villa Park, DuPage County, Illinois

By passage of this Ordinance, the Board of Trustees of the Village of Villa Park would hereby formally adopt the 2025 Comprehensive Plan. The Comprehensive Plan is for the present and future development or redevelopment of the Village of Villa Park. Staff recommends approval.

- c. An Ordinance Reaffirming and Ratifying the Vacation of Certain Rights of Way within the Village of Villa Park, DuPage County, Illinois, as Previously Approved by Ordinance No. 4465 and Ordinance No. 4467

This ordinance hereby reaffirms and ratifies the vacation of land by the Village of Villa Park previously approved under Ordinance No. 4465 and Ordinance No. 4467 by the required supermajority of three-fourths of the Trustees. Staff recommends passage of this ordinance.

13. Resolutions

- a. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving an Engineering Services Agreement with Civiltech Engineering, Inc., of Itasca, Illinois, for Design Engineering Services of the Park Boulevard Improvements in an Amount Not to Exceed \$77,344.00.

The following Resolution would authorize the Village President to enter into an engineering services agreement with Civiltech Engineering, Inc., of Itasca, Illinois, for design engineering services of the Park Boulevard Improvements in an amount not to exceed \$77,344.00. The Park Boulevard Improvements proposes roadway and sidewalk improvements to Park Boulevard between Ardmore Avenue and Cornell Avenue. Staff recommends approval of the Resolution.

- b. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving an Engineering Services Agreement with TranSystems Corporation, of Schaumburg, Illinois, for Phase II Engineering of the Highland Avenue Resurfacing in an Amount Not to Exceed \$56,744.00.

The following Resolution would authorize the Village President to enter into an engineering services agreement with TranSystems Corporation, of Schaumburg, Illinois, for Phase II engineering of the Highland Avenue Resurfacing in an amount not to exceed \$56,744.00. The Highland Avenue Resurfacing proposes roadway and sidewalk improvements to Highland Avenue between Princeton Avenue and west of Villa Avenue. Staff recommends approval of the Resolution.

- c. Resolution Adopting a Lead Line Replacement Program for the Village of Villa Park

With this resolution the Board of Trustees adopt and approve the proposed Lead Service Line Replacement Program for the private portion of the water service line in the Village. This program will provide financial assistance to assist residents with replacing lead services as required by the Environmental Protection Agency (EPA). The program incorporates the discussion and direction given to staff at the March 10th Committee of the Whole and March 24th Village Board meeting. Staff recommend approval of the resolution.

- d. A Resolution Authorizing the Expansion of the Scope of Work for the Villa Park Fire Station 81 Renovations Project and the Approval of an Amendment to the Professional Architectural and Engineering Consulting Services Agreement with Kluber, Inc., at an Increased Amount from \$24,950.00 to \$78,900.00

This resolution authorizes the Village Manager to execute an agreement with Kluber Inc. for professional architectural and engineering consulting services related to the renovation of Fire Station #81, located at 1440 S. Ardmore Avenue, Villa Park, Illinois. The cost of these consulting services has increased to \$78,900 due to an expanded project scope. Staff recommends approval of this Resolution.

- e. A Resolution Authorizing the Expansion of the Scope of Work For The Villa Park Temporary Fire Station Relocation Project and the Approval of an Amendment to the Professional Architectural and Engineering Consulting Services Agreement with Kluber, Inc., at an Increased Amount From \$24,700.00 To \$49,550.00

This resolution authorizes the Village Manager to execute an agreement with Kluber Inc. for professional architectural and engineering consulting services related to the temporary relocation of Fire Station 81 to the Iowa Community Center (ICC) at 338 N. Iowa Avenue, Villa Park, Illinois. Due to an expanded project scope, the cost of these consulting services has increased to \$49,550. Staff recommends approval of this resolution.

14. Unfinished Business

15. New Business

- a. Discussion on Limiting New Liquor Licenses and Gaming

This is for discussion only about strategies to limit the spread of video gaming without inhibiting the development of new restaurants. There is no staff recommendation.

- b. Paid Parental Leave

16. Village Commission Reports

17. Village Clerk's Report

18. Village Trustees' Report

19. Village President's Report

20. Village Manager's Report

21. Executive Session

- a. Pursuant to 5 ILCS 120/2
(c) (1) – The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.
- b. Pursuant to 5 ILCS 120/2
(c) (2) collective negotiating matters between the public body and its employees or their representative or deliberations concerning salary schedules for one or more classes of employees.
- c. Pursuant to 5 ILCS 120/2
(c) (11) regarding litigation, when action against, affecting or on behalf of the Village has been filed and is pending before a court or when the Village finds that an action is probable or imminent.

22. Adjournment

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals

with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.



PROCLAMATION

OF APRIL 25, 2025, AS ARBOR DAY IN THE VILLAGE OF VILLA PARK

- WHEREAS,** In 1872, J. Sterling Morton proposed that a special day be set aside for planting trees to be known as Arbor Day; and
- WHEREAS,** Arbor Day is now observed around the world and is celebrated on the last Friday in April in the State of Illinois; and
- WHEREAS,** Trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife; and
- WHEREAS,** Trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and
- WHEREAS,** Trees in our Village increase property values, enhance the economic vitality of business areas, and beautify our community; and
- WHEREAS,** For the 40th year in a row Villa Park has been designated as a Tree City USA; and
- WHEREAS,** For the 4th year in a row Villa Park has been designated as a Tree City USA Growth Award; and
- WHEREAS,** Villa Park will celebrate Arbor Day with a tree planting ceremony on April 25, 2025.
- NOW, THEREFORE,** I, Nick Cuzzone, Village President of the Village of Villa Park, do hereby proclaim April 25, 2025 as **ARBOR DAY** in the Village of Villa Park.
- FURTHER,** I urge all citizens to plant trees to gladden the heart and promote the wellbeing of this and future generations.
- DATED THIS** 14th day of April, 2025.

Nick Cuzzone, Village President

ATTEST:

Hosanna Korynecky, Village Clerk



Village of Villa Park

20 South Ardmore Avenue, Villa Park, Illinois 60181-2696

PROCLAMATION RECOGNIZING APRIL 22, 2025 AS EARTH DAY IN THE VILLAGE OF VILLA PARK

WHEREAS, Earth Day is observed and celebrated on April 22, 2025; and

WHEREAS, Earth Day involves the efforts of many people and organizations for a unified vision to protect our environment and preserve our planet for future generations.

WHEREAS, in celebration of Earth Day we have scheduled events in April and May 2025, one being the Illinois Prairie Path Cleanup and the Villa Park Spring Sweep; and

WHEREAS, the annual Prairie Path Cleanup will be held on Saturday, April 26 at 9:00 am (Villa Park Historical Museum, 220 S. Villa Avenue). This effort is in conjunction with the Illinois Prairie Path Corporation in partnership with the Friends of the Great Western Trails, DuPage County and other organizations; and

WHEREAS, the efforts of the Village of Villa Park and its Environmental Concerns Commission focus on the education, betterment and protection of our environment. The 2025 Villa Park Spring Sweep will be held on Saturday, May 17, from 9:00am - 2:00pm on Home Avenue for recycling, shredding and disposal of other items.

NOW, THEREFORE, I, Nick Cuzzone, Village President of the Village of Villa Park, do hereby proclaim April 22, 2025 as Earth Day in the Village of Villa Park.

FURTHER, I urge all citizens to join us on April 26th for the Prairie Path event and also May 17th for 2025 Spring Sweep.

DATED THIS 14th day of April, 2025.

Village President

ATTEST:

Village Clerk



Village of Villa Park

20 South Ardmore Avenue, Villa Park, Illinois 60181-2696

PROCLAMATION RECOGNIZING TODD BORCHARDT AS A 2025 INDUCTEE INTO THE USBC WINDY CITY HALL OF FAME AND LISTED WITH THE ILLINOIS USBC HALL OF FAME FOR SUPERIOR LIFETIME PERFORMANCE

WHEREAS, Todd Borchardt was born and raised in Villa Park. His grandparents encouraged his love of bowling and in 1979 he joined a youth bowling league.

WHEREAS, Todd Borchardt began bowling in the ABC-USBC in 1984 and has acquired over 50 award scores and listed on the Illinois USBC Hall of Fame for Superior Lifetime Performance.

WHEREAS, Todd has twenty-nine 300 point games, seven 299 point games and three 298 point games. He holds eleven 800+ point series scores. His highest series was 843 points in 2010 and he holds a high average award of 230 points.

WHEREAS, on March 23, 2025 Todd Borchardt was inducted into the USBC Windy City Hall of Fame.

NOW, THEREFORE, I, Nick Cuzzone, President of the Village of Villa Park, do hereby proclaim and recognize:

“Todd Borchardt as a 2025 Inductee into the USBC Windy City Hall of Fame, and listed with the Illinois USBC Hall of Fame for Superior Lifetime Performance.”

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of April, 2025.

Nick Cuzzone, Village President

Hosanna Korynecky, Village Clerk

' BILL LISTING TO BE PRESENTED TO
THE BOARD OF TRUSTEES ON

04.14.25

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK
EXP CHECK RUN DATES 03/31/2025 - 03/31/2025
POSTED AND UNPOSTED OPEN AND PAID
BANK ACCOUNTS: 1 - HARRIS - DISBURSEMENT

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
Department: 000					
10-000-210508	ESCROW: P. W. PROJECTS	KALSI BUILDERS	CASH BOND RELEASE FOR 1047 N HARVARD	1,154.57 ✓	None
			Total Department 000	1,154.57	
Department: 110 PUBLIC AFFAIRS					
10-110-521100	LEGAL SERVICES	ROBBINS SCHWARTZ	MULAWA V. VPCE	376.25 ✓	None
10-110-521100	LEGAL SERVICES	ROBBINS SCHWARTZ	PROSECUTIONS FEB 2025	2,931.25 ✓	None
10-110-521102	FEBRUARY HEARING COURT	OTTOTSEN DINOLFO	FEBRUARY HEARING COURT	1,081.00 ✓	None
10-110-529900	OTHER CONTRACTUAL SERVICES SUNCOM.TV		JANUARY 2025	2,202.50 ✓	None
10-110-565000	LAPTOP FOR CABLE COMMISSIO	Micro Center #025	LAPTOP FOR CABLE COMMISSION	2,099.99 ✓	None
10-110-565600	BFPD SECRETARIAL SERVICE 3	MAGNUSSEN, VALERIE	BFPD SECRETARIAL SERVICE 3.25.25	100.00 ✓	None
			Total Department 110 PUBLIC AFFAIRS	8,790.99	
Department: 121 MANAGER-IT					
10-121-529901	TRAINING-IMPLEMENTATION	BS&A SOFTWARE	SOFTWARE IMPLEMENTATION	108,815.00 ✓	None
10-121-529901	FEBRUARY ABSORBED FEE	BS&A SOFTWARE	FEBRUARY ABSORBED FEE	9,599.63 ✓	None
			Total Department 121 MANAGER-IT	118,414.63	
Department: 130 FINANCE					
10-130-529900	DECEMBER 2024	LAUTERBACH & AMEN LLP	DECEMBER 2024	18,000.00 ✓	None
10-130-529900	OTHER CONTRACTUAL SERVICES	CONNECT SEARCH LLC	FIN STAFF TEMP	1,178.28 ✓	None
10-130-529900	OTHER CONTRACTUAL SERVICES	CONNECT SEARCH LLC	FIN STAFF TEMP	864.00 ✓	None
10-130-529900	OTHER CONTRACTUAL SERVICES	CONNECT SEARCH LLC	FIN STAFF TEMP	1,604.42 ✓	None
10-130-529900	OTHER CONTRACTUAL SERVICES	CONNECT SEARCH LLC	FIN STAFF TEMP	1,429.20 ✓	None
10-130-529900	CONTRACTED FINANCE DIRECTO	MGT IMPACT SOLUTIONS LLC	CONTRACTED FINANCE DIRECTOR; w/E 01/0	17,632.00 ✓	None
10-130-531700	OFFICE SUPPLIES	SIR SPEEDY PRINT SIGNS MAR	BANK DEPOSIT STAMPS	220.00 ✓	None
10-130-531700	SALES TAX/ FREIGHT	SAFECHECKS	SALES TAX/ FREIGHT	48.32 ✓	None
10-130-539900	OTHER SUPPLIES	POSITIVE IMPRESSIONS	FOUR BADGES	95.99 ✓	None
			Total Department 130 FINANCE	41,072.21	
Department: 140 COMMUNITY DEVELOPMENT					
10-140-521000	CELLULAR SERVICE 02/05/25-	T-MOBILE USA (PW)	CELLULAR SERVICE 02/05/25-02/20/2025	19.84 ✓	None
10-140-522400	PERMIT FEE REIMBURSEMENT	LINCOLN, MAX	HOME FLOOD PREVENTION REIMB FOR 610 S	250.00 ✓	None
10-140-531700	EQUIPMENT (TABLET)	T-MOBILE USA (PW)	CELLULAR SERVICE 02/05/25-02/20/2025	244.99 ✓	None
			Total Department 140 COMMUNITY DEVELOPMENT	514.83	
Department: 150 CENTRAL SERVICES					
10-150-527000	COPIERS/PRINTERS LEASE 04/	GFC LEASING	COPIERS/PRINTERS LEASE 04/25-05/25	2,962.61 ✓	None
10-150-531700	OFFICE SUPPLIES	VILLA PARK OFFICE EQUIPMEN	VH OFFICE FURNITURE	4,016.88 ✓	None
			Total Department 150 CENTRAL SERVICES	6,979.49	
Department: 160 BUILDINGS & GROUNDS					
10-160-529900	OTHER CONTRACTUAL SERVICES	ACITELLI HEATING & PIPING	VILLAGE HALL BOILER PIPE LEAK REPAIRS	1,523.36 ✓	None
10-160-529900	ANNUAL LICENSE FOR PARKS	NORATEK SOLUTIONS INC	ANNUAL LICENSE FOR PARKS	1,083.00 ✓	None
10-160-529900	QTR DEPOT BURGLAR ALARM	SMG SECURITY SYSTEMS INC	QTR BURGLAR ALARM 04/01/25 - 06/30/25	1,908.45 ✓	None
10-160-529900	PEST CONTROL METRA FEB CY	A.G.A.D. PEST CONTROL	PEST CONTROL METRA FEB CY 25	45.00 ✓	None
			Total Department 160 BUILDINGS & GROUNDS	4,559.81	
Department: 170 COMMUTER PARKING LOT					
10-170-529900	ANNUAL LICENSE FOR PARKS	NORATEK SOLUTIONS INC	ANNUAL LICENSE FOR PARKS	1,083.00 ✓	None
10-170-529900	QTR METRA BURGLAR MONITORI	SMG SECURITY SYSTEMS INC	QTR BURGLAR ALARM 04/01/25 - 06/30/25	107.07 ✓	None
			Total Department 170 COMMUTER PARKING LOT	1,190.07	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

EXP CHECK RUN DATES 03/31/2025 - 03/31/2025
POSTED AND UNPOSTED OPEN AND PAID
BANK ACCOUNTS: 1 - HARRIS - DISBURSEMENT

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
Department: 180 GARAGE					
10-180-521505	UNIFORMS, RAGS, FLOOR MATS CINTAS CORPORATION		UNIFORMS, RAGS, FLOOR MATS CLEANING	90.42	None
10-180-530900	GAS PURCHASE 6072 GALLONS AL WARREN OIL COMPANY INC		GAS PURCHASE 6072 GALLONS	15,121.72	None
10-180-530900	DIESEL FUEL PURCHASE 1506 AL WARREN OIL COMPANY INC		DIESEL FUEL PURCHASE 1506 GALLONS	4,205.06	None
10-180-531000	FIRE M81 HEAT SHIELD FOR E BRAD MANNING FORD INC		FIRE M81 HEAT SHIELD FOR EXHAUST	17.12	None
10-180-531500	SAFETY LANE TEST NEW TRUCK SUBURBAN DRIVELINE INC		SAFETY LANE TEST NEW TRUCK 30 PW	45.00	None
			Total Department 180 GARAGE	19,479.32	
Department: 190 ENGINEERING					
10-190-521000	PHONE REIMBURSEMENT-DECEMB VOSKRESENSKI, VASSILI		PHONE REIMBURSEMENT	149.94	None
			Total Department 190 ENGINEERING	149.94	
Department: 201 ADMINISTRATION					
10-201-520201	Training for Detv Sgt Krup Training And Consu		Training for Detv Sgt Krupiczowicz	395.00	None
10-201-520201	TRAINING & CONFERENCES COLLEGE OF DU PAGE		TRAINING FOR CSO RAITANO	225.00	None
10-201-520201	2024 ILHIA CONF - DET BANA ILLINOIS HOMICIDE		2024 ILHIA CONF - DET BANASZEWSKI	295.00	None
10-201-521001	phone case Amazon Mark Zg5fr4qf1		phone case	26.88	None
10-201-521001	PD internet & cable - no r Google Youtube TV		PD internet & cable - no receipt	82.99	None
10-201-521001	Globalsat USB GPS Receiver BMO HARRIS MASTERCARD		Globalsat USB GPS Receiver Returned	(44.99)	None
10-201-531701	key Rings Amazon Mark Z57049pv0		Key Rings	4.99	None
10-201-531701	Disinfecting wipes Amzn Mktp US Z585x11f0		Disinfecting Wipes	65.98	None
10-201-531701	Sponges/soap for kitchen Amazon Mark Zg9xr2as2		Sponges/soap for kitchen	11.75	None
10-201-539901	4 wireless mouse Amazon Mark Zg4qn6lm2		4 wireless mouse	55.80	None
10-201-539901	Toilet paper holders for 1 Amazon Mark Zc3340t52		Toilet paper holders for locker rooms	115.96	None
10-201-540201	NON-CAPITAL OUTLAY JLT PHOTOGRAPHY		2025 PD PORTRAITS	2,985.00	None
			Total Department 201 ADMINISTRATION	4,219.36	
Department: 207 POLICE-RECORDS					
10-207-523007	PRINTING SERVICES PRINTSMART PRINTING &		#9 WINDOW ENVELOPE	432.00	None
10-207-530107	Uniforms for clerical staf Lands End Bus Outfitte		Uniforms for Clerical staff	300.35	None
10-207-530107	UNIFORMS KELDER THREADS		UNIFORMS (EMBROIDERY) - CLERICAL STAF	903.70	None
10-207-532009	Dog food for K-9 Luke Farmina Pet Food Usa L		Dog food for K-9 Luke	106.73	None
			Total Department 207 POLICE-RECORDS	1,742.78	
Department: 208 POLICE-DETECTIVES					
10-208-529908	OTHER CONTRACTUAL SERVICES FLOCK SAFETY		FLOCK SAFETY LPR, FKA FALCON CAMERAS	6,000.00	None
10-208-529908	Detv background checks Tlo Transunion		Detv background checks	75.00	None
10-208-533608	2 scanners Amazon Reta Zp51t8hh2		2 scanners	806.97	None
10-208-539908	Patrol ET camera repair Royal Camera Service		Patrol ET camera repair	148.00	None
10-208-539908	4 Flashdrives Amazon Reta Ze2t83vk0		4 Flashdrives	99.99	None
			Total Department 208 POLICE-DETECTIVES	7,129.96	
Department: 209 POLICE-PATROL					
10-209-529909	OTHER CONTRACTUAL SERVICES BEST TECHNOLOGY SYSTEMS IN		IN BULLET TRAP INSPECTION & BASIC CLEAN	1,805.00	None
10-209-529909	OTHER CONTRACTUAL SERVICES AXON ENTERPRISE INC		BODY/CAR CAMERAS/STORAGE/EVIDENCE	43,367.76	None
10-209-529909	BASIC CAR WASH NOV. 2023 WASHU LLC		BASIC CAR WASH NOV. 2023	57.00	None
10-209-529909	OTHER CONTRACTUAL SERVICES WASHU LLC		13 BASIC CAR WASH DECEMBER 2023	39.00	None
10-209-529909	OTHER CONTRACTUAL SERVICES WASHU LLC		23 BASIC CAR WASH	69.00	None
10-209-529909	24 BASIC CAR WASH WASHU LLC		24 BASIC CAR WASH	72.00	None
10-209-529909	17 BASIC CAR WASH WASHU LLC		17 BASIC CAR WASH	51.00	None
10-209-529909	23 BASIC CAR WASH WASHU LLC		23 BASIC CAR WASH	69.00	None
10-209-529909	31 BASIC CAR WASH WASHU LLC		31 BASIC CAR WASH	93.00	None

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

EXP CHECK RUN DATES 03/31/2025 - 03/31/2025
POSTED AND UNPOSTED OPEN AND PAID
BANK ACCOUNTS: 1 - HARRIS - DISBURSEMENT

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
Department: 209 POLICE-PATROL					
10-209-529909	21 BASIC CAR WASH	WASHU LLC	21 BASIC CAR WASH	63.00	None
10-209-529909	18 BASIC CAR WASH	WASHU LLC	18 BASIC CAR WASH	54.00	None
10-209-529909	10 BASIC CAR WASH	WASHU LLC	10 BASIC CAR WASH	30.00	None
10-209-529909	10 BASIC CAR WASH	WASHU LLC	10 BASIC CAR WASH	30.00	None
10-209-529909	20 - BASIC CAR WASH - JANUARY 2025	WASHU LLC	20 - BASIC CAR WASH - JANUARY 2025	60.00	None
10-209-529909	21 - BASIC CAR WASH - FEBRUARY 2025	WASHU LLC	21 - BASIC CAR WASH - FEBRUARY 2025	63.00	None
10-209-530109	Awards sleeves	Amazon Mark Zg9xr2as2	Awards sleeves	11.75	None
10-209-530109	Certificate paper for PD a	Amazon Mark Z58e1lyz1	Certificate paper for PD awards night	32.97	None
10-209-530109	Awards sleeves	Amazon Mark Zg19s5cj1	Awards sleeves	68.97	None
10-209-539909	Printer paper for the into	Intoximeters Inc	Printer paper for the intoximeters	47.00	None
10-209-539909	batteries	Amazon Mark Zg9xr2as2	batteries	11.75	None
			Total Department 209 POLICE-PATROL	46,095.20	
Department: 211 FIRE-ADMIN					
10-211-523001	BUSINESS CARDS - DR, RB, J SIR SPEEDY PRINT SIGNS	MAR BUSINESS CARDS - DR, RB, JM, JR, VM	BUSINESS CARDS - DR, RB, JM, JR, VM	405.00	None
10-211-529901	CAR WASH	WASHU LLC	CAR WASH	3.00	None
10-211-529901	CAR WASHES	WASHU LLC	CAR WASHES	12.00	None
10-211-529901	CAR WASHES	WASHU LLC	CAR WASHES	6.00	None
10-211-529901	CAR WASHES	WASHU LLC	CAR WASHES	6.00	None
10-211-529901	CAR WASH	WASHU LLC	CAR WASH	6.00	None
10-211-531401	NDC MORNING FRESH	STATE INDUSTRIAL PRODUCTS	NDC MORNING FRESH	293.49	None
10-211-531701	BATTERIES	BATTERIES PLUS LLC	BATTERIES	166.08	None
10-211-539901	REIMB; REFRESHMENTS FOR SW MAGNUSSEN, VALERIE		REIMB; REFRESHMENTS FOR SWEARING IN 3	35.96	None
10-211-539901	REIMB; REFRESHMENTS FOR SW MAGNUSSEN, VALERIE		REIMB; REFRESHMENTS FOR SWEARING IN 3	49.98	None
			Total Department 211 FIRE-ADMIN	983.51	
Department: 232 AMBULANCE/PARAMEDIC					
10-232-529902	PHYSIO CARDIAC MON/DEFIB M STRYKER SALES CORPORATION		PHYSIO CARDIAC MON/DEFIB MAINT ANNUAL	3,934.14	None
10-232-529902	AMBULANCE BILLING FEES - F PARAMEDIC BILLING SERVICES		AMBULANCE BILLING FEES - FEBRUARY 202	3,786.14	None
10-232-539902	SHARPS CONTAINERS FOR MEDI Vitality Med Store		SHARPS CONTAINERS FOR MEDIC UNITS - T	0.00	None
10-232-539902	THERAPY OXYGEN CYLINDER	TERRACE SUPPLY COMPANY	THERAPY OXYGEN CYLINDER	48.75	None
10-232-539902	MCGRATH BLADES FOR INTUBAT BOUND TREE MEDICAL LLC		MCGRATH BLADES FOR INTUBATION	467.56	None
			Total Department 232 AMBULANCE/PARAMEDIC	8,236.59	
Department: 240 GARBAGE					
10-240-299004	ELECTRONICS RECYCLING	GREEN ELECTRONIC SOLUTIONS	ELECTRONICS RECYCLING	551.92	None
			Total Department 240 GARBAGE	551.92	
Department: 251 PW-ADMIN					
10-251-521001	FEBRUARY 2025 PHONE	SALERNO, RICHARD	FEBRUARY 2025 PHONE	49.98	None
10-251-527001	COPIERS/PRINTERS LEASE 04/ GFC LEASING		COPIERS/PRINTERS LEASE 04/25-05/25	224.44	None
			Total Department 251 PW-ADMIN	274.42	
Department: 255 PW-TRAFFIC					
10-255-521925	0 E WTSCON SIN; 12/16/24-01 CONSTELLATION NEMENERGY IN O E WISCONSIN; 12/16/24-01/17/25		0 E WISCONSIN; 12/16/24-01/17/25	10,988.09	None
10-255-529925	OTHER CONTRACTUAL SERVICES ILLINOIS STATE TREASURER I IDOT 4TH QTR 2023		OTHER CONTRACTUAL SERVICES ILLINOIS STATE TREASURER I IDOT 4TH QTR 2023	686.09	None
10-255-529925	OTHER CONTRACTUAL SERVICES ILLINOIS STATE TREASURER I IDOT 66430		OTHER CONTRACTUAL SERVICES ILLINOIS STATE TREASURER I IDOT 66430	686.09	None
			Total Department 255 PW-TRAFFIC	12,360.27	
Department: 257 PW-STREET MAINT					
10-257-534227	HIGH PERFORMANCE COLD	DUPAGE MATERIALS COMPANY L	HIGH PERFORMANCE COLD	372.00	None

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
Department: 257 PW-STREET MAINT					
			Total Department 257 PW-STREET MAINT	372.00	
Department: 258 PW-FORESTRY					
10-258-528728	20 TREES	SITE ONE LANDSCAPE SUPPLY	20 TREES	4,461.80	None
10-258-528728	20 TREES	SITE ONE LANDSCAPE SUPPLY	20 TREES	5,014.80	None
10-258-528728	20 TREES	SITE ONE LANDSCAPE SUPPLY	20 TREES	4,516.80	None
			Total Department 258 PW-FORESTRY	13,993.40	
			Total Fund 10 CORPORATE FUND	298,265.27	
Fund: 11 GENERAL FUND-CAPITAL					
Department: 202 EQUIP & SUPPLIES					
11-202-540102	TEMPORARY FIRE STATION REL	KLUBER INC	TEMPORARY FIRE STATION RELOCATION PRO	12,720.00	None
11-202-540102	TEMPORARY FIRE STATION REL	KLUBER INC	TEMPORARY FIRE STATION RELOCATION PRO	10,860.00	None
11-202-540102-035011	CAPITAL OUTLAY	Amazon Mktpl 2533p1gv2	REMOTE CONTROL LOCKS	65.94	None
11-202-540102-035011	CAPITAL OUTLAY	Amazon Mktpl 2g31i49v2	CONFERENCE SPEAKERPHONE	79.99	None
11-202-540102-035011	CAPITAL OUTLAY	FULL COMPASS SYSTEMS LTD	STUDIO EQUIPMENT	571.31	None
11-202-540102-035011	LIONS REC CENTER FEBRUARY	DOUGLAS FLOOR COVERING INC	LIONS REC CENTER FEBRUARY '25 CONSTRU	35,702.00	None
11-202-540102-035011	LIONS REC CENTER FEBRUARY	ROCKFORD CENTRAL TILE & TE	LIONS REC CENTER FEBRUARY '25 CONSTRU	6,099.00	None
11-202-540102-035011	LIONS REC CENTER FEBRUARY	W.B. OLSON INC	LIONS REC CENTER FEBRUARY '25 CONSTRU	34,248.00	None
11-202-540202	SUPER VAC PPV FAN	AIR ONE EQUIPMENT INC	SUPER VAC PPV FAN	3,995.00	None
			Total Department 202 EQUIP & SUPPLIES	104,341.24	
			Total Fund 11 GENERAL FUND-CAPITAL	104,341.24	
Fund: 19 DUI TECHNOLOGY FUND					
Department: 520 CONTRACTUAL					
19-520-521201	DUI PREPARATION FOR COURT	SMITH & FULLER	DUI PREPARATION FOR COURT	1,304.10	None
			Total Department 520 CONTRACTUAL	1,304.10	
			Total Fund 19 DUI TECHNOLOGY FUND	1,304.10	
Fund: 20 DRUG CONTROL FUND					
Department: 211 FIRE-ADMIN					
20-211-522011	VPPC#2401451 & DUPAGE CASE ILLINOIS STATE POLICE-ASSE	VPPC#2401451 & DUPAGE CASE #24MX964-F	DUPAGE CASE #24MX964-F	800.00	None
			Total Department 211 FIRE-ADMIN	800.00	
			Total Fund 20 DRUG CONTROL FUND	800.00	
Fund: 35 RECREATION FUND					
Department: 201 ADMINISTRATION					
35-201-527001	COPIERS/PRINTERS LEASE 04/ GFC LEASING	COPIERS/PRINTERS LEASE 04/25-05/25	COPIERS/PRINTERS LEASE 04/25-05/25	673.32	None
35-201-529101	BREWFEET	MISKATONIC BREWING COMPANY	CY 24 PRODUCTS FOR BREWFEST VENDOR	504.00	None
35-201-531701	CARDSTOCK & CATALOG	ENEVLO GARVEY'S OFFICE PRODUCTS	CARDSTOCK & CATALOG ENVELOPES FOR VPR	37.71	None
			Total Department 201 ADMINISTRATION	1,215.03	
Department: 216 PRP-BLDG & GROUNDS					
35-216-529916	QTR IOWA/DEP FIRE AND BURG SMG SECURITY SYSTEMS INC	QTR BURGALAR ALARM 04/01/25 - 06/30/25	QTR BURGALAR ALARM 04/01/25 - 06/30/25	574.68	None
35-216-529916	IOWA, PARKS BLDG, NORTH TE A.G.A.D. PEST CONTROL	IOWA, PARKS BLDG, NORTH TERRACE & COR	IOWA, PARKS BLDG, NORTH TERRACE & COR	230.00	None
			Total Department 216 PRP-BLDG & GROUNDS	804.68	
Department: 236 PRR-FALL-WNTR-SPRING					
35-236-529936	CONTRACTED CULINARY CLASS	FULL CIRCLE CHEESE	CONTRACTED CULINARY CLASS 3/18	320.00	None

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 35 RECREATION FUND					
Department: 236 PRR-FALL-WNTR-SPRING					
35-236-529936	CY25 CONTRACTUAL YOUTH & F COACHFINDER.SOCCEC LLC		CY25 CONTRACTUAL YOUTH & FUSTAL & SOC	1,812.00 ✓	None
35-236-529936	CY 25 CONTRACTUAL ADULT YO SMITH, VIOLET R		CY 25 CONTRACTUAL ADULT YOGA INSTRUCT	712.50 ✓	None
35-236-529936	CO-OP SENIOR BUS TRIP	OAK BROOK PARK DISTRICT	CO-OP SENIOR BUS TRIP	1,420.00 ✓	None
35-236-529936	CO-OP SENIOR BUS TRIP	OAK BROOK PARK DISTRICT	CO-OP SENIOR BUS TRIP	1,253.00 ✓	None
35-236-531136	SKILLS CRASH MAT SINGLE FO GREATMATS.COM CORPORATION		MATS FOR VPRC	7,541.95 ✓	None
			Total Department 236 PRR-FALL-WNTR-SPRING	13,059.45	
			Total Fund 35 RECREATION FUND	15,079.16	
Fund: 36 PARKS FUND					
Department: 201 ADMINISTRATION					
36-201-527001	COPIERS/PRINTERS LEASE 04/ GFC LEASING		COPIERS/PRINTERS LEASE 04/25-05/25	179.55 ✓	None
36-201-529901	ANNUAL LICENSE FOR PARKS NORATEK SOLUTIONS INC		ANNUAL LICENSE FOR PARKS	1,083.00 ✓	None
			Total Department 201 ADMINISTRATION	1,262.55	
Department: 202 EQUIP & SUPPLIES					
36-202-529902	GARAGE - 42 W HOME AVE, VI SMG SECURITY SYSTEMS INC		GARAGE - 42 W HOME AVE, VILLA PARK, I	5,513.92 ✓	None
36-202-529902	ANNUAL LICENSE FOR PARKS NORATEK SOLUTIONS INC		ANNUAL LICENSE FOR PARKS	1,083.00 ✓	None
36-202-540102	LIONS PARK CONTRCTUION PRO HACIENDA LANDSCAPING INC		LIONS PARK CONTRCTUION PROJECT MARCH	179,759.44 ✓	None
			Total Department 202 EQUIP & SUPPLIES	186,356.36	
			Total Fund 36 PARKS FUND	187,618.91	
Fund: 41 SWIMMING POOL & REC FUND					
Department: 201 ADMINISTRATION					
41-201-531701	MEMBERSHIP KEYS PASSES VP GILL ASSOCIATES IDENTIFIC MEMBERSHIP KEYS PASSES VPRC		MEMBERSHIP KEYS PASSES VPRC	793.00 ✓	None
			Total Department 201 ADMINISTRATION	793.00	
			Total Fund 41 SWIMMING POOL & REC FUND	793.00	
Fund: 50 DEBT SERVICE FUND					
Department: 202 EQUIP & SUPPLIES					
50-202-529902	ANNUAL ADMIN FEE SERIES 20 US BANK		ANNUAL ADMIN FEE SERIES 2015 02/01/25	500.00 ✓	None
50-202-529902	BOND FEE SERIES 2018A US BANK		BOND FEE SERIES 2018A	500.00 ✓	None
			Total Department 202 EQUIP & SUPPLIES	1,000.00	
			Total Fund 50 DEBT SERVICE FUND	1,000.00	
Fund: 60 STREET IMPROVEMENT FUND					
Department: 603 REFERENDUM 2014					
60-603-529203	WISCONSIN (VERMONT TO RIDG EDWIN HANCOCK ENGINEERING		WISCONSIN (VERMONT TO RIDGE) PHASE 2	5,415.00 ✓	None
60-603-529203-E00002	HARVARD (PLYMTH TO RIDGE) CHRISTOPHER BURKE ENGINEER HARVARD (PLYMOUTH TO RIDGE) PHASE 2 D		HARVARD (PLYMTH TO RIDGE) CONSTRUC	989.37 ✓	None
60-603-529903	WISCONSIN (VERMONT TO RIDG A LAMP CONCRETE CONTRACTOR WISCONSIN (VERMONT TO RIDGE) CONSTRUC		WISCONSIN (VERMONT TO RIDGE) CONSTRUC	319,431.68 ✓	None
			Total Department 603 REFERENDUM 2014	325,836.05	
			Total Fund 60 STREET IMPROVEMENT FUND	325,836.05	
Fund: 64 CAPITAL PROJECTS FUND					
Department: 210 STORM SEWER SEPARATION					
64-210-529210	SIDEWALK 2025 PHASE 2 DE EDWIN HANCOCK ENGINEERING		SIDEWALK 2025 PHASE 2 DE	23,070.00 ✓	None
			Total Department 210 STORM SEWER SEPARATION	23,070.00	
			Total Fund 64 CAPITAL PROJECTS FUND	23,070.00	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 68 STORMWATER BUYOUT FUND					
Department: 210 STORM SEWER SEPARATION					
68-210-529210	JACKSON AREA PHASE 2 DE SU V3 COMPANIES OF ILLINOIS	JACKSON AREA PHASE 2 DE SUPP	JACKSON AREA PHASE 2 DE SUPP	1,574.00	None
	Total	Department 210 STORM SEWER SEPARATION		1,574.00	
		Total	Fund 68 STORMWATER BUYOUT FUND	1,574.00	
Fund: 82 WATER SUPPLY FUND					
Department: 201 ADMINISTRATION					
82-201-521001	TELEPHONE - CELL PHONE REI VENCHUS, THOMAS	CELL PHONE REIMBURSEMENT	CELL PHONE REIMBURSEMENT	49.98	None
82-201-521001	TELEPHONE - JANUARY 2025 JESSEN, DENNIS	JANUARY PHONE REIMBURSEMENT	JANUARY PHONE REIMBURSEMENT	49.98	None
82-201-521001	CELLULAR SERVICE 02/05/25- T-MOBILE USA (PW)	CELLULAR SERVICE 02/05/25-02/20/2025	CELLULAR SERVICE 02/05/25-02/20/2025	19.84	None
82-201-527001	COPIERS/PRINTERS LEASE 04/ GFC LEASING	COPIERS/PRINTERS LEASE 04/25-05/25	COPIERS/PRINTERS LEASE 04/25-05/25	224.44	None
82-201-532101	PURCHASE OF WATER - FEBRUA DUPAGE WATER COMMISSION	FEB. PUMPAGE (40,740)	FEB. PUMPAGE (40,740)	227,329.20	None
82-201-539901	2 USED DESK PEDESTALS VILLA PARK OFFICE EQUIPMEN	2 USED DESK PEDESTALS	2 USED DESK PEDESTALS	190.00	None
82-201-539901	EQUIPMENT (TABLET) T-MOBILE USA (PW)	CELLULAR SERVICE 02/05/25-02/20/2025	CELLULAR SERVICE 02/05/25-02/20/2025	244.99	None
	Total	Department 201 ADMINISTRATION		228,108.43	
Department: 202 EQUIP & SUPPLIES					
82-202-529202-E00002	HARVARD (PLYMTH TO RIDGE) CHRISTOPHER BURKE ENGINEER HARVARD	(PLYMOUTH TO RIDGE) PHASE 2 D	(PLYMOUTH TO RIDGE) PHASE 2 D	989.38	None
82-202-529902	OTHER CONTRACTUAL SERVICES C & R DIRECTIONAL BORING I BORE	- TO REPLACE LEAD SERVICE AT 23	- TO REPLACE LEAD SERVICE AT 23	1,200.00	None
	Total	Department 202 EQUIP & SUPPLIES		2,189.38	
	Total	Fund 82 WATER SUPPLY FUND		230,297.81	
Fund: 83 WASTEWATER FUND					
Department: 201 ADMINISTRATION					
83-201-527001	COPIERS/PRINTERS LEASE 04/ GFC LEASING	COPIERS/PRINTERS LEASE 04/25-05/25	COPIERS/PRINTERS LEASE 04/25-05/25	224.44	None
	Total	Department 201 ADMINISTRATION		224.44	
Department: 202 EQUIP & SUPPLIES					
83-202-529302	LABORATORY TESTING ETP LABS INC	WWTF SAMPLES	WWTF SAMPLES	420.00	None
83-202-530202	CHEMICALS - CHLORINE TANK ALEXANDER CHEMICAL CORP	WWTF CHLORINE TANK RENTAL FEE	WWTF CHLORINE TANK RENTAL FEE	54.00	None
83-202-540102	CAPITAL OUTLAY LINCOLN, MAX	HOME FLOOD PREVENTION REIMB FOR 610 S	HOME FLOOD PREVENTION REIMB FOR 610 S	1,500.00	None
	Total	Department 202 EQUIP & SUPPLIES		1,974.00	
Department: 204 CONTRACTUAL SERVICES					
83-204-529204	WASHINGTON SEPARATION SECT CHRISTOPHER BURKE ENGINEER WASHINGTON SEPARATION SECT 2 PHASE 2	WASHINGTON SEPARATION SECT 2 PHASE 2	WASHINGTON SEPARATION SECT 2 PHASE 2	1,307.55	None
	Total	Department 204 CONTRACTUAL SERVICES		1,307.55	
	Total	Fund 83 WASTEWATER FUND		3,505.99	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

EXP CHECK RUN DATES 03/31/2025 - 03/31/2025
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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY GL DISTRIBUTION ---					
10-000-210508			ESCROW: P. W. PROJECTS	1,154.57	
10-110-521100			LEGAL SERVICES	3,307.50	
10-110-521102			LEGAL SERVICES-POLICE	1,081.00	
10-110-529900			OTHER CONTRACTUAL SERVICES	2,202.50	
10-110-565000			ENVIRONMENTAL CONCERNS COMM	2,099.99	
10-110-565600			FIRE & POLICE COMMISSION	100.00	
10-121-529901			OTHER CONTRACTUAL SERVICES	118,414.63	
10-130-529900			OTHER CONTRACTUAL SERVICES	40,707.90	
10-130-531700			OFFICE SUPPLIES	268.32	
10-130-539900			OTHER SUPPLIES	95.99	
10-140-521000			TELEPHONE	19.84	
10-140-522400			PERMIT FEE REIMBURSEMENT	250.00	
10-140-531700			OFFICE SUPPLIES	244.99	
10-150-527000			MAINT OF OFFICE EQUIPMENT	2,962.61	
10-150-531700			OFFICE SUPPLIES	4,016.88	
10-160-529900			OTHER CONTRACTUAL SERVICES	4,559.81	
10-170-529900			OTHER CONTRACTUAL SERVICES	1,190.07	
10-180-521505			SHOP SERVICES	90.42	
10-180-530900			GAS & DIESEL FUEL	19,326.78	
10-180-531000			MOTOR VEHICLE PARTS & ACCESS	17.12	
10-180-531500			INSPECTIONS AND SAFETY TESTS	45.00	
10-190-521000			TELEPHONE	149.94	
10-201-520201			TRAINING & CONFERENCES	915.00	
10-201-521001			TELEPHONE	64.88	
10-201-531701			OFFICE SUPPLIES	82.72	
10-201-539901			OTHER SUPPLIES	171.76	
10-201-540201			NON-CAPITAL OUTLAY	2,985.00	
10-207-523007			PRINTING SERVICES	432.00	
10-207-530107			UNIFORMS	1,204.05	
10-207-532009			K-9	106.73	
10-208-529908			OTHER CONTRACTUAL SERVICES	6,075.00	
10-208-533608			PHOTO MATERIALS & SUPPLIES	806.97	
10-208-539908			OTHER SUPPLIES	247.99	
10-209-529909			OTHER CONTRACTUAL SERVICES	45,922.76	
10-209-530109			UNIFORMS	113.69	
10-209-539909			OTHER SUPPLIES	58.75	
10-211-523001			PRINTING SERVICES	405.00	
10-211-529901			OTHER CONTRACTUAL SERVICES	33.00	
10-211-531401			JANITORIAL SUPPLIES	293.49	
10-211-531701			OFFICE SUPPLIES	166.08	
10-211-539901			OTHER SUPPLIES	85.94	
10-232-529902			OTHER CONTRACTUAL SERVICES	7,720.28	
10-232-539902			OTHER SUPPLIES	516.31	
10-240-299004			OTHER CONTRACTUAL SERVICES	551.92	
10-251-521001			TELEPHONE	49.98	
10-251-527001			MAINT OF OFFICE EQUIPMENT	224.44	
10-255-521925			UTILITY - ELECTRIC	10,988.09	
10-255-529925			OTHER CONTRACTUAL SERVICES	1,372.18	
10-257-534227			ASPHALT MIX	372.00	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
10-258-528728			TREE REMOVAL & TRIMMING	13,993.40	
11-202-540102			CAPITAL OUTLAY	23,580.00	
11-202-540102-035011			CAPITAL OUTLAY	76,766.24	
11-202-540202			NON-CAPITAL OUTLAY	3,995.00	
19-520-521201			LEGAL SERVICES - POLICE DUI	1,304.10	
20-211-522011			I S P SEIZURES	800.00	
35-201-527001			MAINT OF OFFICE EQUIPMENT	673.32	
35-201-529101			BREWFEET	504.00	
35-201-531701			OFFICE SUPPLIES	37.71	
35-216-529916			OTHER CONTRACTUAL SERVICES	804.68	
35-236-529936			OTHER CONTRACTUAL SERVICES	5,517.50	
35-236-531136			PROGRAM SUPPLIES	7,541.95	
36-201-527001			MAINT OF OFFICE EQUIPMENT	179.55	
36-201-529901			OTHER CONTRACTUAL SERVICES	1,083.00	
36-202-529902			OTHER CONTRACTUAL SERVICES	6,596.92	
36-202-540102			CAPITAL OUTLAY	179,759.44	
41-201-531701			OFFICE SUPPLIES	793.00	
50-202-529902			OTHER CONTRACTUAL SERVICES	1,000.00	
60-603-529203			ENGINEERING SERVICES	5,415.00	
60-603-529203-E00002			ENGINEERING SERVICES	989.37	
60-603-529903			OTHER CONTRACTUAL SERVICES	319,431.68	
64-210-529210			ENGINEERING SERVICES	23,070.00	
68-210-529210			ENGINEERING SERVICES	1,574.00	
82-201-521001			TELEPHONE	119.80	
82-201-527001			MAINT OF OFFICE EQUIPMENT	224.44	
82-201-532101			PURCHASE OF WATER	227,329.20	
82-201-539901			OTHER SUPPLIES	434.99	
82-202-529202-E00002			ENGINEERING SERVICES	989.38	
82-202-529902			OTHER CONTRACTUAL SERVICES	1,200.00	
83-201-527001			MAINT OF OFFICE EQUIPMENT	224.44	
83-202-529302			LABORATORY TESTING	420.00	
83-202-530202			CHEMICALS	54.00	
83-202-540102			CAPITAL OUTLAY	1,500.00	
83-204-529204			ENGINEERING SERVICES	1,307.55	
10			CORPORATE FUND	298,265.27	
11			GENERAL FUND-CAPITAL	104,341.24	
19			DUI TECHNOLOGY FUND	1,304.10	
20			DRUG CONTROL FUND	800.00	
35			RECREATION FUND	15,079.16	
36			PARKS FUND	187,618.91	
41			SWIMMING POOL & REC FUND	793.00	
50			DEBT SERVICE FUND	1,000.00	
60			STREET IMPROVEMENT FUND	325,836.05	
64			CAPITAL PROJECTS FUND	23,070.00	
68			STORMWATER BUYOUT FUND	1,574.00	
82			WATER SUPPLY FUND	230,297.81	
83			WASTEWATER FUND	3,505.99	
Total] For All Funds:				1,193,485.53	

--- TOTALS BY FUND ---

Charles Howard

3/27/25

M. M. M. M.

27 March 20

**BILL LISTING TO BE PRESENTED TO
THE BOARD OF TRUSTEES ON**

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK
EXP CHECK RUN DATES 03/24/2025 - 03/24/2025
POSTED AND UNPOSTED OPEN AND PAID
BANK ACCOUNTS: 1 - HARRIS - DISBURSEMENT

04.14.25

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
Department: 110 PUBLIC AFFAIRS					
10-110-520700	APPRECIATION EVENT TABLE C Dollar Tree		APPRECIATION EVENT TABLE COVERS/SUPPL	7.50 ✓	None
10-110-520700	EMPLOYEE BIRTHDAY RECOGNIT Tst Nothing Bundt Cak		EMPLOYEE BIRTHDAY RECOGNITION - JAN	69.00 ✓	None
10-110-521100	LEGAL SERVICES	STORINO RAMELLO & DURKIN	GENERAL MATTERS FOR JAN 2025	8,742.85 ✓	None
10-110-521100	LEGAL SERVICES	STORINO RAMELLO & DURKIN	ST. CHARLES TIF #7	5,840.20 ✓	None
10-110-521100	LEGAL SERVICES	STORINO RAMELLO & DURKIN	823 N. HARVARD PURCHASE (WAWAK)	215.00 ✓	None
10-110-521100	LEGAL SERVICES	ANCEL GLINK DIAMOND BUSH	LEGAL SERVICES	7,124.50 ✓	None
10-110-521100	CLERK TIMER (BOT) -RETURN Markertek Video Supply		CLERK TIMER (BOT) -RETURNED, CREDIT N	900.00 ✓	None
10-110-529900	CLERK DOCUMENT STAMP	Simplifystamps.Com	CLERK DOCUMENT STAMP	36.07 ✓	None
10-110-530300	FY 2025 LOCAL CONTRIBUTION CHICAGO METROPOLITAN AGENC		FY 2025 LOCAL CONTRIBUTION	939.85 ✓	None
10-110-539900	AMAZON MONTHLY SUBSCRIPTIO Amazon Prime Zp2if8j50		AMAZON MONTHLY SUBSCRIPTION AUTO RENE	14.99 ✓	None
10-110-539900	BINDERS FOR 2025, OFFICE S Amazon Mark Zg4fp66k0		BINDERS FOR 2025, OFFICE SUPPLIES	72.54 ✓	None
10-110-539900	CREDIT FOR OFFICE SUPPLIES BMO HARRIS MASTERCARD		CREDIT FOR OFFICE SUPPLIES	(6.99) ✓	None
			Total Department 110 PUBLIC AFFAIRS	23,955.51	
Department: 120 MANAGER-ADMINISTRATION					
10-120-520200	2025 ILCMA WINTER CONFERE Niu Outreach		2025 ILCMA WINTER CONFERENCE REGISTR	75.00 ✓	None
10-120-529900	INTERNET SERVICE	COMCAST	INTERNET SERVICE FEB-MARCH 2025	4,193.79 ✓	None
10-120-529900	INTERNET SERVICE	COMCAST	INTERNET SERVICE MARCH 1-MARCH 29, 20	606.99 ✓	None
			Total Department 120 MANAGER-ADMINISTRATION	4,875.78	
Department: 121 MANAGER-IT					
10-121-527001	PRINTER CARTRIDGE	Amzn Mktp US Zp3bt10hc1	PRINTER CARTRIDGE	76.79 ✓	None
10-121-527001	REMOTE HOLDERS-KEYBOARD	Amazon Mktp1 Z58q883b0	REMOTE HOLDERS-KEYBOARD	115.01 ✓	None
10-121-529901	WINDOWS PARTITION SOFTWARE	Cbi Aomei	WINDOWS PARTITION SOFTWARE	169.00 ✓	None
10-121-529901	OFF-SITE BACKUPS	Amazon web Services	OFF-SITE BACKUPS	229.31 ✓	None
10-121-529901	RENEWAL	Dropbox Hp7xbc772n3c	RENEWAL	119.88 ✓	None
10-121-529901	VPRC INTERNET	Comcast Chicago	VPRC INTERNET	375.90 ✓	None
10-121-529901	REMOTE COMPUTER SOFTWARE	Easyvista, Inc.	REMOTE COMPUTER SOFTWARE	1,938.00 ✓	None
10-121-529901	MOBILE DEVICE SOFTWARE	Zoho Zoho-MdmDemand	MOBILE DEVICE SOFTWARE	1,265.00 ✓	None
10-121-529901	HOSTED EMAIL ACCT	Hsw Hostway.Com	HOSTED EMAIL ACCT	0.99 ✓	None
10-121-529901	MONTHLY TIMECLOCK SOFTWARE COMMEG SYSTEMS INC		TIMECLOCK	636.00 ✓	None
10-121-529901	VISUAL PRE PLANS STANDALON IMAGETREND INC		VISUAL PRE PLANS STANDALONE FD	3,799.00 ✓	None
			Total Department 121 MANAGER-IT	8,724.88	
Department: 130 FINANCE					
10-130-529900	SERVICE PRODUCTION UTILIT AMERICAN PRINTING TECHNOLO		SERVICE PRODUCTION UTILITY BILL RUN	208.35 ✓	None
10-130-531700	STORAGE BIN	Target 00009571	STORAGE BIN	10.40 ✓	None
10-130-531700	FILE ORGANIZER	Amazon Mktp1 Zd8nj7io2	FILE ORGANIZER	19.50 ✓	None
10-130-531700	MANILLA FOLDERS	Amazon Mktp1 Zp7n03hw1	MANILLA FOLDERS	37.87 ✓	None
10-130-531700	OFFICE SUPPLIES	Amazon Mktp1 Z54gn28r0	OFFICE SUPPLIES	122.84 ✓	None
10-130-531700	STAFF BDAY REFRESHMENT	Jewel osco 3284	STAFF BDAY REFRESHMENT	22.47 ✓	None
10-130-531700	FILE FOLDERS	Amazon Mktp1 Z546p2501	FILE FOLDERS	62.58 ✓	None
10-130-531700	w2 PRINTING FORMS	Amazon Mktp1 Z78bw6z22	w2 PRINTING FORMS	97.95 ✓	None
			Total Department 130 FINANCE	581.96	
Department: 140 COMMUNITY DEVELOPMENT					
10-140-520200	TRAINING & CONFERENCES	MCLAUGHLIN, MARC	BSA TRAINING	36.32 ✓	None
10-140-522400	209 S YALE - HOME FLOOD PR TORTORICE, DOMINICK		209 S YALE - HOME FLOOD PREVENTION RE	250.00 ✓	None
10-140-529900	OLD INVOICES NEVER RECEIVE WASHU LLC		OLD INVOICES NEVER RECEIVED	12.00 ✓	None
10-140-530300	Dues	Int'l Code Council Inc	Dues	100.00 ✓	None

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BANK ACCOUNTS: 1 - HARRIS - DISBURSEMENT

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
Department: 140 COMMUNITY DEVELOPMENT					
Total Department 140 COMMUNITY DEVELOPMENT				398.32	
Department: 150 CENTRAL SERVICES					
10-150-520500	POSTAGE	AMERICAN PRINTING TECHNOLOGY SRVC	POSTAGE	5,000.00	None
10-150-520500	POST OFFICE CERTIFIED MAIL	USps Po 1680700181	POST OFFICE CERTIFIED MAIL TO DUPAGE	9.46	None
10-150-521000	PHONE SERVICE	GRANITE TELECOMMUNICATIONS	PHONE SERVICE	1,259.68	None
10-150-527000	COPIERS/PRINTERS LEASE 01/ GFC LEASING		COPIERS/PRINTERS LEASE 01/25-2/25	2,876.32	None
10-150-527000	COPIERS/PRINTERS LEASE 02/ GFC LEASING		COPIERS/PRINTERS LEASE 02/25-03/25	2,876.32	None
Total Department 150 CENTRAL SERVICES				12,021.78	
Department: 160 BUILDINGS & GROUNDS					
10-160-521900	21 W PLYMOUTH 1/8/25-2/7/2	COMMONWEALTH EDISON CO	COMED	273.04	None
10-160-521900	SIREN 01/07/25-02/06/25	COMMONWEALTH EDISON CO	COMED	43.73	None
10-160-521900	JACKSON POND 01/22/25-02/2	COMMONWEALTH EDISON CO	COMED	31.40	None
10-160-521900	106 S VILLA 01/07/25-02/06	COMMONWEALTH EDISON CO	COMED	186.62	None
10-160-522000	220 S VILLA 01/04/25-02/04	NICOR GAS	220 S VILLA 01/04/25-02/04/25	455.37	None
10-160-522000	40 S ARDMORE 01/04/25-02/0	NICOR GAS	40 S ARDMORE 01/04/25-02/04/25	740.46	None
10-160-522000	100 S VILLA 01/04/25-02/04	NICOR GAS	100 S VILLA 01/04/25-02/04/25	592.96	None
10-160-529900	100 W HOME AVE. DOOR REPAI	ALLIED GARAGE DOOR INC	100 W HOME AVE. DOOR REPAIR	238.00	None
10-160-531500	BUILDING MAINT SUPPLIES	LOMBARD ACE HARDWARE	(GENE PD MAINTENANCE SUPPLIES	45.96	None
10-160-531500	PD TOLIET REPAIR	LOMBARD ACE HARDWARE	(GENE PD TOLIET REPAIR	37.35	None
Total Department 160 BUILDINGS & GROUNDS				2,644.89	
Department: 170 COMMUTER PARKING LOT					
10-170-521900	METRA STN PARK LOT 01/08/2	COMMONWEALTH EDISON CO	COMED	84.69	None
10-170-522000	ES BEVERLY 1ST TERRACE 01/	NICOR GAS	ES BEVERLY 1ST TERRACE 01/04/25-02/04	339.52	None
Total Department 170 COMMUTER PARKING LOT				424.21	
Department: 180 GARAGE					
10-180-530900	DIESEL PURCHASE 1504 GALLO	AL WARREN OIL COMPANY INC	DIESEL PURCHASE 1504 GALLONS	4,474.40	None
10-180-530900	GASOLINE PURCHASE 5545 GAL	AL WARREN OIL COMPANY INC	GASOLINE PURCHASE 5545 GALLONS	14,388.17	None
Total Department 180 GARAGE				18,862.57	
Department: 211 FIRE-ADMIN					
10-211-531501	KEY TAGS	VILLA PARK ACE HARDWARE	KEY TAGS	1.50	None
10-211-531701	MEETING NOTEBOOKS	RUNCO OFFICE SUPPLY	MEETING NOTEBOOKS	6.20	None
Total Department 211 FIRE-ADMIN				7.70	
Department: 212 FIRE PREVENT & PROTECT					
10-212-520222	MILEAGE REIMBURSEMENT - BO	SCHERMER, WILLIAM	MILEAGE REIMBURSEMENT	1,310.40	None
10-212-520222	MILEAGE REIMBURSEMENT -BOF	SCHIMANSKI, STEVEN	MILEAGE REIMBURSEMENT	919.80	None
Total Department 212 FIRE PREVENT & PROTECT				2,230.20	
Department: 232 AMBULANCE/PARAMEDIC					
10-232-529902	COT & POWER LOAD SYSTEM MA	STRYKER SALES CORPORATION	COT & POWER LOAD SYSTEM MAINT M80	3,291.20	None
10-232-539902	SHARPS CONTAINERS FOR MEDI	Vitality Med Med Store	SHARPS CONTAINERS FOR MEDIC UNITS - T	0.00	None
Total Department 232 AMBULANCE/PARAMEDIC				3,291.20	
Department: 240 GARBAGE					
10-240-299004	OTHER CONTRACTUAL SERVICES	LAKESHORE RECYCLING SYSTEM	2025 TRASH & RECYCLING	153,303.15	None
Total Department 240 GARBAGE				153,303.15	
Department: 251 PW-ADMIN					

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10 CORPORATE FUND					
Department: 251 PW-ADMIN					
10-251-527001	COPIERS/PRINTERS LEASE 01/ GFC LEASING		COPIERS/PRINTERS LEASE 01/25-2/25	217.90	None
10-251-527001	COPIERS/PRINTERS LEASE 02/ GFC LEASING		COPIERS/PRINTERS LEASE 02/25-03/25	217.90	None
			Total Department 251 PW-ADMIN	435.80	
Department: 255 PW-TRAFFIC					
10-255-521925	889 W NO STREETLIGHTS 1/8/ COMMONWEALTH EDISON CO		COMED	73.61	None
10-255-521925	TRAFFIC SIGNALS 01/09/25-0 COMMONWEALTH EDISON CO		COMED	0.00	None
10-255-521925	STREETLIGHTS 2 1/7/25-2/6/ COMMONWEALTH EDISON CO		COMED	66.03	None
10-255-521925	STREETLIGHTS 1 1/25/25-2/3 COMMONWEALTH EDISON CO		COMED	176.59	None
10-255-521925	1 S CENTRAL LITE RT/25; 12 CONSTELLATION NEWENERGY IN 1 S CENTRAL LITE RT/25; 12/09/24-01/0			956.42	None
			Total Department 255 PW-TRAFFIC	1,272.65	
Department: 257 PW-STREET MAINT					
10-257-534127	4,535 GALLONS OF BEET HEET K-TECH SPECIALTY COATINGS		4,535 GALLONS OF BEET HEET CONCENTRAT	8,655.81	None
			Total Department 257 PW-STREET MAINT	8,655.81	
			Total Fund 10 CORPORATE FUND	241,686.41	
Fund: 11 GENERAL FUND-CAPITAL					
Department: 202 EQUIP & SUPPLIES					
11-202-529902	320 E WILDWOOD 01/09/25-02 NICOR GAS		320 E WILDWOOD 01/09/25-02/07/25	1,421.34	None
11-202-540102	WIRELESS MIC SYSTEM	FULL COMPASS SYSTEMS LTD	STUDIO EQUIPMENT	1,776.31	None
11-202-540102	TEMPORARY FIRE STATION REL KLUBER INC		TEMPORARY FIRE STATION RELOCATION PRO	2,120.00	None
11-202-540102-035011	LIONS REC CENTER JANUARY	ABBEE PAVING & SEALCOATING	LIONS REC CENTER JANUARY 2025 CONSTR	52,438.00	None
11-202-540102-035011	POWER CORDS	Amazon Mktpl Zp19183z2	POWER CORDS	39.98	None
11-202-540102-035011	WIREMOLD	The Home Depot #1982	WIREMOLD	85.94	None
11-202-540102-035011	HDMI AUDIO ADAPTER	Amazon Mktpl Z526s99e2	HDMI AUDIO ADAPTER	42.98	None
11-202-540102-035011	AUDIO CORDS, SPLIT RINGS, USB CABLES	Amazon Mktpl Zd5df6pj1	AUDIO CORDS, SPLIT RINGS, USB CABLES	61.67	None
11-202-540102-035011	RETURN - NETWORK TESTER	BMO HARRIS MASTERCARD	RETURN - NETWORK TESTER	(145.29)	None
11-202-540102-035011	*SPLIT (24.99 TO CD) WEBCAM HOLDER	Amazon Mktpl Zc1204tf2	*SPLIT (24.99 TO CD) WEBCAM HOLDER	52.98	None
11-202-540102-035011	XLR TO BLUETOOTH ADAPTERS	Amazon Mktpl Zg5p71bz1	XLR TO BLUETOOTH ADAPTERS	94.98	None
11-202-540102-035011	LIONS REC CENTER FEBRUARY	THE BOELTER COMPANIES INC	LIONS REC CENTER FEBRUARY '25 CONSTRU	350.00	None
			Total Department 202 EQUIP & SUPPLIES	58,338.89	
			Total Fund 11 GENERAL FUND-CAPITAL	58,338.89	
Fund: 26 TIF 6 FUND-NO ARDMORE/VERMONT					
Department: 241 TIF CAPITAL & CONTRACTUAL					
26-241-529901	OTHER CONTRACTUAL SERVICES STORINO RAMELLO & DURKIN		NORTH ARMORE TIF#6	376.25	None
			Total Department 241 TIF CAPITAL & CONTRACTUAL	376.25	
			Total Fund 26 TIF 6 FUND-NO ARDMORE/VERMONT	376.25	
Fund: 35 RECREATION FUND					
Department: 201 ADMINISTRATION					
35-201-521001	PHONE SERVICE	GRANITE TELECOMMUNICATIONS	PHONE SERVICE	296.29	None
35-201-527001	COPIERS/PRINTERS LEASE 01/ GFC LEASING		COPIERS/PRINTERS LEASE 01/25-2/25	653.72	None
35-201-527001	COPIERS/PRINTERS LEASE 02/ GFC LEASING		COPIERS/PRINTERS LEASE 02/25-03/25	653.72	None
			Total Department 201 ADMINISTRATION	1,603.73	
Department: 216 PRP-BLDG & GROUNDS					
35-216-521916	TENNIS CRTS 1/6/25-2/5/25	COMMONWEALTH EDISON CO	COMED	31.40	None

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Fund: 35 RECREATION FUND					
Department: 216 PRP-BLDG & GROUNDS					
35-216-522016	338 N IOWA 01/04/25-02/04/ NICOR GAS		338 N IOWA 01/04/25-02/04/25	1,874.51	None
35-216-531516	VPRC 3 IN 1 OIL	LOMBARD ACE HARDWARE	(GENE VPRC 3 IN 1 OIL	5.99	None
			Total Department 216 PRP-BLDG & GROUNDS	1,911.90	
Department: 235 PRR-SUMMER					
35-235-529935	CO-OP SENIOR BUS TRIP 07.1 OAK BROOK PARK DISTRICT		CO-OP SENIOR BUS TRIP EVENT 07.14.24	1,152.00	None
35-235-529935	CO-OP SENIOR BUS TRIP 11.9 OAK BROOK PARK DISTRICT		CO-OP SENIOR BUS TRIP 11.9.24	2,180.00	None
35-235-529935	CO-OP SENIOR BUS TRIP 06.2 OAK BROOK PARK DISTRICT		CO-OP SENIOR BUS TRIP 06.26.24 AMENDE	959.50	None
35-235-531135	SUMMER CAMP FIELD TRIP DEP WC PROFESSIONAL BASEBALL L SUMMER CAMP FIELD TRIP DEPOSIT			320.00	None
			Total Department 235 PRR-SUMMER	4,611.50	
Department: 236 PRR-FALL-WNTR-SPRING					
35-236-520436	COACH BUS TRANSPORTATION	CHICAGO CLASSIC COACH LLC	COACH BUS TRANSPORTATION	925.00	None
35-236-528236	CY25 DISTRICT 88 GYM RENT DUPAGE HIGH SCHOOL DISTRICT CY25		DISTRICT 88 GYM RENTAL FEE	50.00	None
35-236-528236	CY25 DISTRICT 88 GYM RENT DUPAGE HIGH SCHOOL DISTRICT CY25		DISTRICT 88 GYM RENTAL FEE	50.00	None
35-236-528236	CY25 DISTRICT 88 GYM RENT DUPAGE HIGH SCHOOL DISTRICT CY25		DISTRICT 88 GYM RENTAL FEE	300.00	None
35-236-529936	PAYMENT FOR CONTRACTUAL C TARA HUMPHREY		PAYMENT FOR CONTRACTUAL COOKING CLAS	484.00	None
35-236-529936	YOUTH CONTRACTUAL PROGRAM TARA HUMPHREY		YOUTH CONTRACTUAL PROGRAM COOKING SES	352.00	None
			Total Department 236 PRR-FALL-WNTR-SPRING	2,161.00	
			Total Fund 35 RECREATION FUND	10,288.13	
Fund: 36 PARKS FUND					
Department: 201 ADMINISTRATION					
36-201-521001	PHONE SERVICE	GRANITE TELECOMMUNICATIONS	PHONE SERVICE	53.72	None
36-201-521901	TWIN LAKES 01/28/25-02/26/ COMMONWEALTH EDISON CO		COMED	242.30	None
36-201-521901	ROTARY PARK 01/07/25-02/06 COMMONWEALTH EDISON CO		COMED	41.57	None
36-201-522001	320 KENILWORTH 01/09/25-02/07/25		320 KENILWORTH 01/09/25-02/07/25	116.57	None
36-201-522001	300 N WESTMORE 01/06/25-02/05/25		300 N WESTMORE 01/06/25-02/05/25	213.40	None
36-201-527001	COPIERS/PRINTERS LEASE 01/ GFC LEASING		COPIERS/PRINTERS LEASE 01/25-2/25	174.32	None
36-201-527001	COPIERS/PRINTERS LEASE 02/ GFC LEASING		COPIERS/PRINTERS LEASE 02/25-03/25	174.32	None
			Total Department 201 ADMINISTRATION	1,016.20	
Department: 202 EQUIP & SUPPLIES					
36-202-529902	LIONS PARK DESIGN DEVELOPM UPLAND DESIGN LTD		LIONS PARK DESIGN DEVELOPMENT	3,216.75	None
36-202-529902	LIONS PARK DESIGN DEVELOPM UPLAND DESIGN LTD		LIONS PARK DESIGN DEVELOPMENT	3,164.92	None
36-202-539902	PARKS SUPPLIES	LOMBARD ACE HARDWARE	(GENE PARK SUPPLIES	60.13	None
			Total Department 202 EQUIP & SUPPLIES	6,441.80	
			Total Fund 36 PARKS FUND	7,458.00	
Fund: 41 SWIMMING POOL & REC FUND					
Department: 201 ADMINISTRATION					
41-201-521001	PHONE SERVICE	GRANITE TELECOMMUNICATIONS	PHONE SERVICE	50.25	None
41-201-521901	JEFF POOL 01/08/25-02/07/2 COMMONWEALTH EDISON CO		COMED	386.95	None
41-201-522001	341 N HARVARD 01/04/25-0 NICOR GAS		341 N HARVARD 01/04/25-02/04/25	56.11	None
41-201-522001	341 N HARVARD 01/04/25-0 NICOR GAS		341 N HARVARD 01/04/25-02/04/25	147.47	None
			Total Department 201 ADMINISTRATION	640.78	
Department: 203 MAINTENANCE					
41-203-531503	POOL MAINTENANCE SUPPLIES	LOMBARD ACE HARDWARE	(GENE POOL MAINTENANCE SUPPLIES	13.98	None
			Total Department 203 MAINTENANCE	13.98	

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 41 SWIMMING POOL & REC FUND					
Total Fund 41 SWIMMING POOL & REC FUND				654.76	
Fund: 60 STREET IMPROVEMENT FUND					
Department: 202 EQUIP & SUPPLIES					
60-202-529902	2020 AMBULANCE LEASE PMT # BCICAPITAL		2020 AMBULANCE LEASE PMT #5; 25-10516	62,872.30	None
Total Department 202 EQUIP & SUPPLIES				62,872.30	
Department: 210 STORM SEWER SEPARATION					
60-210-529210	VILLA (WILDMOOD TO IL 64)	CIVILTECH ENGINEERING INC	VILLA (WILDMOOD TO IL 64) PHASE 2	28,690.20	None
60-210-529910	JACKSON AREA CONSTRUCTION	TRINE CONSTRUCTION CORP	JACKSON AREA CONSTRUCTION	0.00	None
Total Department 210 STORM SEWER SEPARATION				28,690.20	
Department: 603 REFERENDUM 2014					
60-603-529903	JACKSON AREA CONSTRUCTION	TRINE CONSTRUCTION CORP	JACKSON AREA CONSTRUCTION	0.00	None
Total Department 603 REFERENDUM 2014				0.00	
Total Fund 60 STREET IMPROVEMENT FUND				91,562.50	
Fund: 68 STORMWATER BUYOUT FUND					
Department: 210 STORM SEWER SEPARATION					
68-210-529910	JACKSON AREA CONSTRUCTION	TRINE CONSTRUCTION CORP	JACKSON AREA CONSTRUCTION	151,254.32	None
Total Department 210 STORM SEWER SEPARATION				151,254.32	
Total Fund 68 STORMWATER BUYOUT FUND				151,254.32	
Fund: 82 WATER SUPPLY FUND					
Department: 201 ADMINISTRATION					
82-201-521001	PHONE SERVICE	GRANITE TELECOMMUNICATIONS	PHONE SERVICE	36.39	None
82-201-527001	COPIERS/PRINTERS LEASE 01/ GFC LEASING	COPIERS/PRINTERS	COPIERS/PRINTERS LEASE 01/25-2/25	217.90	None
82-201-527001	COPIERS/PRINTERS LEASE 02/ GFC LEASING	COPIERS/PRINTERS	COPIERS/PRINTERS LEASE 02/25-03/25	217.90	None
82-201-529901	SERVICE PRODUCTION UTILIT AMERICAN PRINTING TECHNOLO	SERVICE PRODUCTION	SERVICE PRODUCTION UTILITY BILL RUN	208.35	None
82-201-529901	INTERNET SERVICE	COMCAST	INTERNET SERVICE FEB-MARCH 2025	110.37	None
82-201-529901	INTERNET SERVICE	COMCAST	INTERNET SERVICE MARCH 1-MARCH 29, 20	15.98	None
Total Department 201 ADMINISTRATION				806.89	
Department: 202 EQUIP & SUPPLIES					
82-202-521902	520 N PRINCETON 01/09/25-0 COMMONWEALTH EDISON CO	COMED	COMED	623.45	None
82-202-521902	CENTRAL PUMPING STN 01/13/ COMMONWEALTH EDISON CO	COMED	COMED	690.68	None
82-202-521902	WELL #2 1/7/25-2/6/25 COMMONWEALTH EDISON CO	COMED	COMED	31.40	None
82-202-521902	CORNELL PUMP STATION; 12/0 CONSTELLATION NEWENERGY IN	CORNELL PUMP STATION; 12/09/24-01/09/	CORNELL PUMP STATION; 12/09/24-01/09/	1,491.67	None
82-202-522002	35 W HOME 01/04/25-02/04/2 NICOR GAS	35 W HOME 01/04/25-02/04/25	35 W HOME 01/04/25-02/04/25	569.90	None
82-202-522002	31 W HOME 01/04/25-02/04/2 NICOR GAS	31 W HOME 01/04/25-02/04/25	31 W HOME 01/04/25-02/04/25	158.34	None
82-202-522002	1260 S CORNELL 01/08/25-02/07/25	1260 S CORNELL 01/08/25-02/07/25	1260 S CORNELL 01/08/25-02/07/25	152.13	None
82-202-527402	METER REPAIRS	CORE & MAIN	LARGE METER'S FOR REPAIRS	4,070.00	None
82-202-527402	METER REPAIRS	CORE & MAIN	LARGE METER REPAIR PARTS	6,930.00	None
82-202-540102	JACKSON AREA CONSTRUCTION	TRINE CONSTRUCTION CORP	JACKSON AREA CONSTRUCTION	0.00	None
Total Department 202 EQUIP & SUPPLIES				14,717.57	
Total Fund 82 WATER SUPPLY FUND				15,524.46	
Fund: 83 WASTEWATER FUND					
Department: 201 ADMINISTRATION					
83-201-521001	PHONE SERVICE	GRANITE TELECOMMUNICATIONS	PHONE SERVICE	36.38	None
83-201-527001	COPIERS/PRINTERS LEASE 01/ GFC LEASING	COPIERS/PRINTERS	COPIERS/PRINTERS LEASE 01/25-2/25	217.90	None

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Fund: 83 WASTEWATER FUND					
Department: 201 ADMINISTRATION					
83-201-527001	COPIERS/PRINTERS LEASE 02/ GFC LEASING		COPIERS/PRINTERS LEASE 02/25-03/25	217.90✓	None
83-201-529901	SERVICE PRODUCTION UTILIT AMERICAN PRINTING		SERVICE PRODUCTION UTILITY BILL RUN	208.35✓	None
83-201-529901	INTERNET SERVICE COMCAST		INTERNET SERVICE FEB-MARCH 2025	110.36✓	None
83-201-529901	INTERNET SERVICE COMCAST		INTERNET SERVICE MARCH 1-MARCH 29, 20	15.97✓	None
83-201-569401	IEPA LOAN REPAYMENTS	ILLINOIS ENVIRONMENTAL	IEPA LOAN PROJECT L17-3049 - SEWER RE	39,968.87	None
			Total Department 201 ADMINISTRATION	40,775.73	
Department: 202 EQUIP & SUPPLIES					
83-202-521902	WESTLANDS LIFT STN 01/09/2	COMMONWEALTH EDISON CO	COMED	64.45✓	None
83-202-521902	NORTH & YALE 01/28/25-02/2	COMMONWEALTH EDISON CO	COMED	454.01✓	None
83-202-521902	900 N VILLA 01/28/25-02/26	COMMONWEALTH EDISON CO	COMED	398.50✓	None
83-202-521902	S VILLA LIFT STN 01/09/25-	COMMONWEALTH EDISON CO	COMED	1,205.12✓	None
83-202-521902	RT 83 LIFT STN 01/10/25-02	COMMONWEALTH EDISON CO	COMED	63.60✓	None
83-202-521902	YALE/RIDGE LIFT STN 01/09/	COMMONWEALTH EDISON CO	COMED	88.08✓	None
83-202-521902	WMFTF; 12/09/24-01/09/25	CONSTELLATION NEWENERGY	149 S MONTEREY 01/04/25-02/04/25	2,534.35✓	None
83-202-522002	149 S MONTEREY 01/04/25-02	NICOR GAS	820 N YALE 01/04/25-02/04/25	1,136.25✓	None
83-202-522002	820 N YALE 01/04/25-02/04/	NICOR GAS	889 W NORTH 01/06/25-02/05/25	55.69✓	None
83-202-522002	889 W NORTH 01/06/25-02/05	NICOR GAS	890 N VILLA 01/04/25-02/04/25	54.66✓	None
83-202-522002	890 N VILLA 01/04/25-02/04	NICOR GAS	209 S YALE - HOME FLOOD PREVENTION RE	84.12✓	None
83-202-540102	209 S YALE - HOME FLOOD PR	TORTORICE, DOMINICK	Total Department 202 EQUIP & SUPPLIES	2,795.00	None
			Total Fund 83 WASTEWATER FUND	8,933.83	
				49,709.56	

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POSTED AND UNPOSTED OPEN AND PAID
BANK ACCOUNTS: 1 - HARRIS - DISBURSEMENT

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY GL DISTRIBUTION ---					
10-110-520700			APPRECIATION DINNER & AWARDS	76.50	
10-110-521100			LEGAL SERVICES	21,922.55	
10-110-529900			OTHER CONTRACTUAL SERVICES	936.07	
10-110-530300			DUES & PUBLICATIONS	939.85	
10-110-539900			OTHER SUPPLIES	80.54	
10-120-520200			TRAINING & CONFERENCES	75.00	
10-120-529900			OTHER CONTRACTUAL SERVICES	4,800.78	
10-121-527001			MAINT OF OFFICE EQUIPMENT	191.80	
10-121-529901			OTHER CONTRACTUAL SERVICES	8,533.08	
10-130-529900			OTHER CONTRACTUAL SERVICES	208.35	
10-130-531700			OFFICE SUPPLIES	373.61	
10-140-520200			TRAINING & CONFERENCES	36.32	
10-140-522400			PERMIT FEE REIMBURSEMENT	250.00	
10-140-529900			OTHER CONTRACTUAL SERVICES	12.00	
10-140-530300			DUES & PUBLICATIONS	100.00	
10-150-520500			POSTAGE	5,009.46	
10-150-521000			TELEPHONE	1,259.68	
10-150-527000			MAINT OF OFFICE EQUIPMENT	5,752.64	
10-160-521900			UTILITY - ELECTRIC	534.79	
10-160-522000			UTILITY - GAS	1,788.79	
10-160-529900			OTHER CONTRACTUAL SERVICES	238.00	
10-160-531500			BUILDING MAINT SUPPLIES	83.31	
10-170-521900			UTILITY - ELECTRIC	84.69	
10-170-522000			UTILITY - GAS	339.52	
10-180-530900			GAS & DIESEL FUEL	18,862.57	
10-211-531501			BUILDING MAINT SUPPLIES	1.50	
10-211-531701			OFFICE SUPPLIES	6.20	
10-212-520222			TRAINING & CONFERENCES	2,230.20	
10-232-529902			OTHER CONTRACTUAL SERVICES	3,291.20	
10-232-539902			OTHER SUPPLIES	0.00	
10-240-299004			OTHER CONTRACTUAL SERVICES	153,303.15	
10-251-527001			MAINT OF OFFICE EQUIPMENT	435.80	
10-255-521925			UTILITY - ELECTRIC	1,272.65	
10-257-534127			SALT/CALCIUM CHLORIDE	8,655.81	
11-202-529902			OTHER CONTRACTUAL SERVICES	1,421.34	
11-202-540102			CAPITAL OUTLAY	3,896.31	
11-202-540102-035011			CAPITAL OUTLAY	53,021.24	
26-241-529901			OTHER CONTRACTUAL SERVICES	376.25	
35-201-521001			TELEPHONE	296.29	
35-201-527001			MAINT OF OFFICE EQUIPMENT	1,307.44	
35-216-521916			UTILITY - ELECTRIC	31.40	
35-216-522016			UTILITY - GAS	1,874.51	
35-216-531516			BUILDING MAINT SUPPLIES	5.99	
35-235-529935			OTHER CONTRACTUAL SERVICES	4,291.50	
35-235-531135			PROGRAM SUPPLIES	320.00	
35-236-520436			TRANSPORTATION	925.00	
35-236-528236			RENTAL/LEASE	400.00	
35-236-529936			OTHER CONTRACTUAL SERVICES	836.00	
36-201-521001			TELEPHONE	53.72	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF VILLA PARK

EXP CHECK RUN DATES 03/24/2025 - 03/24/2025

POSTED AND UNPOSTED OPEN AND PAID

BANK ACCOUNTS: 1 - HARRIS - DISBURSEMENT

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
36-201-521901			UTILITY - ELECTRIC	283.87	
36-201-522001			UTILITY - GAS	329.97	
36-201-527001			MAINT OF OFFICE EQUIPMENT	348.64	
36-202-529902			OTHER CONTRACTUAL SERVICES	6,381.67	
36-202-539902			OTHER SUPPLIES	60.13	
41-201-521001			TELEPHONE	50.25	
41-201-521901			UTILITY - ELECTRIC	386.95	
41-201-522001			UTILITY - GAS	203.58	
41-203-531503			BUILDING MAINT SUPPLIES	13.98	
60-202-529902			OTHER CONTRACTUAL SERVICES	62,872.30	
60-210-529210			ENGINEERING SERVICES	28,690.20	
60-210-529910			OTHER CONTRACTUAL SERVICES	0.00	
60-603-529903			OTHER CONTRACTUAL SERVICES	0.00	
68-210-529910			OTHER CONTRACTUAL SERVICES	151,254.32	
82-201-521001			TELEPHONE	36.39	
82-201-527001			MAINT OF OFFICE EQUIPMENT	435.80	
82-201-529901			OTHER CONTRACTUAL SERVICES	334.70	
82-202-521902			UTILITY - ELECTRIC	2,837.20	
82-202-522002			UTILITY - GAS	880.37	
82-202-527402			METER REPAIRS	11,000.00	
82-202-540102			CAPITAL OUTLAY	0.00	
83-201-521001			TELEPHONE	36.38	
83-201-527001			MAINT OF OFFICE EQUIPMENT	435.80	
83-201-529901			OTHER CONTRACTUAL SERVICES	334.68	
83-201-569401			IEPA LOAN REPAYMENTS	39,968.87	
83-202-521902			UTILITY - ELECTRIC	4,808.11	
83-202-522002			UTILITY - GAS	1,330.72	
83-202-540102			CAPITAL OUTLAY	2,795.00	
10			CORPORATE FUND	241,686.41	
11			GENERAL FUND-CAPITAL	58,338.89	
26			TIF 6 FUND-NO ARDMORE/VERMONT	376.25	
35			RECREATION FUND	10,288.13	
36			PARKS FUND	7,458.00	
41			SWIMMING POOL & REC FUND	654.76	
60			STREET IMPROVEMENT FUND	91,562.50	
68			STORMWATER BUYOUT FUND	151,254.32	
82			WATER SUPPLY FUND	15,524.46	
83			WASTEWATER FUND	49,709.56	
Total For All Funds:				626,853.28	

Charles Howland

3/21/25

M. J. Fendley

21 March 2025

--- TOTALS BY FUND ---



VILLAGE OF VILLA PARK
Village Hall, Board Chambers
20 South Ardmore Avenue
Villa Park, IL 60181

Village Board of Trustees

March 24, 2025

7:00 PM

Village President Nick Cuzzone
Village Clerk Hosanna Korynecky
Village Trustees Cari Alfano, Jorge Cordova, Jack Corkery, Jack Kozar, Deepa Kumar, Kevin Patrick

**MINUTES OF THE FORMAL MEETING HELD IN VILLAGE HALL BY THE PRESIDENT AND THE BOARD OF
TRUSTEES OF THE VILLAGE OF VILLA PARK ON
MARCH 24, 2025**

1. Call to Order – Roll Call.

President Cuzzone called the meeting to order and Clerk Korynecky called the roll.

2. Pledge of Allegiance.

President Cuzzone led the Pledge of Allegiance and said the prayer.

3. Amendments to the Agenda.

Motion to move Item 7 before Item 4 was made by Trustee Cordova and seconded by Trustee Patrick. Roll call vote tallied six (6) ayes made by Trustees Kozar, Cordova, Alfano, Kumar, Patrick and President Cuzzone. Motion carried.

7. Presentation.

7.a. Swearing in of Firefighter Paramedic Nicole Else.

Fire Chief Stapleton recognized the achievements of Nicole Else and her responsibilities as a Firefighter Paramedic for the Villa Park Fire Department. Clerk Korynecky administered the oath.

4. Public Comments on Agenda Items.

Resident Tina Konstatos referred to Item 6.a and thanked President Cuzzone for the autism proclamation. Cheryl Tucker, on the Parks and Recreation Advisory Commission, referred to Item 13.f and spoke in favor of the resolution.

5. Public Comments on Non-Agenda Items.

Maryann Delulio, Mortadeli business owner, reviewed the comments and decision of the Board in regards to upgrading her liquor license request and gaming.

6. Proclamations.

6.a. Proclamation by President Cuzzone for Autism Acceptance Month.

8. Appointment to Commission.

8.a. Planning and Zoning Commission

Appointment of Alan Hasler as commissioner from date of swearing in through 4/30/2027.

8.b. Video Production Commission

Appointment of Prizaad Ali as commissioner from date of being sworn in through 4/30/2027.

Motion to approve the appointments was made by Trustee Patrick and seconded by Trustee Corkery. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Kumar, Cordova, Alfano, Corkery, Patrick, Kozar and President Cuzzone. There were no nays. Motion carried.

9. Consent Agenda.

9.a. Approval of the Minutes of the Committee of the Whole and Village Board of Trustees Meetings held on March 10, 2025.

9.b. Bill Listings for the weeks of March 10, 2025 in the amount of \$217,417.50 and March 17, 2025 in the amount of \$62,895.39.

9.c. Summary of Coffee with the Board meetings held on February 1, 2025 and March 1, 2025.

Motion to approve Consent Agenda was made by Trustee Corkery and seconded by Trustee Cordova. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Kumar, Patrick, Corkery, Kozar, Cordova, Alfano and President Cuzzone. There were no nays. Motion carried.

10. Ordinance for First Reading.

11. Ordinance for Second Reading.

12. Ordinances.

12.a. An Ordinance of the Village of Villa Park, DuPage County, Illinois, Authorizing the Disposal of Surplus Personal property of the Village of Villa Park, Illinois.

This ordinance authorizes the Village Manager or designee to dispose of personal property described in Exhibit "A" in any manner or method, with or without the necessity of obtaining competitive bids. If approved, this will allow staff to sell surplus vehicles and equipment at public auction that are no longer useful, as provided by State Law (65 ILCS 5/11-76-4). The list of items for auction includes vehicles that have already been replaced or planned for replacement, equipment and file cabinets that are no longer utilized. Staff will prepare these items of auction over the next several months. Staff recommends approval of the ordinance.

Motion to approve the ordinance was made by Trustee Kumar and seconded by Trustee Cordova. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Corkery, Patrick, Alfano, Kozar, Kumar, Cordova and President Cuzzone. There were no nays. Motion carried.

13. Resolutions.

13.a. A Resolution of the Village of Villa Park, DuPage County, Illinois, Authorizing DuPage County Gasoline and Diesel Procurement Joint Purchase.

This resolution authorizes the Village of purchase gasoline and diesel fuel from Al Warren Oil Company Inc. of Hammond, Indiana, in accordance with the DuPage County Contract specifications, in such quantities that the total cost will not exceed \$290,000. By approving the resolution, the Board approves and concurs with DuPage County to renew the contract with Al Warren Company, Inc. for the joint purchase of gasoline and diesel fuel. The pricing, terms and conditions as required by the specifications will remain the same as last year. The Fleet Department utilizes this bid currently for its purchase of fuels and has found the pricing to be the same as other joint purchase contracts. Staff recommends approval of this resolution to allow for the continued purchasing of fuel from Al Warren Oil Company, Inc. for 2025.

Motion to approve the resolution was made by Trustee Kumar and seconded by Trustee Alfano. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Corkery, Cordova, Kozar, Alfano, Patrick, Kumar and President Cuzzone. There were no nays. Motion carried.

13.b. A Resolution of the Village of Villa Park, DuPage County, Illinois, Amending Rules of Order and Procedures for the Board of Trustees of the Village of Villa Park, DuPage County, Illinois.

The Village President and Board of Trustees requested amendments to the Rules of Order and Procedures for the Village of Villa Park Board of Trustees and, if approve, shall be adopted.

Motion to approve the resolution was made by Trustee Kozar and seconded by Trustee Alfano. Discussion ensued on postponing the approval of the resolution until the newly elected Board is in place. Motion to amend the resolution to approve the rules and review them again at the August 11, 2025 meeting was made by Trustee Kumar and seconded by Trustee Cordova. Roll call tallied seven (7) ayes made by Trustees Patrick, Corkery, Kumar, Cordova, Alfano, Kozar and President Cuzzone. There were no nays. Motion carried.

Roll call vote for the amended resolution tallied six (6) ayes made by Trustees Cordova, Kozar, Alfano, Patrick, Kumar and President Cuzzone and one (1) nay by Trustee Corkery. Motion carried.

13.c. A Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the Joint Purchase of Bulk Rock Salt through the State of Illinois Central Management Services Bureau of Strategic Sourcing.

This resolution authorizes the Village Manager to execute the attached joint participation agreement with the State of Illinois Central Management Services. The Village annually purchases rock salt through an agreement with the State

of Illinois Department of Central Management Services (CMS) and make such purchases as necessary. The State of Illinois generally receives favorable prices because of the large quantity of salt that it purchases. The Village must submit its rock salt request through a contract with the State of Illinois by April 7, 2025 to be included in the annual bid. Village staff recommends entering into a contract with the State of Illinois for up to 500 tons of bulk rock salt. Motion to approve the resolution was made by Trustee Kumar and seconded by Trustee Alfano. Public Works Director Guerra responded to questions from the Board and provided additional information. Roll call vote tallied seven (7) ayes made by Trustees Patrick, Alfano, Corkery, Kozar, Cordova, Kumar and President Cuzzone. There were no nays. Motion carried.

13.d. A Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the Joint Purchase of Bulk Rock Salt through the DuPage County Procurement Services Division.

This resolution authorizes the Village Manager to approve requisition orders for the purchase of rock salt from DuPage County. The Village has purchased rock salt through an agreement with DuPage County Procurement Services Division for the last ten (10) years. DuPage County generally receives favorable prices because of the large quantity of salt that it purchases. Village staff also recommends entering into a contract with DuPage County Procurement Service Division for up to 500 tons of bulk rock salt.

Motion to approve the resolution was made by Trustee Kumar and seconded by Trustee Cordova. There were questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Alfano, Patrick, Kozar, Corkery, Cordova, Kumar and President Cuzzone. There were no nays. Motion carried.

13.e. A Resolution of the Village of Villa Park, DuPage County, Illinois, Authorizing the Appointment of an Administrative Officer.

Section 5-3-7 of the Illinois Municipal Code (65 ILCS 5/5-3-7) provides that the Village Board may designate a qualified Administrative Officer of the municipality to perform the duties of the Manager at such times when the Manager is absent or unable due to disability to perform the duties of the office. This resolution would replace the current Administrative Officer, who has resigned from her position, and appoint Michael Guerra, Director of Public Works, to serve as Administrative Officer. Staff recommends approval of this resolution.

Motion to approve the resolution was made by Trustee Kumar and seconded by Trustee Kozar. Trustee Kumar thanked AVM McVey for her work with the Village and welcomed Director Guerra to the designated position. Roll call vote tallied seven (7) ayes made by Trustees Corkery, Patrick, Alfano, Cordova, Kumar, Kozar and President Cuzzone. There were no nays. Motion carried.

13.f. A Resolution of the Village of Villa Park, DuPage County, Illinois, Establishing the Fees for the Village's Swimming Pool for 2025.

Staff requests passing this resolution to establish the 2025 swimming pool fees for public notice to be given prior to May 1, 2025.

Motion to approve the resolution was made by Trustee Patrick and seconded by Trustee Kumar.

Motion to amend the resolution to match the veterans rate to the seniors discount rate of \$60 and seconded by Trustee Kozar. Assistant Director of Parks and Recreation Gina Racanelli responded to questions from the Board. Attorney Wolf provided clarification. Roll call vote tallied seven (7) ayes made by Trustees Alfano, Patrick, Cordova, Corkery, Kozar, Kumar and President Cuzzone. There were no nays. Motion carried.

Roll call vote on the amended resolution tallied seven (7) ayes made by Trustees Cordova, Corkery, Kozar, Patrick, Kumar, Alfano and President Cuzzone. There were no nays. Motion carried.

14. Unfinished Business.

14.a. Guidance on Residential Lead Water Service Line Replacement.

Director Guerra presented information on the financial costs of programs to help residents with service line replacement. He reviewed the cost of 100% privatized replacement, 50/50 replacement and 75/25 replacement. Director Guerra asked for guidance from the Board to proceed and responded to questions from the Board. Discussion ensued. Consensus of the Board was to proceed with the 50/50 replacement program with a \$5,000 cap. Consensus of the Board was to also include residents in the same 50/50 program with a \$5,000 cap who had lead line or galvanized service line replacement over the past 3 years, not including home improvement.

15. New Business.

16. Village Commission Reports.**16.a. Community F.U.N. Commission**

Acceptance of minutes from the January 28, 2025 meeting.

16.b. Environmental Concerns Commission's Bike, Pedestrian and Transit Subcommittee

Acceptance of minutes from the January 23, 2025 meeting.

16.c. Environmental Concerns Commission

Acceptance of minutes from the January 23, 2025 meeting.

16.d. Parks and Recreation Advisory Commission

Acceptance of the minutes from the February 11, 2025 meeting.

17. Village Clerk's Report.

Clerk Korynecky reminded residents that the Consolidated Election is on April 1st and the Villa Park Library is an early voting location for the Village.

18. Village Trustees' Report.

Trustee Patrick gave a report and presented Police Chief Rivas with an award for the costume contest at the recent Oak Brook Polar Plunge event for Special Olympics.

Trustee Cordova gave a report.

Trustee Kozar gave a report.

Trustee Alfano gave a report.

Trustee Kumar gave a report.

Trustee Corkery gave no report.

19. Village President's Report.

President Cuzzone commented on the new VNA business in the Village. He reminded residents to vote on April 1st. He referred to a recent meeting of the DuPage Mayors and Managers and local legislators on funding for municipalities. He commented on the recent employee appreciation event at Windy City Curling. He said Coffee with the Board will be on Saturday, April 5, at 9 a.m. at Village Hall. He also congratulated AVM McVey on her new position and wished her well.

20. Village Manager's Report.

Manager Harline provided an update on FEMA grant funds and said the Village obtained a grant of \$4 million for the Jackson Pond project but the remaining funds are delayed. He said AI will be discussed at the next Committee of the Whole meeting. He said the VFW is looking for sponsors for the July 4th parade. He also thanked AVM McVey for her work and accomplishments with the Village.

21. Executive Session.**22. Adjournment.**

Motion to adjourn was made by Trustee Alfano and seconded by Trustee Patrick. Voice vote passed with all ayes. Motion carried. Meeting adjourned at 8:28 p.m.

Respectfully submitted,

Hosanna Korynecky
Village Clerk



MEMORANDUM

TO: Village Board of Trustees
FROM: Mike Guerra, Director
DATE: April 14, 2025
SUBJECT: An Ordinance of the Village of Villa Park to Approve and Authorize the Acceptance and Execution of Certain Plats of Easement for the Jackson Pond Improvements Stormwater Management Project

RECOMMENDED ACTION:

This ordinance authorizes the President and Village Clerk to execute the attached Plats of Easement and states that it has been determined that it is necessary and in the public interest that the Village accept and execute such easements. Public Works staff recommend acceptance of these private property utility easements in the Jackson Area Improvement Project.

BACKGROUND:

As part of the Jackson Area Improvement Project, the Village needs to extend the storm sewer on private property at several locations. To install and preserve the ability to maintain the storm water piping and other appurtenances, an easement must be obtained. The property ownership does not change, but the owner is restricted in the use of the property in the easement. Property owners executed the easement documents. Easements need to be accepted by the Village before they are recorded.

DISCUSSION:

The Village received a FEMA grant for the Jackson Pond Expansion project and the Jackson Area Improvement Project. To fulfill FEMA grant requirements, a few backyard low-lying areas need to be connected to the overall storm sewer system. All property owners considered in this ordinance kindly gave the Village permission to move forward with the easements without monetary consideration beyond the improvements to their drainage problems. All easements necessary for this part of the project have been executed by the property owners, except for one that requires an easement agreement. That property will be presented to the Board of Trustees at a later date. The Village Board needs to accept the easements before they can be recorded.

Ordinance No. 25 - _____

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK TO APPROVE AND
AUTHORIZE THE ACCEPTANCE AND EXECUTION OF CERTAIN
PLATS OF EASEMENT FOR THE JACKSON POND
IMPROVEMENTS STORMWATER MANAGEMENT PROJECT**

WHEREAS, the Village of Villa Park (“Village”) is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the Village desires to make certain stormwater improvements for the Jackson Pond area within the properties located at 701 S. Addison Avenue, 705 S. Addison Avenue, 721 S. Wisconsin Avenue, 722 S. Wisconsin Avenue, 726 S. Wisconsin Avenue, 815 Michigan Avenue, 819 Michigan Avenue and 823 Michigan Avenue in the Village of Villa Park, Illinois (collectively as “Properties”) and the owners of the Properties (“Grantors”) desire to dedicate the easements over certain portions of the Properties for stormwater improvements; and

WHEREAS, the Grantor desires to grant to the Village certain easements ("Easements") in, on, under and across portions of the Grantors’ Parcels, pursuant to and as more particularly depicted and legally described by those certain Plats of Easement, attached hereto and made a part hereof as Group Exhibit "A," in favor of the Village, for the ownership, operation and maintenance of the Easements, in accordance with the provisions thereof; and

WHEREAS, the President and Village Board deem it desirable and in the best interest of the Village to accept the Easements and to approve and authorize the execution of the Plats of Easement for the Easements with Grantors for the purpose of improving stormwater management for the Jackson Pond area.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: The facts and statements contained in the preambles to this ordinance are found to be true and correct and are hereby adopted as part of this ordinance.

Section 2: It is hereby determined that it is advisable, necessary and in the public interest that the Village accept the Easements and to approve and authorize the execution of the Plats of Easement for the Easements with Grantors, for the purpose of the ownership, operation,

and maintenance in, on, under and across the Easements, as depicted and legally described on the Plats of Easement.

Section 3: The President's and Village Clerk's execution of the Plats of Easement mylar, a copy of which are attached hereto and marked as Group Exhibit "A," be and is hereby accepted, approved and authorized.

Section 4: This Ordinance shall take effect upon its passage and approval in pamphlet form.

Passed this _____ day of _____, 2025.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this _____ day of _____, 2025.

Nick Cuzzone, Village President

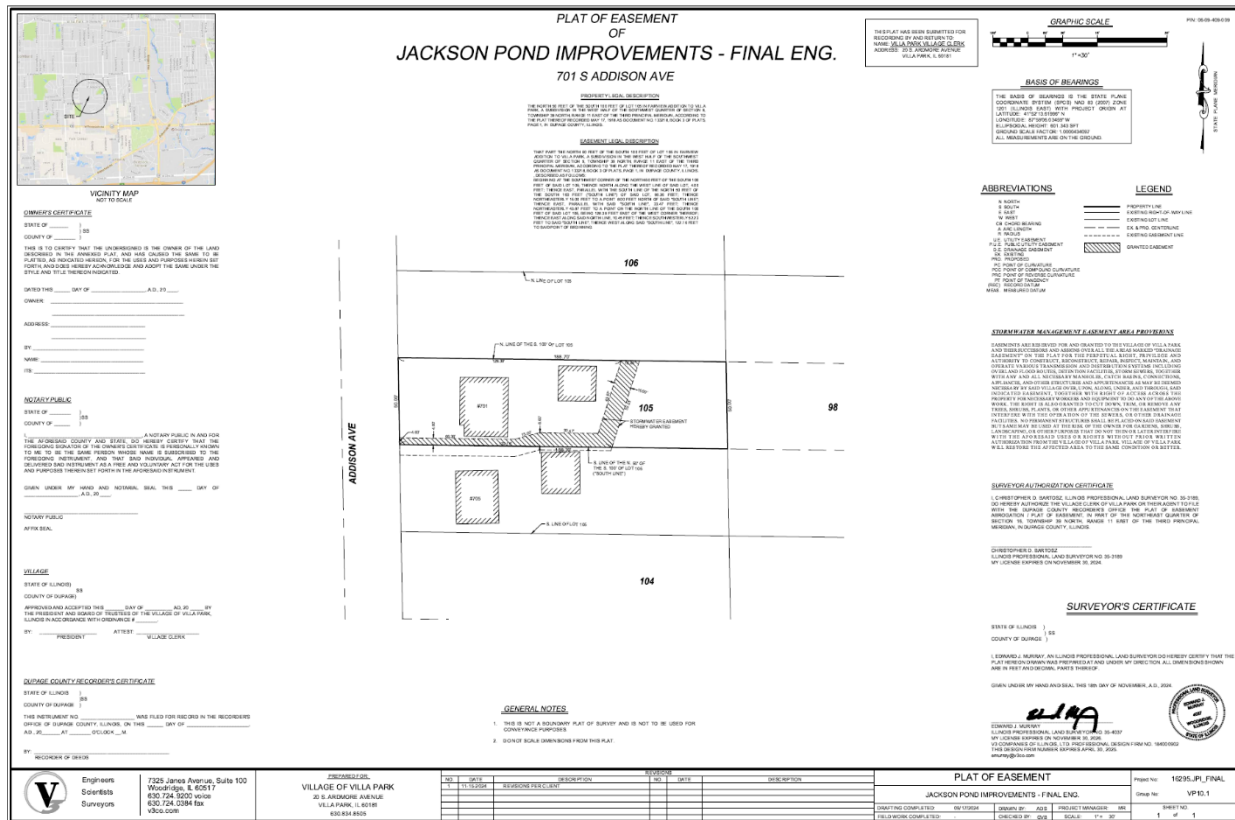
Attest:

Hosanna Korynecky, Village Clerk

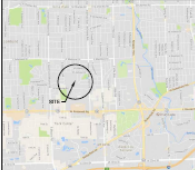
Published in pamphlet form:

_____, 2025

GROUP EXHIBIT A



Page 35 of 327



VICINITY MAP
NOT TO SCALE

PLAT OF EASEMENT OF JACKSON POND IMPROVEMENTS - FINAL ENG.

819 MICHIGAN AVE

GRAPHIC SCALE
1" = 100'

PLAT OF EASEMENT
JACKSON POND IMPROVEMENTS - FINAL ENG.

PROPERTY DATA (DESCRIPTION)

THIS PLAT OF EASEMENT IS A PART OF THE PLAT OF EASEMENT OF JACKSON POND IMPROVEMENTS, FINAL ENG., PLAT OF EASEMENT, 10/1/2014, IN THE PUBLIC RECORDS OF THE COUNTY OF CLATSOP, OREGON, BOOK 10, PAGE 1.

OWNER'S CERTIFICATE

STATE OF _____

COUNTY OF _____

DATE OF THIS PLAT OF EASEMENT: _____

OWNER: _____

BY: _____

FOR: _____

NOTARY PUBLIC

STATE OF _____

COUNTY OF _____

DATE OF THIS PLAT OF EASEMENT: _____

NOTARY PUBLIC: _____

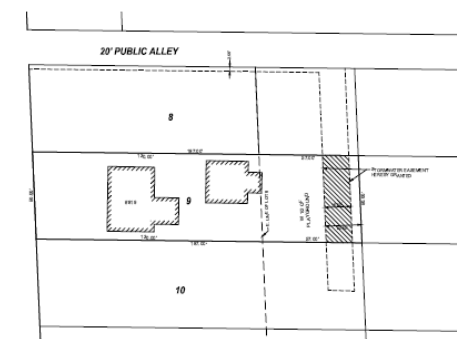
PLAT OF EASEMENT

STATE OF _____

COUNTY OF _____

DATE OF THIS PLAT OF EASEMENT: _____

PLAT OF EASEMENT: _____



ABBREVIATIONS

1. EASEMENT
2. EASEMENT
3. EASEMENT
4. EASEMENT
5. EASEMENT
6. EASEMENT
7. EASEMENT
8. EASEMENT
9. EASEMENT
10. EASEMENT

LEGEND

1. EASEMENT
2. EASEMENT
3. EASEMENT
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8. EASEMENT
9. EASEMENT
10. EASEMENT

OWNER'S MANAGEMENT EASEMENT AND EASEMENT

1. EASEMENT
2. EASEMENT
3. EASEMENT
4. EASEMENT
5. EASEMENT
6. EASEMENT
7. EASEMENT
8. EASEMENT
9. EASEMENT
10. EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF _____

COUNTY OF _____

DATE OF THIS PLAT OF EASEMENT: _____

SURVEYOR: _____

GENERAL NOTES

1. THIS PLAT OF EASEMENT IS A PART OF THE PLAT OF EASEMENT OF JACKSON POND IMPROVEMENTS, FINAL ENG., PLAT OF EASEMENT, 10/1/2014, IN THE PUBLIC RECORDS OF THE COUNTY OF CLATSOP, OREGON, BOOK 10, PAGE 1.

2. THIS PLAT OF EASEMENT IS A PART OF THE PLAT OF EASEMENT OF JACKSON POND IMPROVEMENTS, FINAL ENG., PLAT OF EASEMENT, 10/1/2014, IN THE PUBLIC RECORDS OF THE COUNTY OF CLATSOP, OREGON, BOOK 10, PAGE 1.

PLAT OF EASEMENT
JACKSON POND IMPROVEMENTS - FINAL ENG.

DATE OF THIS PLAT OF EASEMENT: _____

PLAT OF EASEMENT: _____

PLAT OF EASEMENT
JACKSON POND IMPROVEMENTS - FINAL ENG.

DATE OF THIS PLAT OF EASEMENT: _____

PLAT OF EASEMENT: _____

ENGINEER
S. J. JENSEN
819 MICHIGAN AVE
VILLAGE OF VILLA PARK
VILLAGE OF VILLA PARK
VILLAGE OF VILLA PARK

PLAT OF EASEMENT
JACKSON POND IMPROVEMENTS - FINAL ENG.

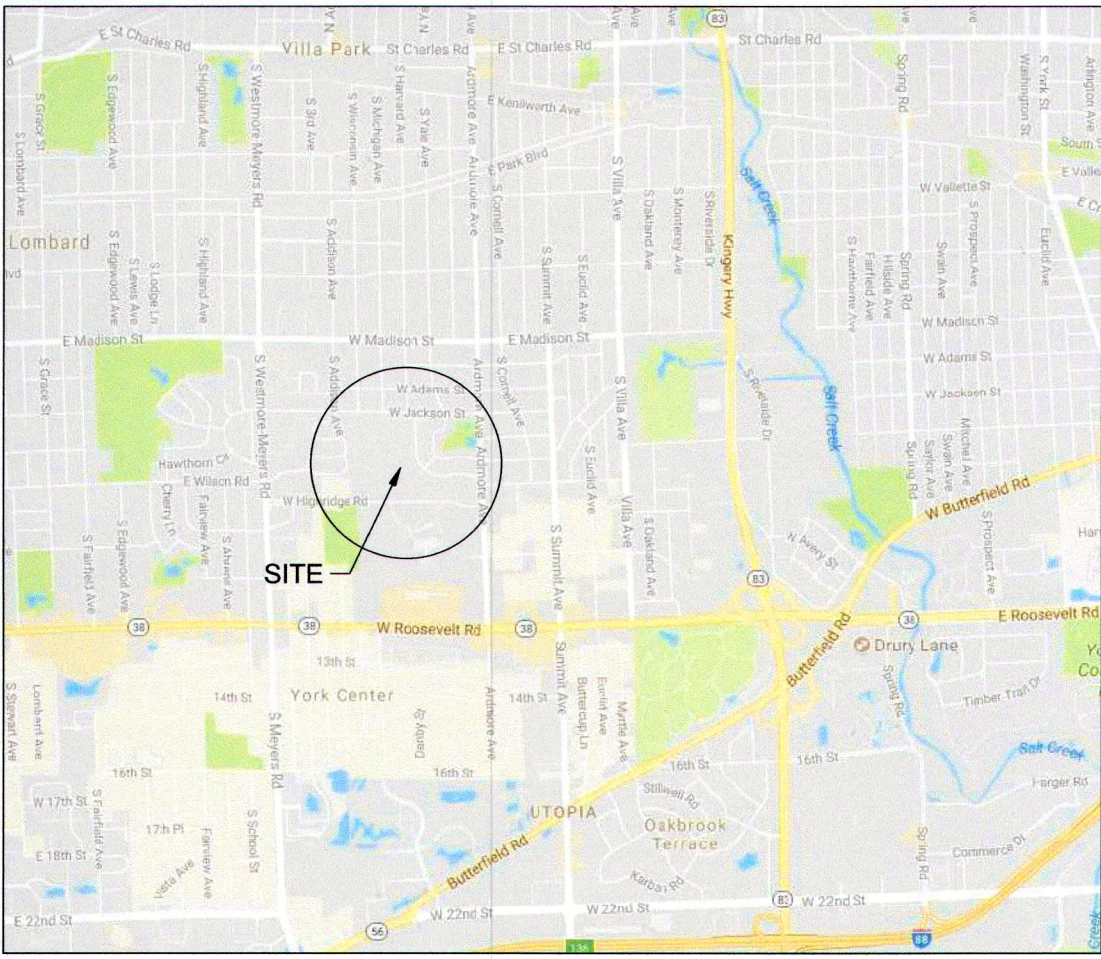
DATE OF THIS PLAT OF EASEMENT: _____

PLAT OF EASEMENT: _____

PLAT OF EASEMENT
JACKSON POND IMPROVEMENTS - FINAL ENG.

DATE OF THIS PLAT OF EASEMENT: _____

PLAT OF EASEMENT: _____



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED, AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS 26 DAY OF March, A.D., 20 25

OWNER: Cary Rayner

ADDRESS: 701 S. Addison Ave

BY: Home Owner

NAME: Cary Piszczek

ITS: _____

NOTARY PUBLIC

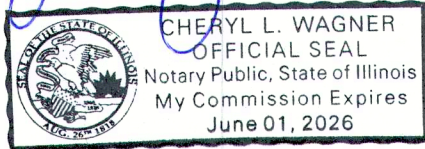
STATE OF Illinois)
COUNTY OF DUPAGE) SS

I, CHERYL L. WAGNER, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 26th DAY OF MARCH, A.D., 20 25

NOTARY PUBLIC

AFFIX SEAL



VILLAGE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED AND ACCEPTED THIS _____ DAY OF _____ AD, 20 _____ BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK, ILLINOIS IN ACCORDANCE WITH ORDINANCE # _____.

BY: _____ PRESIDENT ATTEST: _____ VILLAGE CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

BY: _____
RECORDER OF DEEDS

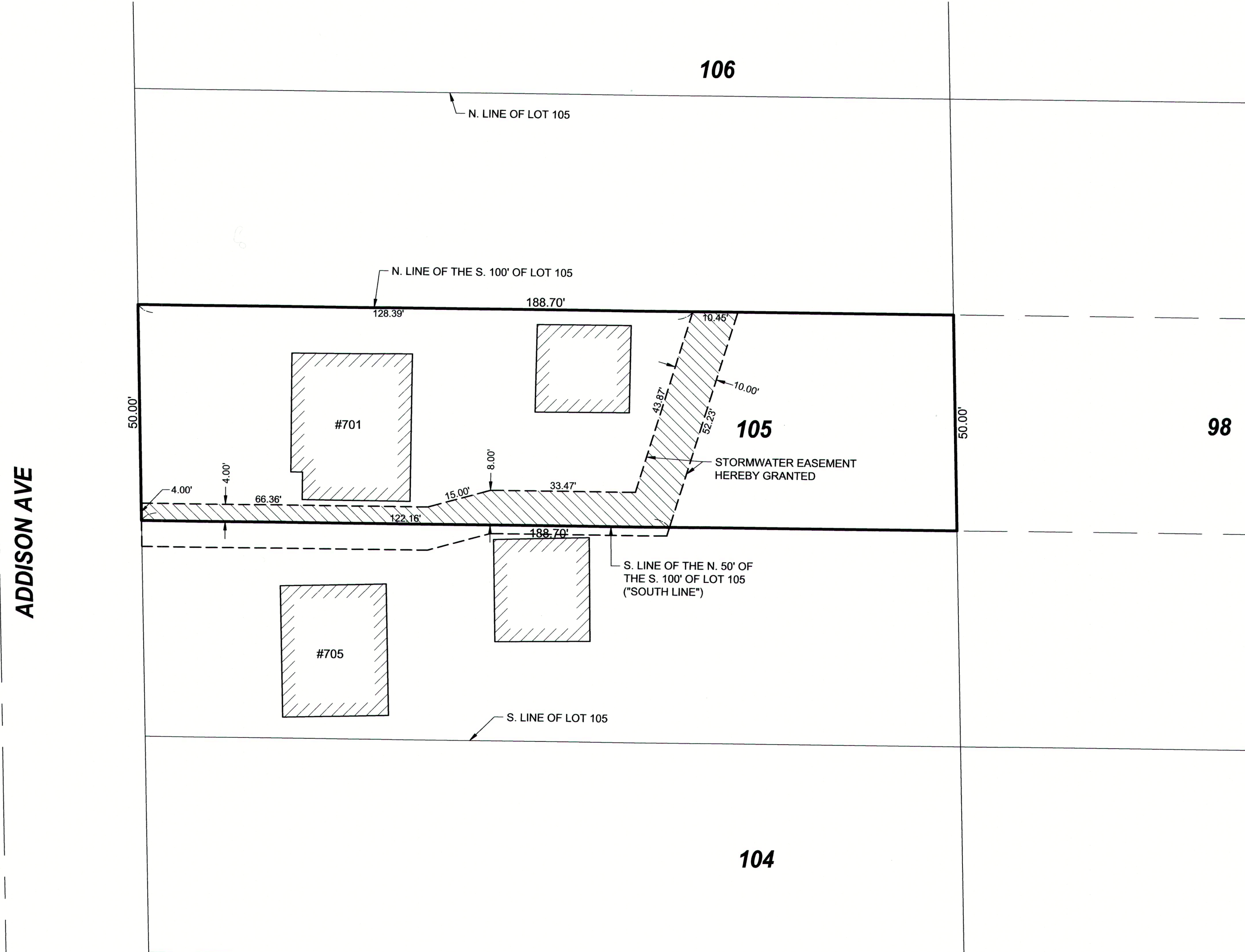
PLAT OF EASEMENT
OF
JACKSON POND IMPROVEMENTS - FINAL ENG.
701 S ADDISON AVE

PROPERTY LEGAL DESCRIPTION

THE NORTH 50 FEET OF THE SOUTH 100 FEET OF LOT 105 IN FAIRVIEW ADDITION TO VILLA PARK, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1918 AS DOCUMENT NO. 133218, BOOK 3 OF PLATS, PAGE 1, IN DUPAGE COUNTY, ILLINOIS.

EASEMENT LEGAL DESCRIPTION

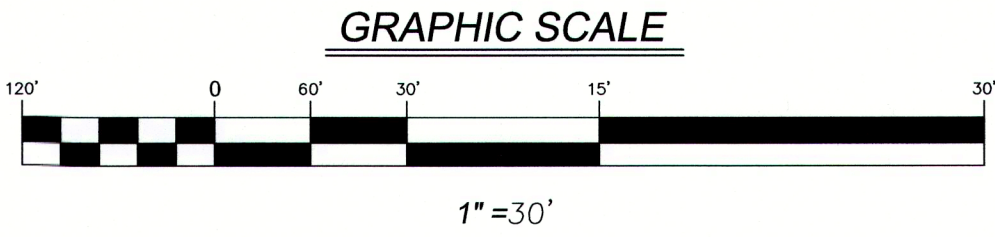
THAT PART THE NORTH 50 FEET OF THE SOUTH 100 FEET OF LOT 105 IN FAIRVIEW ADDITION TO VILLA PARK, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1918 AS DOCUMENT NO. 133218, BOOK 3 OF PLATS, PAGE 1, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 50 FEET OF THE SOUTH 100 FEET OF SAID LOT 105, THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 4.00 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTH 50 FEET OF THE SOUTH 100 FEET ("SOUTH LINE") OF SAID LOT, 66.36 FEET; THENCE NORTHEASTERLY 15.00 FEET TO A POINT 8.00 FEET NORTH OF SAID "SOUTH LINE"; THENCE EAST, PARALLEL WITH SAID "SOUTH LINE", 33.47 FEET; THENCE NORTHEASTERLY 43.87 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 100 FEET OF SAID LOT 105, BEING 128.39 FEET EAST OF THE WEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE, 10.45 FEET; THENCE SOUTHWESTERLY 52.23 FEET TO SAID "SOUTH LINE", THENCE WEST ALONG SAID "SOUTH LINE", 122.16 FEET TO SAID POINT OF BEGINNING.



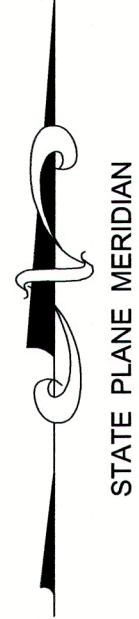
GENERAL NOTES

- THIS IS NOT A BOUNDARY PLAT OF SURVEY AND IS NOT TO BE USED FOR CONVEYANCE PURPOSES.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: VILLA PARK VILLAGE CLERK
ADDRESS: 20 S. ARDMORE AVENUE
VILLA PARK, IL 60181



PIN: 06-09-409-009



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41°52'13.6196" N LONGITUDE: 87°59'06.03459" W ELLIPSOIDAL HEIGHT: 601.343 SFT GROUND SCALE FACTOR: 1.0000434097 ALL MEASUREMENTS ARE ON THE GROUND.

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
EX. EXISTING
PRO. PROPOSED
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM

LEGEND

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
GRANTED EASEMENT

STORMWATER MANAGEMENT EASEMENT AREA PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF VILLA PARK AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING OVERLAND FLOOD ROUTES, DETENTION FACILITIES, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, OR OTHER DRAINAGE FACILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF VILLA PARK. VILLAGE OF VILLA PARK WILL RESTORE THE AFFECTED AREA TO THE SAME CONDITION OR BETTER.

SURVEYOR AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189, DO HEREBY AUTHORIZE THE VILLAGE CLERK OF VILLA PARK OR THEIR AGENT TO FILE WITH THE DUPAGE COUNTY RECORDERS OFFICE THE PLAT OF EASEMENT ABROGATION / PLAT OF EASEMENT, IN PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.

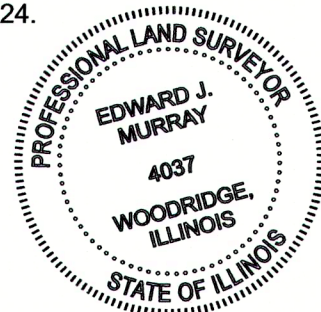
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF NOVEMBER, A.D., 2024.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2028.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
emurray@v3co.com



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
VILLAGE OF VILLA PARK
20 S. ARDMORE AVENUE
VILLA PARK, IL 60181
630.834.8505

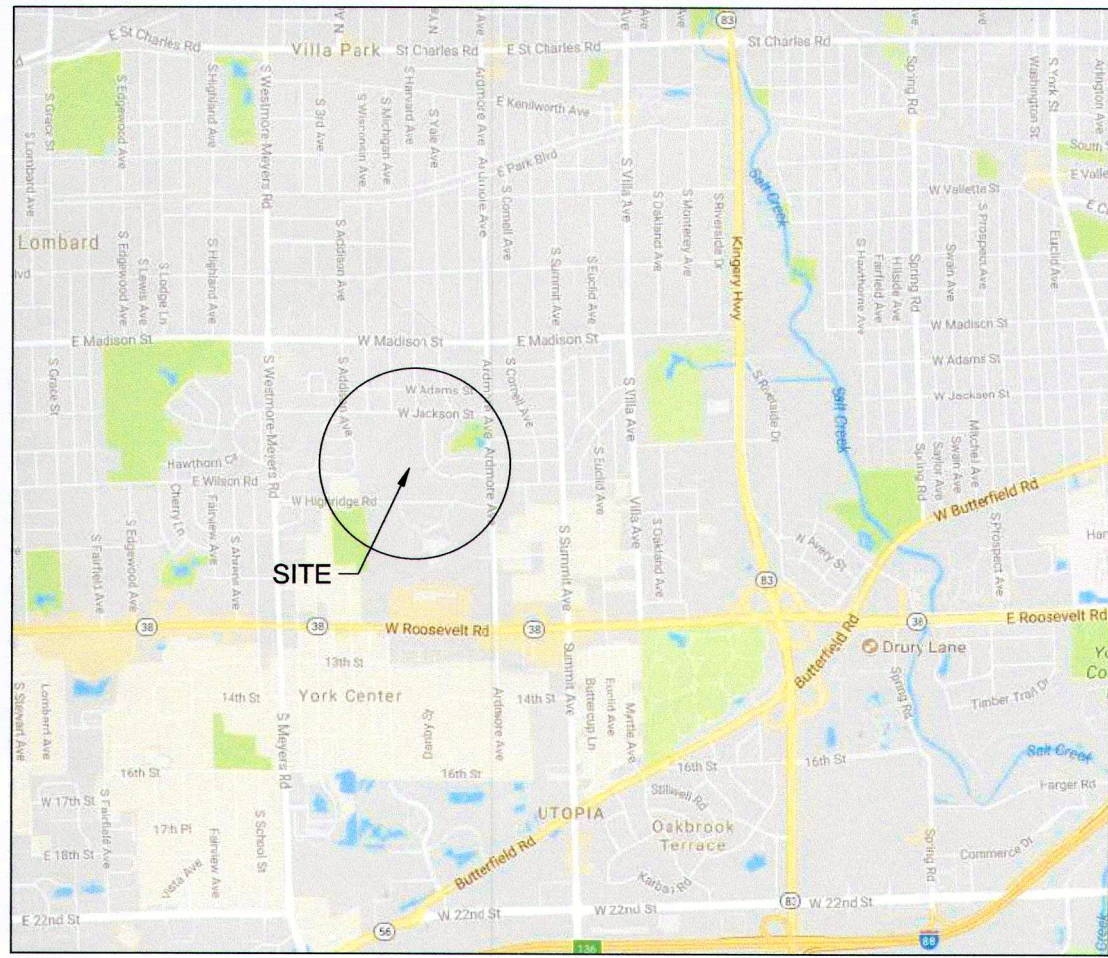
NO.			DATE			DESCRIPTION		
1	11-15-2024					REVISIONS PER CLIENT		

PLAT OF EASEMENT

JACKSON POND IMPROVEMENTS - FINAL ENG.

DRAFTING COMPLETED: 09/17/2024
FIELD WORK COMPLETED: -
DRAWN BY: ADS
CHECKED BY: GVB
PROJECT MANAGER: MR
SCALE: 1" = 30'

Project No: 16295.JPI_FINAL
Group No: VP10.1
SHEET NO. 1 of 1



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF Illinois)
COUNTY OF DuPage) SS
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED, AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS 24 DAY OF March, A.D., 20 25.

OWNER: Samantha Marasco

ADDRESS: 705 S. Addison Ave.
Villa Park, IL 60181

BY: Samantha Marasco

NAME: Samantha Marasco

ITS: owner

NOTARY PUBLIC

STATE OF Illinois)
COUNTY OF DuPage)
I, Cheryl L. Wagner, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 24th DAY OF MARCH, A.D., 20 25.

NOTARY PUBLIC
AFFIX SEAL



VILLAGE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
APPROVED AND ACCEPTED THIS _____ DAY OF _____ AD, 20 ____ BY
THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK,
ILLINOIS IN ACCORDANCE WITH ORDINANCE # _____.

BY: _____ ATTEST: _____
PRESIDENT VILLAGE CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S
OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS _____ DAY OF _____,
A.D., 20 ____ AT _____ O'CLOCK ____M.

BY: _____
RECORDER OF DEEDS

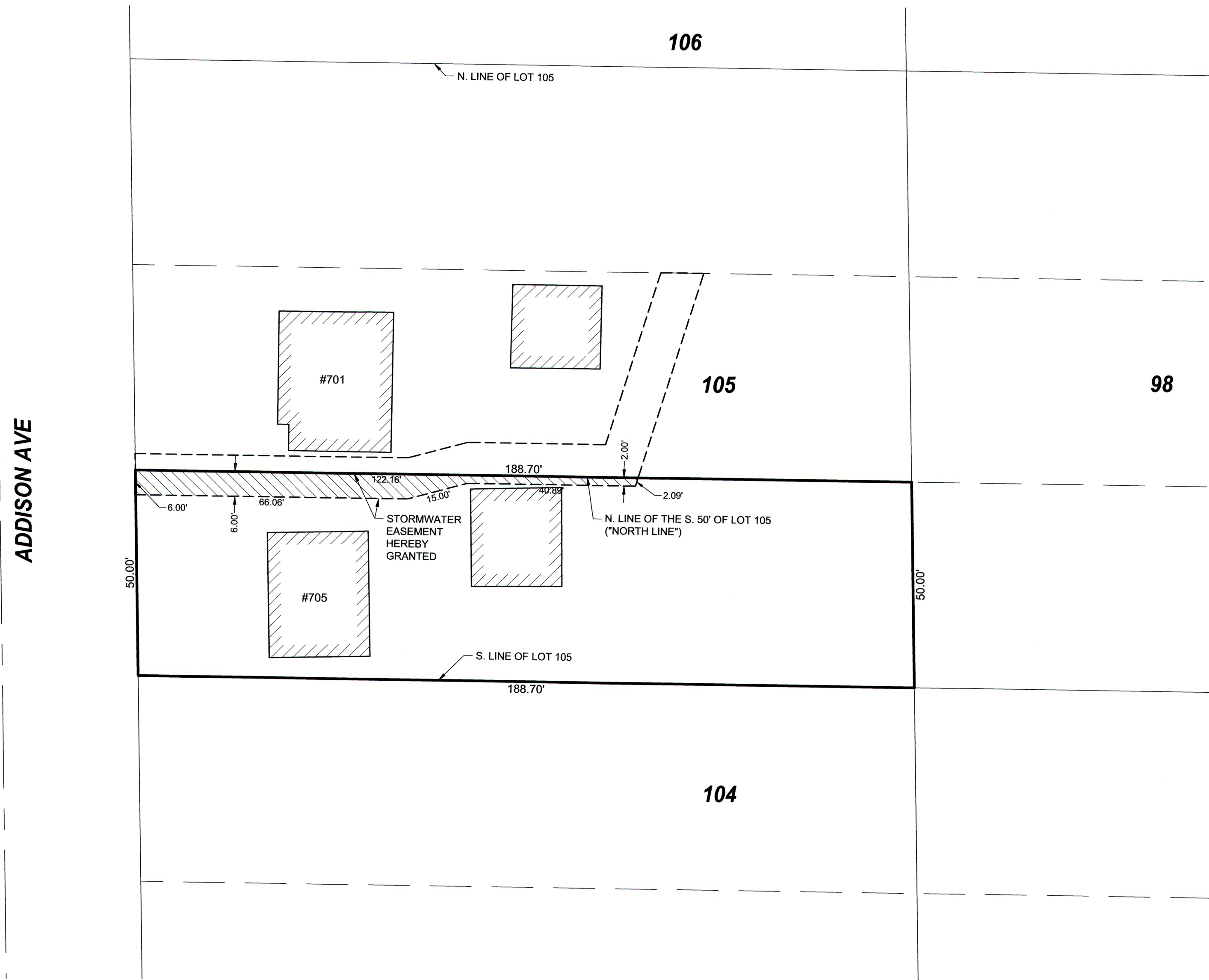
PLAT OF EASEMENT OF JACKSON POND IMPROVEMENTS - FINAL ENG. 705 S ADDISON AVE

PROPERTY LEGAL DESCRIPTION

LOT 105 (EXCEPT THE NORTH 100 FEET) IN FAIRVIEW ADDITION TO VILLA PARK, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1918 AS DOCUMENT NO. 133218, BOOK 3 OF PLATS, PAGE 1, IN DUPAGE COUNTY, ILLINOIS.

EASEMENT LEGAL DESCRIPTION

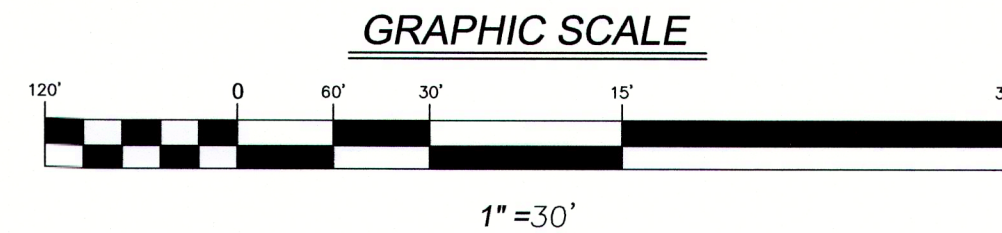
THAT PART OF LOT 105 (EXCEPT THE NORTH 100 FEET) IN FAIRVIEW ADDITION TO VILLA PARK, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1918 AS DOCUMENT NO. 133218, BOOK 3 OF PLATS, PAGE 1, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 50 FEET OF SAID LOT 105; THENCE EAST, ALONG THE NORTH LINE OF THE SOUTH 50 FEET ("NORTH LINE"), 122.16 FEET, THENCE SOUTHWESTERLY 2.09 FEET TO A POINT 2.00 FEET SOUTH OF SAID "NORTH LINE"; THENCE WEST ALONG A LINE PARALLEL WITH SAID "NORTH LINE", 40.89 FEET; THENCE SOUTHWESTERLY 15.00 FEET TO A POINT 6.00 FEET SOUTH OF SAID "NORTH LINE"; THENCE WEST PARALLEL WITH SAID "NORTH LINE", 66.06 FEET TO THE WEST LINE OF SAID LOT 105; THENCE NORTH ALONG SAID WEST LINE, 6.00 FEET TO SAID POINT OF BEGINNING.



GENERAL NOTES

- THIS IS NOT A BOUNDARY PLAT OF SURVEY AND IS NOT TO BE USED FOR CONVEYANCE PURPOSES.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: VILLA PARK VILLAGE CLERK
ADDRESS: 20 S. ARDMORE AVENUE
VILLA PARK, IL 60181



PIN: 06-09-409-010



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41°52'13.61998"N
LONGITUDE: 87°59'06.03459"W
ELLIPSOIDAL HEIGHT: 601.343 SFT
GROUND SCALE FACTOR: 1.0000434097
ALL MEASUREMENTS ARE ON THE GROUND.

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
EX EXISTING
PRO. PROPOSED
PC POINT OF CURVATURE
PCG POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
GRANTED EASEMENT

STORMWATER MANAGEMENT EASEMENT AREA PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF VILLA PARK AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING OVERLAND FLOOD ROUTES, DETENTION FACILITIES, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, OR OTHER DRAINAGE FACILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF VILLA PARK. VILLAGE OF VILLA PARK WILL RESTORE THE AFFECTED AREA TO THE SAME CONDITION OR BETTER.

SURVEYOR AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189, DO HEREBY AUTHORIZE THE VILLAGE CLERK OF VILLA PARK OR THEIR AGENT TO FILE WITH THE DUPAGE COUNTY RECORDER'S OFFICE THE PLAT OF EASEMENT ABROGATION / PLAT OF EASEMENT, IN PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.

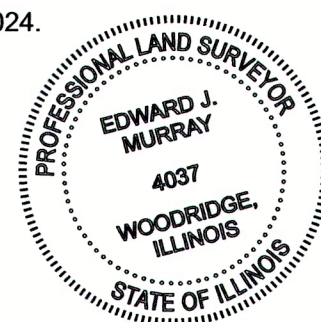
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF NOVEMBER, A.D., 2024.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
emurray@v3co.com



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
VILLAGE OF VILLA PARK
20 S. ARDMORE AVENUE
VILLA PARK, IL 60181
630.834.8505

NO.			DATE			DESCRIPTION			REVISIONS			DATE			DESCRIPTION		
1	11-15-2024	REVISIONS PER CLIENT															

PLAT OF EASEMENT

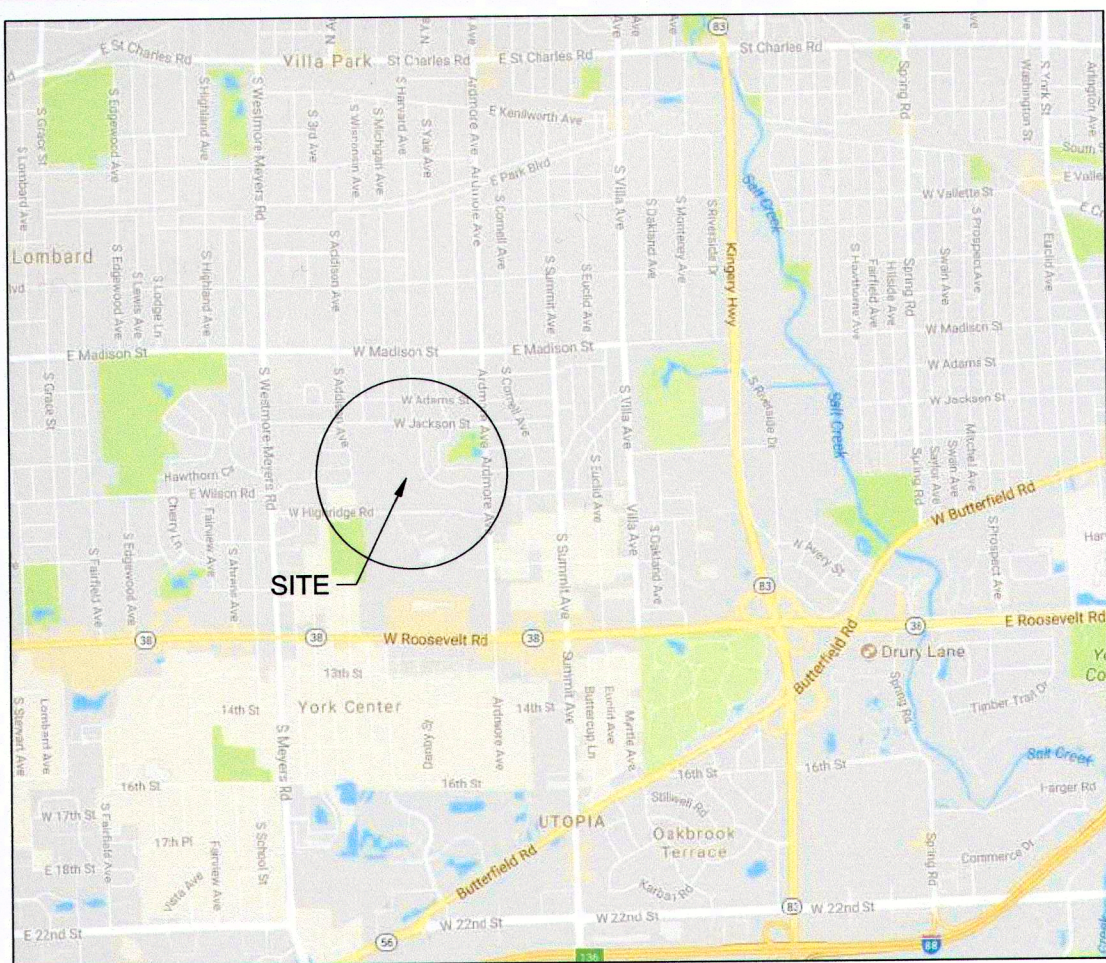
JACKSON POND IMPROVEMENTS - FINAL ENG.

DRAFTING COMPLETED: 09/17/2024
FIELD WORK COMPLETED: -
DRAWN BY: ADS
CHECKED BY: GVB
PROJECT MANAGER: MR
SCALE: 1" = 30'

Project No: 16295.JPI_FINAL

Group No: VP10.1

SHEET NO.
1 of 1



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED, AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS 27 DAY OF MARCH, A.D., 20 25.

OWNER: [Signature]

ADDRESS: 815 S. Michigan Ave

BY: Homeowner

NAME: ZACH ZABEL

ITS:

NOTARY PUBLIC

STATE OF Illinois) SS
COUNTY OF Dupage)

I, Cheryl L. Wagner, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 27th DAY OF MARCH, A.D., 20 25.

NOTARY PUBLIC: [Signature]

AFFIX SEAL

CHERYL L. WAGNER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires June 01, 2026

VILLAGE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED AND ACCEPTED THIS _____ DAY OF _____ AD, 20 _____ BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK, ILLINOIS IN ACCORDANCE WITH ORDINANCE # _____.

BY: _____ ATTEST: _____
PRESIDENT VILLAGE CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

BY: _____
RECORDER OF DEEDS

PLAT OF EASEMENT
OF
JACKSON POND IMPROVEMENTS - FINAL ENG.
815 MICHIGAN AVE

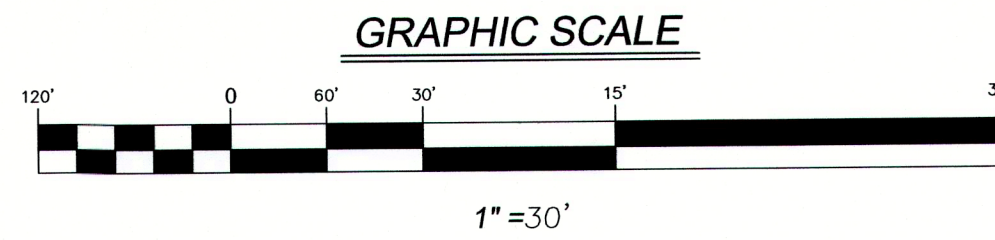
PROPERTY LEGAL DESCRIPTION

LOT 8 IN BLOCK 1 IN SHIVELY VILLA, BEING A SUBDIVISION OF LOT 2 IN THE SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1928 AS DOCUMENT 256910, IN DUPAGE COUNTY, ILLINOIS TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE FORMER PLAYGROUND BLOCK 1, LYING BETWEEN THE EXTENSIONS EASTWARD OF THE NORTH AND SOUTH LINE OF LOT 8 IN BLOCK 1 IN SHIVELY VILLA, BEING A SUBDIVISION OF LOT 2 IN THE SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1928 AS DOCUMENT 256910, IN DUPAGE COUNTY, ILLINOIS

EASEMENT LEGAL DESCRIPTION

THE NORTH 2.50 FEET (EXCEPT THE EAST 5.50 FEET THEREOF) AND THE WEST 15.00 FEET OF THE EAST 20.50 FEET OF THAT PART OF THE WEST 1/2 OF THE FORMER PLAYGROUND BLOCK 1, LYING BETWEEN THE EXTENSIONS EASTWARD OF THE NORTH AND SOUTH LINE OF LOT 8 IN BLOCK 1 IN SHIVELY VILLA, BEING A SUBDIVISION OF LOT 2 IN THE SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1928 AS DOCUMENT 256910, IN DUPAGE COUNTY, ILLINOIS

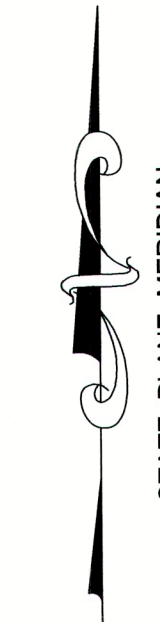
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: VILLA PARK VILLAGE CLERK
ADDRESS: 20 S. ARDMORE AVENUE
VILLA PARK, IL 60181



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41°52'13.61996" N LONGITUDE: 87°59'06.03459" W ELLIPSOIDAL HEIGHT: 601.343 SFT GROUND SCALE FACTOR: 1.0000434097 ALL MEASUREMENTS ARE ON THE GROUND.

PIN: 06-16-202-008
06-16-202-009



ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
EX. EXISTING
PRO. PROPOSED
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
GRANTED EASEMENT

STORMWATER MANAGEMENT EASEMENT AREA PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF VILLA PARK AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING OVERLAND FLOOD ROUTES, DETENTION FACILITIES, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, OR OTHER DRAINAGE FACILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF VILLA PARK. VILLAGE OF VILLA PARK WILL RESTORE THE AFFECTED AREA TO THE SAME CONDITION OR BETTER.

SURVEYOR AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189, DO HEREBY AUTHORIZE THE VILLAGE CLERK OF VILLA PARK OR THEIR AGENT TO FILE WITH THE DUPAGE COUNTY RECORDER'S OFFICE THE PLAT OF EASEMENT ABROGATION / PLAT OF EASEMENT, IN PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.

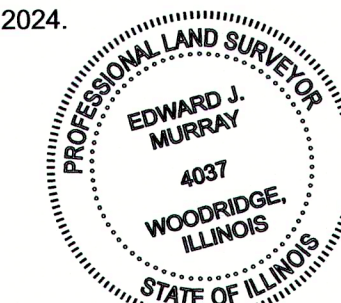
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF NOVEMBER, A.D., 2024.

[Signature]
EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
emurray@v3co.com



GENERAL NOTES

- THIS IS NOT A BOUNDARY PLAT OF SURVEY AND IS NOT TO BE USED FOR CONVEYANCE PURPOSES.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.



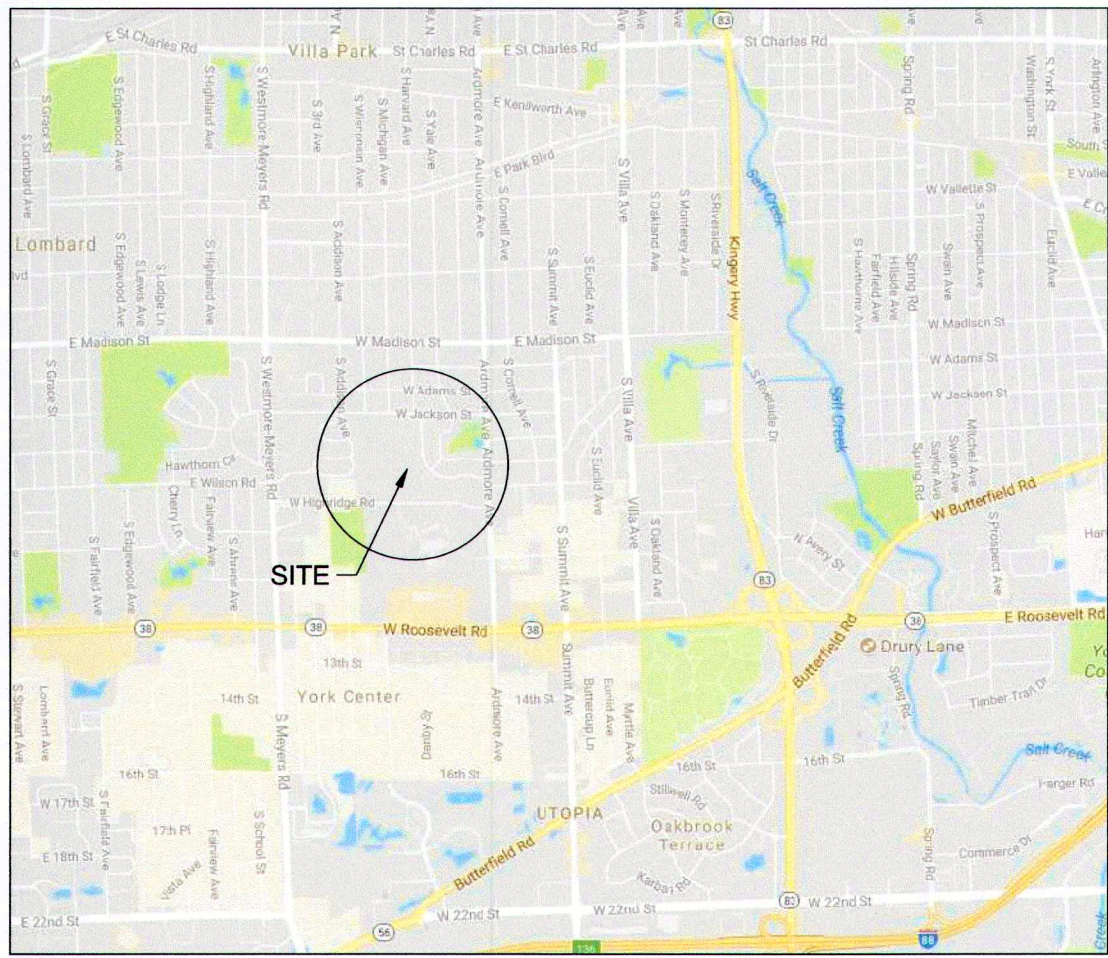
Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
VILLAGE OF VILLA PARK
20 S. ARDMORE AVENUE
VILLA PARK, IL 60181
630.834.8505

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-15-2024	REVISIONS PER CLIENT			

PLAT OF EASEMENT				Project No:	16295.JPI_FINAL
JACKSON POND IMPROVEMENTS - FINAL ENG.				Group No:	VP10.1
DRAFTING COMPLETED:	09/17/2024	DRAWN BY:	ADS	PROJECT MANAGER:	MR
FIELD WORK COMPLETED:	-	CHECKED BY:	GVB	SCALE:	1" = 30'
				SHEET NO.	1 of 1



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED, AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS 24 DAY OF MARCH, A.D., 2025.

OWNER: Ted W. Metz

ADDRESS: 819 S. MICHIGAN AVE

BY: HOME OWNER

NAME: TED METZ

ITS: _____

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, CHERYL L. WAGNER, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 24th DAY OF MARCH, A.D., 2025.

NOTARY PUBLIC: CHERYL L. WAGNER



VILLAGE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED AND ACCEPTED THIS _____ DAY OF _____, AD, 20____ BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK, ILLINOIS IN ACCORDANCE WITH ORDINANCE # _____.

BY: _____ PRESIDENT ATTEST: _____ VILLAGE CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

BY: _____
RECORDER OF DEEDS

PLAT OF EASEMENT
OF
JACKSON POND IMPROVEMENTS - FINAL ENG.
819 MICHIGAN AVE

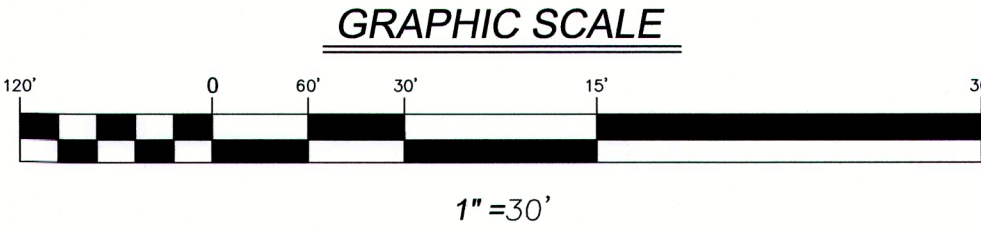
PROPERTY LEGAL DESCRIPTION

LOT 9 IN BLOCK 1 IN SHIVELY VILLA, BEING A SUBDIVISION OF LOT 2 IN THE SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1928 AS DOCUMENT 256910, IN DUPAGE COUNTY, ILLINOIS TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE FORMER PLAYGROUND BLOCK 1, LYING BETWEEN THE EXTENSIONS EASTWARD OF THE NORTH AND SOUTH LINE OF LOT 9 IN BLOCK 1 IN SHIVELY VILLA, BEING A SUBDIVISION OF LOT 2 IN THE SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1928 AS DOCUMENT 256910, IN DUPAGE COUNTY, ILLINOIS

EASEMENT LEGAL DESCRIPTION

THE WEST 15.00 FEET OF THE EAST 20.50 FEET OF THAT PART OF THE WEST 1/2 OF THE FORMER PLAYGROUND BLOCK 1, LYING BETWEEN THE EXTENSIONS EASTWARD OF THE NORTH AND SOUTH LINE OF LOT 9 IN BLOCK 1 IN SHIVELY VILLA, BEING A SUBDIVISION OF LOT 2 IN THE SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1928 AS DOCUMENT 256910, IN DUPAGE COUNTY, ILLINOIS

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: VILLA PARK VILLAGE CLERK
ADDRESS: 20 S. ARDMORE AVENUE
VILLA PARK, IL 60181



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS - EAST) WITH PROJECT ORIGIN AT LATITUDE: 41°52'13.61996" N LONGITUDE: 87°59'06.03459" W ELLIPSOIDAL HEIGHT: 601.343 SFT GROUND SCALE FACTOR: 1.0000434097 ALL MEASUREMENTS ARE ON THE GROUND.

PIN: 06-16-202-010



ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
EX EXISTING
PRO. PROPOSED
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
GRANTED EASEMENT

STORMWATER MANAGEMENT EASEMENT AREA PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF VILLA PARK AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING OVERLAND FLOOD ROUTES, DETENTION FACILITIES, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, OR OTHER DRAINAGE FACILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF VILLA PARK. VILLAGE OF VILLA PARK WILL RESTORE THE AFFECTED AREA TO THE SAME CONDITION OR BETTER.

SURVEYOR AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189, DO HEREBY AUTHORIZE THE VILLAGE CLERK OF VILLA PARK OR THEIR AGENT TO FILE WITH THE DUPAGE COUNTY RECORDERS OFFICE THE PLAT OF EASEMENT ABROGATION / PLAT OF EASEMENT, IN PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.

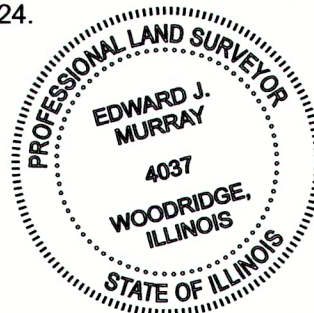
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF NOVEMBER, A.D., 2024.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
emurray@v3co.com



GENERAL NOTES

- THIS IS NOT A BOUNDARY PLAT OF SURVEY AND IS NOT TO BE USED FOR CONVEYANCE PURPOSES.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
VILLAGE OF VILLA PARK
20 S. ARDMORE AVENUE
VILLA PARK, IL 60181
630.834.8505

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-15-2024	REVISIONS PER CLIENT			

PLAT OF EASEMENT

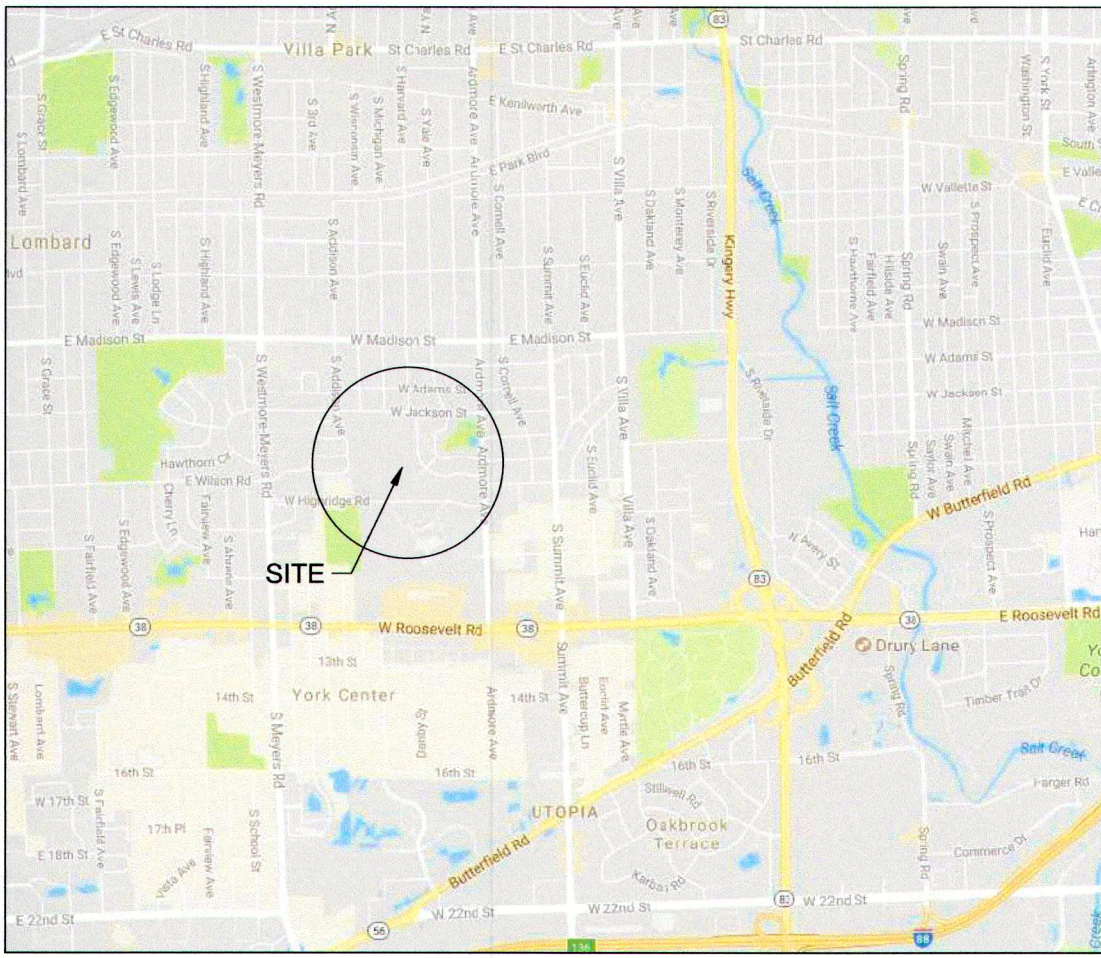
JACKSON POND IMPROVEMENTS - FINAL ENG.

DRAFTING COMPLETED: 09/17/2024
FIELD WORK COMPLETED: -
DRAWN BY: ADS
CHECKED BY: GVB
PROJECT MANAGER: MR
SCALE: 1" = 30'

Project No: 16295.JPI_FINAL

Group No: VP10.1

SHEET NO.
1 of 1



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED, AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS 24 DAY OF MARCH, A.D., 20 25.

OWNER: Larry J. Naus

ADDRESS: 823 S. MICHIGAN AVE

BY: HOME OWNER

NAME: LARRY J. NAUS

ITS: _____

NOTARY PUBLIC

STATE OF Illinois)
COUNTY OF DuPage) SS

I, CHERYL L. WAGNER, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 24th DAY OF MARCH, A.D., 20 25.

NOTARY PUBLIC

AFFIX SEAL



VILLAGE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED AND ACCEPTED THIS _____ DAY OF _____ AD, 20 _____ BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK, ILLINOIS IN ACCORDANCE WITH ORDINANCE # _____.

BY: _____ ATTEST: _____
PRESIDENT VILLAGE CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

BY: _____
RECORDER OF DEEDS

PLAT OF EASEMENT
OF
JACKSON POND IMPROVEMENTS - FINAL ENG.
823 MICHIGAN AVE

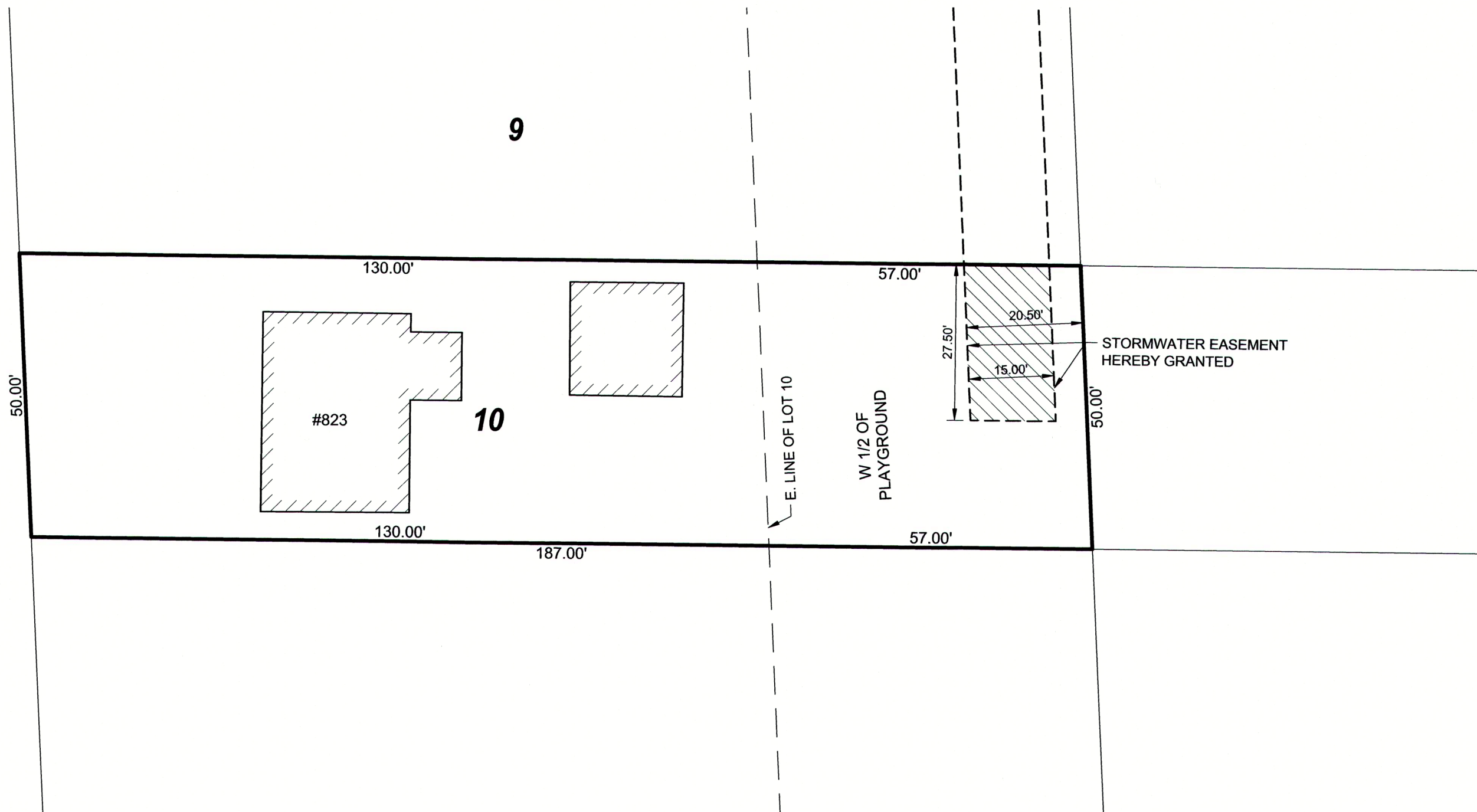
PROPERTY LEGAL DESCRIPTION

LOT 10 IN BLOCK 1 IN SHIVELY VILLA, BEING A SUBDIVISION OF LOT 2 IN THE SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1928 AS DOCUMENT 256910, IN DUPAGE COUNTY, ILLINOIS TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE FORMER PLAYGROUND BLOCK 1, LYING BETWEEN THE EXTENSIONS EASTWARD OF THE NORTH AND SOUTH LINE OF LOT 10 IN BLOCK 1 IN SHIVELY VILLA, BEING A SUBDIVISION OF LOT 2 IN THE SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1928 AS DOCUMENT 256910, IN DUPAGE COUNTY, ILLINOIS

EASEMENT LEGAL DESCRIPTION

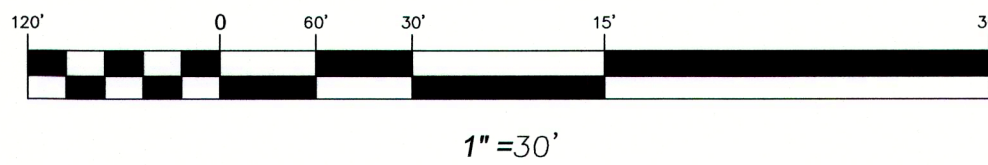
THE NORTH 27.50 FEET OF THE WEST 15.00 FEET OF THE EAST 20.50 FEET OF THAT PART OF THE WEST 1/2 OF THE FORMER PLAYGROUND BLOCK 1, LYING BETWEEN THE EXTENSIONS EASTWARD OF THE NORTH AND SOUTH LINE OF LOT 9 IN BLOCK 1 IN SHIVELY VILLA, BEING A SUBDIVISION OF LOT 2 IN THE SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1928 AS DOCUMENT 256910, IN DUPAGE COUNTY, ILLINOIS

MICHIGAN AVE



THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: VILLA PARK VILLAGE CLERK
ADDRESS: 20 S. ARDMORE AVENUE
VILLA PARK, IL 60181

GRAPHIC SCALE



PIN: 06-16-202-011

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41°52'13.61996" N LONGITUDE: 87°59'06.03459" W ELLIPSOIDAL HEIGHT: 601.343 SFT GROUND SCALE FACTOR: 1.0000434097 ALL MEASUREMENTS ARE ON THE GROUND.

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
EX. EXISTING
PRO. PROPOSED
PC. POINT OF CURVATURE
PCC. POINT OF COMPOUND CURVATURE
PRC. POINT OF REVERSE CURVATURE
PT. POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
GRANTED EASEMENT

LEGEND

STORMWATER MANAGEMENT EASEMENT AREA PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF VILLA PARK AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING OVERLAND FLOOD ROUTES, DETENTION FACILITIES, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, OR OTHER DRAINAGE FACILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF VILLA PARK. VILLAGE OF VILLA PARK WILL RESTORE THE AFFECTED AREA TO THE SAME CONDITION OR BETTER.

SURVEYOR AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189, DO HEREBY AUTHORIZE THE VILLAGE CLERK OF VILLA PARK OR THEIR AGENT TO FILE WITH THE DUPAGE COUNTY RECORDERS OFFICE THE PLAT OF EASEMENT ABROGATION PLAT OF EASEMENT, IN PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.

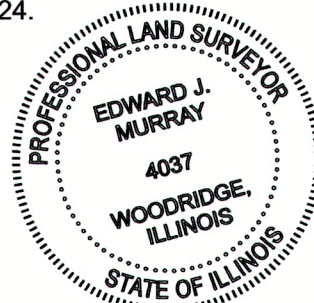
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF NOVEMBER, A.D., 2024.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
emurray@v3co.com



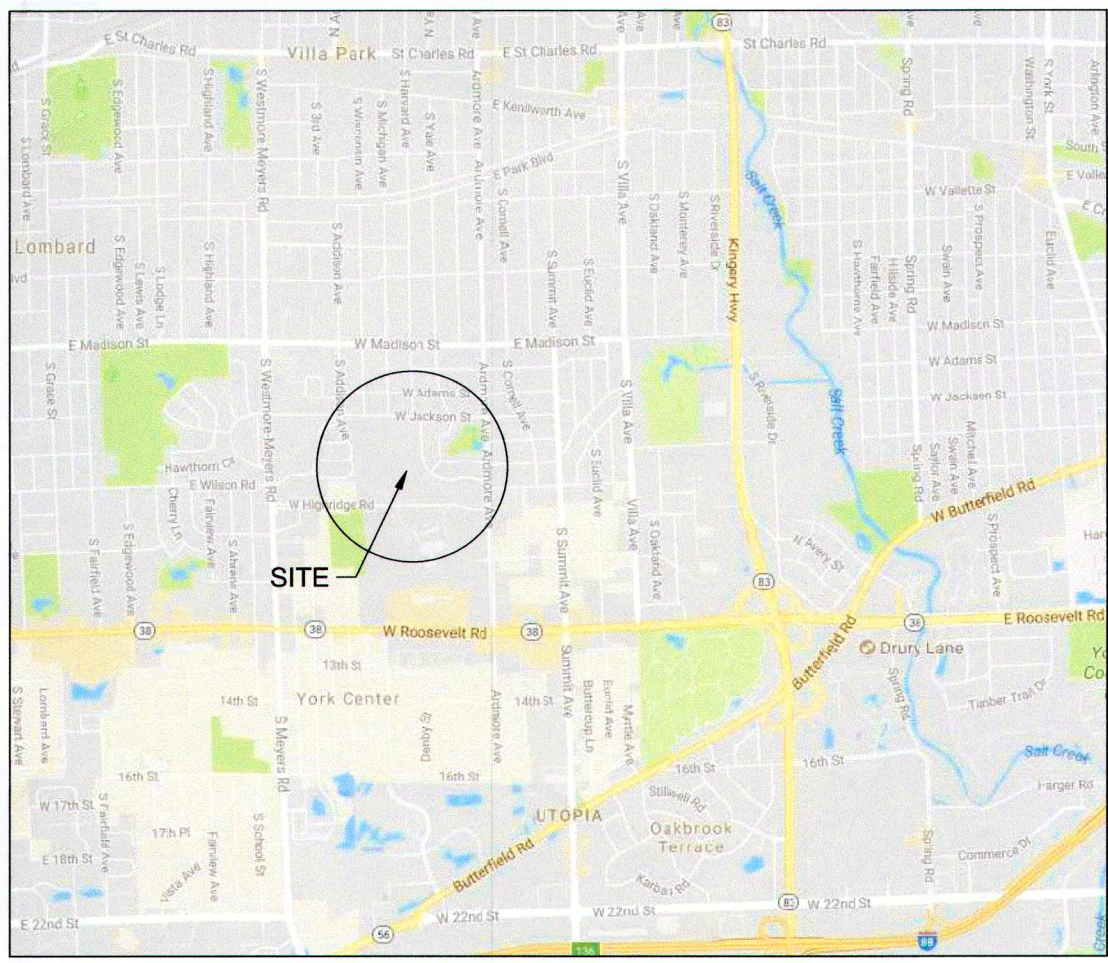
Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
VILLAGE OF VILLA PARK
20 S. ARDMORE AVENUE
VILLA PARK, IL 60181
630.834.8505

NO.		DATE		DESCRIPTION	
1		11-15-2024		REVISIONS PER CLIENT	

PLAT OF EASEMENT				Project No: 16295.JPI_FINAL
JACKSON POND IMPROVEMENTS - FINAL ENG.				Group No: VP10.1
DRAFTING COMPLETED: 09/17/2024	DRAWN BY: ADS	PROJECT MANAGER: MR		SHEET NO. 1 of 1
FIELD WORK COMPLETED: -	CHECKED BY: GVB	SCALE: 1" = 30'		



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED, AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS 27 DAY OF MARCH, A.D., 20 2025

OWNER: Linda Swallow-Muschal

ADDRESS: 722 S Wisconsin Ave

BY: Homeowner

NAME: LINDA SWALLOW-MUSCHAL

ITS: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, Cheryl L. Wagner, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 27th DAY OF MARCH, A.D., 20 25.

NOTARY PUBLIC
AFFIX SEAL



VILLAGE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED AND ACCEPTED THIS _____ DAY OF _____ AD, 20 _____ BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK, ILLINOIS IN ACCORDANCE WITH ORDINANCE # _____.

BY: _____ PRESIDENT ATTEST: _____ VILLAGE CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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

BY: _____
RECORDER OF DEEDS

PLAT OF EASEMENT OF JACKSON POND IMPROVEMENTS - FINAL ENG.

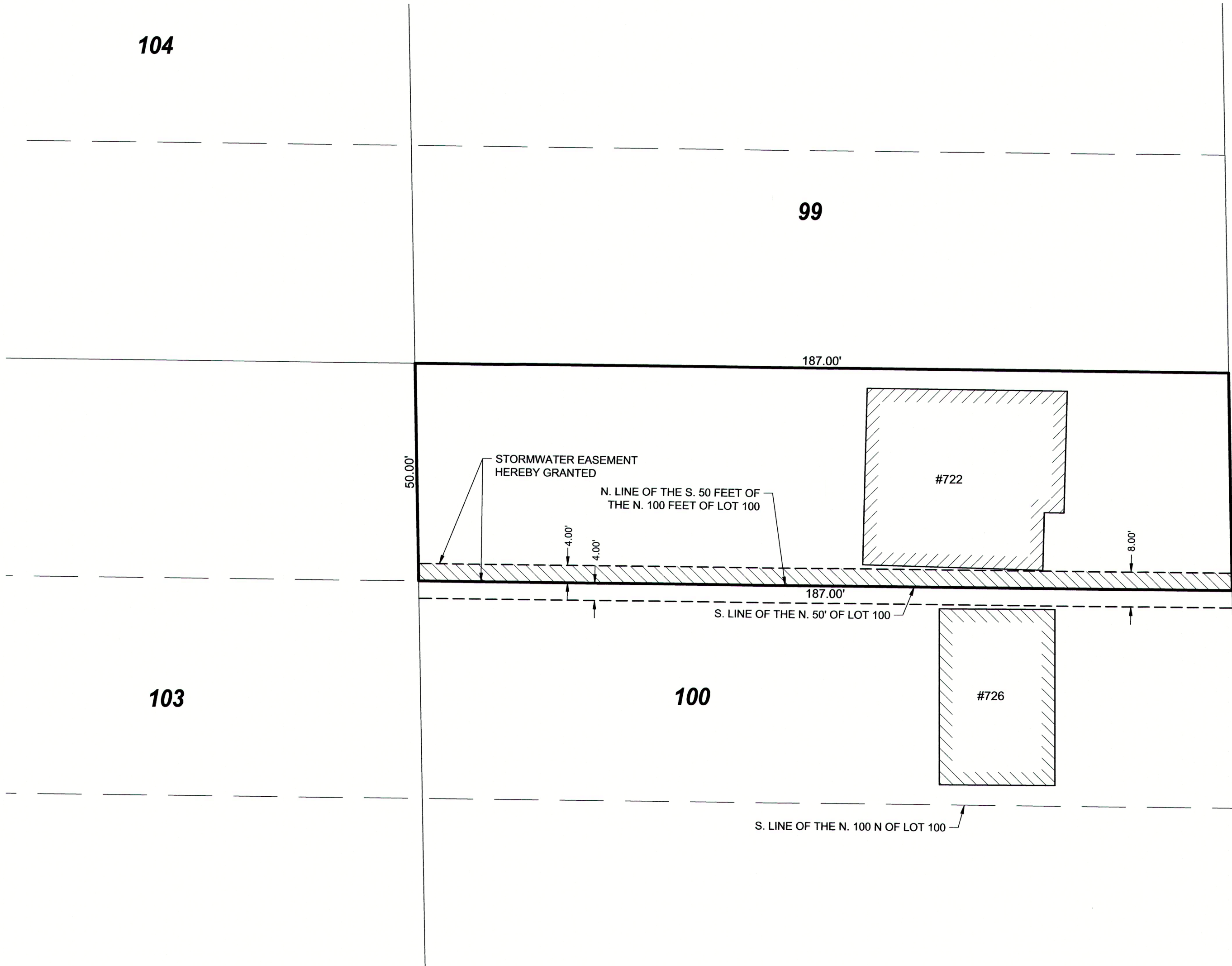
722 S WISCONSIN AVE

PROPERTY LEGAL DESCRIPTION

THE NORTH 50 FEET OF LOT 100 IN FAIRVIEW ADDITION TO VILLA PARK, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1918 AS DOCUMENT NO. 133218, BOOK 3 OF PLATS, PAGE 1, IN DUPAGE COUNTY, ILLINOIS.

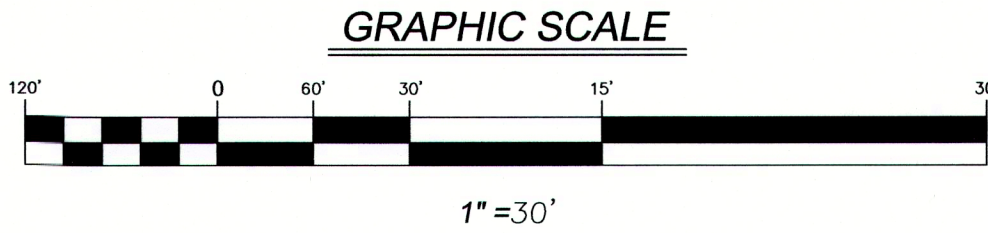
EASEMENT LEGAL DESCRIPTION

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WISCONSIN AVE

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: VILLA PARK VILLAGE CLERK
ADDRESS: 20 S. ARDMORE AVENUE
VILLA PARK, IL 60181



PIN: 06-09-409-036

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41°52'13.6196" N LONGITUDE: 87°59'06.03459" W ELLIPSOIDAL HEIGHT: 601.343 SFT GROUND SCALE FACTOR: 1.0000434097 ALL MEASUREMENTS ARE ON THE GROUND.

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
EX. EXISTING
PRO. PROPOSED
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
GRANTED EASEMENT

STORMWATER MANAGEMENT EASEMENT AREA PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF VILLA PARK AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING OVERLAND FLOOD ROUTES, DETENTION FACILITIES, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, OR OTHER DRAINAGE FACILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF VILLA PARK. VILLAGE OF VILLA PARK WILL RESTORE THE AFFECTED AREA TO THE SAME CONDITION OR BETTER.

SURVEYOR AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189, DO HEREBY AUTHORIZE THE VILLAGE CLERK OF VILLA PARK OR THEIR AGENT TO FILE WITH THE DUPAGE COUNTY RECORDER'S OFFICE THE PLAT OF EASEMENT ABROGATION / PLAT OF EASEMENT, IN PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF NOVEMBER, A.D., 2024.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
emurray@v3co.com



GENERAL NOTES

- THIS IS NOT A BOUNDARY PLAT OF SURVEY AND IS NOT TO BE USED FOR CONVEYANCE PURPOSES.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.



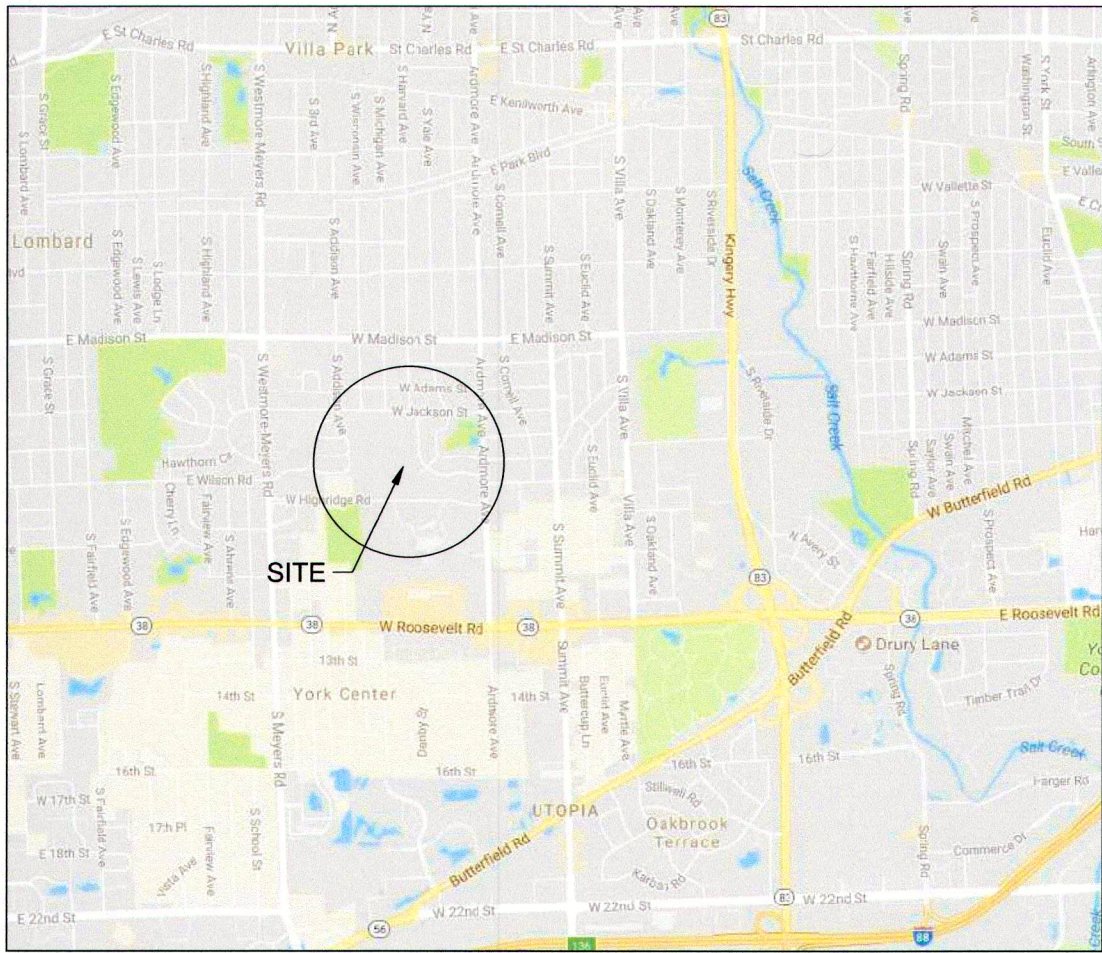
Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
VILLAGE OF VILLA PARK
20 S. ARDMORE AVENUE
VILLA PARK, IL 60181
630.834.8505

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-15-2024	REVISIONS PER CLIENT			

PLAT OF EASEMENT				Project No:	16295.JPI_FINAL
JACKSON POND IMPROVEMENTS - FINAL ENG.				Group No:	VP10.1
DRAFTING COMPLETED:	09/17/2024	DRAWN BY:	ADS	PROJECT MANAGER:	MR
FIELD WORK COMPLETED:	-	CHECKED BY:	GVB	SCALE:	1" = 30'
				SHEET NO.	1 of 1



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF Illinois)
COUNTY OF DuPage) SS
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED, AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS 4 DAY OF April, A.D., 2025.

OWNER: Christophe Williams

ADDRESS: 726 S Wisconsin Ave

BY: Homeowner

NAME: Christophe Williams

ITS: _____

NOTARY PUBLIC

STATE OF Illinois)
COUNTY OF DuPage) SS
I, Cheryl L. Wagner, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 4th DAY OF April, A.D., 2025.

NOTARY PUBLIC

AFFIX SEAL
CHERYL L. WAGNER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 01, 2026

VILLAGE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
APPROVED AND ACCEPTED THIS _____ DAY OF _____ AD, 20____ BY
THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK,
ILLINOIS IN ACCORDANCE WITH ORDINANCE # _____.
BY: _____ ATTEST: _____
PRESIDENT VILLAGE CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S
OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS _____ DAY OF _____
A.D., 20____ AT _____ O'CLOCK ____M.

BY: _____
RECORDER OF DEEDS

PLAT OF EASEMENT
OF
JACKSON POND IMPROVEMENTS - FINAL ENG.

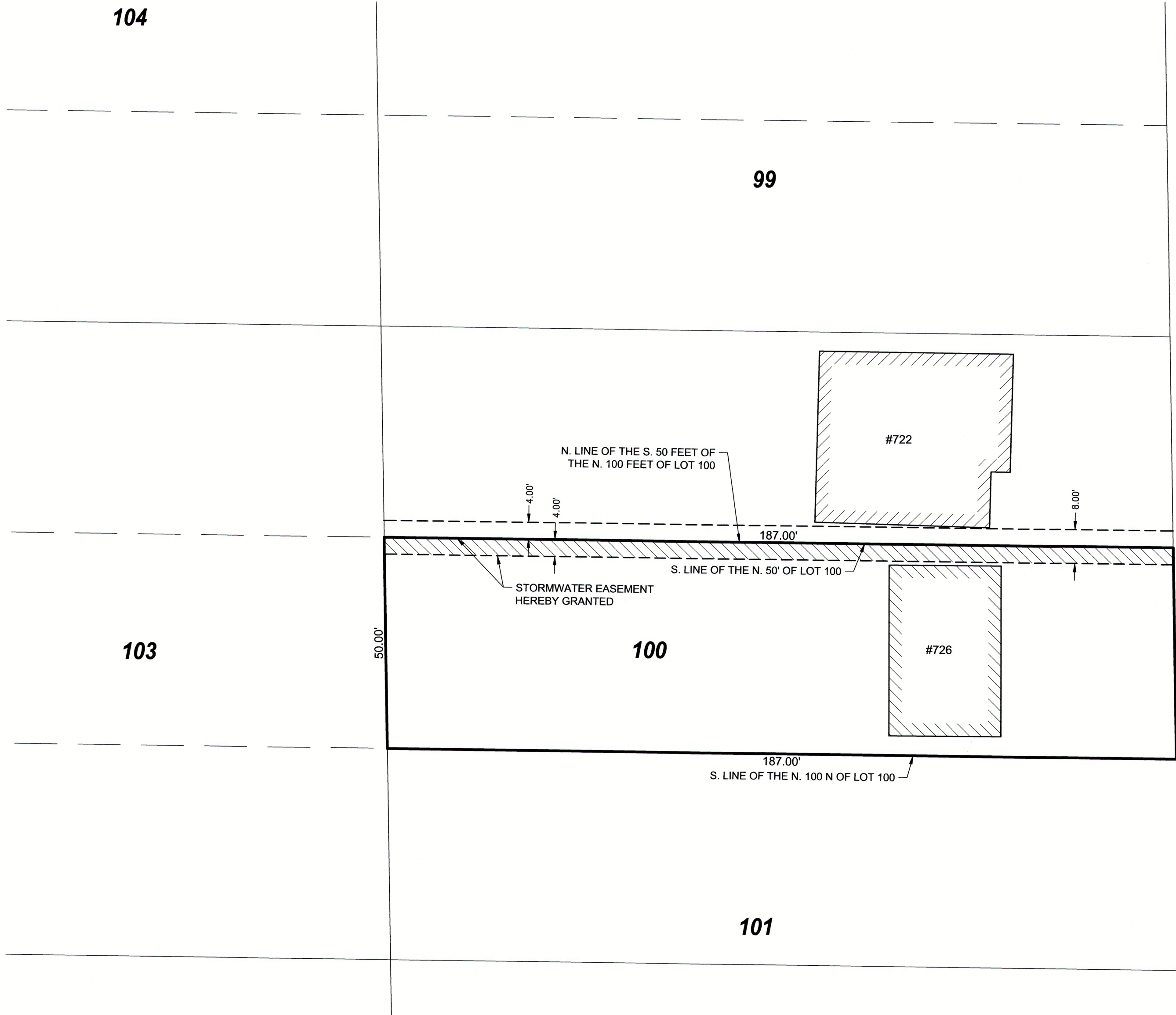
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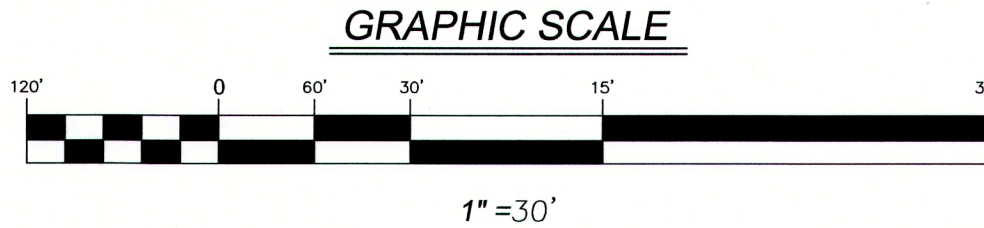
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WISCONSIN AVE

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NAME: VILLA PARK VILLAGE CLERK
ADDRESS: 20 S. ARDMORE AVENUE
VILLA PARK, IL 60181



PIN: 06-09-409-037

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STATE PLANE MERIDIAN

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
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D.E. DRAINAGE EASEMENT
EX. EXISTING
PRO. PROPOSED
PC. POINT OF CURVATURE
PCC. POINT OF COMPOUND CURVATURE
PRC. POINT OF REVERSE CURVATURE
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(REC) RECORD DATUM
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MY LICENSE EXPIRES ON NOVEMBER 30, 2024.

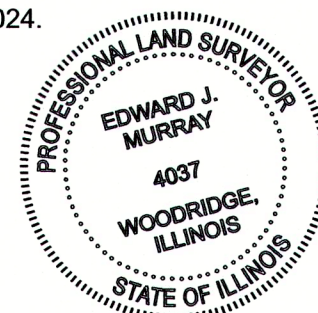
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

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Engineers
Scientists
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v3co.com

PREPARED FOR:
VILLAGE OF VILLA PARK
20 S. ARDMORE AVENUE
VILLA PARK, IL 60181
630.834.8505

NO.			DATE			DESCRIPTION		
1	11-15-2024	REVISIONS PER CLIENT						

PLAT OF EASEMENT			
JACKSON POND IMPROVEMENTS - FINAL ENG.			
DRAFTING COMPLETED:	09/17/2024	DRAWN BY:	ADS
FIELD WORK COMPLETED:	-	CHECKED BY:	GVB
PROJECT MANAGER:	MR	SCALE:	1" = 30'

Project No: 16295.JPI_FINAL
Group No: VP10.1
SHEET NO.
1 of 1



MEMORANDUM

TO: Village Board of Trustees

FROM: Marc McLaughlin, Director

DATE: April 14, 2025

SUBJECT: An Ordinance of the Village of Villa Park, Illinois, Granting a Variation from the Interior Side Yard Setback and Street Side Setback Requirements for the Property Commonly Known As 749 N. Harvard Avenue, Villa Park, Illinois

RECOMMENDED ACTION:

This Ordinance would approve petition PZ-25-03, a request for a Variation to allow a reduced minimum side yard setback of 3' from the required 10' and a reduced minimum street side setback of 6' from the required 35'. The Petitioner is seeking approval of a Variation from Table 3-2 of Article 3, Section 3.2 – Lot and Building Regulations of the Zoning Ordinance. The Planning and Zoning Commission held a public hearing on March 13, 2025 where they recommended approval of the request by a vote of 7-0.

BACKGROUND:

The subject property is an industrial battery company. The Petitioner wishes to install an addition on the rear of the building. The proposed addition would follow the existing building walls and would horizontally expand the existing encroachment into the required setbacks. The property is abutting an alley to the north which is why the 35.0-foot street side setback is required, as opposed to the 10.0-foot interior side setback on the south. The rear setback requirement in the M-1 district is 15.0 feet and the proposed addition would be setback 28.41 feet from the rear (east) property line, so no Variation is needed for the rear. If the Petitioner were required to follow the required setbacks, the building would only be 5.0 feet wide which would be unusable and impractical for their business. Building along the existing walls is a more feasible solution.

DISCUSSION:

The Petitioner proposes to build an addition on to the rear of the existing building. The proposed addition would encroach into the required 10.0-foot interior side setback by 6.9 feet on the south side. Pursuant to the relevant provisions of Article 11 of the Zoning Ordinance, the Petitioner is seeking a Variation to allow the reduction of the minimum required interior side (south) setback from 10.0 feet to 3.0 feet. The Petitioner is also seeking a Variation for the street side setback. The proposed addition would encroach into the required 35.0-foot street side setback by 28.12 feet on the north side of the property. The Petitioner is seeking a Variation to allow the reduction of the minimum required street side setback from 35.0 feet to 6.0 feet.

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, ILLINOIS,
GRANTING A VARIATION FROM THE INTERIOR SIDE YARD SETBACK AND
STREET SIDE SETBACK REQUIREMENTS FOR THE PROPERTY COMMONLY
KNOWN AS 749 N. HARVARD AVENUE, VILLA PARK, ILLINOIS**

WHEREAS, the Village of Villa Park, DuPage County, Illinois (the “Village”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State;

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq.*) the President and Board of Trustees of the Village (the “Corporate Authorities”) may provide for zoning to regulate the development and use of real estate within its borders;

WHEREAS, the Village has heretofore adopted an ordinance, entitled the “Zoning Ordinance of the Village of Villa Park, Illinois” (the “Zoning Ordinance”);

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/11-13-5) the Corporate Authorities may determine and vary the regulations relating to its zoning ordinances;

WHEREAS, Section 11.5, entitled “Variations,” of Article 11, entitled “Review and Approval Procedures,” of the Zoning Ordinance sets forth the authority and standards of the granting of variations to the Zoning Ordinance;

WHEREAS, Don Leonard, on behalf of owner Gary Leonard, of the Subject Property described below (“Petitioner”), submitted an application to request a variation from the M-1 District interior side yard setback requirement of ten (10) feet to three (3) feet and street side setback requirement of thirty-five (35) feet to six (6) feet, for the purpose of constructing an addition on the rear side of the existing property legally described as follows:

LOT 92 IN ALDER’S NORTH ADDITION TO VILLA PARK, BEING A
SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

P.I.N. 06-04-203-012

Commonly known as 749 N. Harvard Avenue, Villa Park, Illinois 60181 (the “Subject Property”); and

Ordinance No: _____

WHEREAS, the Subject Property is located within the M-1 Light Industrial District of the Village of Villa Park; and

WHEREAS, on March 13, 2025, the Planning and Zoning Commission conducted a public hearing at the Villa Park Village Hall, 20 S. Ardmore Street, Villa Park, Illinois 60181, in connection with the aforesaid application, after proper notice of said hearing was duly given; and

WHEREAS, after taking into consideration all evidence and testimony presented at the public hearing, the Planning and Zoning Commission reviewed the standards set forth in Section 11.5 of the Villa Park Zoning Ordinance and on March 13, 2025, voted with seven (7) in favor and none opposed, and recommended approval of the requested variations to the Corporate Authorities of the Village of Villa Park; and

WHEREAS, the Corporate Authorities of the Village of Villa Park have received and considered the recommendations of the Planning and Zoning Commission; and

WHEREAS, all applicable requirements of Section 11.5, entitled “Variations,” of Article 11, entitled “Review and Approval Procedures,” of the Zoning Ordinance have been met related to the granting of the variation requested for the Subject Property.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: The facts and statements contained in the preamble clauses to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

Section 2: The Corporate Authorities adopt the following findings of facts with respect to the requested variation for the Subject Property:

- Unique or special characteristic of the property itself or strict compliance with the Zoning Ordinance creates a practical difficulty or hardship which warrants site specific relief, per Section 11.5.1 of the Zoning Ordinance.

The use of the adjacent vacant alley to expand the Petitioner’s building is unique to the Subject Property, which allows this building to be expanded for proper operation of the existing business. If the Petitioner were required to follow the required setbacks, the expanded building would be deficiently constructed, with only a 5-foot width, which would render the building unusable and impractical.

Section 3: A variation from Section 3.2, as set forth in Table 3-2, of the Zoning Ordinance of the Village of Villa Park is hereby granted to permit an interior side yard setback variation from ten (10) feet to three (3) feet and street side setback requirement of thirty-five (35)

Ordinance No: _____

feet to six (6) feet, for the purpose of constructing an addition on the rear side of the existing building on the Subject Property.

Section 4: All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

Section 5: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

Passed this _____ day of _____, 2025.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this _____ day of _____, 2025.

Nick Cuzzone, Village President

Attest:

Hosanna Korynecky, Village Clerk

Published in pamphlet form:

_____, 2025

OF

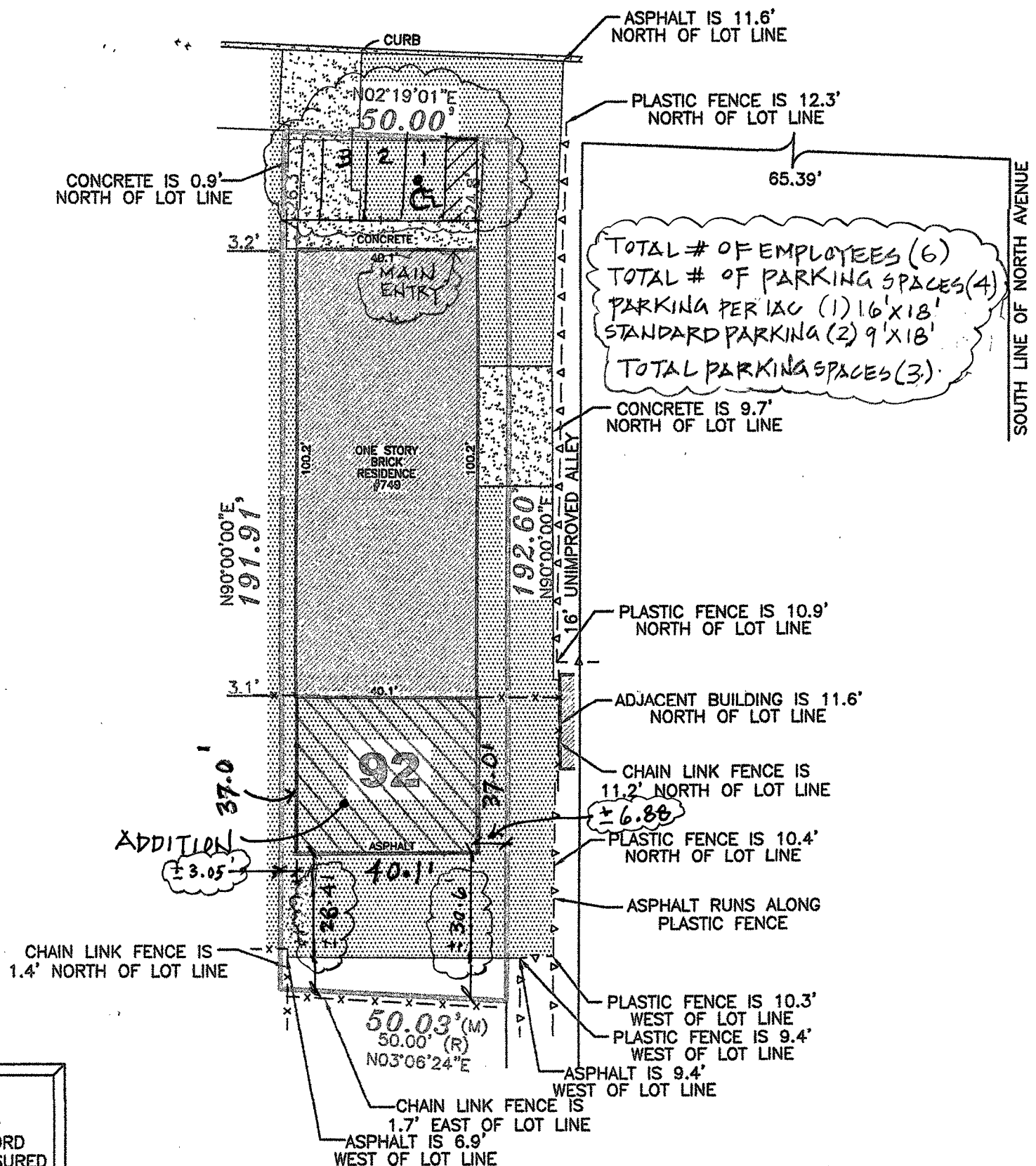
COMMON ADDRESS: 749 N. HARVARD AVENUE

NOTE:

JNT LAND SURVEY WAS ASKED TO WRITE A LEGAL DESCRIPTION FOR THIS SURVEY, BASED UPON TAX ID NUMBERS, VERBAL COMMUNICATION, OR BY OTHER MEANS. THIS LEGAL CORRECTLY IDENTIFIES THE PROPERTY SURVEYED. JNT LAND SURVEY DOES NOT OFFER ANY GUARANTEE THAT THE CLIENT OWNS ALL, OR ANY PART OF THE PROPERTY. THIS LEGAL DESCRIPTION SHOULD BE COMPARED TO A TITLE POLICY TO MAKE CERTAIN THAT THE CLIENT OWNS IN FACT OWN THE ENTIRE TRACT OF LAND SURVEYED.

R.O.W.
66.00'

HARVARD AVENUE

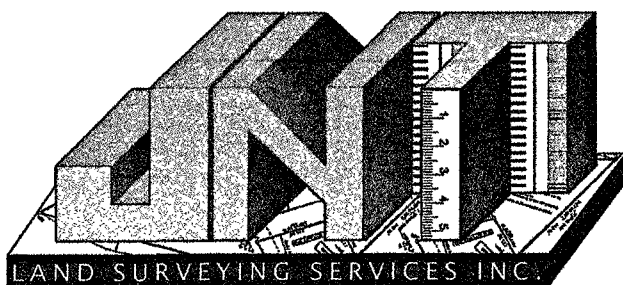


NOTE:

(D)= DEED
(R)= RECORD
(M)= MEASURED

CLIENT: DAN LEONARD

AREA OF SURVEY = 9605 SQ.FT.
BASIS OF BEARINGS: ASSUMED

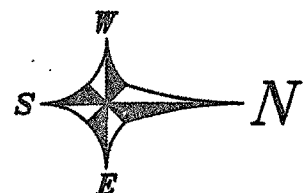


15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL. 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM



PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.004450
EXPIRES 4/30/25

THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/24



1" = 30'
SCALE

STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

FIELD WORK COMPLETED ON 9th DAY OF MAY, 2023.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY
CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND
ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT
IS A CORRECT REPRESENTATION THEREOF.

Dated this 17TH Day of MAY, 2023.

Steven Nagel
IPIS No. 3354

SURVEY NO. 23-05-081



MEMORANDUM

TO: Village Board of Trustees
FROM: Marc McLaughlin, Director
DATE: April 14, 2025
SUBJECT: An Ordinance Adopting a 2025 Comprehensive Plan for the Present and Future Development and Redevelopment of the Village of Villa Park, DuPage County, Illinois

RECOMMENDED ACTION:

By passage of this Ordinance, the Board of Trustees of the Village of Villa Park would hereby formally adopt the 2025 Comprehensive Plan. The Comprehensive Plan is for the present and future development or redevelopment of the Village of Villa Park. Staff recommends approval.

BACKGROUND:

In 2023 the Village began the process of creating a new Comprehensive Plan, with the firm Houseal Lavigne and Associates (HLA). The planning process has been a 6-step venture. First, the Kick-Off and Existing Conditions, which resulted in a memo presented to the Planning and Zoning Commission on February 8, 2024. Next, Public Engagement continued throughout the planning process, but most notable were the Business Workshop, Key Stakeholder Interviews, and Community Visioning Workshop. The third step was the Plan Visioning and Key Recommendations, which resulted in a memo presented to the Planning and Zoning Commission on June 13, 2024 and the Village Board on June 24, 2024. The fourth step was the Subarea Plans, which the boundaries were originally discussed in October 2023, but dialed in simultaneously with step 5 Draft Comprehensive Plan Elements. This was the first full rough draft of the plan which Staff reviewed in January 2025. The sixth and final step is Draft & Final Comprehensive Plan, which began February 13, 2025 with opening the Comprehensive Plan to public comments and hosting an Open House on February 26, 2025 and March 13, 2025. The Comprehensive Plan drafted date 3-5-2025 presented to the Planning and Zoning Commission had considered most of the public comments submitted online, the comments and notes from the Open House, additional Staff input, as well as, some Key Stakeholder feedback. The Planning and Zoning Commission held a public hearing on March 13, 2025, where they unanimously recommended approval with minor suggested edits, by a vote of 7-0.

DISCUSSION:

Legal Notice was published in the Daily Herald on February 20, 2025 in advance of the public hearing held on March 13, 2025 with the Planning and Zoning Commission.

Ordinance No. 25 - _____

**AN ORDINANCE ADOPTING A 2025 COMPREHENSIVE PLAN FOR THE
PRESENT AND FUTURE DEVELOPMENT AND REDEVELOPMENT OF
THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS**

WHEREAS, the Village of Villa Park (the “Village”) is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, pursuant to Article 11, Division 12 of the Illinois Municipal Code, 65 ILCS 5/11-12-4 *et seq.*, the Village’s Planning and Zoning Commission and the Village’s planning department are authorized to prepare and recommend to the Village’s corporate authorities a comprehensive plan for the present and future development or redevelopment of the Village and to recommend changes, from time to time, in the official comprehensive plan;

WHEREAS, pursuant to Article 11, Division 12 of the Illinois Municipal Code, 65 ILCS 5/11-12-4 *et seq.*, the Village’s corporate authorities are authorized to formally adopt, in whole or in part, the comprehensive plan recommended by the Planning and Zoning Commission;

WHEREAS, the Village proposed a new official comprehensive plan (hereinafter the “2025 Comprehensive Plan”), a copy of which is marked as Exhibit “A” and attached hereto, to replace and supersede any prior comprehensive plan;

WHEREAS, the Village scheduled a public hearing on the 2025 Comprehensive Plan for March 13, 2025 before the Village’s Planning and Zoning Commission and, on February 20, 2025, a date not less than 15 days prior to the scheduled public hearing, published notice of the date, time and place thereof in the *Daily Herald*, a newspaper of general circulation in DuPage County;

WHEREAS, pursuant to the required public notice, a public hearing was held by the Village’s Planning and Zoning Commission on March 13, 2025, at 7:30 p.m., to consider the proposed 2025 Comprehensive Plan; and all persons desiring to be heard in support or opposition to the 2025 Comprehensive Plan were afforded an opportunity to be heard or to submit their statements, orally, in writing, or both;

WHEREAS, the Village’s Planning and Zoning Commission reported its recommendation to approve the 2025 Comprehensive Plan to the Village Board;

Ordinance No. _____

NOW, THEREFORE, BE IT ORDAINED by the President and Village Board of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this ordinance.

Section 2: The corporate authorities of the Village hereby formally adopt the 2025 Comprehensive Plan, attached hereto as Exhibit A and incorporated herein, as the Village's official comprehensive plan.

Section 3: The Village's 2025 Comprehensive Plan and this Ordinance, including the official map, shall be placed on file with the Village Clerk and shall be available at all times during business hours for public inspection. Copies of the Village's 2025 Comprehensive Plan, including the official map, and this Ordinance, shall be made available to all interested parties in accordance with the provisions of the Freedom of Information Act.

Section 4: The Village's Director of Community & Economic Development is hereby authorized and directed to promptly cause to be filed a notice of adoption of the Village's 2025 Comprehensive Plan with the DuPage County Recorder of Deeds.

Section 5: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict.

[Remainder of Page Left Blank Intentionally]

Ordinance No. _____

Section 6: This Ordinance shall be in full force and effect after its passage and approval as provided by law and upon the expiration of ten (10) days after the date of filing of the notice of the adoption of the Village's 2025 Comprehensive Plan with the DuPage County Recorder of Deeds.

ADOPTED this _____ day of _____ 2025, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this _____ day of _____, 2025.

Nick Cuzzzone, President of the Village of
Villa Park, DuPage County, Illinois

ATTESTED and filed in my office,
this _____ day of _____, 2025.

Hosanna Korynecky, Clerk of the Village of
Villa Park, DuPage County, Illinois

Ordinance No. _____

EXHIBIT A

Village of Villa Park 2025 Comprehensive Plan



VILLA PARK COMPREHENSIVE PLAN

2025 - 2045 | ADOPTION DRAFT 03/19/2025



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ACKNOWLEDGMENTS

VILLAGE BOARD

- Nick Cuzzone, President
- Hosanna Korynecky, Village Clerk
- Carine Alfono, Trustee
- Jorge Cordova, Trustee
- Jack Corkery, Trustee
- Deepasriya Kumar, Trustee
- John Kozar, Trustee
- Kevin Patrick, Trustee

PLANNING AND ZONING COMMISSION

- Jason Jarrett, Chairperson
- Larry Calvert
- Edward Hofstra
- Kenneth “Ken” Jackson
- Michael Orlowski
- Eric Luedtke
- Louis LeMieux
- Dominick Romano
- Justin Shlensky

VILLAGE STAFF

- Marc McLaughlin, AICP, GISP, Director of Community & Economic Development
- Michelle House, AICP, Deputy Director of Community & Economic Development
- Rachel Leedom, Planner

VILLA PARK COMMUNITY

A special thanks to all who participated in the Villa Park Comprehensive Plan process. This Plan was made possible by the contributions and insights of residents, business persons, property owners, and representatives from various groups and organizations.



CONSULTANT TEAM





CHAPTER 1

INTRODUCTION

The Villa Park Comprehensive Plan will serve as a foundation for decision-making and help guide the Village as it implements the community's vision and goals. This chapter explains the role of the Comprehensive Plan in shaping future growth and development, detailing its function as a guiding document for land use, transportation, and infrastructure decisions. Additionally, it provides a snapshot of the community's current conditions as it plans for the next 20 years. This understanding of the Village's needs and existing opportunities supported the foundation for Villa Park's vision and goals.

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan represents the Village's official vision for the future, looking ahead to the next 20 years. As a policy guide, the Comprehensive Plan outlines specific actions to achieve the Village's vision. It is designed to serve as a foundation for decision-making for the Village, developers, residents, and other stakeholders.

PURPOSE OF THE COMPREHENSIVE PLAN

The Illinois State Law 65 ILCS/11-12-5 allows Villa Park the power to formulate a Comprehensive Plan for both existing and future development or redevelopment. The Plan aims to steer decisions related to development regulations, capital improvements, and other local policies and actions. It is a tool for the community to help coordinate efforts, secure grants, and direct how the Village may use its resources. The Village of Villa Park adopted its current Comprehensive Plan in 2009, a Comprehensive Plan should be updated approximately every 10+ years to ensure it remains a useful and relevant tool for guiding development and growth.



PLANNING PROCESS

The Village of Villa Park Comprehensive Plan is the result of a multi-step process that focused on community engagement, assessing current conditions, identifying opportunities and challenges, setting a vision, goals, and objectives, and creating planning recommendations and policies. The following is a summary of the Comprehensive Plan process:

TASK 1: KICK-OFF AND EXISTING CONDITIONS

To “kick off” the planning process, initial meetings were held with Village staff, department heads, Planning and Zoning Commission, the Village Board, and elected officials. This task included an assessment of existing conditions and the preparation of an Existing Conditions Memo. Relevant past plans, policies, and reports were reviewed, along with an analysis of Villa Park’s demographic and economic trends. Upon completion, the Existing Conditions Memorandum (ECM) was finalized and presented to the Village Board.

TASK 2: PUBLIC ENGAGEMENT

Public engagement involved several methods to gather input. An interactive project website was linked to the Village’s website, which featured an online community survey and the map.social engagement platform. Key stakeholder interviews, focus groups, DIY workshop kits, a business community workshop, and a community visioning workshop were also used to collect feedback. Village staff, residents, business owners, managers, and other key stakeholders were invited to participate in these outreach activities.

TASK 3: PLAN VISIONING AND KEY RECOMMENDATIONS

A Vision Statement and Goals for the Comprehensive Plan were created based on community feedback and existing conditions analysis. This established an overall vision for the future of Villa Park that formed the cornerstone of the planning process. This task also included preparing preliminary land use recommendations to form the Village’s future land use map. This culminated in a memo that consisted of the vision, key recommendations, and future land use.

TASK 4: SUBAREA PLANS

The Comprehensive Plan includes six Subarea Plans, North Avenue Corridor, Uptown District, St. Charles Corridor, Old Town District, Historic Ardmore District, and Roosevelt Road Corridor. During a working session with Village staff specific land use recommendations were developed for each area. The subarea plans provide detailed recommendations on land use, development sites, access and mobility, parking, and other essential aspects in addition to conceptual plans and 3D visualizations. The Subarea Plans were presented to the Planning and Zoning Commission and the Village Board. Based on their feedback, necessary adjustments were made before incorporating them into the Comprehensive Plan.

TASK 5: DRAFT COMPREHENSIVE PLAN ELEMENTS

This task included the preparation of preliminary Village-wide policies and recommendations for the core elements of the Comprehensive Plan. These elements, which included land use, housing, economic development, transportation, community facilities, and public infrastructure, were based on the vision, goals, and key recommendations developed earlier in the planning process.

TASK 6: DRAFT AND FINAL COMPREHENSIVE PLAN

Following completion of the draft elements and incorporating feedback received during community outreach, the draft and final versions of the Comprehensive Plan were prepared for review, consideration, and adoption. The public reviewed the Draft Plan during an Open House. After receiving feedback and holding discussions, a revised version was presented to the Planning and Zoning Commission at a formal public hearing. Upon approval from the Planning and Zoning Commission, the final version of the Comprehensive Plan was presented for formal adoption by the Village Board.





USE OF THE PLAN

The Comprehensive Plan intends to be a document that is utilized by the Village, residents, developers, and others. The Comprehensive Plan serves the following key functions:

COMMUNICATE THE VILLAGE'S VISION

The Plan is a powerful statement of the community's vision for how it will grow and change over the coming years. It identifies the Village's priorities and charts a path for strategic growth, infill, and redevelopment.

INFORM DEVELOPMENT PROPOSALS

The Plan serves as a long-term guide for evaluating public and private proposals that impact the community's physical, social, and economic environment. The Plan aids in assessing development proposals to ensure they align with the Village's long-term objectives.

FOUNDATION FOR THE REGULATORY FRAMEWORK

The Plan is a foundation for zoning regulations, the official zoning map, and other decisions governed by these regulations. The Village should amend its rules to align with the Plan's long-term goals.

COORDINATE INITIATIVES

The Plan informs and coordinates planning initiatives that affect the Village at local, county, and regional levels. The Plan may guide and inform efforts related to housing, transportation, transit, trails, natural resources, economic development, and recreation.

PREPARE FOR FUTURE STUDIES

The Plan establishes a path forward but cannot adequately address every issue faced by the Village. It will serve as a tool to help identify additional studies and future action steps to address specific community needs.

INFORM AND GUIDE

The Plan is beneficial for the Village Board, the Planning and Zoning Commission, other government committees, commissions, departments, elected officials, businesses, and residents. It should inform the community and provide vital information to guide future initiatives. The Plan is also a valuable marketing tool to promote the community and highlight investment opportunities.

PLAN ORGANIZATION

Although the Comprehensive Plan includes six chapters, it can be more broadly organized into four sections:

BASELINE UNDERSTANDING

A comprehensive understanding of Villa Park's existing conditions is essential for effective future planning. The planning context and community engagement form the foundation of these elements. These sections introduce the plan and are based on analyzing past planning efforts, market and demographic data, and public outreach.

- Chapter 1: Introduction

LOOKING AHEAD TO THE FUTURE

The Plan's Vision and Goals are both ambitious and implementable. Along with the future land use map and general land use policies, they outline the community's goals over the next two decades, providing the framework for recommendations and policies in the core elements.

- Chapter 2: Community Vision

CORE ELEMENTS AND POLICY DIRECTION

The Villa Park Comprehensive Plan is built around several core elements, each covered in dedicated chapters. These include specific recommendations for land use and development in the Village's commercial and industrial areas, as well as residential areas and neighborhoods. The Plan also addresses transportation and mobility, community facilities, infrastructure, and environmental considerations.

- Chapter 3: Land Use and Development
- Chapter 4: Transportation & Mobility
- Chapter 5: Community Facilities and Public Infrastructure

IMPLEMENTING THE PLAN

The Plan's implementation strategy details specific projects and actions needed to realize the vision, goals, and recommendations outlined in the core elements. It involves prioritizing actions, defining roles, and identifying potential funding sources for the Village and its departments, committees, and stakeholders.

- Chapter 6: Implementation

The Villa Park outreach process generated significant participation. Look for quotes from the community throughout the Plan.

COMMUNITY OUTREACH

As part of the planning process, community outreach was conducted to identify and address the issues and opportunities most important to Villa Park residents, local businesses, the development community, Village staff, and other key stakeholders. Public engagement included both in-person and online outreach events. The planning process incorporated 950 engagement points through in-person and online community outreach tools and exercises. The map located to the right summarizes findings from the Visioning Workshop held in February of 2024.

IN-PERSON OUTREACH

To gather input for the Villa Park Comprehensive Plan a series of workshops and stakeholder interviews were conducted with Village staff, community members, and key stakeholders to identify community issues, opportunities, strengths, and assets in the Village. Participants provided valuable insights on topics such as governance, land use, business support, and community development. Additionally, stakeholder interviews were conducted to explore specific topics in greater depth. The process culminated in a Community Visioning Workshop, which engaged a broader group of residents and stakeholders to map Villa Park’s challenges and aspirations, ultimately shaping the Plan’s Vision, Goals, and Recommendations. The complete list of in-person outreach events is listed below:

- Village Department Heads Workshop
- Planning and Zoning Commission Workshop
- Business Workshop
- Key Stakeholder Interviews
- Community Visioning Workshop
- Community Open House

ONLINE OUTREACH

The project website served as a central hub for the online engagement process, providing access to an online community questionnaire and the map.social, an online mapping tool. The questionnaire recorded input from residents on key topics such as housing, transportation, and more, with additional optional questions for the business community. Through map.social, stakeholders and residents were able to map out issues, opportunities, strengths, and assets across the area. The online outreach efforts resulted in a completed map showcasing location-specific insights and participant feedback.

OUTREACH TAKEAWAYS

The outreach feedback themes identified in this section were consistent across workshops, the online questionnaire, focus groups, and interviews. A broad range of community-identified issues, opportunities, and priority projects shaped the Plan. These outreach takeaways influenced the Comprehensive Plan.

HOUSING AND NEIGHBORHOODS

Participants emphasized need for the development of multi-family apartments near the Metra Station. Senior and adult living spaces, making the code enforcement and permitting process more user-friendly, and increasing allowable building heights to accommodate more housing and offering tax incentives were also recommended.

COMMERCIAL AND INDUSTRIAL AREAS

Participants mentioned that Villa Park has many services and goods that attract tourists from neighboring areas. Participants emphasized the importance of commercial development along the Old Town District and revitalizing areas near the Uptown District while preserving the commercial character.

Participants input included developing the Historic Ardmore District, and diversifying business types in the community and filling vacant buildings and storefronts. Participants also highlighted workforce talent shortages and lack of jobs.

TRANSPORTATION AND MOBILITY

Participants highlighted the need for improvements around the train station and St. Charles Corridor, with opportunities for transit-oriented development along the Uptown District. Concerns expressed during outreach efforts included the lack of overpasses or underpasses at train crossings, pedestrian safety, and traffic congestion. Respondents indicated support for an alternative north-south route through Villa Park, completing roadway projects, rethinking parking strategies, and enhancing streetscape beautification to boost the local economy.

PARKS AND RECREATION

Participants supported the expansion of parks, recreation, and natural resources, including extending trails into community gardens and improving park amenities and signage. Additional ideas included installing park art, upgrading Cortesi Park, and increasing the use of the Ardmore Avenue Train Station.

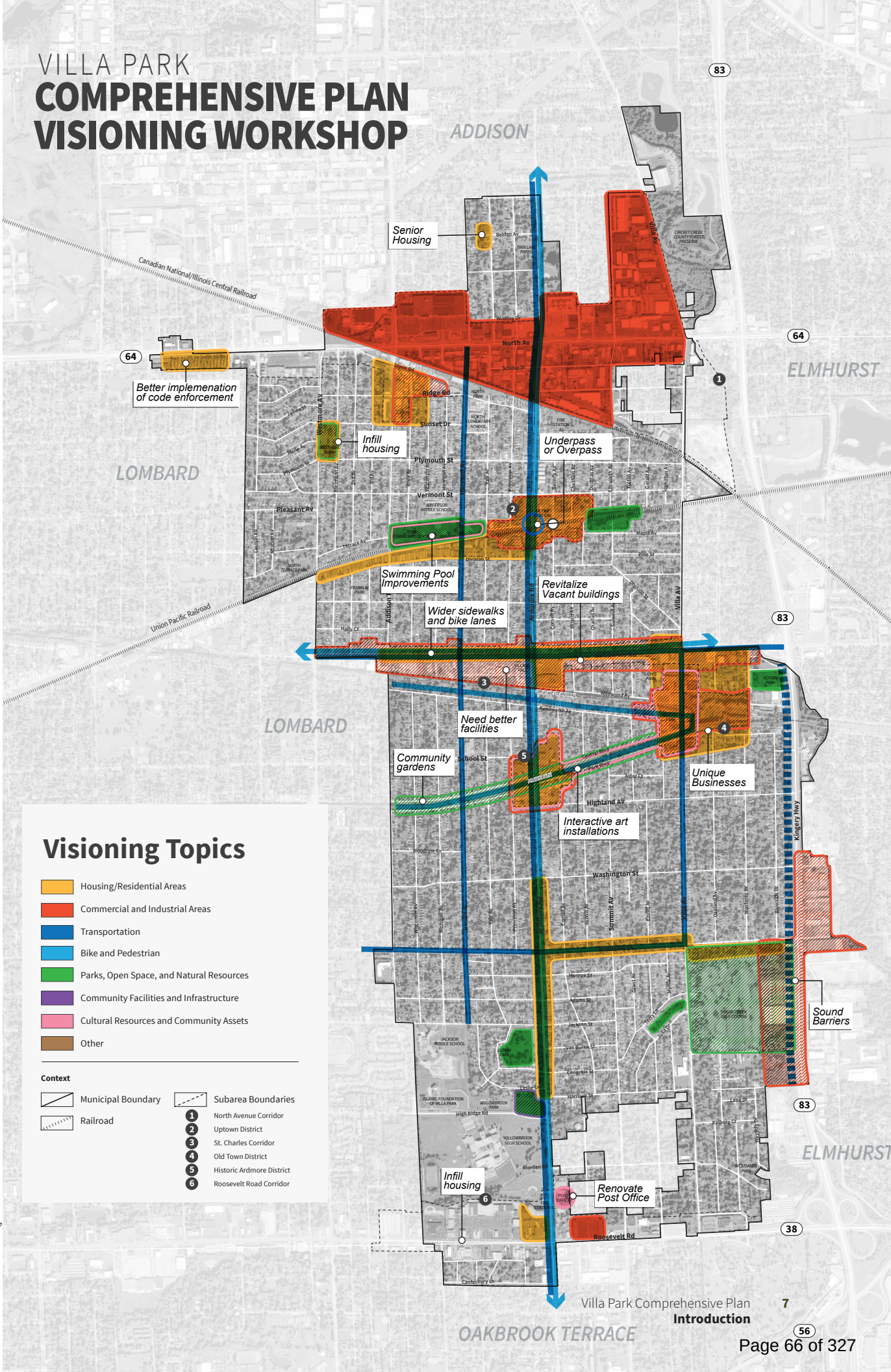
COMMUNITY FACILITIES

Participants suggested adding a senior center, a new pool, and redeveloping the Iowa Center to support community activities. They also supported improving Jefferson Park’s infrastructure, such as sewers and sidewalks, and upgrading parks and recreational spaces.

CULTURAL RESOURCES AND COMMUNITY ASSETS

Participants recommended establishing a multicultural and art center to promote local creativity, preserve the Old Town’s historical ambiance, and ensure that new residential developments complement the existing neighborhood character.

DRAFT
For Adoption
03/19/2025



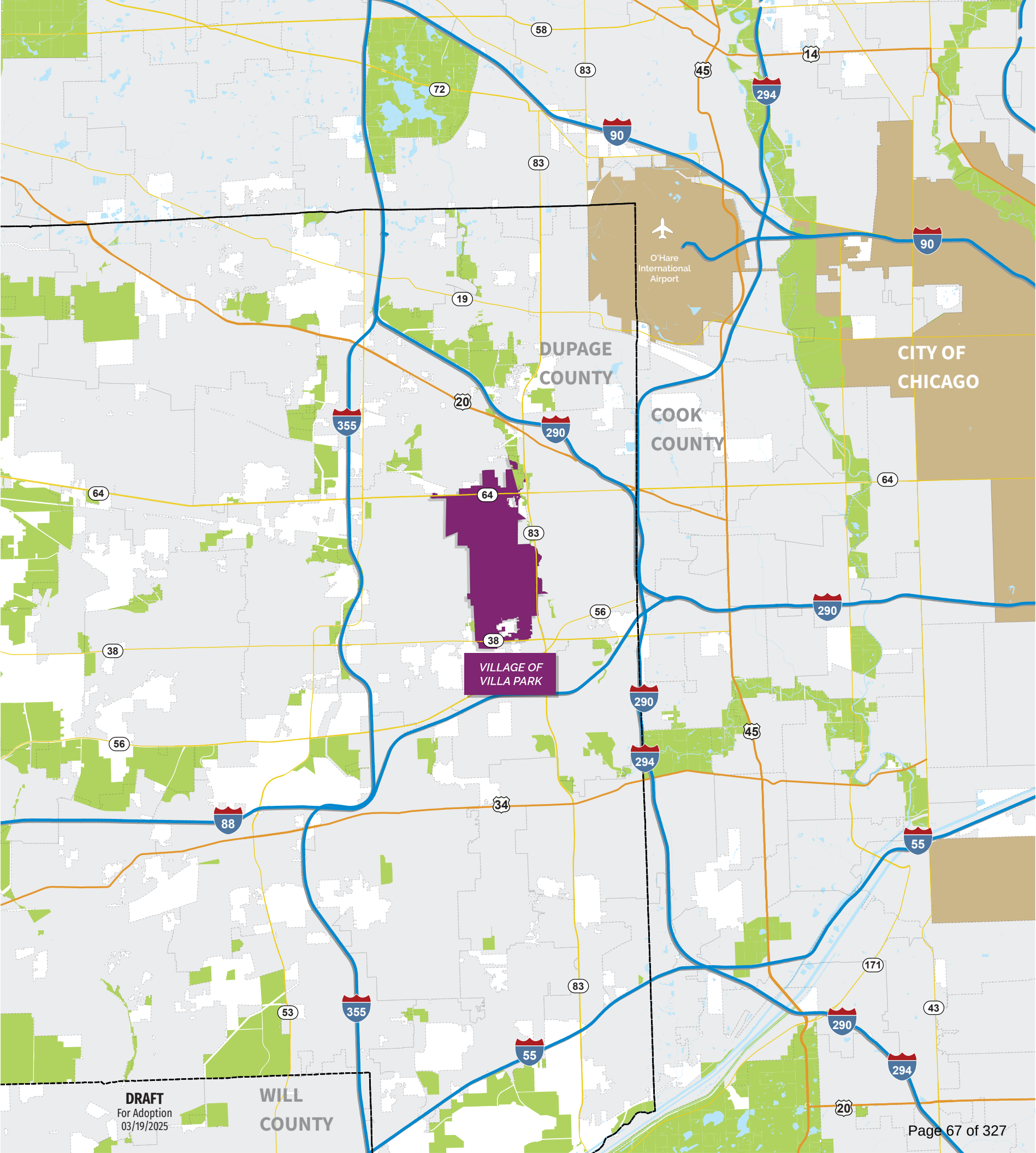
REGIONAL SETTING

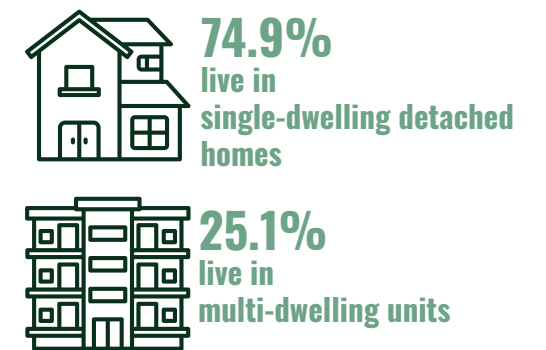
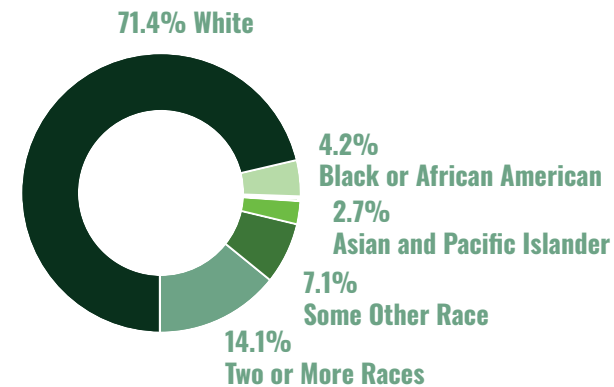
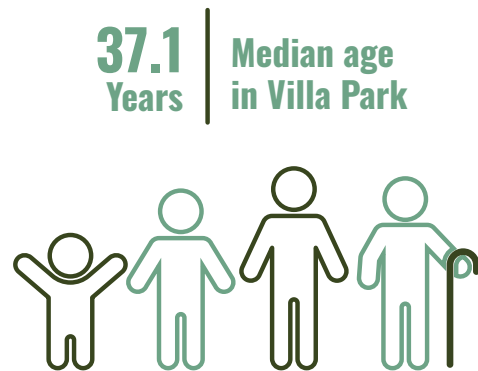
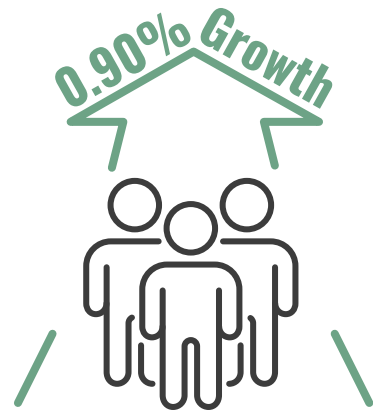
The Village of Villa Park, located about 20 miles west of Downtown Chicago in DuPage County, is home to 22,755 residents. Neighboring communities include Addison to the north, Elmhurst to the east, Oakbrook Terrace to the south, and Lombard to the west. Villa Park is conveniently situated just 10 miles from O'Hare Airport and 20 miles from Midway Airport. Often referred to as the Garden Village, Villa Park was originally planned to be a community that offered a suburban lifestyle with an emphasis on gardens and green spaces. Villa Park boasts a proud history dating back to the early 1800s when German immigrants purchased farming land and settled in the area. Its rich history, along with its strategic location near major highways and transportation networks, makes Villa Park an excellent residential community in the western suburbs.

PLANNING AREA

The Villa Park Comprehensive Plan focuses on the Village's boundaries and selected unincorporated areas, identifying issues and opportunities within this area and offering specific recommendations. Although it considers the broader regional context of northeast Illinois, the Plan primarily concentrates on policies and recommendations for areas within and directly adjacent to Villa Park.

Per Illinois statute, Villa Park is authorized to plan for all areas within their municipal boundaries as well as land within their extraterritorial jurisdiction (ETJ). The ETJ refers to a 1.5-mile area extending from the municipal boundary. It excludes other incorporated communities, non-contiguous areas, and land claimed by other communities through a formal boundary agreement. All of Villa Park's planning area extends into its neighboring municipalities, making the Village a landlocked community restricted from outward growth. Therefore, any future development will be focused within the Village's existing boundaries.





PAST PLANS, STUDIES, AND REPORTS

As part of the Existing Conditions Memorandum, a review was conducted of past plans and studies that have been adopted by the Village of Villa Park. These plans were summarized and relevant data, information, and recommendations were pulled to help the creation of the Comprehensive Plan.

- Villa Park Comprehensive Plan Update (2009)
- Villa Park Bicycle and Pedestrian Master Plan (2018)
- Villa Park Complete Streets Policy (2020)
- Villa Park Capital Improvement Plan (2021)

DEMOGRAPHICS

Demographic data plays a crucial role in formulating the Comprehensive Plan. Understanding Villa Park's demographic profile enables the Village to address community needs, provide necessary services, and predict future service demands more accurately. Demographic conditions were assessed using US Census Bureau's American Community Survey data (2023 ACS 5-year estimates).

POPULATION

Over the past three decades, Villa Park's population has remained stable, with a slight increase in the last decade. According to the 2023 American Community Survey estimates, the population was 22,249. Since 2010, the Village's population has grown by 0.9%, compared to a 1.7% increase in DuPage County, while Illinois experienced a 0.4% population decline.

AGE

In 2023, the median age in Villa Park was 37.1 years, younger than the county's 40 years and the state's 38.9 years. Among Villa Park's 22,456 residents, the largest age group is 35-54, comprising 26.8% of the population. The age group 5-19 makes up 18.4% of the population, reflecting established families. The 25-34 age group makes up 14.2% of the population, compared to 25.9% in the county and 26.8% in the state. Since 2010, the median age in Villa Park has decreased. In contrast, the median age of the county and state has increased from 37.4 and 36.2 in 2010 to 40 and 38.9, respectively.

RACE AND ETHNICITY

In Villa Park, the predominant racial group is White, making up 71.4% of the total population. The Black or African American category represents 4.2% of the population, followed by the Asian or Pacific Islander category at 2.7%. Additionally, 7.1% of the population identifies as Some Other Race, while 14.1% identify as Two or More Races.

The U.S. Census Bureau defines Hispanic or Latino ethnicity as individuals of all races. In 2023, 25.8% of Villa Park's population identified as Hispanic or Latino. That percentage is higher than the county's 15.7% and the state's 18.5%.

HOUSEHOLDS

Like DuPage County and Illinois, Villa Park's housing stock is predominantly owner-occupied and consists of single-dwelling homes. In the Village, 95% of housing units are occupied, aligning with the county and slightly above the state average. Of these, 73.1% are owner-occupied, while 26.9% are rented, mirroring county trends. Villa Park's housing stock consists of 74.9% single-dwelling detached homes, exceeding the county and state averages by almost 15% and 26%, respectively. 23.2% of residents live in multi-dwelling buildings (two or more units), which is lower than the county's 29.8% and the state's 35.7%.

HOUSING VALUE

Villa Park's housing values have increased since 2010, which aligns with county and state housing values. Home values in Villa Park increased from \$269,300 in 2010 to \$313,100 in 2023, a 16.3% increase. The county and state experienced increases from \$316,900 and \$202,500, reaching up to \$374,910 (18.3%) and \$250,500 (23.7%) in 2021, respectively. Housing cost burden is defined as a household paying more than 30% of its income on housing, with anything greater than 35% indicating a severe burden. Of the 8,841 occupied units in Villa Park, 24.2% of households are considered cost-burdened, with 16.2% being homeowners and 8.0% renters.

EXISTING CONDITIONS MEMO

The Existing Conditions Memo provided an overview of key data points before the development of the Comprehensive Plan. This section represents a summary of the demographic findings and existing land use within the memo.

EXISTING LAND USE

The existing land use inventory is based on field reconnaissance conducted completed in fall 2023, digital aerial review, and the Chicago Metropolitan Agency for Planning’s Land Use Inventory.

LAND USE KEY CONSIDERATIONS

The project team analyzed Villa Park’s issues and opportunities related to land use and development as part of the Existing Conditions Memo. These considerations set the stage for land use to be addressed in the Comprehensive Plan.

NEED FOR HOUSING DIVERSITY

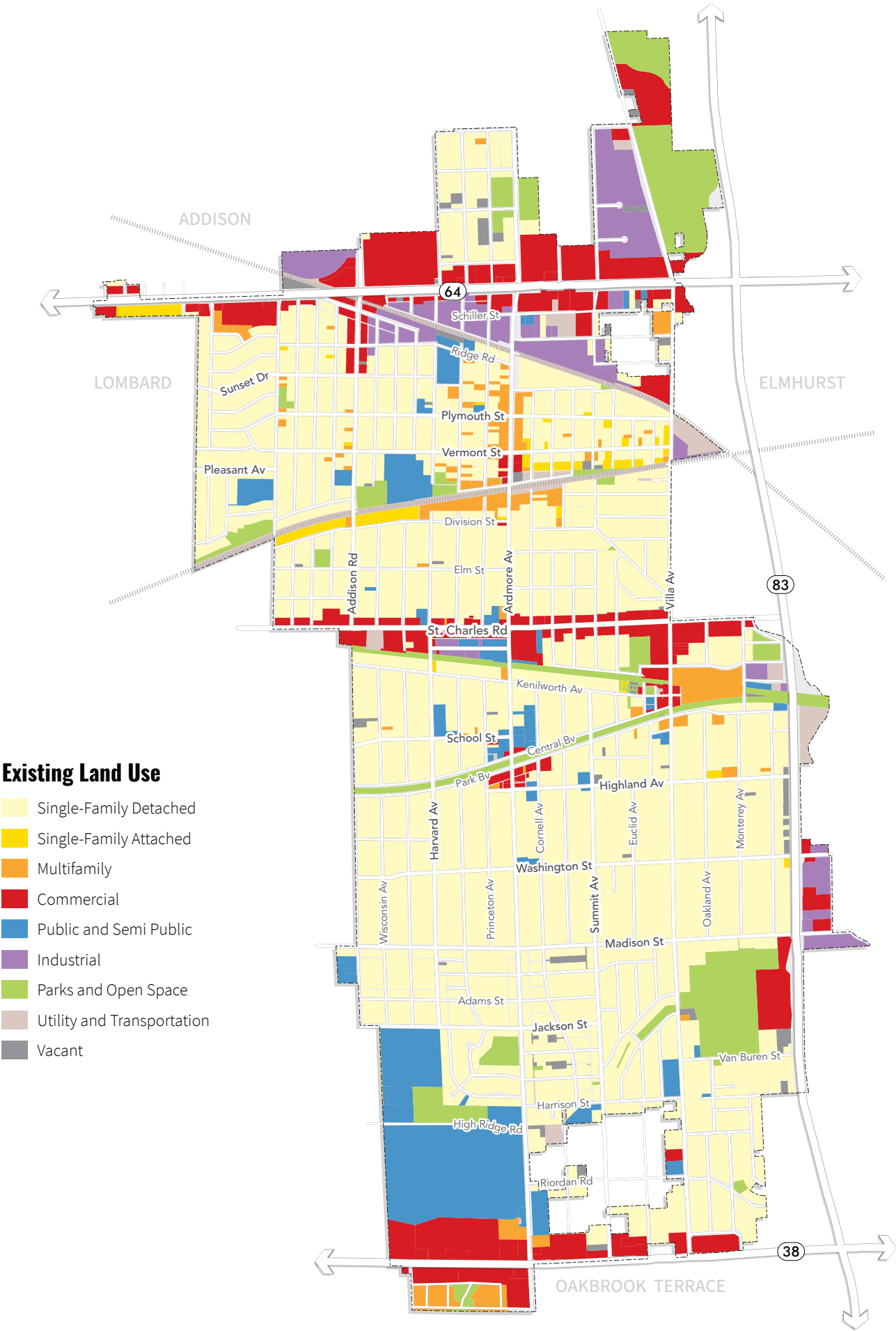
Through outreach, the project team identified the Village’s need to diversify housing. The community highlighted a lack of options for seniors, young adults, and young families. To support all current and future residents of Villa Park, outreach participants indicated a desire for a wider variety of housing types at varied price points.

REPOSITION COMMERCIAL OPTIONS

While major streets like North Avenue offer plenty of regional commercial options, the Village still lacks more local commercial spaces where residents can spend time. Outreach participants noted opportunities to develop additional shopping and dining options, which could create a livelier environment, increase Villa Park’s sales tax base, and ease traffic. Additionally, survey respondents identified infrastructure improvements and upgrades as having the most meaningful impact on running a business in Villa Park.

REDEVELOPMENT OF VACANT PARCELS AND STAGNANT OR DETERIORATING BUILDINGS

Participants identified the redevelopment of vacant lots as a top issue in the Village, and noted potential for new residential infill in existing neighborhoods and revitalization of vacant or underutilized commercial and industrial spaces. While survey respondents did not report any issues of decay, some participants suggested looking into ways to prevent the long-term obsolescence of vacant or underutilized properties in the Village.







CHAPTER 2

COMMUNITY VISION

The vision statement for Villa Park outlines the ideal attributes of the village following the successful execution of the Comprehensive Plan. It incorporates feedback from the community and embodies the shared aspirations for Villa Park's future. The vision statement reflects our community's efforts and plans from a future perspective, offering insight into what Villa Park could look like 20 years from now.

The Vision Statement paints a picture of what the Village can achieve following the adoption of the Comprehensive Plan. The Vision Statement is the foundation for the Plan's goals that are long term targets that state what the community wants to accomplish over the course of the plan.

Vision Statement

Over the last century since its incorporation, the Village of Villa Park has experienced growth within its population, economic base, and geographic size to become home to nearly 23,000. Over the coming decades, the Village will continue its tradition of providing high quality housing, commercial and retail areas, regional connectivity, municipal services, and amenities.

The Village will provide a range in its housing stock that welcomes and attracts people in all stages of life, ensuring anyone can call Villa Park home. The Village will promote and support its commercial districts to grow as regionally recognized activity centers, known for its year-round activities, local businesses, diverse commercial offerings, and cultural events. The Village will connect housing stock, commercial areas, and local amenities through a multimodal network giving residents and visitors the option to comfortably walk, bike, drive or take transit.

Known as the “The Garden Village,” Villa Park will provide superb recreational spaces, while strategically expanding offerings to ensure all residents have access to green space. Villa Park will offer a unique experience and sense of community for residents and visitors drawn to its picturesque neighborhoods, attractive retail areas, high quality parks and recreation, excellent school system, and diverse cultural offerings.

Goals

LAND USE AND DEVELOPMENT

Facilitate land use and development patterns that allow the Village’s unique aspects to flourish – with a range of complete neighborhoods, commercial districts, employment areas, and an emphasis on protecting Villa Park’s ‘Garden Village’ identity.

HOUSING AND NEIGHBORHOODS

Encourage the strategic infill and development of complete neighborhoods that provide a variety of attainable housing choices for people in all stages of life – from youth to seniors, and from singles to families – and ensure access to key amenities, commercial areas, and personal services.

ECONOMIC DEVELOPMENT

Stimulate economic growth by placing emphasis on new small businesses, job creation, and creating experiential corridors that focus on creating memorable and engaging customer experiences rather than just selling products.

TRANSPORTATION

Provide a safe and well-connected multimodal network that connects all areas of Villa Park and major destinations beyond, accommodating all modes of travel including walking, biking, transit, and driving.

COMMUNITY FACILITIES AND PUBLIC INFRASTRUCTURE

Provide facilities, services, and infrastructure that both meet the needs of current residents and lay the groundwork for potential residents through continued investment and planning.



CHAPTER 3

LAND USE AND DEVELOPMENT

Villa Park is a suburban community characterized by its unique blend of residential charm and regional appeal. The Village is characterized by mostly single-family homes, along with commercial and industrial areas, and natural amenities. The Future Land Use Plan is designed to meet the community's evolving needs while preserving a balanced approach to support future growth and demographic changes. The Comprehensive Plan and its accompanying goals and recommendations will help guide land use and policy decisions, ensuring Villa Park reaches the aspirations outlined within the vision statement.

LAND USE INFLUENCES

The Future Land Use Plan establishes the framework for the use and development of land within the Village and the adjacent unincorporated areas within the Village's planning jurisdiction. A range of factors influence the Village's development pattern, including existing land use, new development, demographic trends, image and identity, and community input.

This Future Land Use Plan aims to highlight the Village's assets, leverage existing land use patterns, and guide development and redevelopment to maximize limited opportunities within the Village's built-out areas. This section provides long-term policies and recommendations to support high-quality residential, commercial, and mixed-use development, along with the protection and improvement of parks and open spaces in Villa Park.

EXISTING LAND USE

A review of existing land use was conducted to inform the planning process and better understand the Village's land use and development patterns. This review was guided by field reconnaissance, research, and available data.

The Future Land Use Plan for Villa Park identifies preferred land use patterns within the Village, maintaining existing land use configurations in several areas and identifying select areas for future growth. The Plan reflects the Village's built-out status, and new growth and development areas have been planned to change, reorient, and maximize land use in the Village.



OPPORTUNITIES FOR GROWTH

The Future Land Use Plan for Villa Park identifies preferred land use patterns within the Village, maintaining existing land use configurations in several areas and identifying select areas for future growth.

DEVELOP AND REDEVELOP STRATEGICALLY

Due to the Village’s landlocked municipal boundary, it should develop and redevelop to ensure its neighborhoods, businesses, and employment areas are well designed, compatible, and economically sustainable. When development sites are available, the Village should work with property owners and developers to ensure they contribute to the economy and meet the community’s needs. According to community feedback, local unique commercial development, multi-dwelling units, and mixed-use options are desired.

TRANSIT-ORIENTED DEVELOPMENT

The Union Pacific West Line serves Villa Park between Ogilvie Transportation Center in Chicago and as far west as Elburn, Illinois. Focusing on mixed-use, pedestrian friendly, and transit-oriented spaces close to the Metra Station will encourage public transit usage and help support the local economy. The Village should focus on establishing multi-dwelling units near the Uptown District to promote transit-oriented neighborhoods and diversify the housing options available to residents.

EXPANSION IN UNINCORPORATED AREAS.

Villa Park includes several unincorporated areas within and adjacent to its boundaries that present opportunities for strategic growth. Incorporating these areas, when and if appropriate, would increase the Village’s residential base, enhancing property tax revenue. In some cases, annexation can address housing needs by expanding supply and offering diverse housing options, catering to household types and income levels. Additionally, annexation can increase Villa Park’s population, attracting businesses and promoting economic development.

DEVELOPMENT ALONG MAJOR ROADWAYS.

Three major Illinois State Highways bound Villa Park: IL 83 (Kingery Highway), IL 64 (North Avenue), and IL 38 (Roosevelt Road), along with the local thoroughfare, St. Charles Road. These major thoroughfares connect the Village to broader metropolitan, regional, and national interstate systems. Several underutilized and vacant parcels of land are located along these important roadways, offering unique development opportunities. The Village should capitalize on the underutilized and vacant land along these major roadways by promoting and facilitating the development of large shopping centers, big-box retail stores, destination attractions, hotels, restaurants, and warehouses/distribution centers. This would leverage these arterials’ high traffic volumes and connectivity to stimulate economic growth and enhance the Village’s commercial appeal.

WHAT IS LAND USE PLANNING?

Land use planning is the practice of strategically designating land use types to create desirable neighborhoods and communities. Local government’s create land use plans to guide desired development. Villa Park’s Future Land Use Plan predicts what the Village will look like if all the recommended policies from the Comprehensive Plan were implemented.



FUTURE LAND USE PLAN

The Future Land Use Plan is intended to guide future growth and development for the Village. The Future Land Use Plan aims to improve the character and quality of the Village's residential neighborhoods, enhance commercial and employment areas, and support a balanced approach to development.

SINGLE-DWELLING

Single-dwelling residential areas are neighborhoods where each lot contains one dwelling unit, which can be a standalone house or attached units like townhomes and duplexes. These areas encompass carefully planned subdivisions and older, established neighborhoods exhibiting classic neighborhood layouts. Single-dwelling homes are the most common form of residential property in the Village and most likely will remain so.

INTENT

- Preserve the character of existing single-dwelling residential neighborhoods.
- Allow a mix of single-dwelling housing typologies in a neighborhood, such as single-dwelling detached and attached homes, and townhomes.
- Allow for the use of accessory dwelling units.

MULTI-DWELLING

Multi-dwelling residential development refers to properties that accommodate multiple units or households on a single lot. This can include independent buildings comprised of condominiums or apartments, structures within mixed-use developments, or specialized housing for seniors. Currently, such developments exist in various locations throughout the Village. These types of developments should be prioritized in areas close to transit options and commercial centers to facilitate easy access to amenities and transportation, enhancing residents' quality of life.

INTENT

- Provide housing options for people of varying incomes and stages of life.
- Increase the housing density in key areas and corridors.
- Serve as a transition between commercial and lower density residential areas.

MIXED-USE

Mixed-use areas combine distinct functions, such as offices, shops, and homes, within the same building or development. These developments often have retail stores and restaurants on the ground floor to create an active and engaging pedestrian environment, with residential or other service-based activities above. Mixed-use developments should be targeted near the Uptown District, along the St. Charles Road Corridor, and the Old Town District to increase density. Mixed-use areas provide more amenities and higher residential density than single-use areas while creating a vibrant, safe, and attractive pedestrian environment.

INTENT

- Provide higher-density residential options.
- Allow for flexibility in type/size developments.
- Maximize development potential.
- Allow for live workspaces.

LOCAL COMMERCIAL

Local commercial areas are designed to provide small-scale retail and services catering to nearby residents' day-to-day needs. These areas typically include a grocery store or restaurant and other smaller retailers, such as gas stations, dry cleaners, convenience stores, and banks. The Village should look to provide these daily necessities and services close to home as an amenity for nearby residents and to reduce the need to drive.

INTENT

- Establish small-scale businesses that serve the surrounding area primarily.
- Provide everyday shopping and service convenience.

CORRIDOR COMMERCIAL

Corridor commercial areas refer to commercial developments located along highways and major roadways. These developments are intended to serve the local population and those moving throughout the Village. These areas typically include retail and services that support nearby residential areas and big-box retailers. The Village should look to concentrate this use along Roosevelt Road and North Avenue.

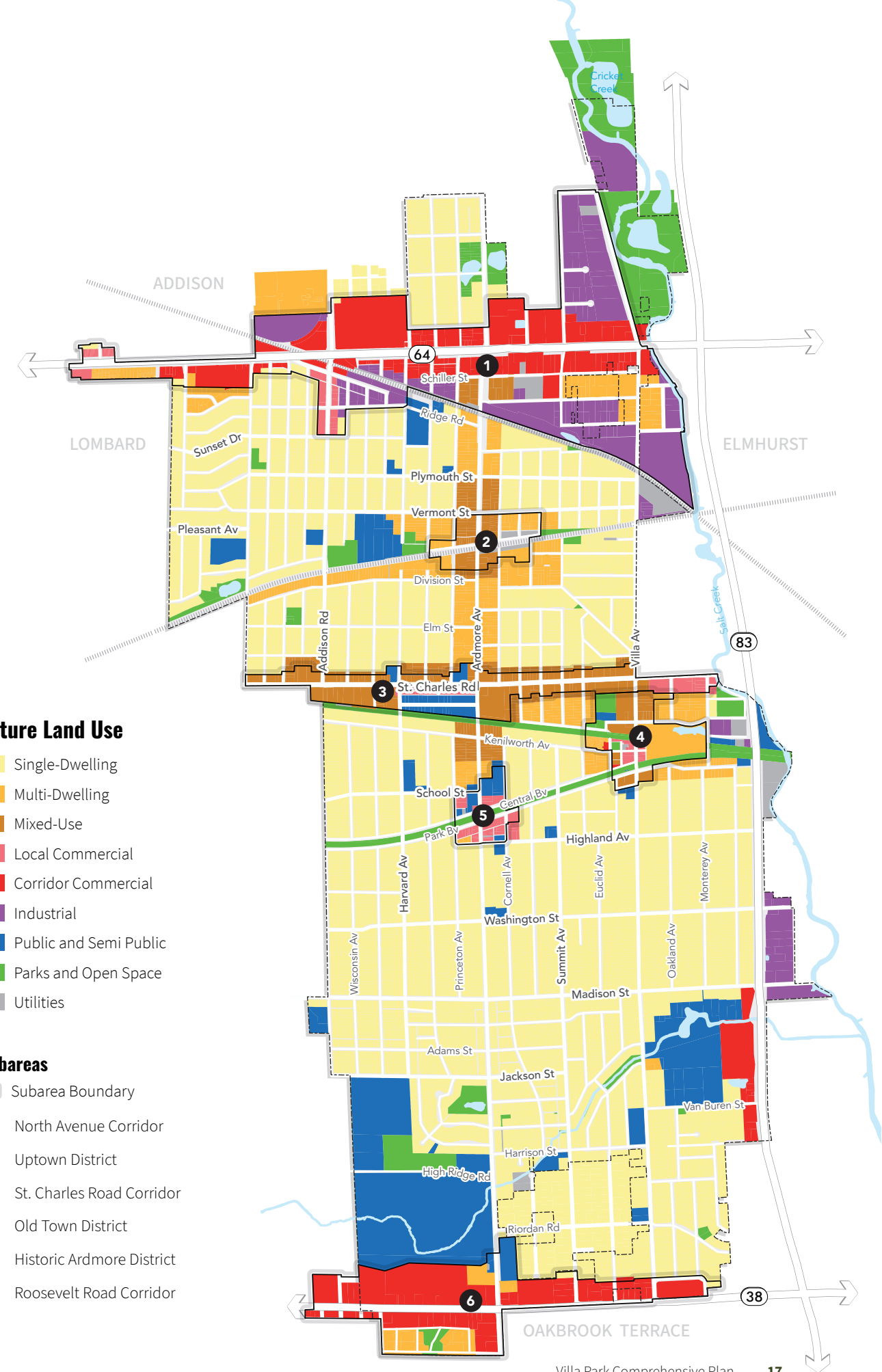
INTENT

- Concentrate commercial developments along major roadways.
- Accommodate various business and commercial uses, including national retailers.

“

A lack of newer multi-family dwellings and senior housing is a detriment to the long term health of the community.

”



INDUSTRIAL

The industrial category includes facilities that manufacture, store, and distribute products. Most of these uses have a minimal impact on the surrounding areas and are often clustered together. The manufacturing-related uses are in the northern part of the Village, particularly near the Canadian National railroad tracks should look to remain there. Additionally, appropriate screening and buffers should be utilized.

INTENT

- Locate near transportation networks to minimize its negative impact on residential neighborhoods
- Ensure light industrial uses contribute positively to the Village's economic health.
- Consolidate low-impact industrial uses in key locations.
- Minimize conflict with adjacent non-industrial uses.
- Allow for incubator spaces.

PUBLIC AND SEMI-PUBLIC

Public and semi-public areas include local government uses, municipal facilities, community service providers, schools, and places of worship and assembly. Village Hall, the Villa Park Historical Society Museum, police station, fire stations, Villa Park Library, churches, and schools are examples of public and semi-public functions within the Village. Several public and semi-public uses are located throughout the Village, which are integrated into residential and commercial areas.

INTENT

- Identify and preserve valuable facilities and institutions within the community.
- Improve accessibility to and connectivity between public and semi-public facilities.

PARKS AND OPEN SPACES

Parks and open space areas encompass recreational and natural environments. The Village maintains public parks that offer active and passive recreation opportunities. Some notable parks are Willowbrook Park, Prairie Path Park, Franklin Park, Lufkin Park, and private open spaces within subdivisions.

INTENT

- Preserve open space and natural areas.
- Ensure continued access to recreational opportunities.
- Preserve natural assets for public and private use.
- Expand park offerings

UTILITIES

Utilities include facilities that support transportation systems, utilities, municipal infrastructure, and Village operations that are not generally accessible to the public. Water towers and substations fall under this category. The purpose of these areas is to support services for Villa Park residents and businesses.

INTENT

- Maintain facilities and other infrastructure essential to the operation of the Village.

HOUSING AREAS AND NEIGHBORHOODS

The Housing and Neighborhoods section provides guidance on key issues impacting residential areas of the Village. It highlights areas where investment opportunities and the maintenance of existing neighborhoods can ensure that the community meets growing demands. The section provides more details on growth opportunities, offering specific recommendations for preserving and enhancing Villa Park's neighborhoods.

HOUSING FRAMEWORK

The Housing Framework focuses on the neighborhood and residential areas within the Village. It supports existing housing while looking to intensify slightly, where appropriate.

RESIDENTIAL GROWTH AND ENHANCEMENT

These areas should focus on accommodating more housing where appropriate. With the potential for mixed-use development and close access to public spaces and shopping, this area is well-suited for additional residential options. New development should encourage walking and cycling, and prioritize safe routes to schools.

MIXED-USE CORE

These areas of the Village have the most potential for dense, mixed-use development. Building off the existing form along Ardmore Avenue and St. Charles Road, the Village should utilize redevelopment strategies to reimagine key areas of Villa Park. The Village should encourage mixed-use developments combining multi-dwelling residential units with commercial spaces. Additionally, focusing on adaptive reuse, infill of vacant parcels, and converting older buildings into mixed-use or residential spaces will enhance these area's vibrancy and strengthen both housing and commercial options.

SUBAREA EDGE

Currently, these areas are primarily comprised of single-family homes. As the subareas evolve, they could also introduce a larger variety of housing. When redevelopment occurs, it should align with the character and style of nearby subareas and transition to Villa Parks' well-established neighborhoods. Several of these areas are unlikely to develop over the life of the plan; however, as development occurs, they should continue to adhere to the Village's design guidelines.

UNINCORPORATED CAPTURE

These areas represent the housing captured due to the Village's annexation of unincorporated land. The Village should leverage its resources to assess these additional neighborhoods, ensuring they are viable and attractive residential areas for years to come.

MAINTAIN AND PRESERVE

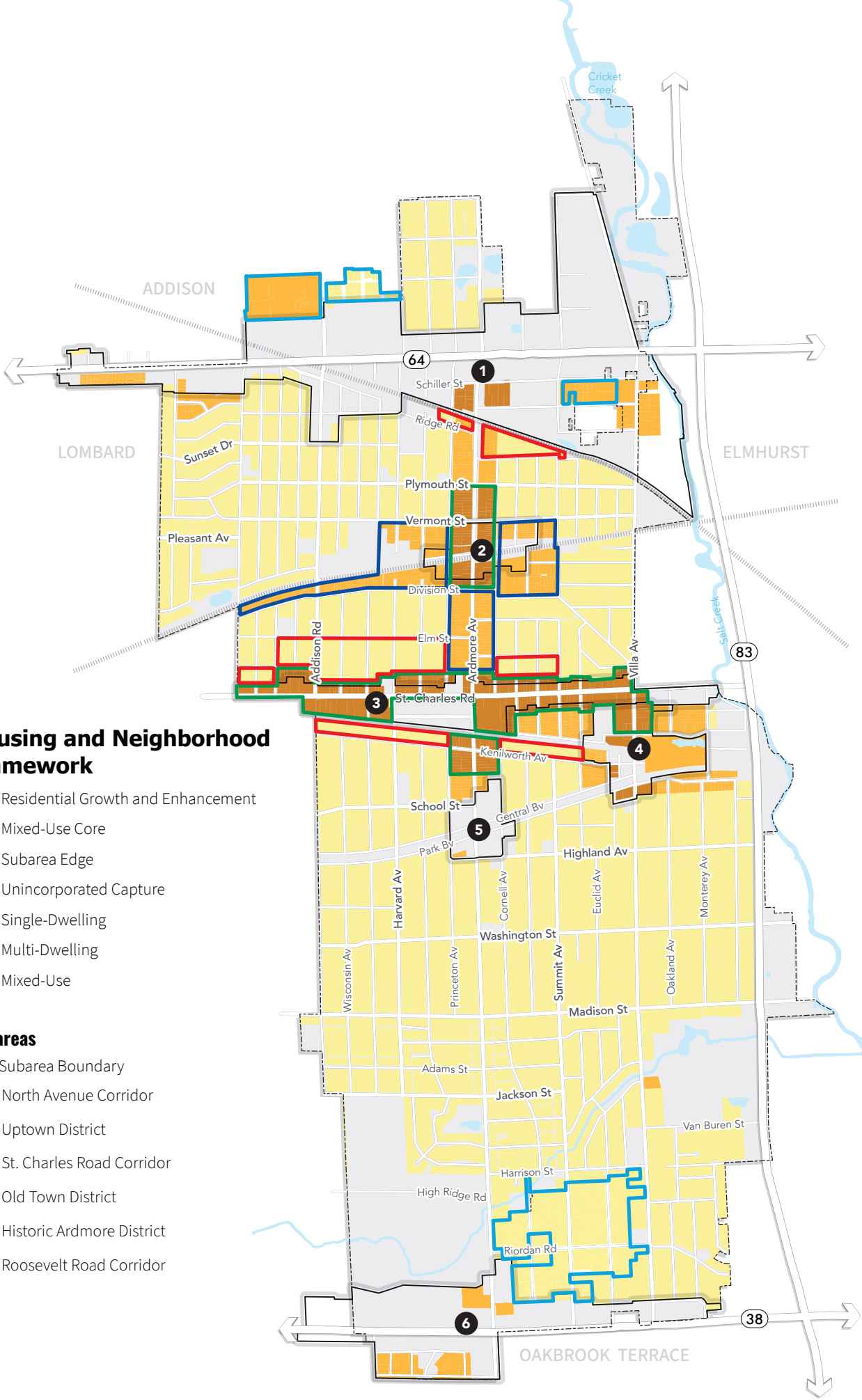
A majority of Villa Park has well-established neighborhoods with a mix of single-dwelling homes, luxury residences, and some multi-dwelling housing. To enhance these areas, the Village should focus on public improvements like sidewalks, curbs, gutters, and lighting while ensuring new construction and renovations add additional value to the economic base. Introducing single-dwelling attached homes and multi-dwelling housing near parks, schools, and community hubs could also meet growing demand and complement the neighborhood's character.

Housing and Neighborhood Framework

- Residential Growth and Enhancement
- Mixed-Use Core
- Subarea Edge
- Unincorporated Capture
- Single-Dwelling
- Multi-Dwelling
- Mixed-Use

Subareas

- Subarea Boundary
- 1 North Avenue Corridor
- 2 Uptown District
- 3 St. Charles Road Corridor
- 4 Old Town District
- 5 Historic Ardmore District
- 6 Roosevelt Road Corridor





EXPAND HOUSING OPTIONS

Expanding housing options focuses on increasing housing diversity to meet the needs of residents at different stages of life and income levels. Although single-dwelling homes are the most common type of housing in Villa Park, the community has expressed a need for a variety of types and rental options, mainly along key corridors such as St. Charles Road, Ardmore Avenue, and in the Uptown and Historic Ardmore Districts. The opportunities the Village could explore include attainable and affordable housing, starter homes for first-time buyers, senior-friendly units, and mixed-use developments combining residential, retail, and office spaces. The landlocked nature of Villa Park makes context-sensitive urban infill with missing middle typologies an ideal way to introduce housing types that offer an alternative to large apartment buildings and single-dwelling homes.

These types include townhomes, duplexes, triplexes, and small apartment buildings. In addition to promoting affordability, walkability, and sustainability, these housing options are suitable for a range of residents, in all stages of life. Expanding these options across Villa Park's neighborhoods will help the Village accommodate growth while preserving its unique character and community feel.

Paying more in housing may lead to difficulty affording other necessities including food, clothing, transportation, and healthcare. The Village has a notable housing cost burden disparity between homeowners and renters. Approximately 59.1% of homeowners are housing cost burdened while 40.9% of renters are housing cost burdened.

RECOMMENDATIONS

- Support developments integrating residential, retail, and office spaces along key corridors, particularly in Uptown and Historic Ardmore, to offer ownership and rental housing options close to amenities and services.
- Promote the development of compact, higher-density senior housing along St. Charles Road, providing convenient access to shopping, services, and amenities. Locations along the corridor will allow seniors to walk to nearby shops, restaurants, and other destinations, fostering a more age-friendly, accessible community.
- Explore partnerships with DuPage Housing Authority and DuPage Foundation, offering incentives that facilitate the development of affordable housing units and ensure access for low to moderate-income residents.
- Identify opportunities for infill development to introduce townhomes, duplexes, triplexes, and small apartment buildings in strategic areas, adding a range of housing choices that fill the gap between single-dwelling homes and large apartment complexes.
- Prioritize housing development in locations with easy access to public transportation, shopping, and community facilities to promote walkability and reduce vehicle reliance.
- Work with the Illinois Housing Development Authority to provide tax credits and subsidies to developers who build or renovate affordable housing units.
- Encourage universal design elements and assistance programs to increase accessible housing options for residents of all ages and abilities.



Almost 1/4 of all Village households are considered cost-burdened.

LIVE WORK SPACES

Live-work developments and spaces combine residential and non-residential uses and can include anything from a small home office to a large commercial space that is also used as a residence. Encouraging live-work spaces in key commercial areas can support entrepreneurial endeavors, reduce vehicle miles traveled, and promote investment in small businesses.



MAINTAIN NEIGHBORHOOD CHARACTER AND APPEAL

Villa Park’s residential character is defined by its established single-dwelling neighborhoods, with nearly 75% of the housing stock built before the 1970s. The Village’s original lots were subdivided to accommodate more homes, driven mainly by its railroad connection and proximity to Chicago. While much of the housing stock is aging, many homes have been renovated, preserving their functionality and charm. Continued reinvestment will help sustain the Village’s housing and maintain neighborhood appeal. Infrastructure improvements and initiatives like the Illinois Housing Development Authority’s Home Repair and Community Revitalization Program and other related programs will support revitalization in these established neighborhoods and encourage home renovations. Additionally, if and when opportunities arise for the consolidated development of multiple single-dwelling unit lots, thoughtful infill could strengthen the Village’s long-term stability.

RECOMMENDATIONS

- Continue to promote home renovation and upkeep to preserve neighborhood character, support housing quality, and maintain the appeal of established neighborhoods.
- Work with IDOT, DuPage County, and Public Works Department to prioritize infrastructure upgrades in mature neighborhoods, such as roads, sidewalks, and lighting, to support safety, accessibility, and neighborhood vitality.
- Actively engage with residents to educate them on the availability of programs, like the Illinois Housing Development Authority’s Strong Communities Program and DuPage County’s Neighborhood Revitalization, to identify neighborhood revitalization and home renovation efforts funding opportunities.
- Develop guidelines for infill development that ensures new development respects and reinforces neighborhood character.
- Create educational pamphlets, courses, or articles to educate residents about the benefits and processes of home renovations, promoting community-wide investment in the appearance and quality of their neighborhoods.

PROMOTE HISTORIC PRESERVATION

The Historical Preservation Commission advises the Village President and Board of Trustees on preserving sites and buildings with historical, community, or aesthetic value. Villa Park’s historic sites, featuring diverse architectural styles such as Prairie, Queen Anne, Arts and Crafts, Craftsman, Bungalow, English Tudor, and Spanish Revival, contribute to the Village’s unique character and sense of place.

Notable landmarks include three 1860s farmhouses. With 40 locally recognized landmarks and multiple sites listed on the National and State Registers of Historic Places, Villa Park fosters a connection to its heritage. Preserving these sites would not only enhance the quality of life but also increase the Village’s appeal to residents and visitors. Protecting historic resources also supports neighborhood revitalization and economic growth. Collaborating with local and regional organizations to support preservation efforts and promote adaptive reuse within historic areas will help Villa Park strengthen neighborhood character and enhance the community’s unique appeal, allowing the Village to maintain its historic legacy while accommodating future development.

RECOMMENDATIONS

- Promote adaptive reuse of historic structures to encourage revitalization and preserve architectural significance, including mixed-use options that maintain the character of older buildings.
- Work with the Illinois Historical Preservation Agency and the Historical Preservation Commission to maintain and update an inventory of historic sites, protect significant buildings, and evaluate the potential for creating historic districts.
- Work with the Historical Preservation Commission on maintaining and updating an inventory of historic sites and structures.
- Partner with local organizations to offer incentives for homeowners to restore and maintain historic homes, including grants like the Illinois Historic Preservation Tax Credit Program (IL-HTC) or low-interest loans for preservation-focused renovations.

HISTORIC PRESERVATION AWARD PROGRAM

The Historical Preservation Commission honors structures with historical significance through the Historic Preservation Award in Villa Park. To qualify, a building must be at least 50 years old, have historical importance (such as a notable owner, architect, or event), feature a defined architectural style, or be a kit home (Sears, Aladdin, etc). Nominations are open to all, but owner consent is required for the award. Awardees receive a plaque, which should be displayed prominently on the building’s exterior.

ILLINOIS HISTORIC PRESERVATION AGENCY

The Illinois Historic Preservation Tax Credit Program (IL-HTC) provides a state income-tax credit equal to 25% of a project’s Qualified Rehabilitation Expenditures (QREs), not to exceed \$3 million, to owners of certified historic structures who undertake certified rehabilitations. The substantial investments will create jobs in Illinois, stimulate local economies, and revitalize historic structures and neighborhoods.



ENSURE HOUSING SUSTAINABILITY

With housing areas as the most prevalent type of development in Villa Park, linking sustainability efforts with housing practices is essential. Reducing energy use in new and existing homes can lower overall consumption while promoting walkability and public transit use, which supports these goals. Additionally, increasing housing density in key areas like subarea districts and along St. Charles Road could reduce car dependency and foster a cleaner and healthier community. The Village should consider allowing the adaptive reuse of vacant buildings that are in good condition and repurposing them into functional spaces that align with sustainability goals and reduce the need for new construction.

RECOMMENDATIONS

- Promote higher-density housing options in subarea districts and along St. Charles Road to reduce car dependency and support public transit and local businesses.
- Provide resources or incentives for homeowners to retrofit older homes with energy-efficient features like improved insulation, energy-efficient windows, and modern heating systems.
- Identify vacant buildings that are structurally sound and suitable for conversion into housing or mixed-use spaces, reducing the need for new construction and preserving resources.
- Encourage new housing developments to follow green building standards, such as LEED, to improve energy efficiency and reduce environmental impact.

STREAMLINING DEVELOPMENT PROCESSES

Improving regulatory processes and strengthening zoning and land use policies can assist in aligning development with community needs. During outreach, residents highlighted the complexity of the permitting process and the need for more accessible development guidelines. Community members also expressed concerns about the transparency of zoning changes.

Simplifying the permitting process with digital tools and clear guidelines can help residents and property owners navigate development requirements. Additionally, strengthening design guidelines along key corridors will improve the visibility and aesthetics of Villa Park's business areas, enhancing the community environment.

RECOMMENDATIONS

- Simplify code enforcement procedures to ensure clarity and accessibility for residents and property owners and to address community concerns about property upkeep and safety.
- Evaluate building height limits in key areas like Subarea districts and corridors to expand housing options and enhance neighborhood appeal in response to community interest in diverse housing.
- Strengthen property maintenance requirements in the Village to improve their appearance and address resident concerns about corridor aesthetics.
- Encourage middle housing growth through targeted incentives like density bonuses and streamlined permitting for redevelopment
- Consider updating zoning codes to allow higher-density housing and diverse types while considering incentives or requirements for including affordable housing in new developments.

INFILL DEVELOPMENT

Infill development offers a sustainable alternative to suburban sprawl by revitalizing underused or vacant land within Villa Park's existing neighborhoods. Villa Park's traditional neighborhoods are well-connected, with established streets and convenient access to nearby amenities located in and around Subarea districts and corridors. By integrating a mix of housing options into thoughtfully designed infill developments, Villa Park could become more vibrant and economically stable.

“

We need to maintain the quaint character of our neighborhoods and the Prairie Path.

”

ECONOMIC DEVELOPMENT

The Village boasts regional corridors and areas designated for manufacturing and industrial use, which are anchors in its economic framework and development strategy. This section of the Plan addresses these key elements, aiming to optimize their integration and contribution to the Village's overall vitality and sustainability. It will be vital to work with the Economic Development Commission given their role in serving as the centralized information source for all economic development activities within the Village.

ECONOMIC DEVELOPMENT FRAMEWORK

The Economic Development Framework focuses on the commercialization and industrial areas within the Village. It supports existing businesses, attracts new businesses, diversifies the Village's tax base, and ensures that there are high-quality employment opportunities for its residents.

COMMERCIAL ANCHORS

Villa Park's regional commercial anchors attract visitors from neighboring communities for shopping, dining, and entertainment, primarily along North Avenue and Roosevelt Road. To maximize their appeal, these centers should feature a mix of small and large commercial uses that draw regional customers while meeting local shopping needs. Although car access and ample parking are important, these areas should also include pedestrian-friendly designs to create distinctive shopping destinations and generate significant sales tax revenue.

ST. CHARLES ROAD INFLUENCE

St. Charles Road runs east to west through the center of Villa Park, providing ample commercial opportunities and hosting key government facilities. With changing community needs and feedback suggesting a shift from an auto-oriented corridor, reestablishing this area as pedestrian- and bicycle-friendly with housing options could enhance its appeal. The Village should conduct a road diet, enhance the streetscape, and transform St. Charles Road into a vibrant, multi-functional, complete street to create an inviting destination with retail, dining, entertainment, and residential options catering to diverse age groups.

TRANSIT INFLUENCE

Villa Park residents and commuters use the Metra station to access regional destinations and daily commutes conveniently. Despite substantial foot traffic, the area around the Metra station could benefit from a stronger sense of place and investment. The Village should collaborate with Metra to enhance the station area and create an inviting, well-designed space that meets commuters' and visitors' needs. The Village should also work with property owners and developers to develop mixed-use and multi-dwelling development based on the Future Land Use Plan. Additionally, branding the area as the "Uptown District" would establish a distinct identity, making it a vibrant destination within the Village.

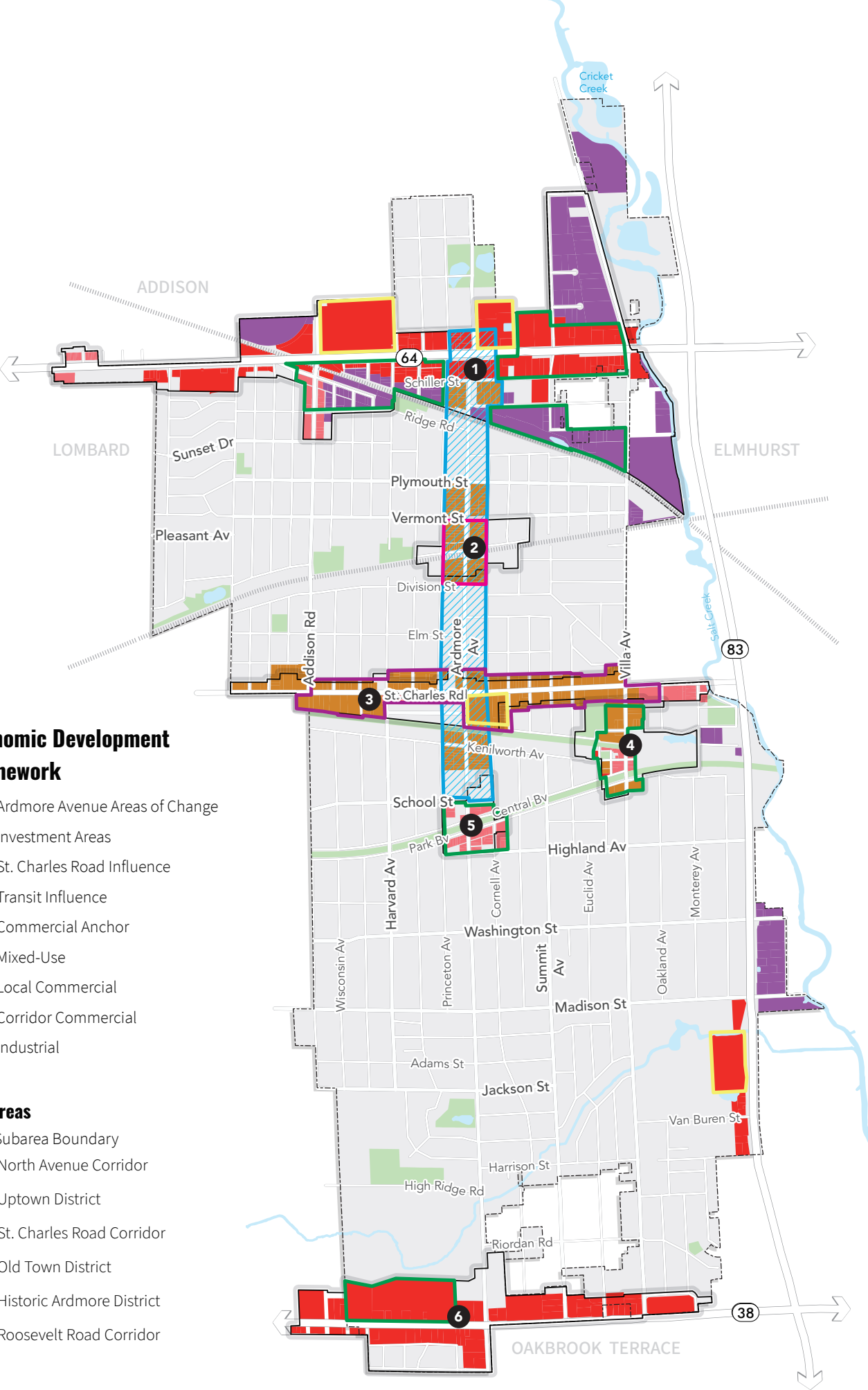
ARDMORE AVENUE AREAS OF CHANGE

Ardmore Avenue runs north south and crosses boundaries with five of the six distinct subareas. These areas present walkable, bike, and pedestrian-friendly development opportunities with mixed-use options to help economic growth. By integrating these development components into the districts with a focus on accessibility and cohesive design, the Village can create a connected and vibrant environment that boosts its commercial appeal.

INVESTMENT AREAS

Most of Villa Park's commercial areas were developed when planning dictated the segregation of uses, which has limited pedestrian connectivity between commercial centers and surrounding areas. As trends shift toward connectivity and walkability, these areas could benefit from strategic investments, including façade upgrades, redevelopment, and infrastructure enhancements, to improve their appeal and accessibility. The Village should promote cohesive design, enhance pedestrian access, and promote revitalization in alignment with the Future Land Use Plan.

“More local establishments and shopping near residential areas would be amazing, especially with all of the bike paths”





ENHANCE COMMERCIAL AREAS

Commercial corridors and districts anchor Villa Park, supporting the local economy and providing residents and visitors with essential goods, services, and gathering spaces. Villa Park's primary commercial corridors are North Avenue, St. Charles Road, and Roosevelt Road, which offer development and redevelopment opportunities, while Historic Ardmore, Old Town, and Uptown serve as neighborhood-focused districts. Revitalizing underutilized spaces, supporting small businesses, and expanding dining, retail, and entertainment options can address community demand for more restaurants and shops. Focusing redevelopment on sites suited to higher-density uses and incorporating Complete Streets principles can improve safety, accessibility, and walkability. By preserving valuable existing businesses and strategically investing in these areas, Villa Park can attract new businesses, strengthen its commercial corridors, and support a vibrant, connected community.

RECOMMENDATIONS

- Encourage redevelopment that integrates innovative concepts like experiential retail, entertainment, and residential uses to create vibrant, multi-functional spaces that attract residents and visitors alike.
- Continue implementing Complete Streets principles adopted in 2020 along key commercial corridors by adding pedestrian-friendly features such as widened sidewalks, street lighting, bike lanes, and improved crosswalks to enhance safety and walkability.

- Identify and support high-value, long-standing businesses contributing to Villa Park's unique character.
- Identify and pursue opportunities for lot consolidation to enable more cohesive and impactful commercial redevelopment projects.
- Encourage incorporating public art, streetscaping, and placemaking elements within commercial corridors to increase visual interest and create distinctive, attractive environments.
- Coordinate with Pace to improve access to bus routes along major corridors, adding transit shelters, signage, and real-time schedules to encourage transit use.
- Work with Pace to improve routes to ensure the highest potential ridership.
- As redevelopment opportunities arise, collaborate with developers to consolidate and relocate parking to the rear or side of the lot where feasible.
- Encourage businesses to incorporate outdoor seating or extend operating hours to increase foot traffic and enhance the vibrancy.

IMPROVE INDUSTRIAL AREAS

Villa Park's industrial areas, primarily located in the northern part of the Village near the Canadian National railroad tracks, play a crucial role in the local economy. These sites are strategically positioned near regional transportation networks to minimize impacts on nearby residential neighborhoods. However, some industrial areas border residential zones, which can lead to conflicts that affect neighborhood character and quality of life. Proper screening and buffering of industrial uses can mitigate these issues and maintain compatibility between zones. Consolidating low-impact industrial uses in designated areas would contribute to a more cohesive industrial area. Additionally, partnering with the Chamber of Commerce to market Villa Park as a destination for incubators and flexible-use spaces could encourage small business growth, foster innovation, and promote job creation in the Village.



RECOMMENDATIONS

- Establish clear guidelines for landscaping, fencing, or transitional spaces between industrial and residential zones to minimize noise, visual, and traffic impacts.
- Support the creation of incubator spaces and flexible-use buildings to attract startups and small businesses, encouraging innovation and local job growth.
- Collaborate with DuPage County Economic Development, the Chamber of Commerce, and other agencies to attract businesses to Villa Park's industrial area.
- Encourage sustainable practices among industrial users, including waste reduction, energy efficiency, and environmentally responsible landscaping, to reduce environmental impact.

COMMERCIAL IMAGE

The character of commercial areas forms the overall image of a community. Commercial areas function as focal points of activity and are often what visitors see first and most often. Higher quality, attractive commercial areas can foster greater economic development by drawing new businesses and customers. During public engagement, community members stressed the desire to improve the character of the Villa Park's commercial areas, avoiding uniform development and strip malls that were monotonous in design. Instead, citizens aspired to see shopping areas that were memorable and unique to Villa Park.



BRAND THE UPTOWN DISTRICT

Transit-oriented development (TOD) focuses on creating lively, walkable communities centered around public transit areas. These areas encourage residential, commercial, and recreational uses and are easily accessible to transit stations. Villa Park’s Metra station offers a prime opportunity that could catalyze growth in the surrounding area. Multi-dwelling apartments and mixed-use developments near the station could leverage transit access, offering convenient living options and fostering a lively, walkable community. It could boost local businesses, ease traffic, and promote sustainability by encouraging greater use of public transit. Collaborating with Metra and Pace to increase connectivity could help transform this area into a dynamic and thriving district. Additionally, branding this area as the “Uptown District” could create a strong sense of place, establishing it as a unique and connected district.

RECOMMENDATIONS

- Consider conducting TOD specific study for the Uptown District to examine ways to develop affordable housing near transit, improve economic development and ridership potential and enable mixed-use development near transit stations.
- Continue pursuing development opportunities for multi-dwelling apartments and mixed-use buildings near the Metra station to create a more diverse, walkable, and commercial environment.
- Collaborate with Metra and Pace to enhance connectivity through improved transit schedules, better access to regional transit routes, and convenient transfers.
- Continue to invest in sidewalk improvements, crosswalks, lighting, and bike lanes to create a safe and welcoming pedestrian environment that supports a walkable community around the Metra station.
- Encourage green building practices and infrastructure, such as energy-efficient buildings and rain gardens, to support sustainability within the Uptown District.
- Brand the Metra station area as the “Uptown District” to establish a recognizable identity and reinforce its role as a connected, vibrant center for Villa Park.

ENCOURAGE A BUSINESS-FRIENDLY ENVIRONMENT

A business-friendly environment encourages businesses to establish, thrive, and expand within the Village. Community feedback has highlighted the impact of COVID-19 on small, locally-owned shops and a strong demand for more dining options. While supporting existing businesses in expanding and diversifying their base, attracting new establishments is necessary to strengthen Villa Park’s economic vitality and tax base. To help local businesses, the Village can work with the Chamber of Commerce, DuPage County Economic Development Alliance, and the Illinois Department of Commerce and Economic Opportunity. These partnerships can help develop emerging sectors and encourage future growth of businesses within the Village. Additionally, converting vacant spaces along corridors into active businesses, restaurants, and other commercial uses can further enhance Villa Park’s economic landscape.

Villa Park offers several development incentive programs to support business growth and property improvements within its Tax Increment Financing (TIF) districts. These programs provide matching grants to cover eligible expenses with reimbursements. The key programs include:

- **Façade Improvement Program** – This program offers grants for exterior enhancements for businesses along public roadways. Eligible improvements include masonry, painting, storefront upgrades, signage and more.
- **Tenant Improvement Program** – This program is aimed at assisting restaurants, retail store and entertainment venues that need interior upgrades. Eligible improvements include demolition, plumbing, electrical work, HVAC and similar improvements.
- **Site Improvement Program** – This program focuses on exterior site enhancements including parking lots, landscaping, sidewalks, and outdoor lighting. This is available to property owners within the TIF districts.

RECOMMENDATIONS

- Actively promote upscale dining and entertainment options along the corridor and districts to address the community needs and fill market gaps.
- Work with property owners and developers to repurpose vacant spaces into vibrant dining and retail locations. Offer tax incentives or reduced permit fees for businesses that occupy and renovate vacant storefronts along high-visibility corridors.
- Collaborate with the Villa Park Chamber of Commerce to provide resources and workshops for small business owners, including assistance with digital marketing and storefront improvements.
- Partner with the DuPage County Economic Development Alliance and Illinois Department of Commerce and Economic Opportunity (DCEO) to connect local businesses with grants, incentives, and resources to facilitate economic growth.
- Work with the Chamber of Commerce to hold business roundtables for local business owners to discuss challenges, opportunities, and community needs with Village representatives.
- Promote facade improvement grants to enhance the appearance of existing businesses, particularly along major corridors and in the districts, to improve appeal and attract customers.



RELATIONSHIP TO SURROUNDING NEIGHBORHOODS

Most workers in the Village commute from outside the community, while many residents travel for their jobs. Only a small percentage of people live and work in Villa Park. Unlike many traditional suburbs, the Village functions as a small employment center, resulting in increased daytime population, traffic, parking demand, and infrastructure strain due to incoming commuters. The regional and neighborhood centers generate tax revenue, but they also bring more traffic to the Village. To address these unique challenges, Villa Park can enhance traffic management, improve parking infrastructure, and strengthen transit connections working with Pace to balance its role with residential needs.

RECOMMENDATIONS

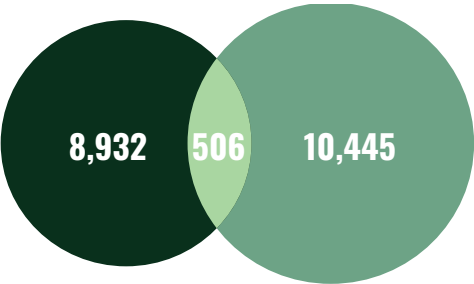
- Assess current parking demand and capacity in high-traffic areas, especially near commercial anchors. Consider implementing digital tools for real-time parking availability to streamline access and reduce overflow into residential streets.
- Partner with Pace to increase bus routes and service frequency to key employment hubs within Villa Park.
- Work with IDOT, and other relevant agencies to improve sidewalks, bike lanes, and pedestrian pathways to encourage non-vehicular commuting options and make it easier for residents and commuters to access employment centers sustainably.
- Work with DuPage Economic Development Alliance and DCEO to provide resources and tax incentives to offer financial support for projects.

SUPPORT WORKFORCE DEVELOPMENT

Villa Park is an employment hub in DuPage County, attracting workers from neighboring areas to fill local jobs, while many residents commute outside the Village for work. Community feedback has revealed concerns about a local skills gap and a lack of job opportunities that align with residents’ qualifications, causing many to seek employment elsewhere. By fostering partnerships with educational institutions and workforce development programs, Villa Park can support targeted training, encourage local hiring, and build a pool of talent that meets local employers’ needs. This can reduce commute times, increase job retention, and contribute to economic stability within the Village.

RECOMMENDATIONS

- Partner with local businesses, especially in high-demand sectors, to prioritize hiring Villa Park residents. Organize local job fairs and provide resources for job postings to connect residents with job opportunities.
- Collaborate with the College of DuPage, Elmhurst University, and workforce development programs to offer training to address local skill gaps.
- Work with local businesses and employers to establish internship and apprenticeship programs for residents to gain relevant skills and experience.
- Continue coordinating with Northern Illinois University to promote franchise opportunities in Villa Park.
- Work with the Chamber of Commerce and other relevant organizations to offer workshops and upskilling opportunities to enhance residents’ skills to qualify for better local jobs.



■ People are employed in Villa Park and live outside Villa Park
■ People live in Villa Park and are employed outside of Villa Park
■ People live and are employed in Villa Park

Source: U.S Census Bureau, On the Map, 2022

PLACEMAKING

Placemaking helps define a community’s identity and contributes to a unique sense of place that differentiates it from other areas of town and the region. Placemaking combines branding, beautification, and functional infrastructure to create new draws to the community, encouraging formal and informal social interactions. Examples of placemaking efforts by the Village include banner signs, decorative streetlights, planters, and public art. The Village should continue these efforts to incorporate placemaking elements. Public gathering spaces such as plazas and parklets should be used in combination with decorative signage and lighting, seating areas, planters, and other beautification elements to create cohesive and inviting destinations.

SUBAREAS

Subarea plans focus on specific areas of the Village to address unique issues and opportunities and to identify site-specific recommendations and improvements. They offer clear directions on improving design, access, and evaluating opportunity sites. A subarea plan encourages potential reinvestment, promote development, and establish or reinforce the character of a particular area. These plans are practical tools for shaping future development and reviewing proposals.

The Comprehensive Plan identifies six distinct subareas within the community that warrant more detailed planning. These areas include the North Avenue Corridor, Uptown District, St. Charles Road Corridor, Old Town District, Historic Ardmore District, and Roosevelt Road Corridor. These six subareas were identified because they are most likely to evolve over the next 20 years. This chapter of the Plan provides detailed recommendations intended to help direct investment and redevelopment within these subareas.

STRUCTURE OF THE CHAPTER

The chapter outlines the six distinct subareas each accompanied by a vision, improvement framework, and opportunities for redevelopment. Additionally, a catalyst site is identified providing an illustrative 3D visualization that produces a sense of scale, orientation, land use, and development character for key portions of the subarea.

DISTRICTS AND CORRIDORS

The subareas are divided into three districts and three corridors. The corridors span the length of the Village and are often auto oriented, with many regional commercial uses. The districts are smaller, more pedestrian focused spaces that serve locals with smaller businesses.

IMPROVEMENT FRAMEWORK

The improvement framework provides a set of key improvements and recommendations that can be applied in the subareas. Aligning with community input, the framework aims to improve the commercial vitality, preserve character, and enhance the appeal of the subareas.

REDEVELOPMENT OPPORTUNITIES

OPPORTUNITY SITES

The chapter identifies several redevelopment opportunity sites made up of vacant parcels, underutilized properties, and/or surface parking lots where redevelopment would have a significant positive effect on the appearance and functionality of the surrounding area. New development on these properties should be aligned with the recommended uses and character identified in the Land Use and Development chapter.

CATALYST SITES

Catalyst sites are highlighted due to their significant impact within their respective corridor and district. The illustrative visualization reimagines the sites selected as highly impactful development that could serve as the catalyst for additional development within the subareas.

CORRIDORS

NORTH AVENUE

The North Avenue Corridor (Illinois Route 64) is a significant east-west road and State Route in the northern area of Villa Park, stretching from the east to west municipal boundaries. The Illinois Department of Transportation classifies this area as a Strategic Regional Arterial. The Corridor mainly consists of commercial properties but also includes residential, light industrial, and vacant land. The Corridor emphasizes vehicular movement with some regional commercial encompassing either side of the road.



ST. CHARLES ROAD

The St. Charles Road Corridor serves as a major east-west route through Villa Park and the western suburbs. The proposed subarea spans from Westmore Avenue (west) to Salt Creek (east) and is home to various retailers, restaurants, and offices. Additionally, there are many inactive storefronts and a lack of infrastructure to accommodate any form of movement other than vehicles.

ROOSEVELT ROAD

Running along the southern edge of Villa Park, from the eastern to western municipal limits, the Roosevelt Road Corridor (Illinois Route 38) hosts a wide range of major retail options. The majority of Villa Park is situated north of the corridor, while Oak Brook Terrace is immediately to the south. The corridor facilitates regional vehicular movement. Much of the commercial retail within the subarea is big box and automobile oriented.

DISTRICTS

UPTOWN

The Uptown District surrounds the only Metra station in Villa Park, which serves the Union Pacific/West Line. The proposed subarea boundaries are Vermont Street (north) to Division Street (south) and Yale Avenue (west) to Douglas Avenue (east). The station and the multifamily housing adjacent to it may present a significant opportunity for additional transit-oriented development.

OLD TOWN

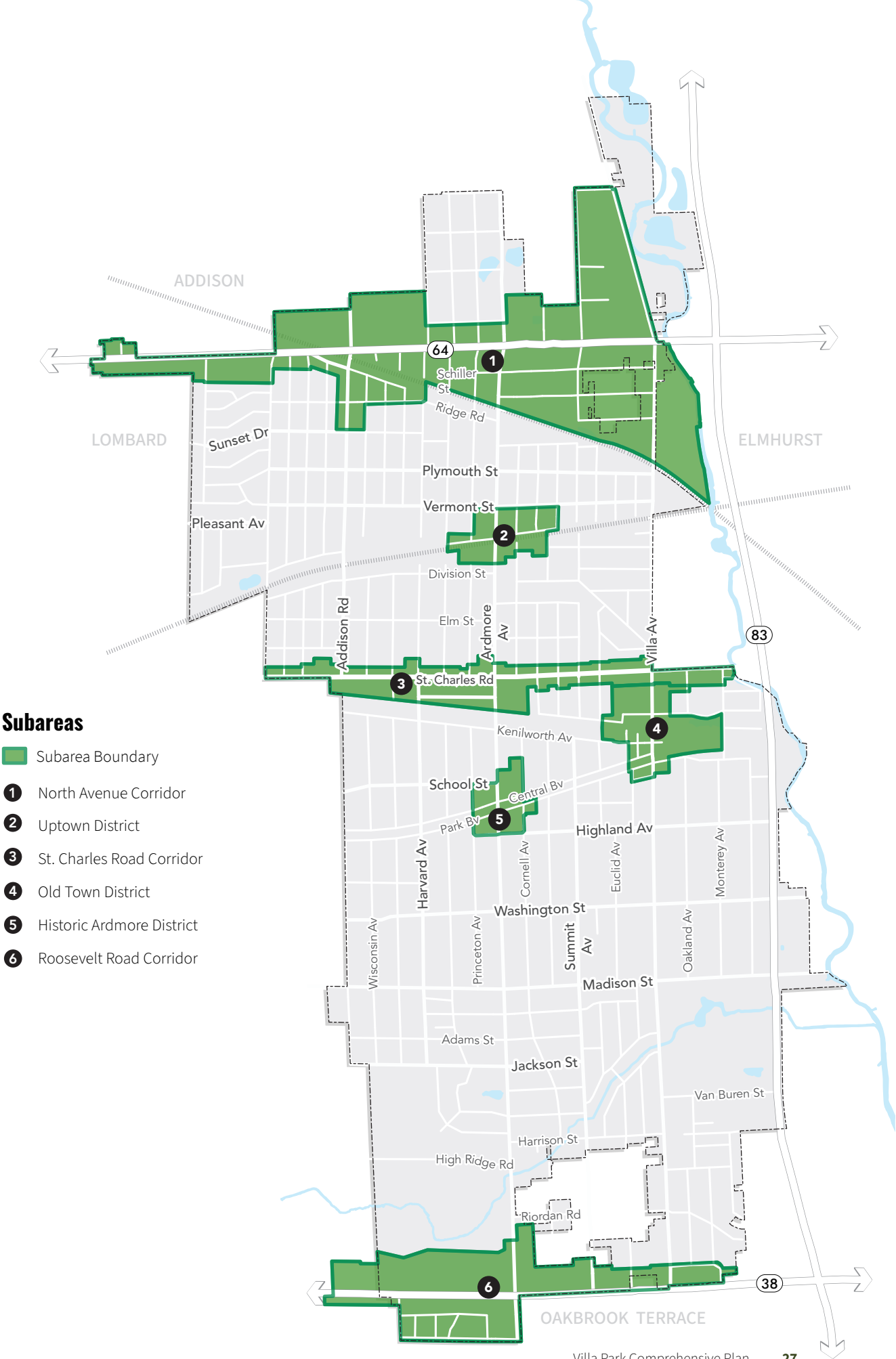
The Old Town District, is a business district that stops short of St. Charles Road (north), Monterey Avenue (east), Myrtle Avenue (west), and Park Boulevard (south). It features a mix of residential, commercial, mixed-use, and institutional properties. There are good developments within this area which include the transformation of the former Ovaltine factory into the thriving Ovaltine Court apartment complex. Such developments provide good momentum for an area that could potentially serve as a destination within the Village.

HISTORIC ARDMORE

The Historic Ardmore District, established in 1910, is a unique area with a diverse set of land uses. It was initially developed around the Ardmore Avenue train station, which now houses the Chamber of Commerce and is a key landmark in this district. It extends from Princeton Avenue (west) to School Street (north), Cornell Street (east), and Highland Avenue (south). It is divided by the Illinois Prairie Path, Park, and Central Boulevard. The area includes offices, shops, and taverns. Various community events are held within the district.

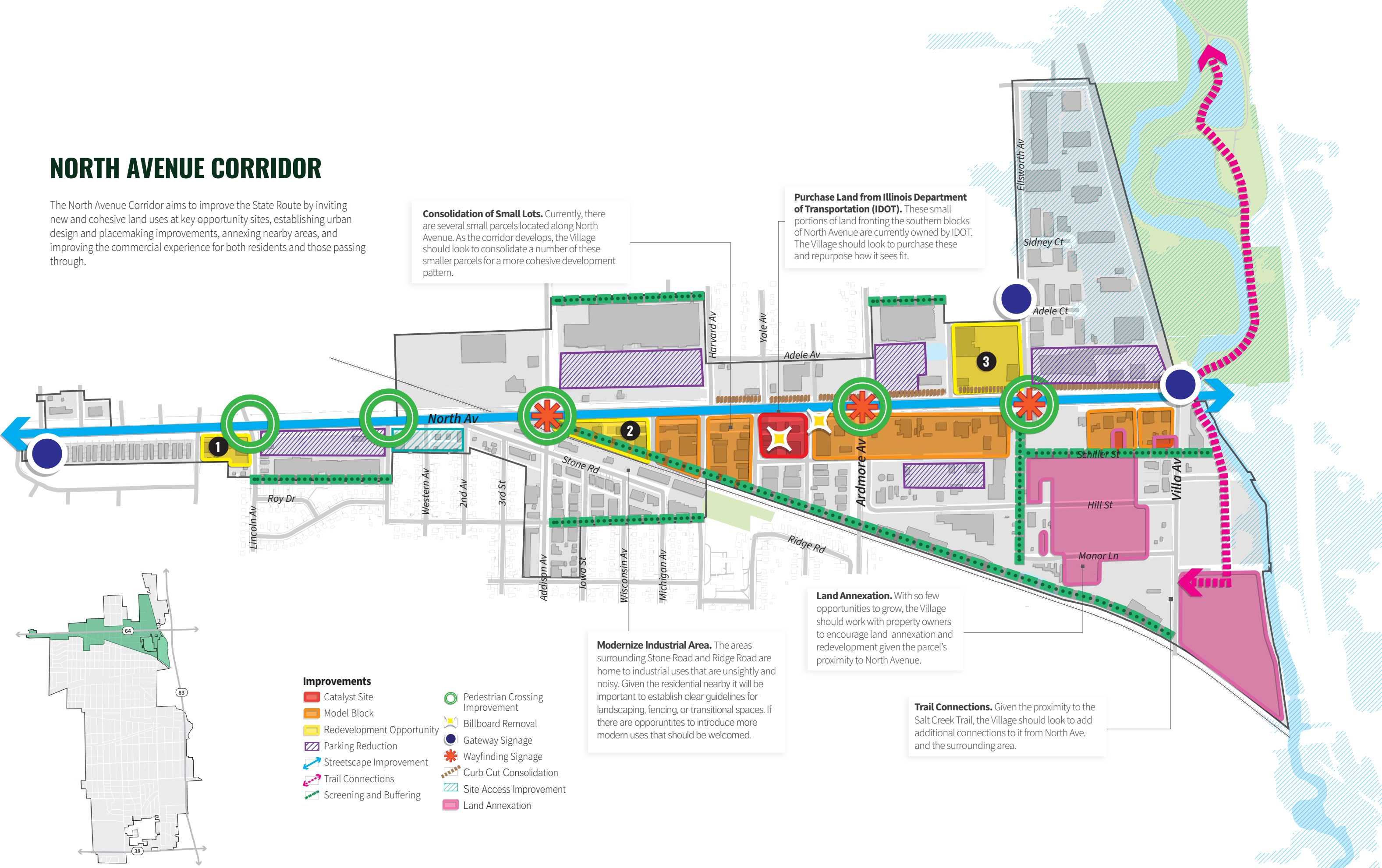
“Encourage a more walkable community by building denser mixed-use housing near business districts at Villa Ave and Ardmore Ave”

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NORTH AVENUE CORRIDOR

The North Avenue Corridor aims to improve the State Route by inviting new and cohesive land uses at key opportunity sites, establishing urban design and placemaking improvements, annexing nearby areas, and improving the commercial experience for both residents and those passing through.



Improvements

- Catalyst Site
- Model Block
- Redevelopment Opportunity
- Parking Reduction
- Streetscape Improvement
- Trail Connections
- Screening and Buffering
- Pedestrian Crossing Improvement
- Billboard Removal
- Gateway Signage
- Wayfinding Signage
- Curb Cut Consolidation
- Site Access Improvement
- Land Annexation

Consolidation of Small Lots. Currently, there are several small parcels located along North Avenue. As the corridor develops, the Village should look to consolidate a number of these smaller parcels for a more cohesive development pattern.

Purchase Land from Illinois Department of Transportation (IDOT). These small portions of land fronting the southern blocks of North Avenue are currently owned by IDOT. The Village should look to purchase these and repurpose how it sees fit.

Modernize Industrial Area. The areas surrounding Stone Road and Ridge Road are home to industrial uses that are unsightly and noisy. Given the residential nearby it will be important to establish clear guidelines for landscaping, fencing, or transitional spaces. If there are opportunities to introduce more modern uses that should be welcomed.

Land Annexation. With so few opportunities to grow, the Village should work with property owners to encourage land annexation and redevelopment given the parcel's proximity to North Avenue.

Trail Connections. Given the proximity to the Salt Creek Trail, the Village should look to add additional connections to it from North Ave. and the surrounding area.



IMPROVEMENT FRAMEWORK

PARKING REDUCTION

Currently, the corridor is overparked, meaning that there are more parking spaces than visitors at any given time. It is recommended that the Village promote the utilization of existing parking spaces more effectively and explore outlot development opportunities. This would provide opportunity for additional sales tax generating uses for the Village. Though some landscape features currently exist, additional improvements including interior landscaped islands, perimeter landscaping, and decorative fencing should be incorporated to further reduce its negative visual impact and screen it from the right-of-way.

STREETSCAPE IMPROVEMENT

Streetscape improvements enhance the aesthetic appeal of public streets and surrounding areas through various improvements such as street trees, decorative lighting, benches, art installations, and upgraded sidewalks. The goal is to create a more pleasant and inviting environment that encourages pedestrian activity and improves overall quality of life. Within the corridor, the Village should work to integrate improvements along North Avenue to cater a bit more to pedestrians than vehicles.

SCREENING AND BUFFERING

Buffering is used in areas of transition between residential dwellings and adjacent commercial or industrial developments. It can include landscaping, fencing, distance, or sound barriers to mitigate noise, visual disturbances, and other impacts. To enhance the area's appeal and reduce impact on neighbors, the Village should work with property owners to strategically incorporate buffering along the corridor.

PEDESTRIAN CROSSING IMPROVEMENT

Pedestrian crossing improvements involve enhancing the safety and accessibility of locations where pedestrians cross the streets. Improvements can include marked crosswalks, pedestrian signals, and refuge islands where people can stand safely. These changes help keep all road users safe by giving pedestrians clear and safe places to cross, reducing conflict with vehicles, and making walking easier. The Village should work with IDOT to prioritize the identified pedestrian improvements along the corridor to improve users' safety.

BILLBOARD REMOVAL

Too many billboards create a visually unappealing corridor for those passing through. Additionally, there are safety and environmental concerns, particularly around digital billboards. The Village should look to limit the amount of billboards around Villa Park, and remove billboards along key corridors as they redevelop.

GATEWAY SIGNAGE

Gateway signage serves as a welcoming entrance marker to a community, district, or significant location. It typically features the name of the area, along with thematic elements that reflect its identity and character. The purpose of gateway signage is to create a sense of arrival and distinction, setting the tone for the area and enhancing its visual appeal. Currently, there is no indication to those moving along North Avenue that they are entering, or in, Villa Park. It is recommended that the Village incorporates signage to provide a sense of place on the corridor.

WAYFINDING SIGNAGE

Wayfinding signage assists people in finding important community landmarks, while enhancing the streetscape. Like gateway features, wayfinding should consist of signage complemented by landscaping and lighting. The Village should establish design guidelines specifically tailored for wayfinding, signage placement, and directions given the amount of people traversing North Avenue.

MODEL BLOCK APPROACH

The model block represents a typical site configuration that can be replicated along a corridor. The model block serves as a template for future development, establishing key elements of urban design and placemaking, sustainable economic growth, and safe transportation and mobility strategies.

REDEVELOPMENT OPPORTUNITIES

OPPORTUNITY SITE 1

This site, located between Lincoln Avenue and Kramer Avenue, is currently home to a used car dealership, auto body repair shop, and a Sherman Williams. This site could provide additional retail that is more experiential.

OPPORTUNITY SITE 2

This site off of Addison Avenue could fit into the model block approach located along North Avenue. The model block is intended to serve as a flexible blueprint, establishing a visual concept for transforming the corridor into a vibrant, well-functioning corridor. This site would be appropriate for a mixed-use development including first floor commercial use with office or residential use on the upper levels. It should have an appealing facade that encourages interactions along North Avenue.

OPPORTUNITY SITE 3

This site, nestled between South Chatham Avenue and North Ellsworth, includes an aging used car dealership and a restaurant supply store. The site could transition into the residential nature to the north by providing the Village a site for a multifamily development.



NORTH AVENUE MODEL BLOCK

The site should be developed as a commercial corridor featuring high-quality developments easily accessible to vehicles and pedestrians. Commercial businesses should be located along the site's frontage to maximize visibility and convenience for visitors, with office spaces positioned behind. The site should accommodate a mix of regional and national retailers and businesses connected by shared parking areas. Parking lots should be well-landscaped and designed with cross-access to enhance connectivity and reduce vehicular access points.

CATALYST SITE DEVELOPMENT INFORMATION

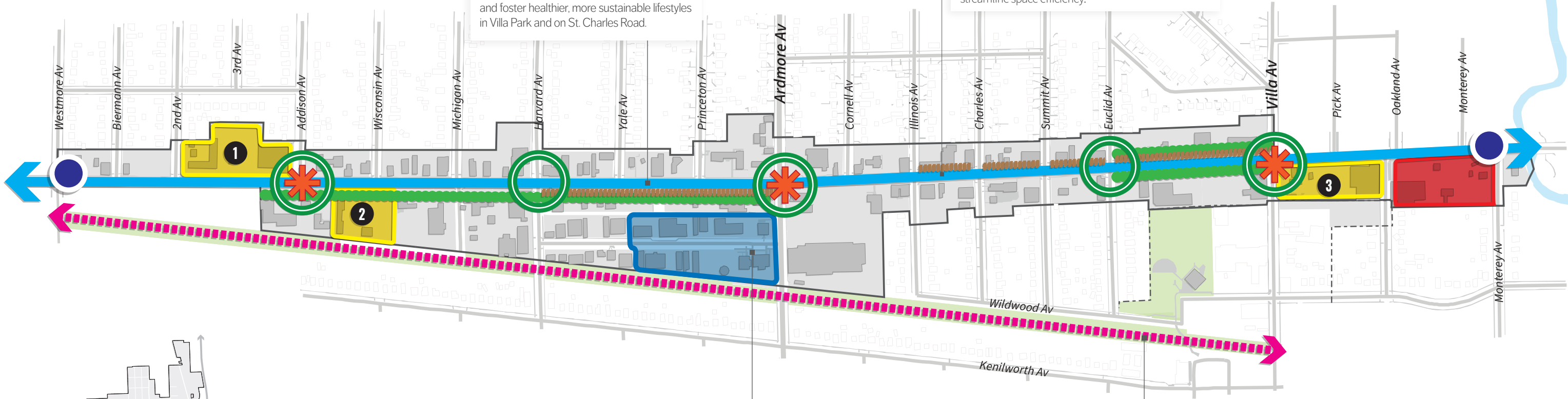
Site: 125, 31, 35, 39 W North Ave, 735, 747, 747 N Yale Ave
Lot Size: ~2.60 Acres
Future Land Use: Corridor Commercial
Current Zoning District: C3 - Commercial, M-1 Industrial

ST. CHARLES ROAD CORRIDOR

St. Charles Road Corridor’s lack of pedestrian pathways, minimal greenery, and excessive driveway entrances highlight the need for holistic redevelopment. It is intended to become a vibrant commercial area for dining, shopping, and leisure activities. The redevelopment will prioritize a road diet on St. Charles Road to take back some of the space for vehicular traffic and make the area a more pedestrian friendly environment.

St Charles Road Diet. A road diet reduces the number of vehicular lanes on the road, reallocating space for bicycle lanes, pedestrian areas, and green spaces to improve safety. Road diets would reduce traffic speeds, accommodate alternative transport modes, and foster healthier, more sustainable lifestyles in Villa Park and on St. Charles Road.

Cross Access and Curb Cut Reduction. Curb cuts provide a transition between sidewalks and streets, typically for vehicle access to driveways or parking lots. A cross-access arrangement or agreement allows people or vehicles to move between two or more adjacent properties. Cross access will enable drivers to shift between developments without using the roadway. It improves accessibility by allowing shared pathways between neighboring properties, enhancing traffic flow, and reducing detours through public areas. This can increase interaction, simplify site access, and streamline space efficiency.

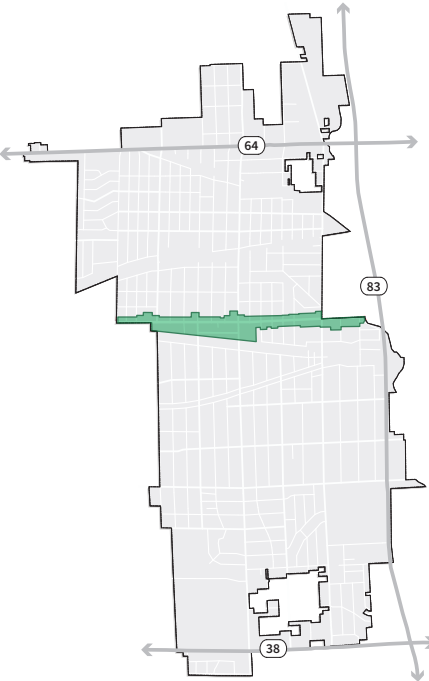


Improvements

- Catalyst Site
- Opportunity Sites
- Streetscape Improvement
- Landscaping Improvement
- Pedestrian Crossing Improvement
- Gateway Signage
- Wayfinding Signage
- Curb Cut Consolidation
- Trail Connections
- Municipal Campus

Municipal Campus. The Village should work to create a municipal campus to provide an efficient delivery of services with departments located all within short distance of one another.

Trail Connections. Given the proximity to the Great Western Trail, the Village should look to add additional connections to it from St. Charles and the surrounding area.





IMPROVEMENT FRAMEWORK

STREETSCAPE IMPROVEMENT

Streetscape improvements enhance the aesthetic appeal of public streets and surrounding areas through various improvements such as street trees, decorative lighting, benches, art installations, and upgraded sidewalks. The goal is to create a more pleasant and inviting environment that encourages pedestrian activity and improves overall quality of life. Within the corridor, the Village should work to integrate improvements along St. Charles Road to accompany the road diet to cater a bit more to pedestrians than vehicles.

LANDSCAPING IMPROVEMENT

A well-maintained landscape enhances a commercial property's appeal and welcoming atmosphere, drawing in potential customers and having a positive visual impact on surrounding areas. Perimeter landscaping should be designed to maximize stormwater management and improve water quality through the implementation of BMPs, such as bioretention areas. Screening should also be used to enclose or conceal necessary, but unsightly, infrastructure. To improve the appearance of St. Charles, the Village should work with property owners along the corridor to incorporate landscaping improvements to enhance the area's visual appeal, particularly along the southern end of St. Charles Road, west of Ardmore Avenue. As the area redevelops, the Village should continue to enforce its zoning landscape standards.

PEDESTRIAN CROSSING IMPROVEMENT

Pedestrian crossing improvements involve enhancing the safety and accessibility of locations where pedestrians cross the streets. Improvements can include marked crosswalks, pedestrian signals, and refuge islands where people can stand safely. These changes help keep all road users safe by giving pedestrians clear and safe places to cross, reducing conflict with vehicles, and making walking easier. The Village should work to prioritize the identified pedestrian improvements along the corridor to improve users' safety.

GATEWAY SIGNAGE

Gateway signage serves as a welcoming entrance marker to a community, district, or significant location. It typically features the name of the area, along with thematic elements that reflect its identity and character. The purpose of gateway signage is to create a sense of arrival and distinction, setting the tone for the area and enhancing its visual appeal. While the Village currently has a welcome sign off of Villa Avenue, it is recommended that it incorporates further signage to provide clear directions and establish an identity.

WAYFINDING SIGNAGE

Wayfinding involves orienting oneself within an environment using signage, which includes visual elements like signs and symbols. It improves orientation, provides clear guidance, and assists individuals in efficiently navigating complex spaces, including cities, campuses, and buildings. Clear wayfinding signage can improve safety, reduce confusion, and create a smooth flow of people, thereby increasing accessibility and user-friendliness. As an entryway to the Village and a highly traversed corridor, it would benefit from establishing design guidelines specifically tailored for wayfinding, signage placement, and directions leading to key areas.

REDEVELOPMENT OPPORTUNITIES

OPPORTUNITY SITE 1

This site is currently home to auto-focused uses and an underutilized surface lot. The Village could explore a possible senior development given the need for additional options for its aging population.

OPPORTUNITY SITE 2

This site, currently taken up mostly by bus parking, can provide more focus for neighborhood scale commercial and mixed-use redevelopment along St. Charles Road.

OPPORTUNITY SITE 3

This site includes a motorcycle dealership with large parking and connects with an opportunity site from the Old Town District. It could be redeveloped to provide retail or larger scale mixed-use for nearby residents.



MONTEREY GATEWAY

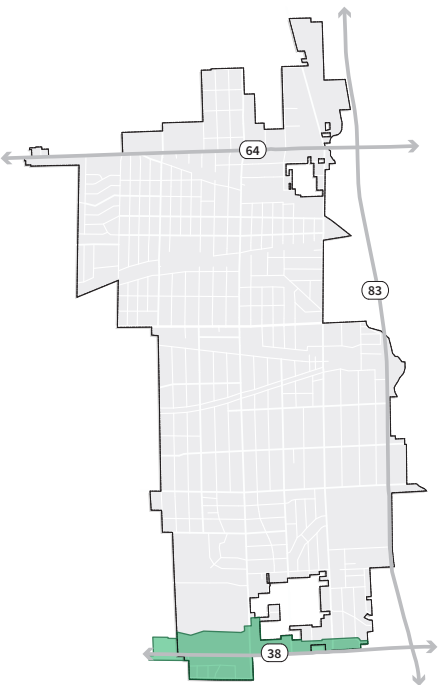
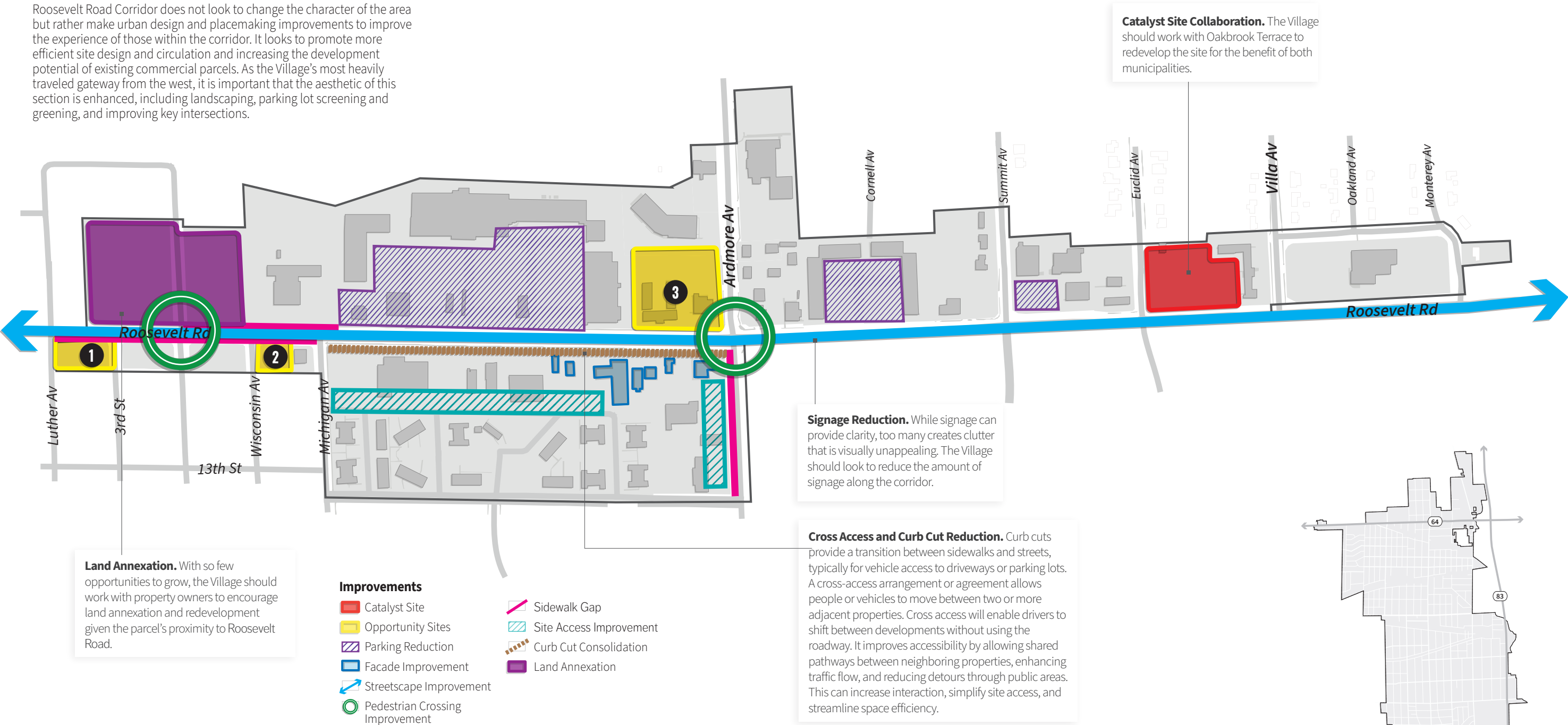
This site at the entrance to Villa Park could serve as a gateway to the village. Mixed-use buildings with commercial and office spaces on the ground floor and residential units above would maximize its location, with retail along St. Charles Road and offices or additional commercial spaces on the other streets. Two "L" shaped designs would position parking behind the buildings, accessible from cross streets. A gateway feature at St. Charles Road and Monterey Avenue, along with quality and cohesive architecture and landscaping, would make this site a catalyst for future development along the corridor..

CATALYST SITE DEVELOPMENT INFORMATION

Site: 501, 505, 511, 525, 543 E St. Charles Road, 6 S Monterey Ave
Lot Size: ~ 3.50 Acres
Future Land Use: Mixed-Use
Current Zoning District: MX-3 - Mixed Use Corridor

ROOSEVELT ROAD CORRIDOR

Roosevelt Road Corridor does not look to change the character of the area but rather make urban design and placemaking improvements to improve the experience of those within the corridor. It looks to promote more efficient site design and circulation and increasing the development potential of existing commercial parcels. As the Village's most heavily traveled gateway from the west, it is important that the aesthetic of this section is enhanced, including landscaping, parking lot screening and greening, and improving key intersections.





IMPROVEMENT FRAMEWORK

PARKING REDUCTION

Currently, development along the corridor is overparked, meaning that there are more parking spaces than visitors at any given time. It is recommended that the Village promote the utilization of existing parking spaces more effectively and explore outlot development opportunities. This would provide opportunity to introduce additional sales tax-generating businesses.

FAÇADE IMPROVEMENT

Façade improvements refer to enhancements and renovations to the exterior appearance of a building. As the Village works towards becoming a destination, it should improve the appearance of this corridor to achieve a more cohesive community aesthetic, particularly between Michigan Avenue and Ardmore Avenue. This would help strengthen businesses, helping keep dollars in the local economy.

STREETSCAPE IMPROVEMENT

Streetscape improvements enhance the aesthetic appeal of public streets and surrounding areas through various improvements such as street trees, decorative lighting, benches, art installations, and upgraded sidewalks. The goal is to create a more pleasant and inviting environment that encourages pedestrian activity and improves overall quality of life. Along the corridor, the Village should work to integrate landscaping similar to portions of Roosevelt Road that run west through the community of Glen Ellyn and Lombard.

PEDESTRIAN CROSSING IMPROVEMENT

Pedestrian crossing improvements can include a combination of physical infrastructure, on-street markings, signage, and lighting. An effective strategy for improving conditions for pedestrians and bicyclists outside intersections is installing pedestrian refuge islands where possible. These islands help wide roadways become safer and less intimidating for non-drivers by providing mid-way landing areas that break up the crossing length.

SIDEWALK GAP

The extension of sidewalks enhances community safety and accessibility, reduces accidents, and encourages physical activity. Currently, there are several gaps in the sidewalk network within the Village. To improve connectivity, it is recommended that the Village prioritize filling these gaps and ensuring ADA compliance. This would help foster a more pedestrian-friendly environment and begin to shift the emphasis from cars to other modes of transportation.

SITE ACCESS IMPROVEMENT

It is important for sites to have several points of entry for improved flow and connection. There are businesses between Canterbury Lane and Roosevelt that can only be accessed through Roosevelt Road. The Village should look to attach additional access points along Canterbury Lane for improved flow.

REDEVELOPMENT OPPORTUNITIES

OPPORTUNITY SITE 1

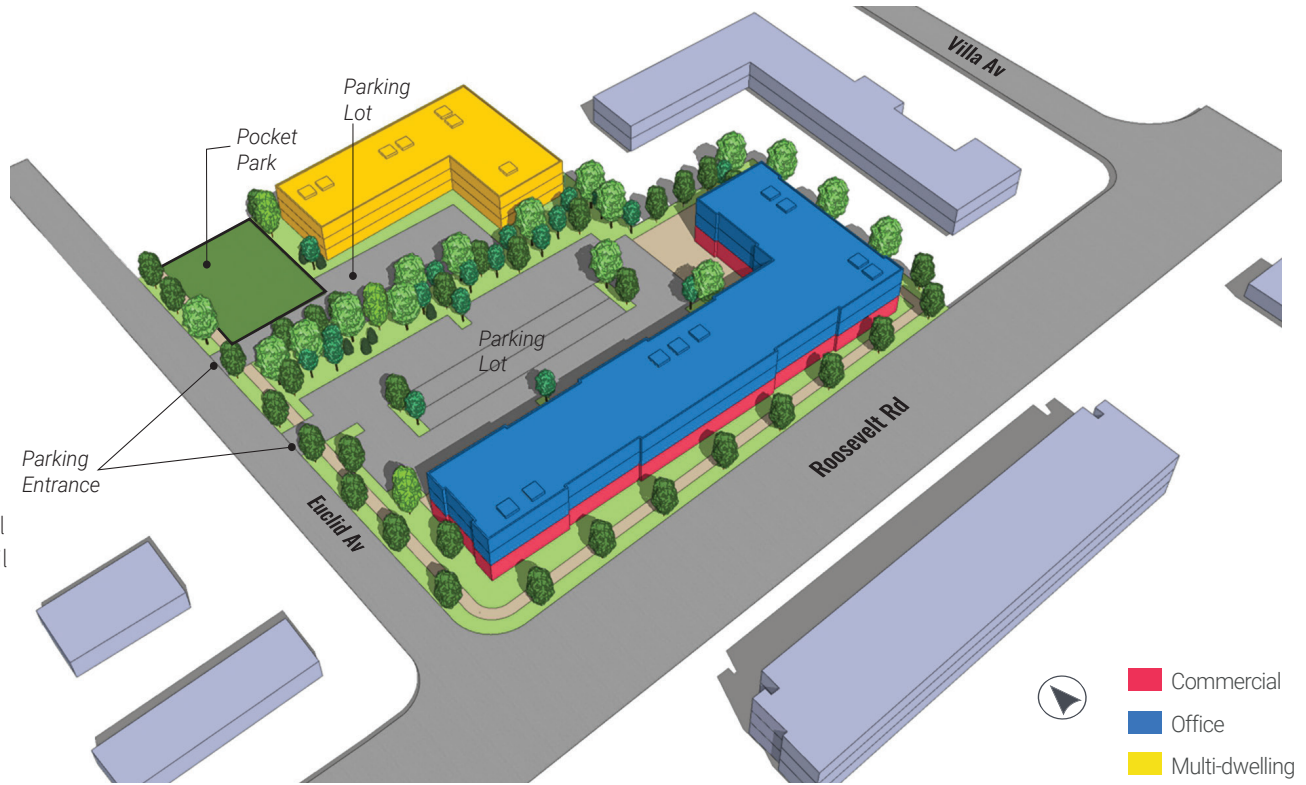
This site is currently an auto repair shop. The Village should look to create additional retail along the corridor that invites and keeps people within the Village. It could cater to those passing through on Roosevelt Road as well as residents living directly south.

OPPORTUNITY SITE 2

This site is currently an auto repair shop and car rental spot. The Village should look to create additional retail to enhance the corridor and offer residents nearby somewhere to shop.

OPPORTUNITY SITE 3

This site is currently a motel and a diner. The Village should look to create additional smaller, more local, commercial to offer something different to the Villa Oaks Shopping Center.



EUCLID PLAZA AND RESIDENCES

The site offers an opportunity for two distinct developments. The front section could feature a mixed-use building with commercial spaces on the ground floor and offices above, complemented by parking accessible from Euclid Ave. The other section is designated for a standalone multifamily residential building. Parking for this building will be located on a first-floor deck to improve convenience and maintain a clean streetscape. The front portion of the first floor will include amenities such as a gym and indoor recreational areas for residents. Both buildings should align with the height of existing developments along the corridor and prioritize high-quality design using sustainable materials.

CATALYST SITE DEVELOPMENT INFORMATION

Site: 0S741 Euclid Ave, 17W474 Roosevelt Road
Lot Size: ~3.50 Acres
Future Land Use: Corridor Commercial
Current Zoning District: Oakbrook Terrace

UPTOWN DISTRICT

The Uptown District looks to establish further residential, commercial, and recreational development around Villa Park's sole Metra Station. The goal is to create a dense, walkable, mixed-use development that enhances connectivity and revitalizes the area.

Toolkit Improvements

- Catalyst Site

Opportunity Sites

Residential Growth and Enhancement

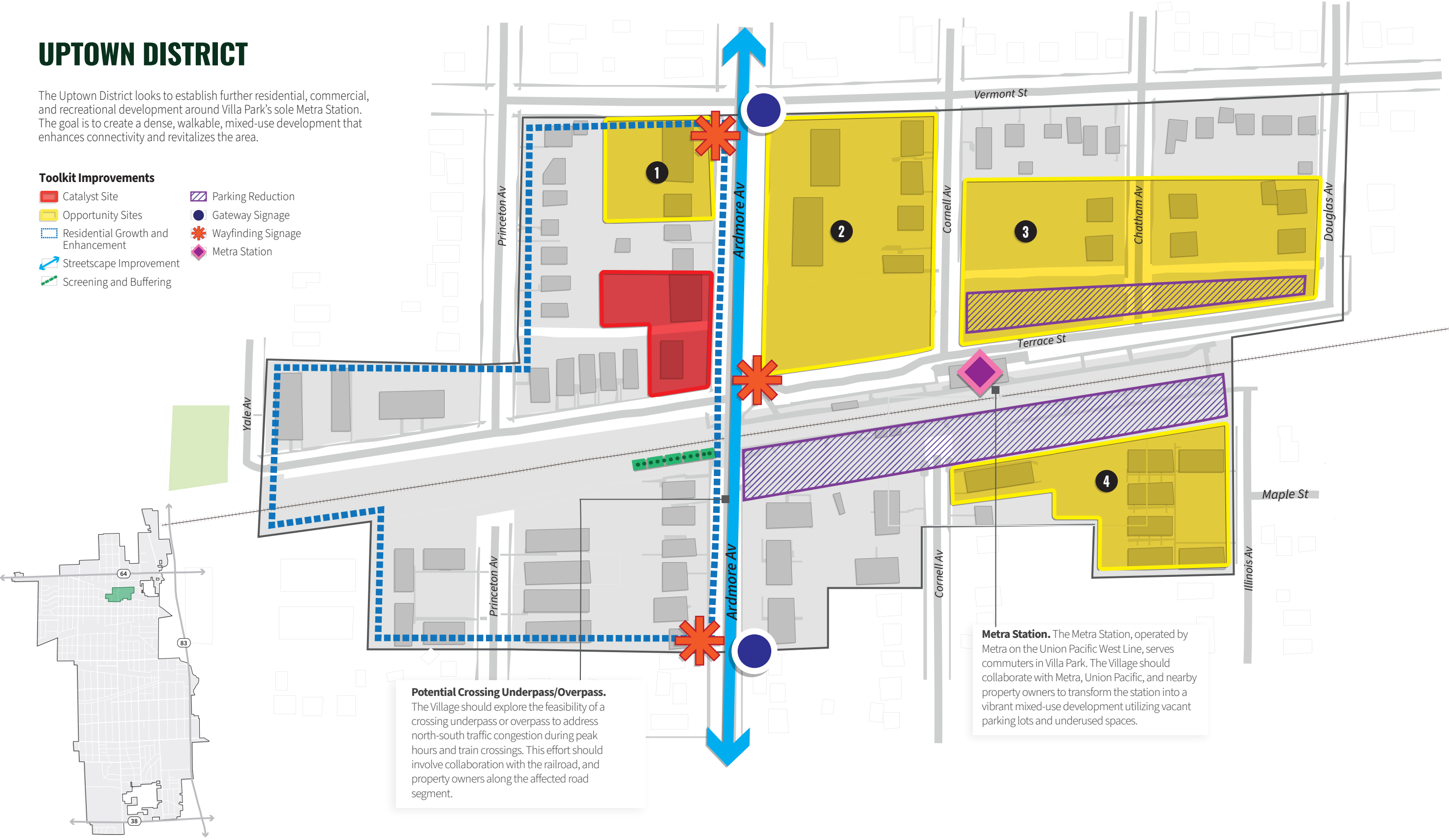
Streetscape Improvement

Screening and Buffering
- Parking Reduction

Gateway Signage

Wayfinding Signage

Metra Station



Potential Crossing Underpass/Overpass.

The Village should explore the feasibility of a crossing underpass or overpass to address north-south traffic congestion during peak hours and train crossings. This effort should involve collaboration with the railroad, and property owners along the affected road segment.

Metra Station. The Metra Station, operated by Metra on the Union Pacific West Line, serves commuters in Villa Park. The Village should collaborate with Metra, Union Pacific, and nearby property owners to transform the station into a vibrant mixed-use development utilizing vacant parking lots and underused spaces.



IMPROVEMENT FRAMEWORK

RESIDENTIAL GROWTH AND ENHANCEMENT

This area provides a growth opportunity for the Village, given its proximity to the Metra. As development occurs within the district, the Village should look to add additional multifamily and single-family attached options where appropriate.

STREETSCAPE IMPROVEMENT

Streetscape improvements enhance the aesthetic appeal of public streets and surrounding areas through various improvements such as street trees, decorative lighting, benches, art installations, and upgraded sidewalks. With the Metra being located in this district, the Village should be looking to create a more pleasant and inviting environment that encourages pedestrian activity and improves overall quality of life. The Village should work to integrate additional pedestrian amenities along Ardmore Avenue.

SCREENING AND BUFFERING

Buffering is used in areas of transition between residential dwellings and adjacent commercial or industrial developments. It can include landscaping, fencing, distance, or sound barriers to mitigate noise, visual disturbances, and other impacts. To enhance the district's appeal the Village should work with property owners to strategically incorporate buffering along the rail line.

PARKING REDUCTION

Currently, development around the Metra station is overparked, meaning that there are more parking spaces than visitors at any given time. It is recommended that the Village promote the utilization of existing parking spaces more effectively and explore development opportunities that further activate the extra parking areas. This would provide opportunity for additional sales tax generating uses for the Village. Though some landscape features currently exist, additional improvements including interior landscaped islands, perimeter landscaping, and decorative fencing should be incorporated to further reduce its negative visual impact and screen it from the right-of-way.

GATEWAY SIGNAGE

Gateway signage serves as a welcoming entrance marker to a community, district, or significant location. It typically features the name of the area, along with thematic elements that reflect its identity and character. The purpose of gateway signage is to create a sense of arrival and distinction, setting the tone for the area and enhancing its visual appeal. The rebranding of this area means additional signage should work to not only welcome those coming off the Metra to the Village but to the "Uptown District" as well.

WAYFINDING SIGNAGE

Wayfinding involves orienting oneself within an environment using signage, which includes visual elements like signs and symbols. It improves orientation, provides clear guidance, and assists individuals in efficiently navigating complex spaces, including cities, campuses, and buildings. Clear wayfinding signage can improve safety, reduce confusion, and create a smooth flow of people, thereby increasing accessibility and user-friendliness. With many people entering and exiting the Village through the Metra, the Village would benefit from establishing design guidelines specifically tailored for wayfinding, signage placement, and directions leading to nearby destinations.

REDEVELOPMENT OPPORTUNITIES

OPPORTUNITY SITE 1

This site is a laundromat with a parking lot facing the street. As this area transforms to be more pedestrian oriented, this site should redevelop with a friendlier façade and welcome those coming on and off the Metra.

OPPORTUNITY SITE 2

This site is currently undeveloped but should reflect transit-oriented development given its proximity to the Metra. Its size, around 2.90 acres, and prime location makes it a priority site for development.

OPPORTUNITY SITE 3

This site includes multiple large parking lots. It could include other commercial, entertainment, or mixed-used developments with pedestrian amenities that tie into the Metra.

OPPORTUNITY SITE 4

These multifamily structures should be renovated and redeveloped to accommodate more residents as this area welcomes additional people.



UPTOWN CORNER DEVELOPMENT

The catalyst site near the Metra station is an opportunity for redevelopment due to its central location and potential to enhance the area. The site should be transformed into a mixed-use building with commercial space on the ground floor facing Ardmore Avenue and residential apartments above. Parking should be located behind the building to maintain a clean streetscape. Commercial space should include a grocery store and other essential shops to meet daily needs. Given its proximity to the Metra station, the development could also include senior living options to provide convenient access to transportation and services.

CATALYST SITE DEVELOPMENT INFORMATION

Site: 344, 348-356 N Ardmore Avenue

Lot Size: ~0.6 Acres

Future Land Use: Mixed-Use

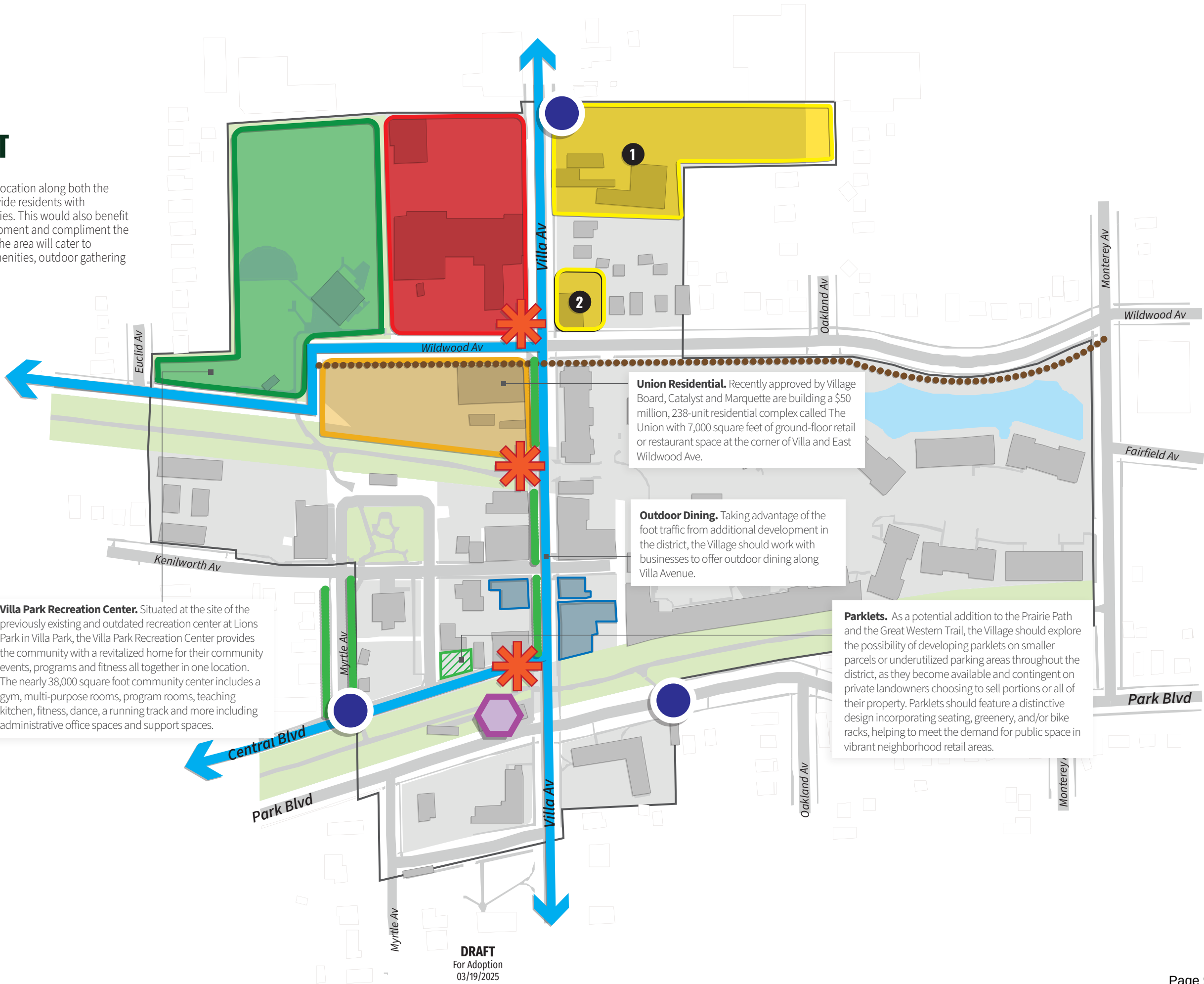
Current Zoning District: MX1 - Commercial

OLD TOWN DISTRICT

The Old Town District aims to capitalize on its location along both the Prairie Path and the Great Western Trail to provide residents with additional dining, shopping, and leisure activities. This would also benefit the many residents within the Ovaltine development and compliment the new recreation center that is located nearby. The area will cater to pedestrians through additional streetscape amenities, outdoor gathering areas, and well-designed facades.

Toolkit Improvements

- Catalyst Site
- Opportunity Sites
- Streetscape Improvement
- Utility Line Burial
- Landscaping Improvement
- Wayfinding Signage
- Gateway Signage
- Facade Improvement
- Historic Asset
- Parklet
- Union Residential
- Lions Park



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IMPROVEMENT FRAMEWORK

STREETSCAPE IMPROVEMENT

Streetscape improvements enhance the aesthetic appeal of public streets and surrounding areas through various improvements such as street trees, decorative lighting, benches, art installations, and upgraded sidewalks. Within the district, the Village should work to integrate additional pedestrian amenities given that both the Prairie Path and Great Western Trail run through the district.

UTILITY LINE BURIAL

Utility line burial refers to the practice of placing power lines, telecommunication cables, or other utility infrastructure underground rather than on poles. Burying overhead wires enhances the overall aesthetics of an area by removing clutter from the visual landscape. The roads, such as Villa Avenue, where overhead lines are should consider burying these lines during roadway projects to improve the appearance and character of the district.

LANDSCAPING IMPROVEMENT

A well-maintained landscape enhances a commercial property's appeal and welcoming atmosphere, drawing in potential customers and having a positive visual impact on surrounding areas. Perimeter landscaping should be designed to maximize stormwater management and improve water quality through the implementation of BMPs, such as bioretention areas. Screening should also be used to enclose or conceal necessary, but unsightly infrastructure. The Village should work with property owners along Villa Avenue to incorporate landscaping improvements to enhance the area's visual appeal. As the area redevelops, the Village should continue to enforce its zoning landscape standards.

WAYFINDING SIGNAGE

Wayfinding involves orienting oneself within an environment using signage, which includes visual elements like signs and symbols. Given the amount of destinations within the district, (Prairie Path, Great Western, Villa Park Historical Society, Union Development, Villa Park Recreation Center, etc.) clear wayfinding signage would improve safety, reduce confusion, and create a smooth flow of people, thereby increasing accessibility and user-friendliness.

OLD TOWN GATEWAY SIGNAGE

Gateway signage serves as a welcoming entrance marker to a community, district, or significant location. It typically features the name of the area, along with thematic elements that reflect its identity and character. The Old Town District is and will continue to be a key area within the Village, so it is recommended that it incorporates further signage to provide clear directions and announce to residents about their arrival to the district.

FAÇADE IMPROVEMENT

Façade improvements refer to enhancements and renovations to the exterior appearance of a building. It is recommended that the Village encourage and incentivize these improvements along roads such as Villa Avenue to further add to the cohesive community aesthetic being created within the district.

HISTORICAL ASSET

Historically or culturally significant structures or sites are recognized and preserved as historic landmarks. They benefit a place by attracting tourists, fostering a sense of identity and community pride, and contributing to economic development through cultural and heritage tourism. Within the district, the Villa Park Historical Society should continue to be preserved and promoted as an important historic site.

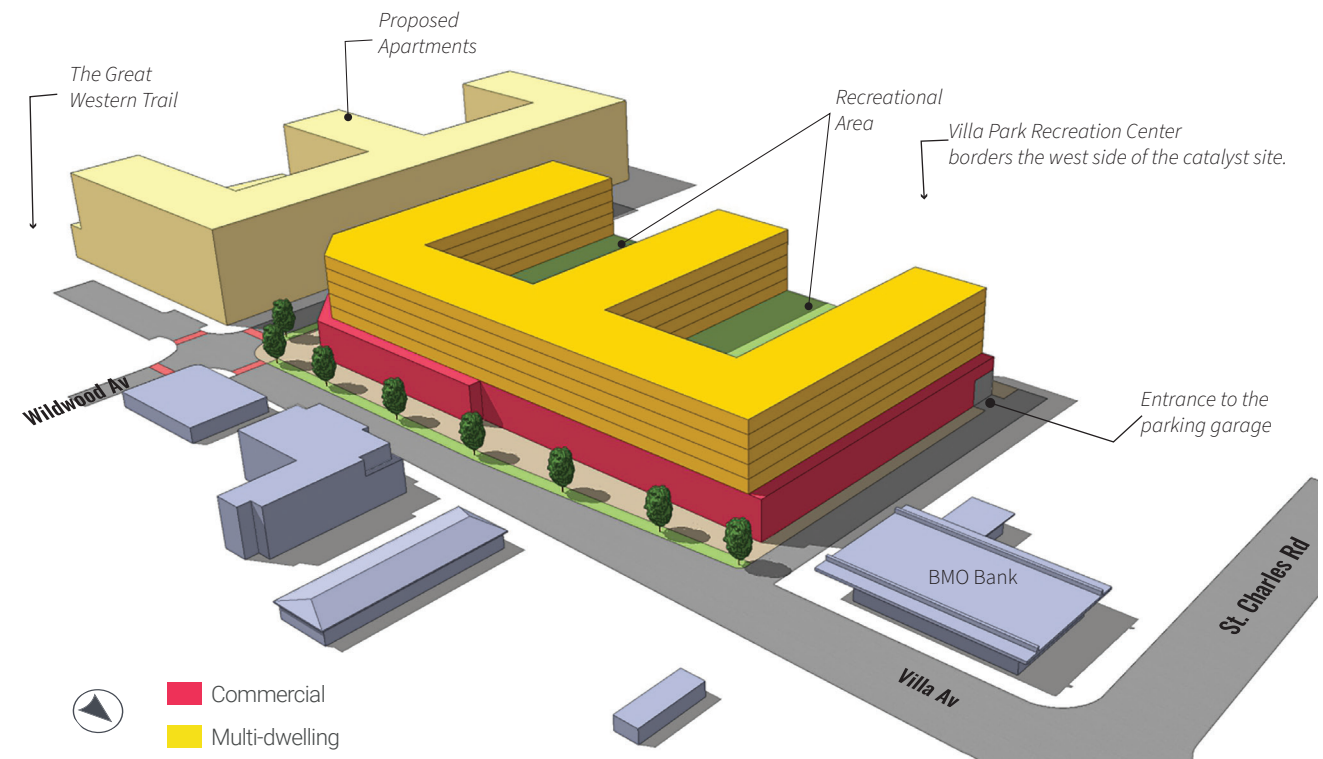
REDEVELOPMENT OPPORTUNITIES

OPPORTUNITY SITE 1

This site, currently taken up mostly by underutilized parking a variety of businesses, should be redeveloped along with the adjacent opportunity site on St. Charles Avenue. The redevelopment of these sites should match the mixed-use nature of the rest of the district.

OPPORTUNITY SITE 2

This site, currently home to several businesses, should be redeveloped to offer retail and commercial for the additional residents to be introduced through the Union residential development.



OLD TOWN LOFTS ON VILLA

The site next to the new Villa Park Recreation Center should feature a mixed-use building with ground-floor commercial space and residential units above. Ground-floor commercial space should activate the streetscape, attract foot traffic, and provide amenities for residents and visitors. Parking should be integrated within the first two floors, with a mix of studio, one-bedroom, and two-bedroom apartments above. The design should include recreational areas on the podium level to enhance residents' quality of life. High-quality materials and thoughtful design are essential to ensure the building serves as an enduring neighborhood asset.

CATALYST SITE DEVELOPMENT INFORMATION

Site: 54 S Villa Avenue, 22-44 S Villa Avenue
Lot Size: ~3.50 Acres
Future Land Use: Mixed-Use
Current Zoning District: MXT -Transitional Mix Office - Residential

HISTORIC ARDMORE DISTRICT

The Historic Ardmore District looks to build upon its quaint nature by continuing to add retail, pedestrian amenities, and placemaking improvements. Any additional commercial added will match the characteristics of those found along Park Boulevard and serve local residents, and those enjoying the Illinois Prairie Path.

Toolkit Improvements

- Catalyst Site

Opportunity Sites

Facade Improvement

Parking Reduction

Streetscape Improvement
- Landscaping Improvement

Gateway Signage

Wayfinding Signage

Historic Asset

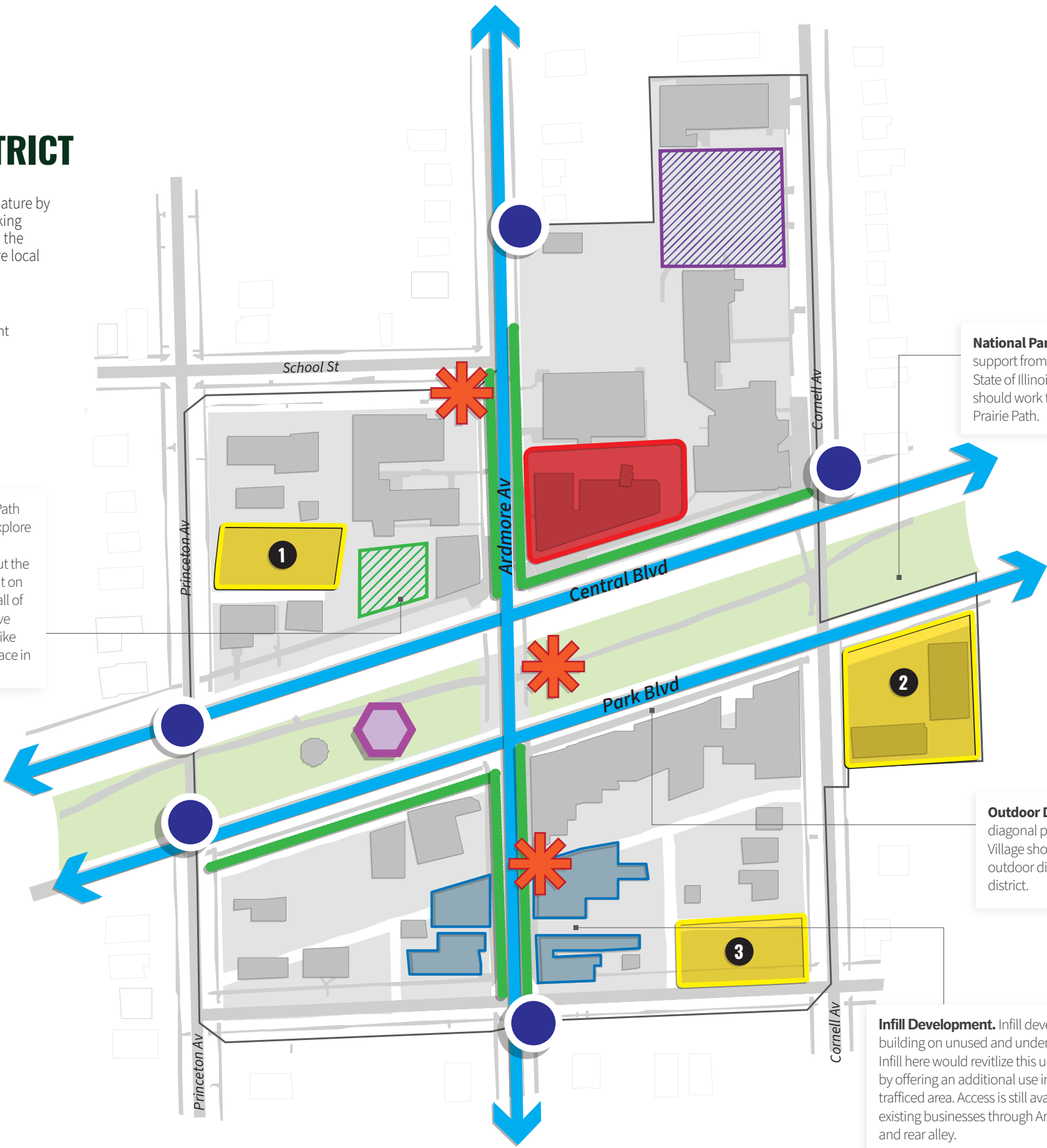
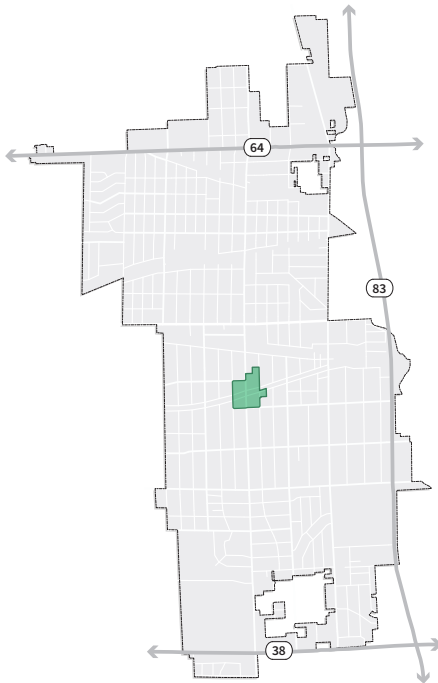
Parklet

Parklets. As a potential addition to the Prairie Path and the Great Western Trail, the Village should explore the possibility of developing parklets on smaller parcels or underutilized parking areas throughout the district, as they become available and contingent on private landowners choosing to sell portions or all of their property. Parklets should feature a distinctive design incorporating seating, greenery, and/or bike racks, helping to meet the demand for public space in vibrant neighborhood retail areas.

National Park Designation. With multijurisdictional support from DuPage County, the Historical Society, the State of Illinois and other relevant entities, Villa Park should work to obtain a National Park Designation for the Prairie Path.

Outdoor Dining. Taking advantage of the diagonal parking along Park Boulevard, the Village should work with businesses to offer outdoor dining in this quiet and quaint district.

Infill Development. Infill development is building on unused and underutilized land. Infill here would revitalize this unused parcel by offering an additional use in a heavily foot trafficked area. Access is still available to existing businesses through Ardmore Ave. and rear alley.



DRAFT
For Adoption
03/19/2025



IMPROVEMENT FRAMEWORK

FAÇADE IMPROVEMENT

Façade improvements refer to enhancements and renovations to the exterior appearance of a building. It is recommended that the Village encourage and incentivize these improvements along Park Boulevard and Central Boulevard to create a more appealing and invite those on the Prairie Path to stop in. This would help strengthen businesses, helping keep dollars in the local economy.

PARKING REDUCTION

Currently, development within the district is overparked, meaning that there are more parking spaces than visitors at any given time. It is recommended that the Village promote the utilization of existing parking spaces more effectively. This would provide opportunity for additional sales tax generating uses for the Village. Though some landscape features currently exist, additional improvements including interior landscaped islands, perimeter landscaping, and decorative fencing should be incorporated to further reduce its negative visual impact and screen it from the right-of-way.

STREETSCAPE IMPROVEMENT

Streetscape improvements enhance the aesthetic appeal of public streets and surrounding areas through various improvements such as street trees, decorative lighting, benches, art installations, and upgraded sidewalks. The goal is to create a more pleasant and inviting environment that encourages pedestrian activity and improves overall quality of life. Within district, the Village should work to integrate pedestrian amenities for those on the Prairie Path looking to stay and enjoy the district.

LANDSCAPING IMPROVEMENT

A well-maintained landscape enhances a commercial property's appeal and welcoming atmosphere, drawing in potential customers and having a positive visual impact on surrounding areas. Perimeter landscaping should be designed to maximize stormwater management and improve water quality through the implementation of BMPs, such as bioretention areas. Screening should also be used to enclose or conceal necessary, but unsightly infrastructure. To improve the appearance of the district, the Village should work with property owners along Park Boulevard and Central Boulevard to integrate landscaping to match the greenery running along the Prairie Path.

GATEWAY SIGNAGE

Gateway signage serves as a welcoming entrance marker to a community, district, or significant location. The purpose of gateway signage is to create a sense of arrival and distinction, setting the tone for the area and enhancing its visual appeal. The Village should look to add some signage to announce to those on the Prairie Path that have arrived in the district and should stop to explore or enjoy the commercial and retail options.

WAYFINDING SIGNAGE

Wayfinding involves orienting oneself within an environment using signage, which includes visual elements like signs and symbols. It improves orientation, provides clear guidance, and assists individuals in efficiently navigating complex spaces. Clear wayfinding signage can improve safety, reduce confusion, and create a smooth flow of people, thereby increasing accessibility and user-friendliness.

HISTORICAL ASSET

Historically or culturally significant structures or sites are recognized and preserved as historic landmarks. They benefit a place by attracting tourists, fostering a sense of identity and community pride, and contributing to economic development through cultural and heritage tourism. Additionally, they provide residents and visitors with information about the history and culture of the Village. The Ardmore Avenue Train Station should be preserved and advertised as an asset to the Village and to the district.

REDEVELOPMENT OPPORTUNITIES

OPPORTUNITY SITE 1

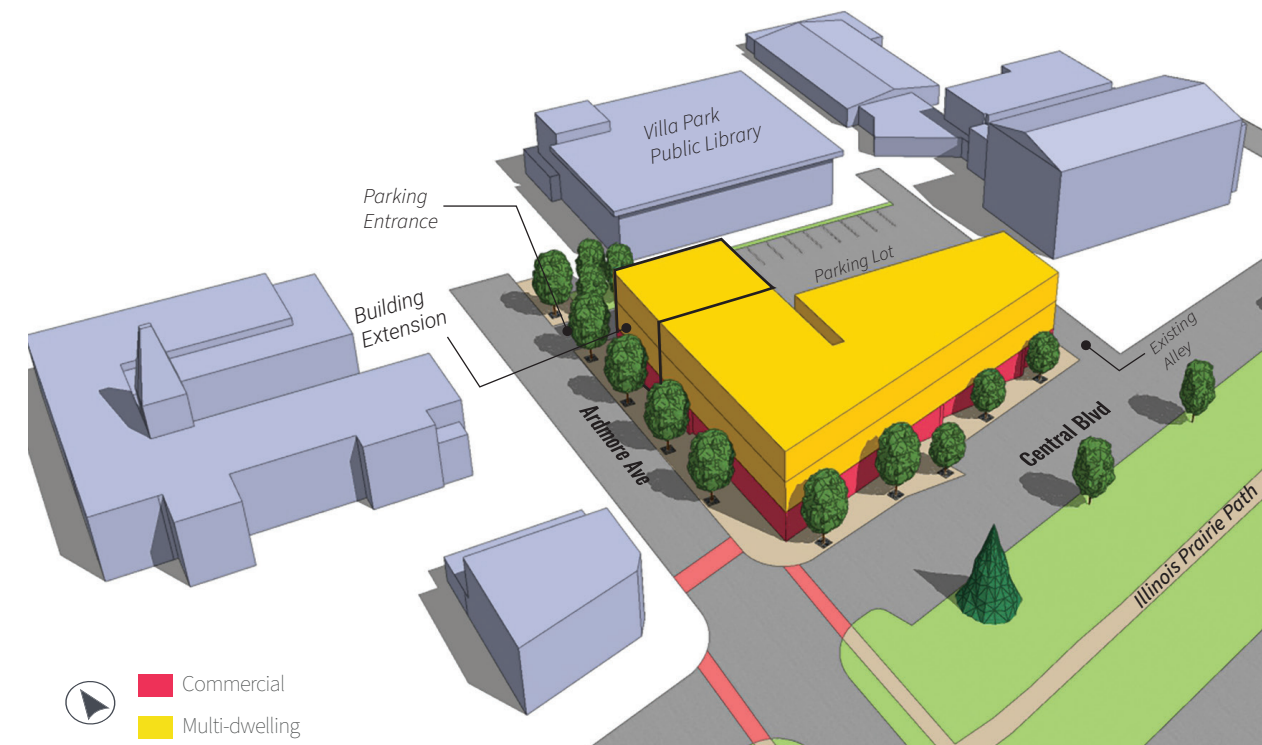
This site, currently composed entirely by parking, has the potential to be redeveloped into a neighborhood commercial development featuring dining and shopping options. The development would benefit from the inclusion of parklets or other public spaces at the front, along with adequate parking facilities to serve the businesses.

OPPORTUNITY SITE 2

This site, currently composed of Park Plaza, has the potential to be redeveloped into a neighborhood commercial development featuring retail options or become a mixed-use development similar to the buildings to the west of the site.

OPPORTUNITY SITE 3

This site is currently an underutilized parking lot. Given its location, the Village should look to redevelop this lot as a potential parklet or multifamily development to match the residential nature surrounding it.



CENTRAL AND ARDMORE MIXED USE NODE

The site, currently consisting of a underutilized building and parking lot, presents an opportunity for adaptive reuse. The existing structure could accommodate two additional floors for residential units, with the ground floor designated for essential services such as a grocery store, laundromat, bank, or café. The design should complement the surrounding architectural style and meet high-quality standards. Incorporating thoughtful landscaping and well-designed sidewalks will ensure the space is both welcoming and accessible.

CATALYST SITE DEVELOPMENT INFORMATION

Site: 317 S Ardmore Avenue

Lot Size: ~0.4 Acres

Future Land Use: Mixed-Use

Current Zoning District: MX2 - Mixed Use



CHAPTER 4

TRANSPORTATION AND MOBILITY

A balanced, efficient, and well-connected transportation system provides access to goods, services, and community resources, and supports land use development through a variety of modes. The transportation system in Villa Park consists of an integrated network of roadways, regional public transit services, pedestrian facilities, and an emerging bicycle system.

ROADWAY NETWORK

Villa Park's road network accommodates traffic circulation, maintains efficient connections between local neighborhoods and commercial corridors, and provides direct access to the regional arterial roadway system. Its roadways are classified as either arterial roads, collector roads, or local roads based on the function that they serve and their capacity. The road classification also indicates eligibility for certain types of federal transportation funds. North Avenue (IL 64), Roosevelt Road (IL 38), Kingery Highway (IL 83), and St. Charles Road are the Village's primary arterial roadways with the highest volumes of traffic through the Village. North Avenue, Roosevelt Road, and Kingery Highway are also designated by Illinois Department of Transportation (IDOT) as Strategic Regional Arterials, which have more stringent access control and traffic signal spacing requirements.

ROADWAY JURISDICTION

The roadways in Villa Park are controlled by several jurisdictional entities such as IDOT, DuPage County, York Township and the Village. Most of the major travel arteries serving the Village are controlled by IDOT, including North Avenue (IL Route 64), Kingery Highway (IL Route 83), and Roosevelt Road (IL Route 38). Villa Avenue (north of North Avenue) is under the jurisdiction of Dupage County Department of Transportation (DuDOT). The Village controls the remaining roadways in the Village except for portions of Riordan Road, Cornell Avenue, Summit Avenue, Euclid Avenue, Manor Lane, Hill Street, and Villa Avenue that are under the jurisdiction of York Township.

Moving forward, the Village should continue to partner with IDOT and DuDOT, and maintain close communication, to ensure appropriate maintenance and improvement of their roadways while supporting future development. Coordination with adjacent municipalities, such as Elmhurst, Lombard, Addison, and Oakbrook Terrace, that rely on these roadways is also important in addressing traffic flow concerns and organizing larger corridor safety projects.

FUNCTIONAL CLASSIFICATION

For planning and design purposes, roadways are classified in a hierarchical structure by function to define their role in the transportation system and their eligibility for certain types of federal transportation funds. Four general functional classifications are typically used, including freeways, arterials, collectors, and local roads.

Arterials and collectors are commonly subdivided into major and minor designations based on location, service function and design features such as right-of-way, road capacity, continuity within system, speed limits, parking controls, and traffic signal spacing. Each roadway classification serves as a collecting / distributing facility for the next higher classification in the system. The following summarizes the roadway functional classification system serving the Village of Villa Park and describes these thoroughfares based on their context and design features.

MAJOR ARTERIALS

Major arterials provide a high degree of mobility and function as the primary travel routes through urban areas. These roadways are continuous and serve the broader region, connecting the freeway system with the local system of minor arterials and collector roads, as well as the major activity centers within a community.

In Villa Park there are three major arterials, North Avenue (IL Route 64), Kingery Highway (IL Route 83), and Roosevelt Road (IL Route 38) and all three are part of the Strategic Regional Arterial (SRA) system. The SRA system, developed by the Chicago Metropolitan Agency for Planning (CMAP) and IDOT, is a network of key roadways designed to support regional travel and serve as an alternative to expressways. Its purpose is to improve mobility, reduce congestion, and connect major activity centers like jobs, shopping, and industrial areas across northeastern Illinois. All three roadways have six-lane cross-sections which run along the north side, east side, and south sides of the Village, respectively. North Avenue carries an annual average daily traffic (AADT) volume of 44,400 vehicles, Kingery Highway between North Avenue and Roosevelt Road carries an AADT volume between 49,200 and 62,900 vehicles, and Roosevelt Road carries an AADT volumes between 36,900 and 43,800 vehicles. St. Charles Road as a major arterial roadway. St. Charles Road provides two travel lanes in each direction and carries an AADT volume of 16,400 vehicles.

MINOR ARTERIALS

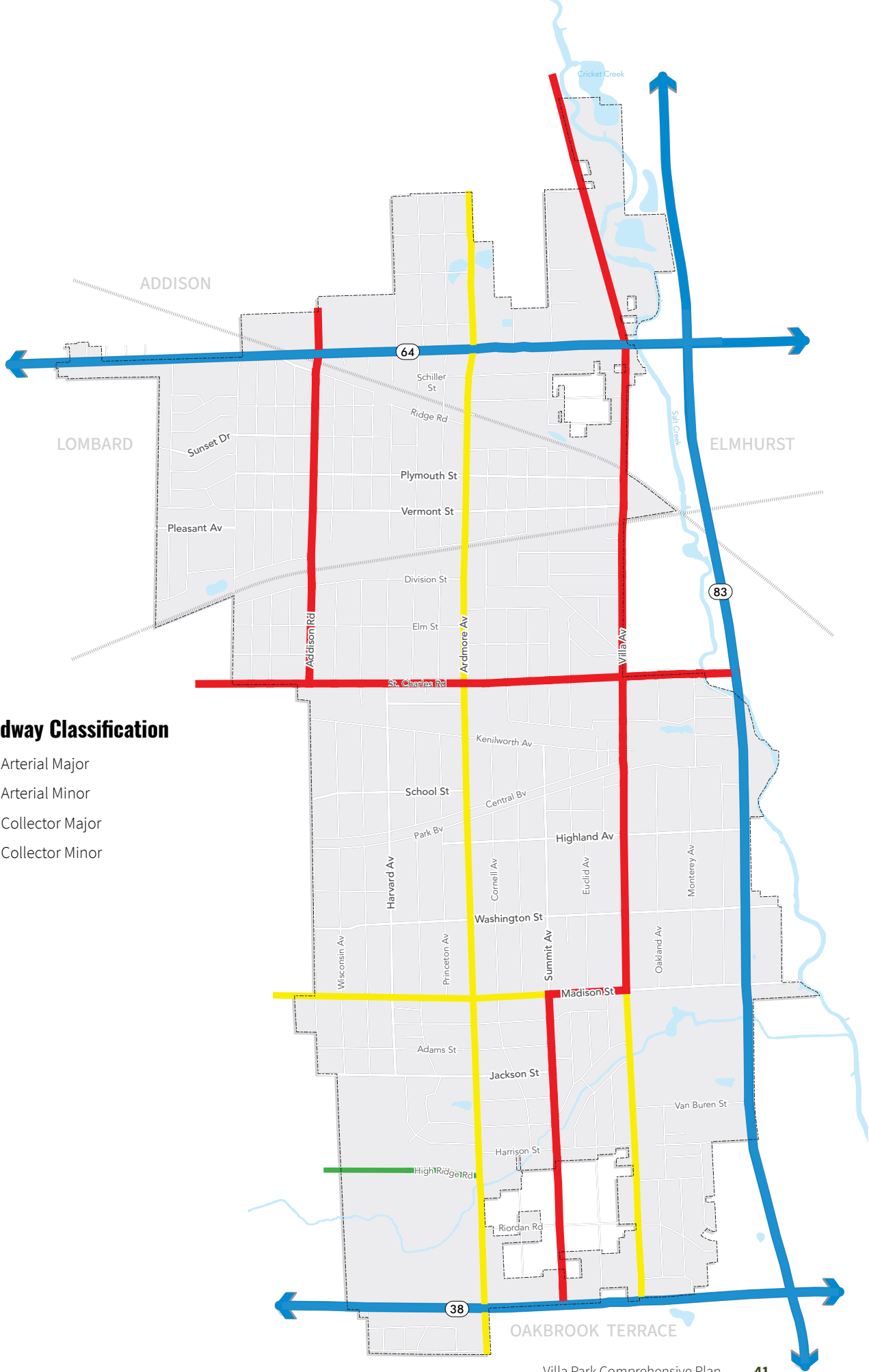
Minor arterials augment the major arterials by accommodating somewhat shorter trips to and from residential neighborhoods, commercial areas, employment centers and recreational facilities at the community level. As such, operating speeds and road capacity may be less than that of the major arterials, with less stringent controls on property access. Minor arterials in Villa Park include Addison Road which has a four-lane cross section and Villa Avenue and Ardmore Avenue which have two-lane cross sections. These roadways carry traffic volumes ranging from 4,000 to 15,700 vehicles per day.

COLLECTORS

The primary role of collectors is to collect and distribute traffic from local roads to arterials. Collectors typically provide circulation that local roads could not. The amount of access provided by a connector depends on the purpose of the roadway. Collector roads consist of medium-capacity, medium volume roads that have limited continuity and serve to distribute traffic between the higher-level arterials and the lower-level local roads. Collectors typically operate with lower speeds than arterials and provide some direct land access but to a more limited degree than local roads. Collectors in Villa Park are two-lane roadways and include Ardmore Avenue and High Ridge Road. These roadways carry traffic volumes ranging from 2,100 to 12,400 vehicles per day.

LOCAL ROADS

Local roads are the lowest level of the functional classification hierarchy. Local roads have fewer lanes and lower speeds to provide the greatest amount of access to surrounding land uses. Trip lengths on local roads are typically short and volumes and speeds are typically low. All remaining roadways in the Village not mentioned above are classified as local roads and are generally two-lane roadways with parking permitted on one or both sides.





ROADWAY CAPACITY IMPROVEMENTS

The Village's arterial and collector roads convey the highest volumes of traffic through the community and provide connections to the commercial and industrial areas of the Village along IL Route 64, IL Route 83 and IL Route 38 and the local commercial areas along St. Charles Road, Ardmore Avenue, and Villa Avenue. The spacing between the north-south arterial and collector roads is one-half mile apart and spacing between the primarily east-west arterial and collector roads are one mile apart. Given the higher capacity cross-sections, excellent spacing, and the fact that the major commercial and industrial areas located along IL Route 64, IL Route 83, and IL Route 38, these roadways appear to provide adequate capacity.

However, congestion along the Village's major arterial roadway primarily occurs outside of the Village at the intersections of IL Route 64 with IL Route 83 and IL Route 83 with St. Charles Road in Elmhurst, and IL Route 38 with Westmore-Meyer Road in Lombard. The congestion at these intersections results in traffic utilizing Villa Avenue to access IL Route 64 and IL Route 38 and adjacent neighborhoods resulting in congestion at both ends of the Villa Avenue corridor.

Due to the terminus of Villa Avenue at IL Route 38, the intersection of IL Route 38 with Summit Avenue also experiences peak period congestion as Summit Avenue connects to IL Route 56, 22nd Street, and I-88 eastbound ramps to the south.

Redevelopment opportunities along IL Route 64 and IL Route 38 provide the ability to consolidate driveways and direct parcel access to the cross streets/cross access connections which would improve the flow of traffic along these roadways.

The Union Pacific - West Metra commuter railway and the Canadian National Railroad are significant barriers to north-south vehicular travel within the Village of Villa Park. However, most of the arterial and collector roads are continuous roadways that penetrate these barriers and provide access to the adjoining communities. Furthermore, the Illinois Prairie Path and the Great Western Trail are excellent public amenities that provide long uninterrupted stretches of pedestrian/bicycle paths that minimize vehicle conflicts. However, these paths/trails do provide impediments to the local roadway system and the ability for continuous local, north-south streets within the Village.

NORTH AVENUE (IL ROUTE 64)

To reduce congestion and improve safety at the intersection of North Avenue (IL Route 64) with Villa Avenue, IDOT and DuPage County have plans for the intersection to be upgraded to provide Smart Corridor improvements that will include signal modernization, transit vehicle pre-emption, emergency vehicle pre-emption, signal upgrades, sidewalk and ADA ramp work, and pedestrian accommodations.

ROOSEVELT ROAD (IL ROUTE 38)

IDOT has planned roadway improvements for Roosevelt Road between I-294 and Finley Road that include pavement preservation and ADA improvements along the corridor. The Village should coordinate with IDOT on these improvements on potential locations to close sidewalk gaps and enhance pedestrian facilities at intersections along the corridor. As infill sites become developed or with the redevelopment of parcels along the Roosevelt Road corridor, coordination with IDOT should occur to minimize the number of curb cuts along the corridor increasing the progression of vehicle traffic and limiting the pedestrian crossing locations.

ST. CHARLES ROAD

The volume of traffic on St. Charles Road is consistent with a roadway segment that is a good candidate for a road diet, which is a reduction of the roadway from its existing five lane cross section to a three lane-cross section. However, capacity during peak periods may be affected depending on the characteristics specific to the corridor. A narrower roadway would create a calmer traffic environment for motorists and pedestrians, would create for safer roadway crossings for pedestrians and would allow for the provision of amenities for all modes of transportation including wider sidewalks, provision of on-street bicycle lanes, and on-street parking.

In evaluating the feasibility of a St. Charles Road road diet, consideration should be given to the numerous curb-cuts located on the roadway, the diversion of traffic to other east-west roadways including Vermont Street, Elm Street, Washington Street and Maddison Street, the classification of vehicles utilizing the roadway, and the operations of the signalized intersections of St. Charles Road with Villa Avenue, Ardmore Avenue, and Addison Road.

“Our experience has been that a lot of our sidewalks in Villa Park have many major cracks and ridges in them, making it difficult for us to push our stroller or pull a wagon down them.”

ROADWAY CONTINUITY AND CAPACITY IMPROVEMENTS

The 2009 Village Comprehensive Plan identified but did not incorporate several roadway connections/ enhancement options to improve north-south travel through the Village’s major barriers. These include the creation of an under/overpass for the Addison Road intersection with the Metra commuter railway, the extension of Summit Avenue across the Metra commuter railway to connect to Ellsworth Avenue, and the extension of Summit Avenue across the Great Western Trail to connect to St. Charles Road.

The extension of Summit Avenue across the Metra commuter railway would enhance access to the Villa Park Metra station and would provide connectivity between the residential neighborhoods on either side of the railway. Providing an Ardmore Avenue under/ over pass would fill a gap in the grade separated rail crossings for the Village with the nearest locations being IL Route 83 to the east and Main Street in Lombard to the west. However, given the four-lane cross section of Ardmore Avenue, the provision of a grade separated crossing might result in increased daily traffic volumes on the roadway by capturing traffic on other north-south roadways or by diverting traffic on St. Charles Road to North Avenue via Ardmore Avenue. As such, the grade separation of Ardmore Avenue should be considered as part of the evaluation of the St. Charles Road diet.

TRAFFIC CONTROLS

There are 14 traffic signal-controlled intersections in the Village, of which 11 are located on arterial roadways under IDOT control. The remaining three signals are located along St. Charles Road at its intersections with Villa Avenue, Ardmore Avenue, and Addison Road, which are under Village control. All other intersections in the Village are generally under stop control.

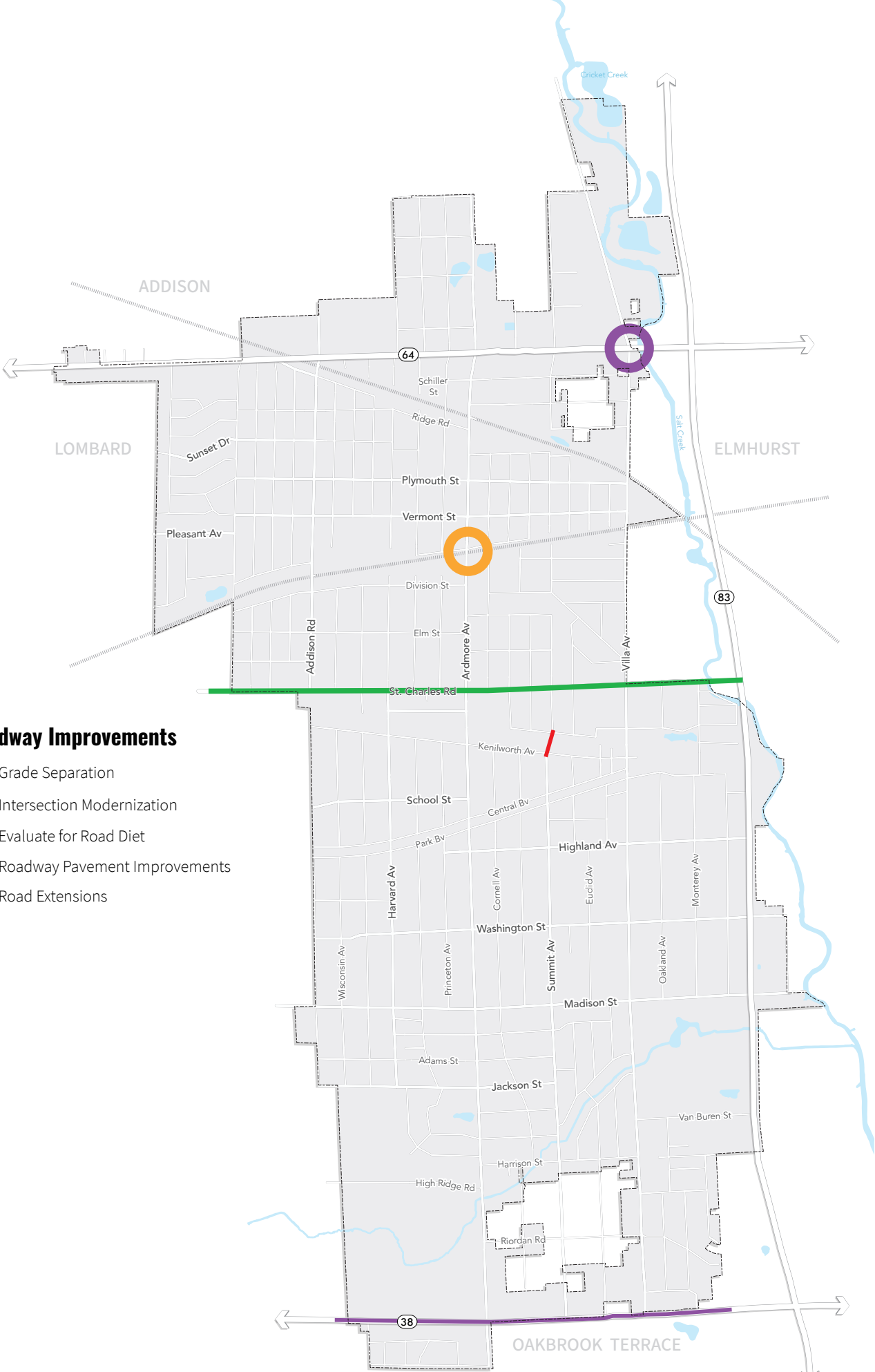
IDOT has implemented coordinated traffic signal systems across the state. These systems aim to optimize traffic flow by synchronizing traffic signals along major corridors, reducing delays and improving efficiency. The intersections of Westmore Avenue, Addison Road, Michigan Avenue, and Ardmore Avenue along IL Route 64 are part of an eight-signal IDOT coordinated traffic signal system that extends west into the Village of Lombard. The intersection of Villa Avenue with IL Route 64 is part of an eight-signal IDOT coordinated traffic signal system that extends east into the City of Elmhurst and includes the intersection of IL Route 64 with IL Route 83. The intersection of IL Route 83 with Riverside Drive/Frontage Road is part of a 14-signal IDOT coordinated traffic control system that includes the intersections of St. Charles Road with IL Route 83, Villa Avenue, Ardmore Avenue, and Addison Road. The intersections of IL Route 38 with Villa Oakes Shopping Center, Ardmore Avenue, Courtyard Shopping Center, Summit Avenue, and Villa Avenue are part of a 12-signal IDOT coordinated traffic control system that extends west to Finley Road.

RECOMMENDATIONS

- Continue to maintain close communication with IDOT and DuPage County to ensure appropriate maintenance and improvement of their roadways while supporting future development and multimodal connectivity.
- Consolidate curb cuts along the Village’s arterial and collector roadways, and encourage cross access between parcels as opportunities arise, to reduce conflict points and congestion.
- Evaluate the feasibility of an Ardmore Avenue grade separated intersection with the Metra commuter railway. Evaluate the feasibility of a St. Charles Road diet to foster amenities for all modes of transportation.
- Regularly review traffic volumes and speeds along collectors and local roadways to identify problem areas and address shifts in how drivers move through the community over time.
- Use traffic calming best practices to promote safe and efficient streets Village-wide.
- Coordinate with adjacent municipalities to address traffic flow concerns and organize larger corridor safety projects.
- Improve streetscape design standards to beautify the public realm along the Village’s highly visible corridors.

Roadway Improvements

- Grade Separation
- Intersection Modernization
- Evaluate for Road Diet
- Roadway Pavement Improvements
- Road Extensions



ACTIVE TRANSPORTATION

Communities strive to develop a comprehensive bicycle and pedestrian system to promote mobility by non-auto means and to encourage an active, healthy lifestyle. The pedestrian system in the Village is extensive and consists of sidewalks along both sides of most of the roadways within the Village. However, sidewalk gaps do exist within the residential portions of the Village. The Village has three regional trails, additional upgrades to the bicycle system are in the development stages and is currently limited to three existing off-street paths/trails within the Village’s green space.

PEDESTRIAN SYSTEM GAPS

The arterial and collector roadways provide the most direct pedestrian connections to Village’s commercial areas, civic facilities, parks, forest preserves, schools, and public transit stops. Gaps in the pedestrian system on these roadways limit this convenience and reduce the safety of the system. Notable gaps are present along portions of the north side of Roosevelt Road and along the south side of North Avenue.

The lack of sidewalks in residential neighborhoods can constrain local mobility and access to the broader pedestrian system although new sidewalk installations may not be feasible or necessary in some of the Village’s neighborhoods where traffic is calm and it is safe and appropriate to walk on the roadway shoulder. The majority of local roadways in the Village have sidewalks on one or both sides of the road.

Several gaps in the residential sidewalk are present in the following areas:

- In the southeast corner of the Village in the area bounded by Ardmore Avenue on the west, Roosevelt Road on the south, Jackson Street/ Vanburen Street on the north and Summit Ave on the West. This extends into unincorporated areas of the Village as well.
- On residential roadways and near commercial areas north of Plymouth Street, between Biermann Avenue and Villa Avenue.
- On the south side of Kenilworth Avenue, between Myrtle Street and Addison Avenue.
- The roadway segment of Cornell Avenue between Jackson Street and Harrison Street.

The Village should continue to maintain and repair the pedestrian infrastructure as part of its annual Capital Improvement Program and pursue opportunities to close the gaps in the system. Some of these may require collaboration with residents and private property owners for both public rights-of-way and easements or other governing entities, including IDOT, DuPage County, York Township, and the adjoining municipalities. The Village’s Bicycle and Pedestrian Master Plan identifies several improvements to the Village’s sidewalk network and pedestrian crossing facilities including:

- Fill in the gaps in the sidewalk network.
- Repair or replace cracked, uneven, and broken sidewalks.
- Identify ways to improve pedestrian scale lighting on local roadways.
- Improve the pedestrian experience on St. Charles Road by widening the existing sidewalk, improve the existing signalized intersection crossings, identify locations for additional pedestrian and bicycle crossing locations.
- Enhance pedestrian facilities at railroad crossings.
- Improve pedestrian experience on Roosevelt Road.
- Provide a sidewalk connection to Walmart.

PEDESTRIAN AMENITIES

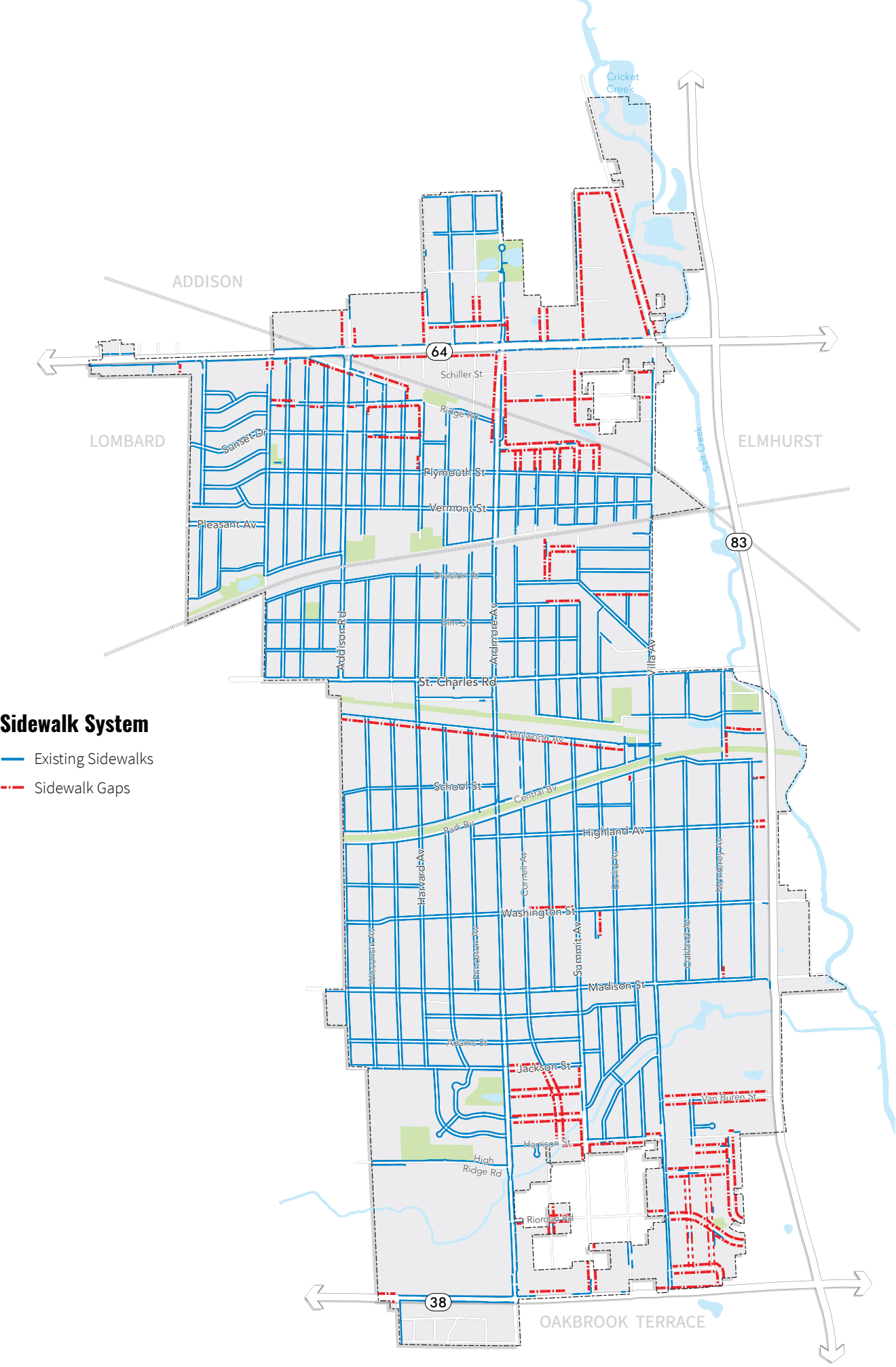
Pedestrians are sensitive to the character, safety and convenience of their surroundings when choosing where and how far they feel comfortable walking. Streetscape amenities can make walking a more attractive and inviting option and can include features such as pedestrian-scale lighting, benches, trash cans, trees and plantings, and public art, among others. These amenities are most effectively used in areas with higher pedestrian traffic such as commercial corridors. The Village should seek to improve streetscape design standards to beautify the public realm along its highly visible corridors.

The Villa Park Capital Improvement Plan (2022-2026) identifies a series of roadway, trail, and pedestrian facility improvements to enhance transportation conditions within the Village. Most of these projects consist of pavement rehabilitation and replacement on various roadway segments. Some of the notable projects include ADA Sidewalk Improvements, Sidewalk Improvement Program, and the Great Western Trail Lighting Expansion Project along Harvard Avenue to village limits on the west.

PEDESTRIAN CROSSINGS

The Village’s arterial roadways can be barriers to pedestrian travel due to the width of the roadway, high volumes of traffic, and traffic speeds. The signalized intersections along these roadways are the safest locations for pedestrians and bicyclists to cross the road, and many have been upgraded with pedestrian enhancements including pedestrian signals, countdown timers, high-visibility “ladder-style” crosswalks, and ADA-compliant curb ramps.

The signalized intersections along the Village’s arterial roadways are the safest locations for pedestrians and bicyclists to cross the road. Twelve of the fourteen signal-controlled intersections in the Village have crosswalks on at least one approach with pedestrian signals and curb ramps. The remaining two signals are along Roosevelt Road at the signalized access drives of the Villa Oaks Shopping Center and the Courtyard Shopping Center.



Additional pedestrian amenities including ADA ramps and high-visibility, continental crosswalks are provided at many other high pedestrian intersections within the Village. These additional amenities are generally located with proximity to schools, parks, public open spaces, and at other key intersections.

Given that several signalized intersections in the Village are still in need of some of these enhancements, most notably two connecting commercial shopping centers along Roosevelt Road, the Village should coordinate with IDOT during roadway improvement projects to incorporate these pedestrian facilities and should address these needs through its annual Capital Improvement Program

ON-STREET BICYCLE FACILITIES

While the Village’s extensive trail system provides excellent off-street bicycle and pedestrian amenities to residents and guests, the Village currently has limited on-street bicycle facilities. Many of the roadways in Villa Park carry lower volumes of traffic at lower speeds and can safely accommodate on-street bicycle facilities. This is particularly relevant where there is limited off-street space for such accommodation within the public right-of-way. On-street facilities can also bridge the gap between the off-street trails and paths and can be implemented quicker at a lower cost. “Sharrow” pavement markings are provided along Vermont Street between Ardmore Avenue and Villa Avenue.

OFF-STREET BICYCLE FACILITIES AND TRAILS

The off-street bicycle network in Villa Park is currently limited to three multi-use paths including the Illinois Prairie Path, the Great Western Trail, and the Salt Creek Greenway Trail. All three trails converge in the center of the Old Town District. The Illinois Prairie Path bisects the Village in an east-west direction and extends east into the City of Elmhurst and west into the Village of Lombard.

The eastern end of the Great Western terminates at Villa Avenue and extends west into the Village of Lombard. To connect the Great Western Trail with the Illinois Prairie Path, signage and the Tri-Trail Connector is provided on the west side of Myrtle Avenue.

The Salt Creek Greenway Trail generally runs along Salt Creek and extends from Rotary Park on the east side of the Village north into the City of Elmhurst and Village of Addison. Within the vicinity of the Village, the Salt Creek Greenway Trail is bisected by DuPage Materials in which the trail runs along Villa Avenue between Thomas Street and 2nd Street.

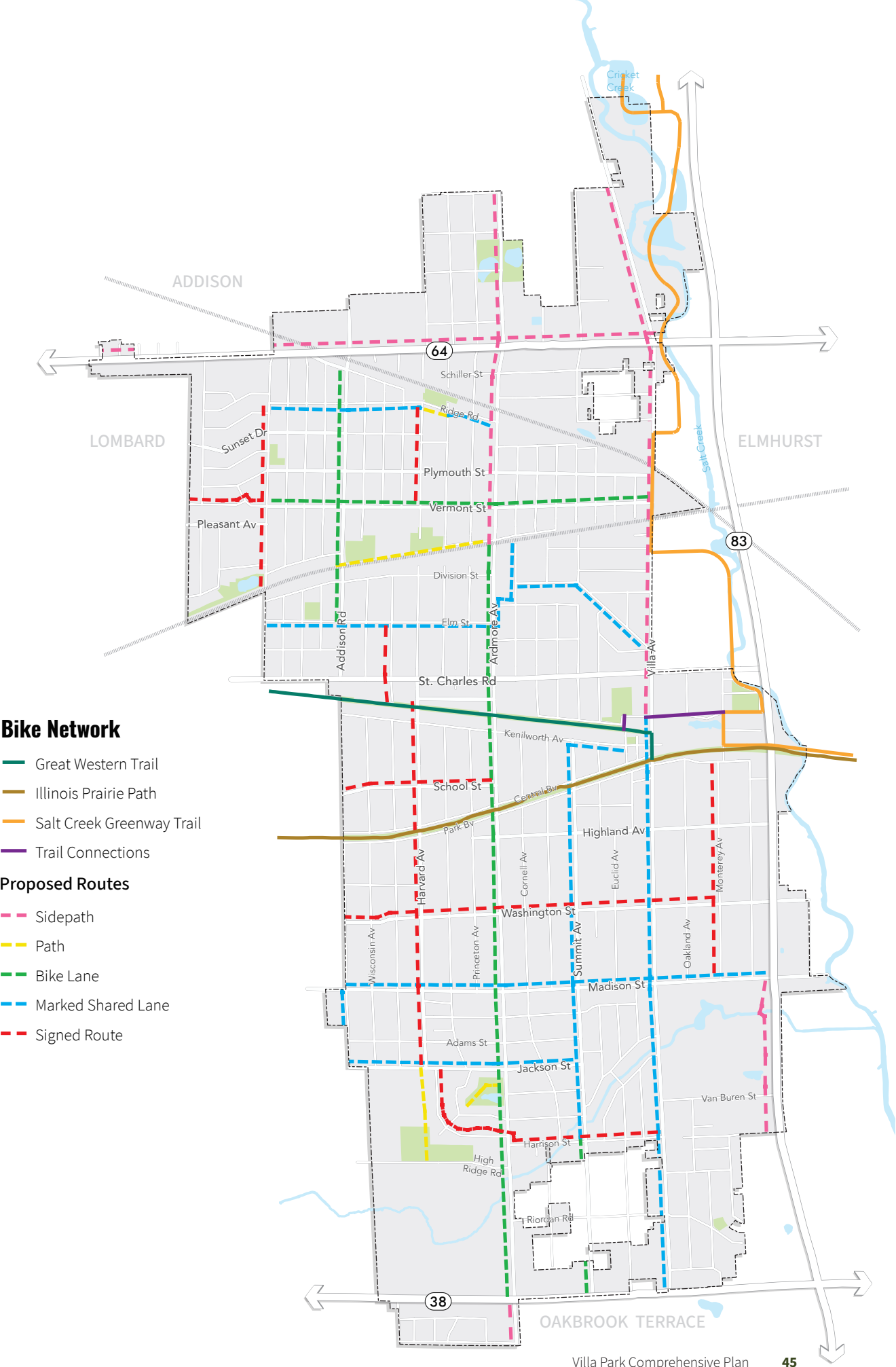
The Village’s Bicycle and Pedestrian Master Plan suggests an additional paved side path be provided on North Avenue that extends east into Elmhurst and west into Lombard. Additionally, the Plan recommends side paths on Ardmore Avenue north of the Metra commuter railway, Villa Avenue north of Wildwood Avenue, and along the IL Route 83 Frontage Road serving Walmart.

The DuPage County Trails Plan provides guidelines for consideration when incorporating items such as trail crossings, signage and wayfinding, trail use guidelines and trail maintenance. As trail updates are integrated into previously identified improvements or future improvements, these guidelines should be considered.

The Village’s Bicycle and Pedestrian Master Plan identifies a series of additional improvements to the on-street bicycle facilities that can integrate the current off-street bicycle trails into a cohesive network.

RECOMMENDATIONS

- Continue to develop an active transportation system that incorporates interconnected paths, sidewalks, and on-street bikeways, as guided by the Bicycle and Pedestrian Master Plan.
- Ensure that sidewalks provide good access and mobility for all residents by closing gaps, providing adequate width, maintaining pavement quality, and adhering to ADA standards Village-wide.
- Emphasize sidewalk improvements or installations as priorities for the Village’s major corridors while recognizing such installations may not be feasible or necessary in some of the Village’s residential neighborhoods where traffic is calm, and it is safe and appropriate to walk on the neighborhood road shoulder.
- Consider potential pedestrian facility enhancements such as wider sidewalks, bicycle lanes, and pedestrian refuge areas when evaluating the potential for a St. Charles Road road diet. Coordinate with IDOT and adjacent municipalities to establish a side path on North Avenue
- Collaborate with IDOT and DuPage County to install missing pedestrian safety measures at signalized intersections including pedestrian signals with countdown timers, high visibility crosswalks, and ADA compliant curb ramps.
- Continue to add bicycle parking infrastructure to encourage bicycle travel for short-distance trips.
- Install wayfinding signage to guide cyclists to local destinations and nearby Metra stations.
- Work with school districts to develop Safe Walking Route plans for each of the District’s schools.
- Execute the improvements identified in the Bicycle and Pedestrian Master Plan to provide an interconnected network that connects commercial corridors, parks, schools, civic facilities, and religious institutions.
- Continue to support the adopted complete streets ordinance.



PUBLIC TRANSIT

The Village of Villa Park is supported by a public transit network that provides residents, employees, and visitors with convenient options in accessing local destinations, adjacent communities, scheduled air transportation services, the City of Chicago, and the greater Chicago region. Transit services are provided by the Metra and Pace.

METRA COMMUTER RAILWAY

The Metra Union Pacific West (UP-W) line services Villa Park via a station located just east of Ardmore Avenue, with additional stations in the adjoining communities of Lombard and Elmhurst. The UP-W line extends from Elburn to the west to the Ogilvie Transportation Center in Chicago to the east. On a weekday, there are 27 inbound and outbound trains that stop in the Village. On Saturday, Sunday/ Holidays, there are 10 inbound and outbound trains that stop in the Village.

In the last surveys performed by Metra in 2018 and 2019, ridership levels were at 870 weekday boardings, and 852 weekday alightings at the Villa Park station. Parking utilization was 85%. At that time, the surveys were conducted ridership levels were generally consistent with previous surveys conducted in 2016, 2014, and 2006. Since 2018, Metra has experienced significant ridership reductions across the system due to the COVID pandemic. However, recent information provided by Metra indicates that ridership levels are recovering. Prior to the pandemic, the Village’s station provided adequate parking to accommodate the parking demand.

Metra Station	Weekday Boarding	Weekday Alighting	Parking Capacity	Parking Occupancy	Parking Utilization
Villa Park	870	852	492	422	85%

Source: Metra boarding/alighting counts (2018) and Metra parking counts (2019)

The majority of Metra riders drive alone and park at the station while 12 percent of riders are dropped off and picked-up. A higher proportion of riders walked to the Villa Park stations than the other modes. Few riders accessed the stations by bike. The Metra station is not served by any bus routes.

Metra Station	Drove Alone	Dropped off	Carpool	Bus	Walked	Bike	Other
Villa Park	60%	12%	5%	0%	21%	0%	1%

Source: Regional Transportation Asset Management, Metra on-board survey, 2019

In the On To 2040 Comprehensive Regional Plan The Chicago Metropolitan Agency for Planning has identified improvements to the Metra UP West railway which consist of track, signal, safety, and infrastructure enhancements to increase passenger service and reduce delays.

PACE SUBURBAN BUS

Pace operates two fixed bus routes through the Village of Villa Park. The routes provide feeder service to the regions major employment centers such as hospitals, shopping centers, and County municipal services and to the CTA rapid transit system. Most of the Village’s commercial developments are within a convenient walking distance (1/4-mile) of a Pace bus route. However, only a limited number of residential neighborhoods are served by a Pace bus route with service only provided in the southeast quadrant of the Village. Pace is also the designated public rideshare administrator for Northeastern Illinois and the agency facilitates a free carpool and vanpool matching service through their website.

ROUTE 301 – ROOSEVELT ROAD

Provides weekday service between the CTA Blue Line Forest Park Transit Center and the Metra UP-West Line Wheaton Station. Certain weekday rush hour trips serve the DuPage County Judicial Center. Through the Village of Villa Park, this route runs on Roosevelt Road (IL Route 38). Other destinations include the Oakbrook Center and the Elmhurst Memorial Hospital. There are three posted stops along this route located at Summit Avenue, Ardmore Avenue, and the Villa Oaks shopping center.

Boardings and lightings within the Village of Villa Park are highest on Route 301, which serves some of the regionals major commercial and employment centers including hospitals, shopping centers, and county municipal services.

ROUTE 313 – ST. CHARLES ROAD

Provides daily service between the CTA Green Line Austin Station in Chicago/Oak Park and the intersection of Finley Road with Branding Avenue in Downers Grove. Through the Village of Villa Park, this route runs on St. Charles Road east of Villa Avenue, along Villa Avenue between St. Charles Road and Washington Street, and on Washington Street west of Villa Avenue. Other destinations include the Eastgate Center and Yorktown Center in Lombard. There are nine posted stops along this route located at the intersections of Washington Street with Addison Avenue, Michigan Avenue, Harvard Avenue, Ardmore Avenue, Illinois Avenue, and Summit Avenue and at the intersections of Villa Avenue with Washington Street, Highland Avenue and St. Charles Road.

PACE AMENITIES

Infrastructure along the Pace routes is minimal with none of the bus stops in the Village providing passenger waiting amenities such as weather-protected shelters, benches, lighting, real-time bus tracker information, bus route maps/schedules, and concrete waiting pads. However, all of the stops are located near intersections that provide connections to the sidewalk system and pedestrian facilities due to the robust sidewalk network within residential areas.

To improve the rider experience, encourage greater ridership, and preserve existing service frequency, the Village should coordinate with Pace to upgrade all bus stops to be ADA accessible with paved waiting areas and to provide passenger waiting amenities such as benches, timetables, and posted bus routes. Bus shelters should be installed at higher ridership bus stops and all bus shelters should feature real-time technologies.

Locations that should be considered for new shelters include the intersections of St. Charles Road with Villa Avenue and at key stops along IL Route 38 including within the vicinity of the regional shopping centers and the intersection of IL Route 38 with Ardmore Avenue.

IMPROVE TRANSIT CONNECTIVITY

Currently, accessibility to Pace bus routes is limited to the southern portion of the Village. To improve transit connectivity, the Village should collaborate with Pace and adjacent communities to enhance the existing bus routes serving the Village or to establish a new bus routes that connects to existing routes and serves the north side of Villa Park, namely the Metra station and North Avenue commercial developments and the adjacent communities of Lombard and Addison. Other consideration could be given to establishing “rush hour” bus service via Route 313 (St. Charles Road) that serves the Metra station for weekday commuters. Additionally, bike and pedestrian connections to transit should be improved as they are just as key to strengthening the network as a whole.

As part of Pace’s strategic vision plan, Driving Innovation, Pace has committed to expanding its network of arterial bus rapid transit service, known as the Pulse. Pace has evaluated providing the service on North Avenue which terminates at York Street in Elmhurst, and along Roosevelt Road between Forst Park and the Oakbrook Center (IL Route 83). The Village should coordinate with Pace on the success of these routes and the potential future extension of the routes into Villa Park.

VANPOOL

A vanpool is a shared transportation arrangement where a group of people travel together in a van or SUV to a common destination, such as a workplace or transit station. Pace’s vanpool programs include its traditional vanpool program, Metra Feeder Program, and Employer (Corporate) Shuttle Program. Pace helps with vanpool costs by using grant funds to provide vans that are used to connect with train stations, transportation centers, or common employment centers and residential communities for a more economical, convenient, and environmentally friendly commute to work than driving alone.

RIDESHARE

Pace Rideshare is a carpool and vanpool matching service, affiliated with Pace Suburban Bus, and is the designated public rideshare administrator for Northeastern Illinois. It connects commuters with similar routes to share rides. Pace facilitates a free carpooling and vanpooling matching service through their website.

ACCESSIBLE TRANSPORTATION

RIDE DUPAGE

The Ride DuPage service provides a bus or taxi service for people who need travel assistance due to physical or cognitive limitations. Curb-to-curb transportation is provided 24-hours a day, 7-days a week at reduced rates.

YORK TOWNSHIP SENIOR RIDES

The York Township Senior Rides program is open to seniors 55 years of age or older who reside in York Township. Service is available Monday through Friday, 8:15 A.M. to 3:00 P.M. One-way essential rides cost three dollars per ride, one-way non-essential rides cost four dollars per ride, and rides to/from York Township will remain two dollars each way. Reservations are required to make sure that the service can accommodate the riders' needs .

RECOMMENDATIONS

- Coordinate with Pace on transit service and infrastructure improvements that will enhance the rider experience and encourage ridership, including bus shelters, ADA compliance, sidewalk connections, route information, and real-time technologies.
- Collaborate with Pace and adjacent municipalities to explore the extension of the existing Route 313 (St. Charles Road) to provide weekday rush hour service to the Villa Park Metra Station or to explore the provision of a new bus route that would serve the north side of the Village, the Villa Park Metra Station and area commercial/employment centers along North Avenue.
- Support biking to transit with instructions posted at bus shelters on putting bikes on buses.
- Work with IDOT and Pace to extend future Pace Pulse service on North Avenue and Roosevelt Road into Villa Park.

SUSTAINABLE ALTERNATIVES

Sustainable alternatives to driving alone can mitigate transportations for the Village. Electric vehicles are increasingly common. The impacts of new vehicle technology are an opportunity for Villa Park to embrace electric vehicles to appeal to both locals and visitors.

ELECTRIC VEHICLE SERVICES

There are currently 27 electronic vehicle charging stations in Villa Park. Locations include

- Target store - 16 Tesla charging stations and four Chargepoint charging stations.
- Walmart provides four Electrify America charging stations.
- Ovaline Court provides two electronic vehicle charging stations.
- Harley Davidson store provides one Chargepoint station.

The latter two locations are not for public use. These stations provide dedicated parking spaces for non-emission vehicles and offer environmental benefits to the community.

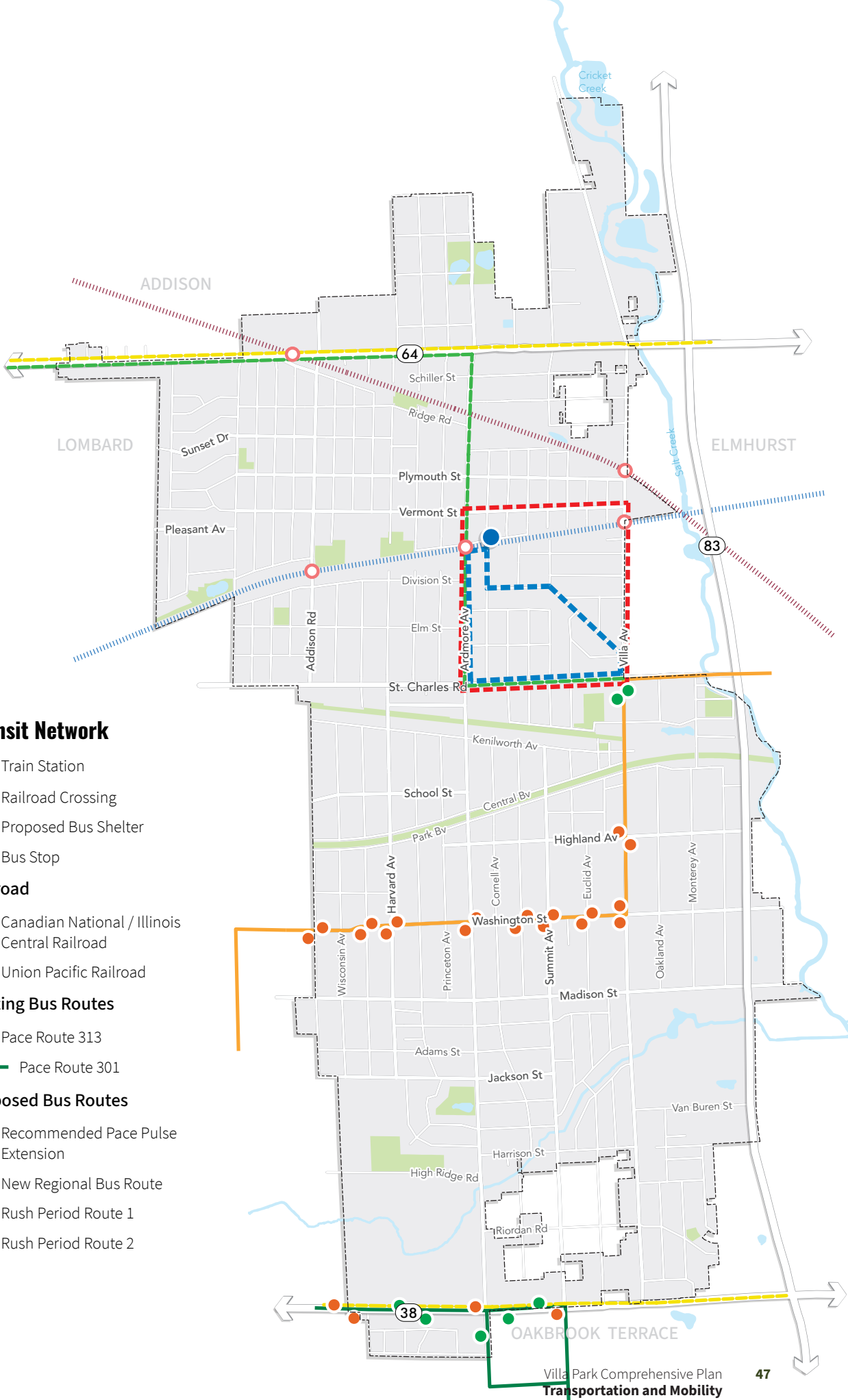
The Village should encourage large retailers and shopping centers to provide electronic vehicle charging stations for public use, should provide public electronic vehicle charging stations at municipal locations such as at the library, recreation centers, and Village Hall, and should encourage future multi-dwelling housing developments to provide access to electronic vehicle charging stations. Electronic vehicle charging stations should be avoided near Metra Stations due to functionality and practicality.

CARSHARING

Households with access to car sharing services are likely to have lower auto ownership rates and spend less of their disposable income on associated costs of ownership (i.e., insurance, maintenance, fuel, registration fees, etc.). There are currently no car-sharing services (ZipCar, etc.) operating in the Village, which contributes to increased auto use and parking needs, higher household automobile ownership rates, and more household income devoted to transportation costs.

RECOMMENDATIONS

- Work with businesses and property owners to dedicate parking spaces for electric vehicle charging stations to expand the inventory of charging stations in the Village and enhance convenience for electric vehicle owners.
- Work with the Bike, Pedestrian, and Transit sub-committee of the Environmental Concerns Commission to research and consider establishing new services and technologies in the Village to reduce single occupancy vehicle trips, such as car sharing.
- The Village should pursue working agreements with car sharing companies and property owners to identify carshare storage locations to incorporate service in Villa Park.





CHAPTER 5

COMMUNITY FACILITIES AND PUBLIC INFRASTRUCTURE

Community Facilities are important in delivering services and amenities that enhance the quality of life for Villa Park residents. This encompasses local government, fire and police protection, education, parks and recreation, and health and medical facilities. Although the Village directly manages many of these services, some are provided by external entities over which the Village has limited control. Therefore, Villa Park should proactively lead in sustaining partnerships and ensuring robust communication channels, both internally and externally, to facilitate the efficient and effective delivery of services.

VILLAGE SERVICES

The Village operates through seven departments—Administration, Community & Economic Development, Finance, Fire, Parks and Recreation, Police, and Public Works—that provide essential services to the community. An effective delivery of services relies on smooth coordination among these departments to address immediate needs and long-term goals.

During the outreach process, several areas were identified for improvement, including additional staffing, better maintenance of public spaces, the addition of a municipal campus, and stronger collaboration between departments. By strengthening communication, upgrading facilities, and optimizing resources, Villa Park can improve operational efficiency, ensuring the Village not only meets current demands but also plans for future manageable growth.

ENHANCE EMERGENCY SERVICES

The Village offers its residents emergency services to ensure efficiency, safety, and protection. The continued delivery of high-quality and up-to-date services is important for attracting new residents, businesses, and investors.

Currently, the Villa Park Police Department is located at 40 South Ardmore Avenue and consists of 39 sworn full-time police officers, 11 sworn part-time police officers and 12 full and part time civilian staff members.

The Fire Department manages and organizes 27 full-time personnel. All personnel are Certified Firefighters and Licensed Paramedics working out of two fire stations - Station 81 at 1440 S Ardmore Avenue and Station 82 at 102 W Plymouth Street. The Department has two Advanced Life Support (ALS) ambulances (one at each station) and one reserve ambulance. Historically, the Fire Department responds to over 2,000 calls on average, a majority of which were Emergency Medical Services related.

During the outreach process, approximately 81% of respondents felt police and fire services are among the community's strengths. Therefore, as Villa Park grows, it is vital to uphold these high standards, ensuring residents feel secure and safe.

RECOMMENDATIONS

- Develop a long-term staffing plan to support community growth and development initiatives to ensure staffing capacities are met for the Village.
- Invest in shared service agreements with neighboring municipalities to reduce operational costs.
- Analyze the emergency response times to identify areas where improvements can be made.
- Support the Public Safety Cadet Program to encourage young adults to pursue a career in law enforcement.

MONITOR HEALTH AND MEDICAL FACILITIES

Villa Park is home to various healthcare providers that serve the community's needs, ensuring residents have access to quality care. Villa Medical Arts, a long-standing group of Family Practice and Internal Medicine physicians, has been a trusted healthcare provider for Villa Park and the surrounding area since 1953. The community is also served by other local medical facilities, including Novak Family Medical Center, Pro Medical, and Fresenius Medical Care, which provide various services ranging from general practice to specialized treatments. In addition to these local providers, residents can access nearby hospitals such as Elmhurst Memorial Hospital, Glen Oaks Medical Center, Good Samaritan Hospital, and Central DuPage Hospital, offering specialized care, emergency services, and comprehensive medical support. By encouraging partnerships with these regional healthcare facilities and continuing to attract local providers, Villa Park can maintain its health infrastructure to keep pace with development.

RECOMMENDATIONS

- Strengthen collaborations with nearby hospitals like Elmhurst Memorial, Good Samaritan, Glen Oaks, and Central DuPage to bring specialized services closer to residents and explore opportunities for co-located medical services.
- Partner with community organizations and healthcare providers to develop preventative health initiatives, such as wellness screenings, vaccination drives, and mental health awareness programs
- Work with local and regional healthcare providers to attract more medical offices and clinics to Villa Park, focused on specialized care, senior care, and mental health services.

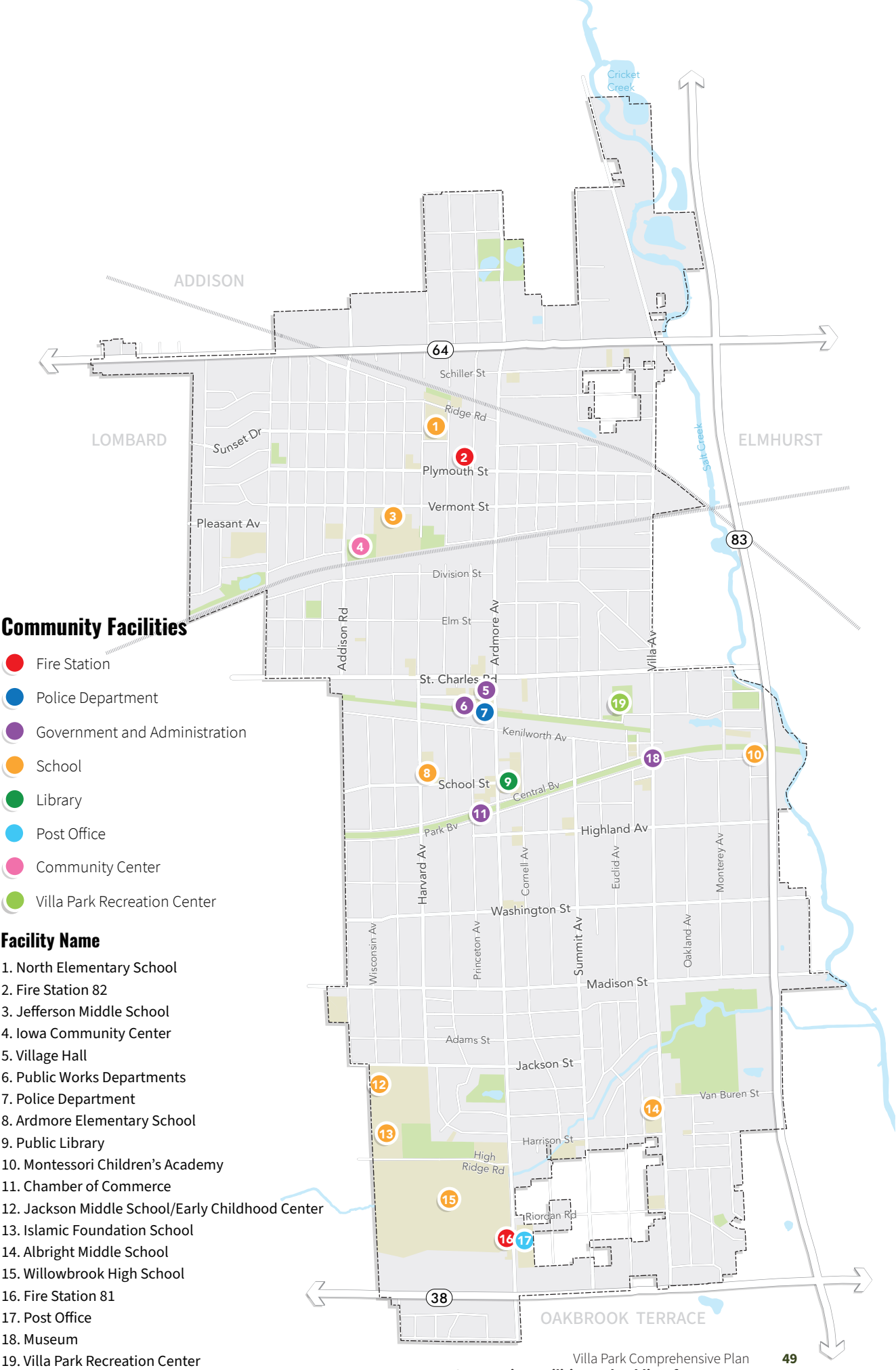
EDUCATION AND RESIDENTIAL GROWTH

Choices in housing are often influenced by the quality of the school district. Currently, Villa Park is served by five school districts, School District 4, School District 45, School District 48, School District 88, and District 205. Villa Park is home to Ardmore Elementary School, North Elementary School, Jackson Middle School, Albright Middle School, and Jefferson Middle School. Additionally, the Villa Park Recreation Center offers a licensed preschool and childcare program, overseen by the Illinois Department of Children and Family services. As Villa Park continues to grow, the Village should continue to work closely with the school districts to prepare for additional students. By continuing a coordinated approach, educational facilities will be prepared, and the Village will understand how to best help, thereby sustaining a high quality of life and educational standards.

Higher education options nearby Villa Park include the College of DuPage in Glen Ellyn, Elmhurst College, and Wheaton College. Given the importance of workforce development to the Village, it should work to figure out the role these educational institutions could play when it comes to workforce training.

RECOMMENDATIONS

- Evaluate the use of the Safe Routes to School program as a funding source to develop sidewalks and bikeways that serve the schools. Explore opportunities through the Public School System and Illinois Safe Routes to School Program to develop sidewalks and bikeways that serve the schools.
- Work with the school districts to create an educational system that is inclusive and responsive to the various needs of the population.
- Continue to collaborate with District 48, District 45, District 88, District 4, and District 205 to ensure that high-quality public education is provided to the community by supporting systems that align resources to meet the diverse needs of every student.





ADDRESS AGING INFRASTRUCTURE

Maintaining Villa Park’s streets, water and sewer lines, and wastewater service infrastructure has been and will continue to be a top priority for the Village. The responsibility falls heavily on the Public Works Department, which includes the Administration and Office, Engineering, Forestry, Streets, Wastewater, and Garbage divisions. During planning stages, outreach and discussion with Village departments highlighted the importance of maintaining and upgrading existing infrastructure in commercial and business areas. In light of these concerns, the Village should determine strategized funding efforts to support updating and enhancing existing infrastructure. This includes proactive maintenance to accommodate future growth and adequately serve the needs of residents and businesses. By addressing infrastructure needs proactively and fostering strong partnerships, Villa Park can effectively enhance its infrastructure resilience and support sustainable development.

RECOMMENDATIONS

- Conduct periodic reviews and updates of the existing water and wastewater (sewer system) plans and facilities.
- Maintain close coordination and collaboration with utility providers to ensure the community is well-served as demand for services evolves over time.
- Expand and connect sidewalks throughout the Village, prioritizing areas that link commercial zones, business districts, and residential neighborhoods.
- Consider public-private partnership for activities overlooked by the streets division.
- Establish and adhere to regular maintenance schedules for all infrastructure to extend the lifespan of streets, sidewalks, and public facilities.
- Integrate sustainable practices, such as green infrastructure and energy-efficient upgrades, into all infrastructure projects to future-proof Villa Park’s growth.

PARKS AND RECREATION

Parks, open spaces, and natural areas are key components of community identity and quality of life within Villa Park. The Parks and Recreation Department plays a vital role in maintaining the community’s 15 public parks and organizing recreational activities for residents. The department is instrumental in implementing the Comprehensive Plan’s parks and open space initiatives, including the recently remodeled Iowa Community Center grounds and Jefferson Pool. The department also manages the Sugar Creek Golf Course in partnership with the Elmhurst Park District and the recently opened Villa Park Recreation Center. Villa Park is also home to significant regional trails like the Illinois Prairie Path, Great Western Trail, and Salt Creek Trail, which serve as cultural and economic assets.

MAINTAIN VILLAGE PARKS

During the outreach process, it was revealed that residents have an appreciation for the Village’s commitment to parks. However, residents also highlighted the need for upgrading the Village’s current recreation facilities as they are inadequately meeting their amenity needs. Additionally, residents expressed a desire for more green spaces, especially in central areas and near the Metra station.

The Villa Park Recreation Department offers a diverse range of programs, including sports, fitness, aquatics, arts, dance, special events, and senior activities. These programs are hosted at various facilities, including the new Villa Park Recreation Center. The Village should ensure that its parks and recreational facilities cater to all ages, incorporating features such as ample seating, modern playground equipment, and outdoor exercise stations. The Village should focus on expanding and modernizing recreational facilities, increasing green spaces, and ensuring consistent maintenance and enhancement of park amenities.

RECOMMENDATIONS

- Install modern playground equipment such as outdoor exercise stations, and ample seating in parks to accommodate a wide range of age groups.
- Increase the number of green spaces, particularly in central areas and near the Metra station, to provide more recreational opportunities.
- Implement a regular tree maintenance program and increase tree planting in parks to enhance shade and improve the overall environment.

PROVIDE EQUITABLE ACCESS TO PARKS

Family-friendly, safe, and beautiful residential areas can be achieved through proper park planning. Park distribution can be measured based on the service area for each type of park within the Village’s residential areas. Based on a mapping analysis of the park service areas in Villa Park, most residents are within a half mile to either a community park – a large park space with amenities designed to serve the entire community - or a neighborhood park – a small park space with amenities designed to serve only nearby residents. Analysis of the distribution of parkland found that 70 percent of residential parcels within the Village limits are within a park service area. However, there are parts of the Village that have less access to parks, particularly south of Washington Street. This is further complicated given Sugar Creek Golf Course is not a public park.

The National Recreation and Park Association recommends a total close-to-home space (Mini-Parks, Neighborhood Parks and Community Parks) of 10.5 acres per 1000 population. Villa Parks falls under this standard heavily by around 150 acres.

To ensure all Villa Park residents continue to have adequate access to parks and open spaces, the Parks and Recreation staff should collaborate with the Recreation Department to regularly review existing parkland so that all residents have the opportunity to be active outside. To add parks or public green spaces, the Village should explore opportunities for new park locations with priority placed outside the 5-minute walkshed area. The 5-minute walkshed is the quarter-mile radius most residents are willing to walk to a park or destination. Should parcels in these areas become available, the Village should consider their acquisition to develop public spaces such as neighborhood parks, tot lots, or community gardens. Additionally, to ensure connectivity to new and existing parks and open spaces, the Village should assess paths needed along existing rights-of-way and through neighborhoods where possible. Cycling and walking should be made safe, convenient, and fun for all Villa Park residents.

RECOMMENDATIONS

- Amend the zoning code to incentivize and/or require new development to integrate and/or dedicate open space for the public.
- Work towards acquiring lots that would be suitable for pocket parks and tot lots within residential neighborhoods.
- Consider building additional facilities in the Village’s parks and public spaces, such as seating options, to provide active and passive opportunities for residents of all ages.
- Explore public/private partnership opportunities for open space.
- Create a community recreational space suitable for residents and families of all ages.

TRAIL NETWORK

Villa Park’s trail network includes the Illinois Prairie Path, Great Western Trail, and Salt Creek Trail. These trails are recreational assets, they connect parks, neighborhoods, and natural areas. While participants appreciated the existing rail-to-trail signage, they emphasized the need for better wayfinding throughout the Village. Suggestions included improving infrastructure on the Prairie Path, connecting networks, addressing tree removal and littering issues. To enhance the trails, the Village should focus on upgrading amenities, improving signage and maintenance, and better integrating the trails into the broader community infrastructure to ensure safety and accessibility for all residents.

RECOMMENDATIONS

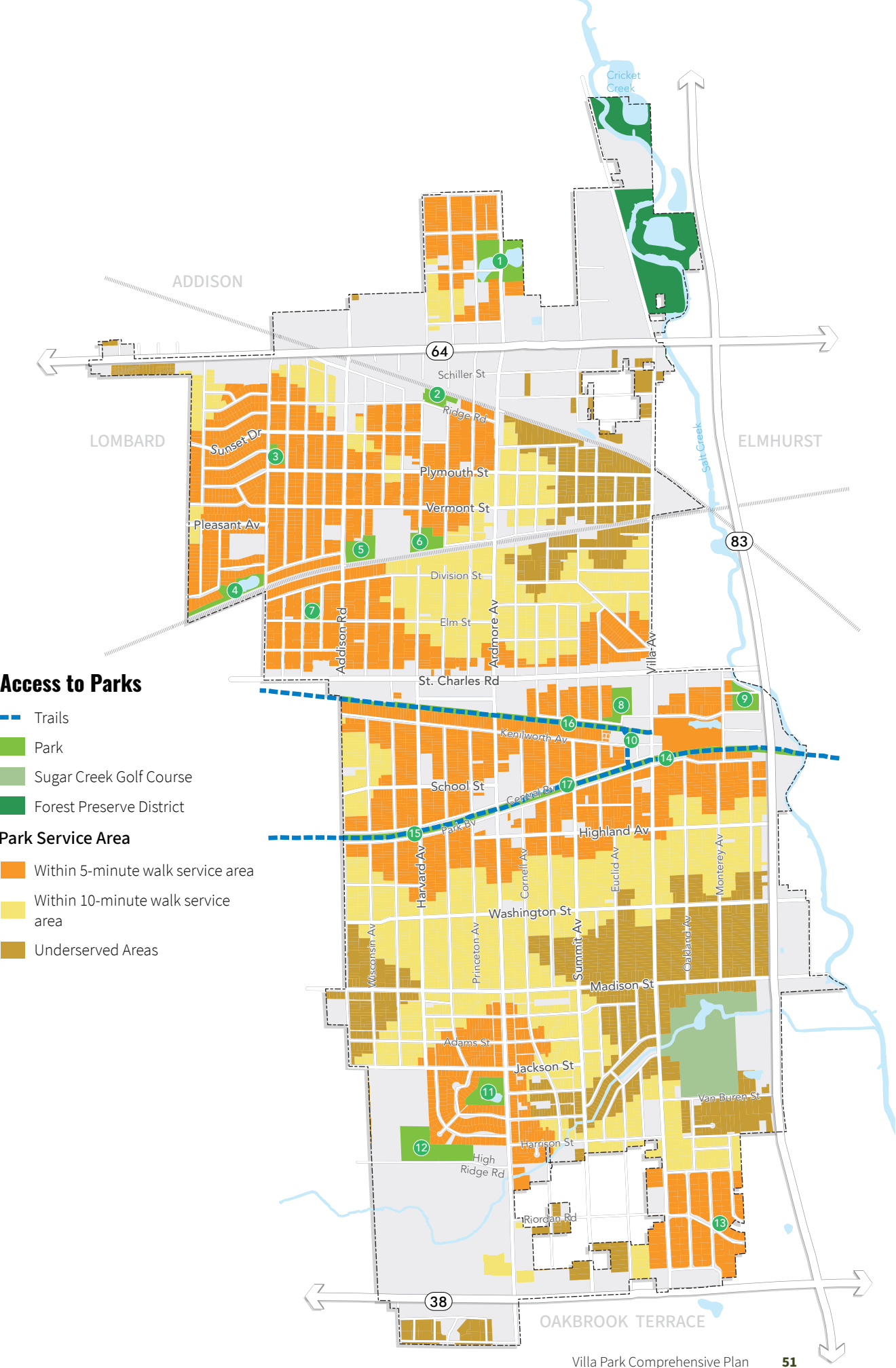
- Develop a signage plan for trails, including clear wayfinding and informational signs to improve navigation and user experience.
- Upgrade trail features such as lighting, benches, water fountains, and rest areas.
- Extend trails into community gardens and parks and develop a multi-use pathway that connects the trail to schools and neighborhoods.

VILLAGE PARKS

Label	Name	Type	Acreage
1	Twins Lakes Park	Neighborhood Park	15.8
2	North Park	Neighborhood Park	1.2
3	Westmore Park	Neighborhood Park	1.4
4	North Terrace Park	Neighborhood Park	5
5	Iowa Community Center	Neighborhood Park	3.2
6	Jefferson Park	Community Park	7
7	Franklin Park	Neighborhood Park	1.8
8	Lions Park	Community Park	4.5
9	Rotary Park	Neighborhood Park	4.3
10	Cortesi Park	Non-Recreational	0.3
11	Lufkin Park	Community Park	6
12	Willowbrook Park	Neighborhood Park	2.5
13	Westland Park	Neighborhood Park	1
14	Rotary Club Playground East	Playground	0.1
15	Rotary Club Playground West	Playground	0.1
Total			54.2

TRAILS

Label	Name	Type	Acreage
16	Great Western Trail	Trail	5.9
17	Prairie Path	Trail	12.8
Total			18.7



Access to Parks

- Trails
- Park
- Sugar Creek Golf Course
- Forest Preserve District

Park Service Area

- Within 5-minute walk service area
- Within 10-minute walk service area
- Underserved Areas



CHARACTER AND IDENTITY

Villa Park is a community distinguished by its rich architectural diversity, historical significance, and small-town feeling. The Village boasts a variety of architectural styles, including Prairie, Queen Anne, Arts and Crafts, and Dutch Colonial Revival, among others, reflecting its unique character and commitment to preservation. Notably, the Village is home to a Frank Lloyd Wright prefabricated house and the Villa Park Bank building, designed with influences from renowned architect Ludwig Mies van der Rohe. Today, the Village is known for its architectural landmarks, with 40 properties recognized as local landmarks, underscoring Villa Park's dedication to preserving its historic identity. Moving forward, enhancing Villa Park's positive attributes through municipal initiatives and public infrastructure improvements will strengthen the Village's community character and sense of place.

COMMUNITY BRANDING

While Villa Park is known as “the Garden Village,” it can do more to incorporate standards into public elements, such as gateways. This can help communities:

- Convey a common message and image to audiences both within and outside the community that will market the community locally, state-wide, nationally, and internationally as a great place to live, work, shop, and do business.
- Identify and promote what makes the community distinct and appealing in a regionally competitive environment for investors, businesses, retailers, visitors, and residents.
- Promote a healthy economy, retain key businesses and creative talent, and attract private investment, new residents, and young professionals.

The Village should undertake a branding effort to emphasize its status as a desirable place for residents to live and tourists to visit. Long term, the way the community brands and markets itself will help attract investment and encourage people to put down roots, purchase goods and services, along with visit and participate in activities within the community. The Village should build upon its “Garden Village” name to convey its image, promoting the Village as a distinct and unique place in Illinois and the Midwest.

RECOMMENDATIONS

- Develop a branding strategy to highlight unique assets within Villa Park.
- Use decorative signage and lighting, seating areas, planters, and other beautification elements in combination with public gathering spaces such as plazas and parklets to create cohesive and inviting destinations.
- Continue to build upon the Village's community branding efforts to ensure the “Garden Village” is regionally known.
- Require landscaping plans for new developments or renovations
- Prioritize integrating public art at key focal points and activity centers with high foot traffic and gateway routes to the airport.
- Work with property owners to install murals on large-scale windowless buildings, activating unexciting facades into cultural destinations.

“We love how many trees are in our neighborhood. To us, those trees provide so much character and shade, and even just give us a feeling of sustainability being in Villa Park.”

DRAFT
For Adoption
03/19/2025

PLACEMAKING

Placemaking is about creating inviting and meaningful spaces that people enjoy and feel connected to. As outlined within the Subarea Section of the Plan, one way to achieve this is by installing gateway features that announce entry into the community. These features can communicate a sense of character and identity while strengthening the Village's brand to visitors. They should include high-quality and attractive signage, landscaping, and decorative lighting with common design elements consistently utilized throughout the community. In addition, incorporating placemaking elements such as public art, murals, and monument signs can further enhance the area's visual appeal and cultural significance. The Village should also explore using monument signs that are more pronounced and have better visibility on high-speed roadways than other signs. Utilizing different sizes and scales with similar designs will take advantage of a range of locations.

RECOMMENDATIONS

- Host community events and initiatives to celebrate cultural diversity.
- Infuse cultural elements and identity into public spaces, such as local art, to celebrate community pride and ownership among residents. Making sure public space and events are accessible and welcoming.
- Conduct regular surveys with residents, businesses, and event attendees, to identify which events are most successful and potential improvements that could be implemented at future events.

HISTORICAL PRESERVATION COMMISSION

The Historical Preservation Commission advises the President and Board of Trustees on preserving sites, buildings, and areas of historical or community significance. The Villa Park Historical Preservation Commission is dedicated to recognizing and preserving the village's rich architectural heritage. Each year, the Commission grants Historic Plaque Awards to buildings that hold historical significance and contribute to the unique character of Villa Park. With over sixty properties honored and two landmarks on the National Register of Historic Places, the Village takes pride in its diverse architectural legacy. The Commission encourages community involvement in the nomination process, with owner consent necessary for consideration.

RECOMMENDATIONS

- Consider offering incentives to property owners to maintain their properties to the required standards set in the property maintenance code.
- Celebrate and promote the Village's historic landmarks through marketing techniques, such as pamphlets, social media, and through a newsletter to brand the Village as a destination.
- Encourage adaptive reuse to sustainably bring new life to the Village's building stock while preserving historic value.
- Regularly update a local register of historically significant properties, structures, and districts, including preservation status.
- The Historical Preservation Commission should spearhead acquiring a National Park Designation along the Prairie Path from the Village boundary to Rotary Park in the Historic Ardmore District.





CHAPTER 6 IMPLEMENTATION

The Villa Park Comprehensive Plan is a foundation for future decision-making related to land use, development, and community improvement. The plan is intended to direct action within Villa Park that supports the community’s established vision and core community principles. Implementation will be important to provide strategies and funding resources to ensure that the goals and recommendations of the Comprehensive Plan foster positive momentum within the community.

Comprehensive Plan implementation will require the cooperation of a diverse range of organizations and stakeholders, including Village staff, elected and appointed officials, public agencies, the local business community, property owners, developers, and residents. Together, these groups will assist the Village in realizing its vision for the future.

NEXT STEPS

The following actions and strategies establish the “next steps” to be taken after the adoption of the Villa Park Comprehensive Plan. These steps will provide for the effective application of the Plan and continued community planning and investment. The actions and strategies will ensure the Plan remains reflective of community needs and aspirations. They include:

- Reference the Comprehensive Plan on a regular basis to guide Village policies and decision-making.
- Ensure the Capital Improvement Plan’s (CIP) infrastructure improvements are aligned with the recommendations of the Comprehensive Plan.
- Promote cooperation and participation among various agencies, organizations, community groups, and individuals.
- Regularly review and update the Plan to reflect current conditions and shifts in community priorities.
- Explore possible funding sources and implementation techniques , such as grants, public-private partnerships, or state-level infrastructure programs.

REFERENCE THE PLAN REGULARLY

The Comprehensive Plan should be referenced regularly as the official policy guide for planning decisions made by Village staff, boards, and commissions. It should be used as a primary resource to assist with policy formation, prospective projects, legislative and quasi-judicial development proposals, and planning initiatives, ensuring that future decisions are in line with the Village’s set goals for land use and development. Further, service providers, developers, and partner organizations should be encouraged to use the Plan when considering new development, facilities, infrastructure updates, and programming within their parameters. The Plan should be used to:

- Evaluate and shape policies and regulations.
- Work with partner agencies and service providers.
- Review and evaluate development proposals.
- Prioritize public expenditures.
- Encourage private sector investment.
- Coordinate new facilities, infrastructure, and programming.



LOCAL AND REGIONAL COOPERATION

To ensure the success of the Comprehensive Plan’s implementation, there must be strong leadership from the Village and coordination with other public agencies, neighboring communities, community groups and organizations, the local business community, the private sector, and other key stakeholders. As many of the recommendations included within the Plan pertain to issues extending past Village limits, such as water quality or roadway connectivity, regional cooperation will be key in addressing them.

REGULAR UPDATES

The Villa Park Comprehensive Plan is not a static document, and it is intended to evolve with shifts in trends, issues, and opportunities. For example, If community attitudes change or new challenges arise that are beyond the scope of the current Plan, the Plan should be revised and updated accordingly. Although a proposal to amend the Plan can be brought forth by petition at any time, the Village should systematically review the Plan annually and evaluate updating every five to seven years.

Ideally, the review and preparation of the Plan’s annual action agenda should coincide with the preparation of the Village’s budget and CIP. In this manner, recommendations or changes relating to capital improvements or other programs can be considered as part of the commitments for the upcoming fiscal year. Routine examination of the Plan will help ensure that the planning program remains relevant to community needs and goals.

PARTNERS

Given Villa Park’s position within the region, it is essential that the Village develops and maintains partnerships with a wide variety of groups and organizations. Facilitating regular communication and cooperation with partners will support implementation of the Land Use Plan and identify opportunities to work collaboratively toward mutual interests. Further, it will facilitate a greater regional perspective on how issues are addressed in the area.

Villa Park already has a wide variety of partnerships, which should be maintained in the future. Possibilities for new partnerships with organizations and agencies should be identified by the Village to aid implementation. This could include neighboring municipalities, regional and state agencies, neighborhood groups, the local business community, and other groups with a vested interest in Villa Park.

PARTNERS LIST

- Choose DuPage
- Chamber of Commerce
- College of DuPage Small Business Development Center
- Discover DuPage
- Innovation DuPage
- Villa Park Chamber of Commerce
- Illinois Small Business Development Center (SBDC)
- Federal Highways Administration (FHWA)
- IDOT
- Department of Commerce & Economic Opportunity (DCEO)

POTENTIAL FUNDING SOURCES

There are several potential funding sources that the Village can pursue to support the implementation of the Comprehensive Plan. It is important to note that funding sources are subject to change over time. As such, the Village should continue to research and monitor grants, funding agencies, and programs to identify deadlines, funding specifications, and new opportunities as they become available. These programs are organized by funding category, which include:

- General Economic Development
- Transportation and Infrastructure
- Parks, Trails, and Open Spaces
- Community Facilities and Infrastructure

GENERAL ECONOMIC DEVELOPMENT

TAX INCREMENT FINANCING

One of the primary purposes of Tax Increment Finance (TIF) funding is to incentivize and attract desired development within key commercial areas. TIF utilizes future increases in property tax revenues generated within a designated area or district to pay for improvements and further incentivize continued reinvestment. As the Equalized Assessed Value (EAV) of properties within a TIF District increases, the TIF fund captures incremental growth in property tax over the base year that the TIF was established and reinvests those funds within the district. Local officials may then issue bonds or undertake other financial obligations based on the growth in new revenue. The maximum life of a TIF district in the State of Illinois is 23 years, although the State Legislature can authorize up to a 12-year extension.

TIF dollars can be used for elements like infrastructure, streetscaping, public improvements, land assemblage, and offsetting the cost of development. Land assemblage is a strategy employed in land acquisition where two or more adjacent parcels are acquired and consolidated into single parcel.

Villa Park currently has four TIF districts: TIF 13 - North Avenue, TIF 25 - Kenilworth Avenue, TIF 36 - Ardmore/Vermont, and TIF 47 - St. Charles Road Commercial Corridor. Each funding request should be carefully evaluated to ensure that it is in keeping with the vision for the Village.

BUSINESS ASSISTANCE PROGRAM

A business assistance grant program can be utilized to attract targeted retail businesses and assist existing businesses located within a particular area. Business assistance funds are typically offered in the form of a matching grant that pays for a defined percentage of eligible expenditures. The expenditures are typically limited to build-out costs, signage, moving expenses, and physical improvements to the property necessary to accommodate a new business or the expansion of an existing business. The size of the grant available can also be tied to the potential impact the proposed project could have on the area. For example, the grant could vary based on the anticipated sales tax to be generated by the project.

SPECIAL SERVICE AREA

Special Service Areas (SSAs) can be used to fund improvements and programs within a designated boundary. An SSA is essentially added to the property tax of the properties within the identified service area and the revenue received is channeled back into projects and programs benefiting those properties. An SSA can be rejected if 51 percent of the property owners and electors within a designated area object. SSA funds can be used for such things as streetscape improvements, extra trash pickup, district marketing, and special events.

BUSINESS DEVELOPMENT DISTRICTS

As authorized by Division 74.3 of the Municipal Code of the State of Illinois, a municipality may designate, after public hearings, an area as a Business Development District (BDD). A BDD allows the Village to levy up to an additional one percent retailer’s occupation tax, one percent hotel tax, and one percent sales tax within a designated district. Similar to a TIF district, a BDD has a maximum life of 23 years. BDD legislation also permits municipalities to utilize tax revenue growth that has been generated by BDD properties to fund improvements in the district. BDD funds can be used for infrastructure improvements, public improvements, site acquisition, and land assemblage and could be applicable in the identified subareas or emerging business and industrial parks in the community. Given the limited amount of funds that a BDD is capable of generating, compared to a TIF district, BDD designation is best suited for funding small scale improvements and property maintenance programs.

TAX ABATEMENT

Property tax abatements are typically used as an incentive to attract business and revitalize the local economy, and can be applied to address a wide range of community issues. In the State of Illinois, municipalities and other taxing districts can abate any portion of the tax that they individually levy on a property. The period of tax abatement on a given property can be no longer than 10 years and the total combined sum of abated taxes for all taxing districts cannot exceed \$4 million over that period. A taxing district can administer the abatement by one of two methods: 1) lowering the tax rate; or 2) initiating a property tax freeze where the property is taxed based on a pre-development assessed value. In some circumstances, municipalities can also petition the County to lower a property’s assessment. For example, a commercial property could be assessed at a percentage equivalent to that of a residential property. This is an effective means of lowering a property tax bill; however, it should be noted that this method impacts all taxing districts and not just the district making the request.

PAYMENT IN LIEU OF TAXES (PILOT)

Payment in Lieu of Taxes (PILOT) is a tool like tax abatement. The Village can use PILOT to reduce the property tax burden of a business for a predetermined period. In this instance, the Village and property owners will agree to the annual payment of a set fee in place of property taxes. Payments are generally made in the form of a fixed sum, but they may also be paid as a percentage of the income generated by a property. PILOT can also be a means of reducing the fiscal impact on the Village of a nonprofit, institutional use, or other non-taxpaying entity located on a key site. While such uses can be desirable as activity generators, they do not contribute financially to the general maintenance and upkeep of municipal infrastructure and services in the same way that taxed properties do. Provisions can be made to offset that negative impact by allowing the Village to be compensated for at least a portion of the revenue that would otherwise be collected in the form of property tax.

INCUBATORS

Business incubators provide low-cost space and specialized support to small and startup companies. Such services might include administrative consulting, access to office equipment and training, and assistance in accessing credit. Incubators are typically owned by public entities such as municipalities or economic development agencies who then subsidize rents and services with grants. In addition to job creation and generating activity, the goal is to facilitate the growth and expansion of startup businesses within an area.

ON-SITE AND FAÇADE IMPROVEMENT PROGRAMS

An On-Site Improvement Program assists property owners with upgrading their existing parking lots and installing onsite landscaping. The program would apply to improvements to surface parking areas, privately owned open space, and other areas not directly related to façade features. This could function separately or in conjunction with a Façade Improvement Program.

A Façade Improvement Program encourages projects that contribute to the economic revitalization and character of an area by providing financial and technical assistance for façade improvements. Building façades, both individually and collectively, contribute significantly to first impressions of an area. By implementing a Façade Improvement Program, current property owners are provided an opportunity to improve their outdated or failing structures without having to relocate.

ENTERPRISE ZONES

The Illinois Enterprise Zone Program is designed to stimulate economic growth and revitalization through state and local tax incentives, regulatory relief, and improved governmental services. The Zone became effective January 1, 2015, and is focused on industrial and commercial development. It has become a catalyst to economic vitality through occupancy of vacant facilities, growth of existing industries, employment of residents, and overall economic growth.

TRANSPORTATION AND INFRASTRUCTURE

TRANSIT ORIENTED DEVELOPMENT (TOD) FUNDING GUIDE

The Regional Transportation Authority (RTA), in conjunction with the Regional Transit-Oriented Development Working Group, created the TOD Funding Guide to assist communities with the development of TOD. The document is intended to be used primarily by community and economic development practitioners throughout northern Illinois.

The guide includes a comprehensive directory of funding sources that serve TOD initiatives, including programs for municipalities, government agencies, non-profit organizations, and others that work to promote TOD. The Village should reference this guide regularly to understand application deadlines and eligibility requirements.

THE ILLINOIS MOTOR FUEL TAX (MFT) FUND

The Village receives revenue from the Illinois Motor Fuel Tax (MFT) Fund that can be applied to fund critical transportation infrastructure road projects. Per the Illinois Department of Transportation (IDOT), these funds are derived from a tax on the privilege of operating motor vehicles upon public highways and of operating recreational watercraft upon Illinois waters, based on the consumption of motor fuel. Each month a warrant is issued to each municipal treasurer in the amount of the municipality’s share of MFT Fund collected for the preceding month. Monthly distributions are posted on IDOT’s website.

HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP)

The Highway Safety Improvement Program (HSIP) aims to achieve a significant reduction in traffic fatalities and serious injuries on all public roads. The HSIP is administered by the Federal Highway Administration (FHWA). To qualify for HSIP funds, a State must develop, implement, and update a state highway safety program (SHSP), produce a program of projects or strategies to reduce identified safety problems, and evaluate the SHSP regularly. Eligible local projects include pedestrian hybrid beacons and roadway improvements that provide separation between pedestrians and motor vehicles, such as medians and pedestrian crossing islands.

ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM (ITEP)

With federal reimbursement, IDOT administers Illinois Transportation Enhancement Program (ITEP) funds. ITEP funds have historically been available for up to 50 percent of the costs of right-of-way and easement acquisition, and up to 80 percent of the costs for preliminary engineering, utility relocations, construction engineering, and construction costs. ITEP eligible projects include:

- Pedestrian/bicycle facility projects that create an alternative transportation option for access to workplaces, businesses, schools, shopping centers, and communities. Pedestrian/bicycle facility projects can be new construction or improvements to existing facilities.
- Landscape/streetscape projects.
- Scenic beautification projects.
- Conversion of abandoned railroad corridors to trails.
- Historic preservation and rehabilitation of historic transportation facilities.
- Vegetation management in transportation rights-of-way.
- Archaeological activities relating to impacts from implementation of a transportation project.
- Stormwater management control and water pollution prevention or abatement related to highway construction or due to highway runoff.
- Reduce vehicle-caused wildlife mortality or restore and maintain connectivity among terrestrial or aquatic habitats.
- Construction of turnouts, overlooks, and viewing areas.

SAFE ROUTES TO SCHOOLS (SRTS) PROGRAM

The Safe Routes to Schools (SRTS) program provides funding for the planning, design, and construction of infrastructure-related projects that will substantially improve the ability of students to walk and bike to school. SRTS projects are funded at 100 percent with no local match required, with a funding limit of \$250,000 for infrastructure projects and \$100,000 for non-infrastructure projects. Eligible applications include:

- Sidewalk improvements
- Traffic calming and speed reduction
- Pedestrian and bicycle-crossing improvements
- On-street bicycle facilities
- Off-street bicycle and pedestrian facilities
- Secure bicycle parking systems
- Traffic diversion improvements in the vicinity of schools
- Education programs and activities to increase rates of walking and biking to school

SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (STBGP)

Surface Transportation Block Grant Program (STBGP) funds are administered by IDOT and allocated to coordinating regional councils to be used for roadway and roadway-related items. STBGP funds may be used for a variety of projects, including roadway rehabilitation, reconstruction, and restoration; widening and adding lanes; intersection improvements; traffic signage improvements; and green infrastructure funding. Projects must be identified in the Statewide Transportation Improvement Program and be consistent with the Long-Range Statewide Transportation Plan and the Metropolitan Transportation Plan.

Urban STBGP funds are programmed and awarded to communities by the region’s Metropolitan Planning Organization (MPO). Projects require a 20 percent match which is paid by the state and/or locally. Generally, these funds may not be used on local roads or rural minor collector projects. Exceptions include bridge and tunnel projects; safety projects; fringe and corridor parking facilities/programs; recreational trails, pedestrian, and bicycle projects; Safe Routes to School projects; boulevard/roadway projects largely in the right-of-way of divided highways; and inspection/evaluation of bridges, tunnels, and other highway assets.

SURFACE TRANSPORTATION PROGRAM (STP)

Surface Transportation Program (STP) is a sub-program of the STBGP which provides funding for non-motorized transportation projects. Projects range from on-street bike facilities to multi-use paths and sidewalk infill programs to Safe Routes to School projects. Bicycle projects must be principally for transportation rather than recreation.

CONGESTION MITIGATION AND AIR QUALITY IMPROVEMENT PROGRAM (CMAQ)

The Congestion Mitigation and Air Quality Improvement (CMAQ) program is a federally-funded program of surface transportation improvements designed to improve air quality and mitigate congestion. The variety of transportation projects funded through the CMAQ program encourage alternatives to driving alone, improve traffic flow, and help urban areas meet air quality goals through transit improvements, bicycle facility projects, or direct emissions reduction projects.

PEOPLEFORBIKES COMMUNITY GRANT PROGRAM

Colorado-based non-profit PeopleForBikes’ Bike Industry Community Grant Program supports bicycle infrastructure projects and targeted initiatives that make it easier and safer for people of all ages and abilities to bike. The grant prioritizes infrastructure projects that improve a community’s Village Ratings score (PeopleForBikes’ index of a community’s bikeability) by building connections in a low-stress bikeway network or improving access to recreational amenities. Grants between \$5,000 and \$10,000 support the material costs of infrastructure construction or non-material costs directly related and necessary to getting infrastructure built.

The following entities are eligible for grants from PeopleForBikes’ Industry Community Grant Program. All organizations must be based in the United States.

- Non-profit organizations, including organizations relying upon a fiscal sponsor for their nonprofit status.
- Local or state government agencies or federal agencies working locally.
- Small businesses, such as bicycle retailers and community-oriented businesses serving disadvantaged communities.

PARKS, TRAILS, AND OPEN SPACES

RECREATIONAL TRAILS PROGRAM

The Recreational Trails Program is a federally-funded grant program for trail-related land acquisition, development, or restoration. The grants are awarded based on the results of a competitive scoring process and the application’s suitability under MAP-21 (Moving Ahead for Progress in the 21st Century Act). A minimum 20 percent match is required by the applicant. Grants are to be used for motorized or non-motorized trail development, renovation, and/ or preservation. All projects must be maintained for 25 years. Eligible applicants include municipalities, counties, schools, non-profits, and for-profit businesses.

LAND AND WATER CONSERVATION FUND (LWCF)

The Illinois Land and Water Conservation Fund (LWCF) program, similar to the Open Space Land Acquisition and Development (OSLAD) program, provides grants to municipalities, counties, and school districts to be used for outdoor recreation projects. Projects require a 50 percent match.

PARK AND RECREATIONAL FACILITIES CONSTRUCTION (PARC) PROGRAM

The Park and Recreational Facilities Construction (PARC) program is a state-financed program with grant funds offered to eligible local governments for park and recreation unit construction projects and land acquisition. Funded project amounts range from \$25,000 to \$2.5 million.

ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR)

The Illinois Department of Natural Resources (IDNR) administers several grant-in-aid programs to help municipalities and other local agencies provide public outdoor recreational areas and facilities. The programs operate on a cost-reimbursement basis to a government or not-for-profit organization. Local governments can receive one grant per program per year, with no restrictions on the number of local governments that can be funded for a given location. IDNR grants are organized into three major categories: Open Space Land Acquisition and Development, Boat Access Area Development, and the Illinois Trails Grant Program.

OPEN SPACE LAND ACQUISITION AND DEVELOPMENT (OSLAD) PROGRAM

The Open Space Land Acquisition and Development (OSLAD) program awards up to 50 percent of project costs up to a maximum of \$750,000 for acquisition and \$400,000 for development/renovation of recreational facilities, such as playgrounds, outdoor nature areas, campgrounds, fishing piers, park roads/paths, and beaches. Village of Villa Park has secured OSLAD awards of \$600,000 for FY2024.

ILLINOIS TRAILS GRANT PROGRAMS

The Illinois Trails Grant Programs offer five financial assistance grants for the acquisition, development, and occasional maintenance of trails for public recreation uses. These programs include the Bike Path Program, the Local Government Snowmobile Program, the Snowmobile Trail Establishment Fund, the Off-Highway Vehicle Program, and the Federal Recreational Trails Program.

IDNR administers these reimbursable grants under a 50 percent state, 50 percent local cost share. There is a \$200,000 maximum per project with \$1 million in grant funds available each year. Only off-road paths and trails with a hard paved or aggregate surface are eligible. The grants can fund land acquisition for securing a linear corridor or right-of-way to be used for bicycle path development.

COMMUNITY FACILITIES AND INFRASTRUCTURE

DCEO DRAINAGE IMPROVEMENT PROJECT

The 2024 DCEO Drainage Improvement Project aims to enhance stormwater management across various locations in the village. The project is currently in the bidding phase. The project will address drainage issues in key areas, including the Ellsworth Ditch and Ridge Road. Planned improvements include the installation of storm sewers, manholes, and catch basins, along with ditch reshaping, pavement replacement, and sidewalk restoration. Funded by a DCEO Grant and the Stormwater Fund, this project is aimed to address the need for better drainage infrastructure in these areas.

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) GRANTS

The Illinois Environmental Protection Agency (IEPA) provides financial assistance for certain land, air, and water-related projects. These grants offer funding to keep drinking water safe and improve the water quality of Illinois’ lakes, streams, and wetlands.

ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) PROGRAM

This program supports long-term sustainability efforts for Illinois municipalities and counties by investing in energy planning and reducing energy use. The second round of funding offers grants between \$25,000 and \$150,000, with no matching funds required. However, municipalities receiving direct funding from the U.S. DOE are not eligible.

ENERGY EFFICIENCY ASSESSMENT PROGRAM

This program provides grants ranging from \$5,000 to \$25,000 to public housing authorities, local governments, or nonprofits to conduct energy efficiency assessments for eligible properties, such as single-family homes in environmental justice areas. Applications are open until the funds are exhausted.

ENERGY EFFICIENCY TRUST FUND GRANT PROGRAM

Designed to fund energy efficiency improvements, this grant targets properties in environmental justice areas. Eligible projects range from \$25,000 to \$500,000, and a match is required. Grants are awarded on a first-come, first-served basis, and the property must have an energy audit completed within the past five years.

PUBLIC WATER SUPPLY ENERGY EFFICIENCY GRANT PROGRAM

This program offers grants between \$20,000 and \$500,000 to upgrade energy efficiency at public water supply facilities. Projects must be based on an energy assessment conducted in the last five years, with a required match from the applicant.

GREEN INFRASTRUCTURE GRANT OPPORTUNITIES (GIGO) PROGRAM

The Green Infrastructure Grant Opportunities (GIGO) program funds green infrastructure projects and best management practices that prevent, eliminate, or reduce water quality issues by decreasing stormwater runoff. The state-financed program offers \$75,000 to \$2.5 million grants. The program matches 75 percent of costs, with 25 percent to be provided by the applicant.

SECTION 319(H) NONPOINT SOURCE POLLUTION CONTROL FINANCIAL ASSISTANCE PROGRAM

The Section 319(h) Nonpoint Source Pollution Control Financial Assistance program aims to protect water quality in Illinois through the control of nonpoint source pollution . NPS pollution generally results from land runoff, precipitation, atmospheric deposition, drainage, seepage or hydrologic modification. The program includes providing funding to groups to implement projects that utilize cost-effective best management practices on a watershed scale. Projects may include detention basins and filter strips or erosion control ordinances and setback zones. Technical assistance and information/ education programs are also eligible. The IEPA funds approximately 15 projects per year, with a maximum funding award of 60 percent of total project costs, and the applicant provides the remainder as a match.

ACTION MATRIX

The Implementation Action Matrix offers a comprehensive list of all implementation strategies, policies, and recommendations contained within the Villa Park Comprehensive Plan. The matrix provides Village staff with a tool to prioritize implementation activities and projects over the life of the plan. In addition, the matrix allows the Village to approve specific, actionable items on an annual basis and evaluate progress based upon completed implementation strategies. While partners are not identified for each action item in the Action Matrix, the Village may partner with a number of agencies, non-profits, and private entities to achieve the objectives of this Plan. The Action Matrix offers a brief description of each action or project, priority actions, and time frame.

PRIORITY LEVEL

Each action item has been designated a priority level to aid with implementation of Plan recommendations. Action item priorities are broken into three levels:

- **(1) - Actions that have immediate impact.** Though not necessarily more important, items listed as priority 1 may have a fundamental impact on the community, may be more easily completed, or may be necessary for long-term projects to begin.
- **(2) - Actions that have interdependent needs.** These items include strategic and substantial projects, actions that indirectly impact the quality of life, and actions that require the completion of other projects before they can begin. They may require additional planning, have additional financial considerations, or include outside agency cooperation.
- **(3) - Actions that are desirable or aspirational.** Though these items may not be necessary for the daily operations of the Village, they are representative of the community’s forward-looking planning approach.

PARTNERS

The Village will require the assistance of neighboring government units, organizations, and community groups to fully implement the Comprehensive Plan. Although the Village is primarily responsible for initiating and implementing the Plan’s policies and recommendations, numerous partnerships will be essential to realize the goals and supporting strategies outlined in the Plan. The partners section of the action matrix identifies potential partner organizations; however, there may be instances where an organization that is well-matched to one of the Plan goals, supporting policies, or recommendations is not listed as a potential partner for a given topic and should be added.

#	ACTIONS	PRIORITY	PARTNERS
LAND USE AND DEVELOPMENT			
HOUSING AREAS AND NEIGHBORHOODS			
EXPAND HOUSING OPTIONS			
03-01	Support mixed-use developments in key areas such as the Uptown District and Historic Ardmore District.	Priority 1	
03-02	Promote compact, higher-density senior housing along St. Charles Road.	Priority 2	
03-03	Offer incentives for affordable housing development.	Priority 1	DuPage Housing Authority, DuPage Foundation
03-04	Identify infill development opportunities for missing middle housing.	Priority 2	
03-05	Prioritize housing near public transportation, commercial areas, and community facilities.	Priority 1	
03-06	Collaborate with partners to provide tax credits/subsidies for affordable housing.	Priority 1	Illinois Housing Development Authority
03-07	Encourage universal design in housing.	Priority 1	
03-08	Expand assistance programs for accessible housing.	Priority 2	
MAINTAIN NEIGHBORHOOD CHARACTER AND APPEAL			
03-09	Promote home renovation and upkeep to preserve neighborhood character.	Priority 3	
03-10	Prioritize infrastructure upgrades in established neighborhoods.	Priority 1	IDOT, DuPage County
03-11	Engage residents to promote available neighborhood revitalization programs.	Priority 2	Illinois Housing Development Authority, DuPage County
03-12	Develop guidelines for infill development that respects neighborhood character.	Priority 1	
03-13	Create educational materials regarding home renovation benefits and processes.	Priority 3	
PROMOTE HISTORIC PRESERVATION			
03-14	Promote adaptive reuse of historic structures with a focus on mixed-use options.	Priority 2	Property owners, Developers
03-15	Maintain and update an inventory of historic sites and buildings.	Priority 2	
03-16	Partner with local organizations to offer incentives for historic home restoration.	Priority 3	Illinois Historic Preservation Agency
ENSURE HOUSING SUSTAINABILITY			
03-17	Promote higher-density housing in subarea districts/St. Charles Road.	Priority 1	Villa Park Chamber of Commerce
03-18	Offer incentives for energy-efficient retrofits.	Priority 2	
03-19	Identify structurally sound vacant buildings for adaptive reuse.	Priority 2	Villa Park Chamber of Commerce
03-20	Promote green building standards in new development.	Priority 3	Property owners, Developers
STREAMLINE DEVELOPMENT PROCESSES			
03-21	Simplify code enforcement processes.	Priority 3	
03-22	Evaluate height limits in subarea districts/corridors.	Priority 1	
03-23	Enhance property maintenance standards.	Priority 3	
03-24	Encourage middle housing through incentives like density bonuses and streamlined permitting process.	Priority 2	Property owners, Developers
03-25	Update zoning codes to allow high density and diverse housing types.	Priority 1	

#	ACTIONS	PRIORITY	PARTNERS
LAND USE AND DEVELOPMENT			
ECONOMIC DEVELOPMENT			
ENHANCE COMMERCIAL AREAS			
03-26	Promote mixed-use redevelopment, where appropriate, incorporating experiential retail and entertainment.	Priority 1	Villa Park Chamber of Commerce, Illinois Small Business Development Center (SBDC)
03-27	Support residential integration in commercial redevelopment projects.	Priority 2	
03-28	Add pedestrian-friendly infrastructure to key commercial areas within the Village.	Priority 1	IDOT
03-29	Support long-standing local businesses.	Priority 2	
03-30	Identify opportunities for lot consolidation.	Priority 2	
03-31	Integrate public art, streetscaping, and placemaking elements within commercial corridors.	Priority 1	Property owners, Business owners
03-32	Enhance bus route amenities and time schedules.	Priority 1	PACE
03-33	Collaborate to optimize transit routes for ridership.	Priority 2	PACE
03-34	Promote outdoor seating.	Priority 3	Property owners, Business owners
IMPROVE INDUSTRIAL AREAS			
03-35	Create landscaping buffer guidelines for industrial areas near residential zones.	Priority 3	
03-36	Develop incubator spaces within the Village.	Priority 1	
03-37	Collaborate with partner to market industrial area to businesses.	Priority 1	DuPage County, Villa Park Chamber of Commerce
03-38	Encourage sustainable practices in industrial operations.	Priority 2	Department of Commerce & Economic Opportunity (DCEO), Illinois Small Business Development Center (SBDC)
BRAND THE UPTOWN DISTRICT			
03-39	Conduct TOD study for Uptown District.	Priority 1	
03-40	Pursue and encourage the development of a multi-dwelling/mixed-use near Metra station.	Priority 1	
03-41	Improve transit schedules and regional connectivity.	Priority 1	IDOT, Metra, PACE
03-42	Upgrade pedestrian/bike infrastructure near the Metra Station.	Priority 2	
03-43	Encourage green infrastructure and green building practices in Uptown District.	Priority 2	
03-44	Establish "Uptown District" branding in Metra Station areas.	Priority 2	
ENCOURAGE A BUSINESS FRIENDLY ENVIRONMENT			
03-45	Actively market dining/entertainment within the subareas.	Priority 2	
03-46	Reuse and repurpose vacant storefronts.	Priority 2	Property owners, Developers
03-47	Provide resources and workshops for small business owners, including assistance with digital marketing and storefront improvements.	Priority 2	Villa Park Chamber of Commerce
03-48	Connect local businesses with grants, incentives, and other resources.	Priority 3	DuPage County Economic Development Alliance, Illinois Department of Commerce and Economic Opportunity (DCEO)
03-49	Organize business roundtables.	Priority 3	Villa Park Chamber of Commerce
03-50	Expand facade improvement grant programs.	Priority 3	
RELATIONSHIP TO SURROUNDING NEIGHBORHOODS			
03-51	Assess current parking demand and capacity in high-traffic areas.	Priority 1	IDOT, Villa Park Chamber of Commerce
03-52	Implement digital tools for real-time parking availability.	Priority 1	
03-53	Collaborate with partner to increase bus routes and service frequency.	Priority 1	PACE, IDOT
SUPPORT WORKFORCE DEVELOPMENT			
03-54	Partner with local businesses to prioritize hiring Villa Park residents.	Priority 2	Villa Park Chamber of Commerce, local businesses
03-55	Organize local job fairs and provide resources for job postings.	Priority 3	
03-56	Collaborate with partners for workforce development.	Priority 1	College of DuPage, Elmhurst University
03-57	Establish internship and apprenticeship programs.	Priority 2	Villa Park Chamber of Commerce, local businesses
03-58	Coordinate with partner to promote franchise opportunities.	Priority 2	Northern Illinois University
03-59	Offer workshops and upskilling opportunities for residents.	Priority 2	

#	ACTIONS	PRIORITY	PARTNERS
TRANSPORTATION AND MOBILITY			
ROADWAY NETWORK			
04-01	Coordinate with partners on roadway maintenance, improvements, and multimodal connectivity projects.	Priority 1	IDOT, DuPage County
04-02	Reduce curb cuts along arterial/collector roadways and promote shared access.	Priority 1	IDOT, Developers, Property owners
04-03	Evaluate feasibility of Addison Road grade-separated intersection with Metra.	Priority 2	
04-04	Evaluate feasibility of St. Charles Road diet for multimodal amenities.	Priority 2	
04-05	Monitor traffic patterns on local roadways.	Priority 3	
04-06	Implement traffic calming measures Village-wide.	Priority 1	
04-07	Collaborate with regional partners on corridor safety projects.	Priority 2	
04-08	Enhance streetscape design guidelines.	Priority 2	
ACTIVE TRANSPORTATION			
04-09	Develop an active transportation system with interconnected paths, sidewalks, and bikeways.	Priority 1	
04-10	Ensure sidewalks provide access and mobility for all residents.	Priority 1	IDOT, Federal Highway Administration (FHWA)
04-11	Prioritize sidewalk improvements on major corridors..	Priority 1	
04-12	Enhance pedestrian facilities during St. Charles Road road-diet evaluations.	Priority 2	IDOT, adjacent municipalities
04-13	Install pedestrian safety measures at signalized intersections.	Priority 1	IDOT, DuPage County
04-14	Add bicycle parking infrastructure to encourage bike travel.	Priority 2	IDOT, local businesses, Developers
04-15	Install wayfinding signage for cyclists to local destinations and Metra stations.	Priority 1	
04-16	Work with partners to develop Safe Walking Route plans.	Priority 1	School Districts
04-17	Execute improvements from the Bicycle and Pedestrian Master Plan.	Priority 1	IDOT, Federal Highway Administration (FHWA)
04-18	Support the adopted complete streets ordinance.	Priority 1	
PUBLIC TRANSIT			
04-19	Work with partners on improving transit service/infrastructure improvements (bus shelters, ADA compliance).	Priority 1	PACE
04-20	Coordinate with partners to explore Route 313 extension OR provide a new northside bus route.	Priority 2	PACE, Neighboring Municipalities, Metra
04-21	Install bike-transit connection guides at shelters.	Priority 3	
04-22	Collaborate with partners to extend future Pace Pulse service on North Avenue and Roosevelt Road into Villa Park.	Priority 1	IDOT, Pace
04-23	Incentivize EV charging station installations.	Priority 2	Businesses owners, Property owners
04-24	Work with the Bike, Pedestrian, and Transit sub-committee of the Environmental Concerns Commission to research and consider new services and technologies to reduce single occupancy vehicle trips.	Priority 2	Environmental Concerns Commission
04-25	Pursue agreements with car sharing companies and property owners to establish carshare services in Villa Park.	Priority 3	Car sharing companies, property owners

#	ACTIONS	PRIORITY	PARTNERS
COMMUNITY FACILITIES			
VILLAGE SERVICES			
05-01	Create a staffing plan for Village operational capacity.	Priority 1	
05-02	Invest in shared service agreements to reduce costs.	Priority 2	
05-03	Analyze emergency response times for potential improvements.	Priority 1	
05-04	Support the Public Safety Cadet Program.	Priority 3	
05-05	Partner with hospitals to ensure full coverage for specialized healthcare access	Priority 2	Elmhurst Memorial, Good Samaritan
05-06	Partner with community organizations and healthcare providers to develop preventative health initiatives and programs.	Priority 2	Community Organizations, Elmhurst Memorial, Good Samaritan
05-07	Attract medical offices and clinics for specialized, senior, and mental healthcare.	Priority 2	
05-08	Work with school districts to create an inclusive educational system.	Priority 1	School Districts
05-09	Work with school districts to ensure that high-quality public education is provided to the community.	Priority 2	District 46, District 45 and District 88
05-10	Periodically review and update water and wastewater plans.	Priority 2	
05-11	Maintain coordination with utility providers to ensure the community is well-served.	Priority 1	ComEd, Illinois American Water
05-12	Expand sidewalks to link commercial/residential areas.	Priority 3	
05-13	Consider public-private partnerships for streets division activities.	Priority 2	
05-14	Establish regular infrastructure maintenance schedules.	Priority 1	
PARKS AND RECREATION			
05-15	Install modern playground equipment and outdoor exercise stations in parks.	Priority 3	Villa Park Chamber of Commerce, local community organizations
05-16	Increase green spaces near central areas and Metra stations.	Priority 1	Property owners, Developers
05-17	Implement regular tree maintenance and increase tree planting in parks.	Priority 2	Villa Park Recreation Department
05-18	Amend zoning codes to require new developments to integrate public open spaces.	Priority 1	
05-19	Acquire lots suitable for pocket parks and tot lots in neighborhoods.	Priority 2	
05-20	Add seating and facilities in parks and public spaces for all age groups.	Priority 2	Villa Park Recreation Department
05-21	Create community recreational spaces for families and residents of all ages.	Priority 1	Villa Park Chamber of Commerce, local community organizations
05-22	Develop a signage plan for trails with wayfinding and informational signs.	Priority 2	
05-23	Upgrade trail features including lighting, benches, water fountains, and rest areas.	Priority 2	
05-24	Enhance trails with community gardens.	Priority 1	
05-25	Develop multi-use pathways connecting trails to schools and neighborhoods.	Priority 2	
CHARACTER AND IDENTITY			
05-26	Develop a branding strategy to highlight Villa Park’s unique assets.	Priority 1	
05-27	Use decorative signage, lighting, and beautification elements to create inviting public spaces.	Priority 3	Villa Park Chamber of Commerce, Discover DuPage
05-28	Build on the Village’s “Garden Village” branding efforts.	Priority 2	
05-29	Host community events to celebrate cultural diversity.	Priority 2	
05-30	Incorporate cultural elements such as local art into public spaces to foster community pride.	Priority 2	
05-31	Conduct regular surveys to assess and improve community events.	Priority 2	
05-32	Offer incentives to property owners to meet property maintenance standards.	Priority 2	Businesses owners, Property owners
05-33	Celebrate and market the Village’s historic landmarks through pamphlets, social media, and newsletters.	Priority 2	
05-34	Encourage adaptive reuse of historic buildings to preserve their value.	Priority 1	Illinois Historic Preservation Agency, Villa Park Historical Society
05-35	Maintain and regularly update a local register of historic properties and structures.	Priority 1	
05-36	Pursue National Park Designation along the Prairie Path in the Historic Ardmore District.	Priority 3	Historical Preservation Commission



MEMORANDUM

TO: Village Board of Trustees

FROM:

DATE: April 14, 2025

SUBJECT: An Ordinance Reaffirming and Ratifying the Vacation of Certain Rights of Way within the Village of Villa Park, DuPage County, Illinois, as Previously Approved by Ordinance No. 4465 and Ordinance No. 4467

RECOMMENDED ACTION:

This ordinance hereby reaffirms and ratifies the vacation of land by the Village of Villa Park previously approved under Ordinance No. 4465 and Ordinance No. 4467 by the required supermajority of three-fourths of the Trustees. Staff recommends passage of this ordinance.

BACKGROUND:

On February 10, 2025, the corporate authorities of the Village passed and approved Ordinance No. 4465 (related to the Belle Tire property) and Ordinance No. 4467 (related to the Union property), both of which, among other approvals, vacated certain rights of way within the Village. Both ordinances received unanimous approval of the Village President and the four Trustees attending the meeting; however, two Trustees were absent from the February 10th meeting during which the ordinances were approved. Section 11-91-1 of the Illinois Municipal Code (65 ILCS 5/11-91-1) requires that an ordinance vacating any right of way be "passed by the affirmative vote of at least three-fourths of the . . . trustees . . . then holding office". Accordingly, due to the super-majority vote of the Village trustees required for the approval of the vacation of the Village's rights of way, the vacations previously approved under Ordinance No. 4465 and Ordinance No. 4467, should be reaffirmed and ratified by the required minimum of three-fourths of the Village trustees.

DISCUSSION:

ORDINANCE NO. _____

**AN ORDINANCE REAFFIRMING AND RATIFYING THE VACATION
OF CERTAIN RIGHTS OF WAY WITHIN THE VILLAGE OF VILLA PARK,
DUPAGE COUNTY, ILLINOIS, AS PREVIOUSLY APPROVED BY
ORDINANCE NO. 4465 AND ORDINANCE NO. 4467**

WHEREAS, on February 10, 2025, the corporate authorities of the Village of Villa Park passed and approved Ordinance No. 4465 and Ordinance No. 4467, both of which, among other approvals, vacated certain rights of way within the Village of Villa Park, DuPage County, Illinois; and

WHEREAS, Ordinance No. 4465 and Ordinance No. 4467 both received unanimous approval of the Village President and the four Trustees attending the meeting; however, two Trustees were absent from the meeting during which said ordinances were approved; and

WHEREAS, Section 11-91-1 of the Illinois Municipal Code (65 ILCS 5/11-91-1) requires that an ordinance vacating any right of way be “passed by the affirmative vote of at least three-fourths of the . . . trustees . . . then holding office”; and

WHEREAS, due to the super-majority vote of the Village trustees required for the approval of the vacation of the Village’s rights of way, the corporate authorities of the Village deem it in the best interests of the Village to reaffirm and ratify the vacation of certain Village rights of way as previously approved under Ordinance No. 4465 and Ordinance No. 4467.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: The right of way vacated in Ordinance No. 4465, as specifically set forth in Section 3, Section 4 and Section 5 of said ordinance, is hereby reaffirmed and ratified.

Ordinance No. _____

Section 2: The right of way vacated in No. 4467, as specifically set forth in Section 6 of said ordinance, is hereby reaffirmed and ratified.

Section 3: All other approvals granted by Ordinance No. 4465 and Ordinance No. 4467 remain in full force and effect.

Section 4: That this Ordinance shall be in full force and effect from and after its passage by the affirmative vote of at least three-fourths of the trustees holding office and approval in the matter provided by law.

PASSED this _____ day of _____, 2025, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

APPROVED this _____ day of _____, 2025.

Nick Cuzzone, Village President

Attest:

Hosanna Korynecky, Village Clerk

Published in pamphlet form:

_____, 2025

Ordinance No. _____

Ordinance No. 4465

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, ILLINOIS,
APPROVING A RIGHT-OF-WAY VACATION AND A FINAL PLAT OF SUBDIVISION
FOR THE PROPERTY LOCATED AT 231 E. NORTH AVENUE, VILLA PARK**

WHEREAS, the Village of Villa Park, DuPage County, Illinois (the “Village”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the corporate authorities of the Village have adopted regulations regarding the subdivision and consolidation of parcels of land in the Village, as set forth in Article II, entitled “Subdivision Regulations”, of Appendix B of the Village Code (hereinafter the “Subdivision Regulations”); and,

WHEREAS, Christopher Enright, NCARB of Contour Land Group (“Petitioner”), applied for and is seeking approval of a final plat of subdivision for the property located at 231 E. North Avenue, Villa Park, Illinois (“Subject Property”), that includes the vacation of a right-of-way located immediately adjacent to the Subject Property, which right of way is wholly within the corporate boundaries of the Village; and,

WHEREAS, after publication of notice as provided by law, the Planning and Zoning Commission (“PZC”) of the Village of Villa Park conducted a public hearing on May 9, 2024, regarding Petitioner’s application; and,

WHEREAS, no written objections were submitted regarding the vacation of the ROW and after hearing all testimony and public comment and consideration of all evidence presented at the hearing regarding said application, the PZC of the Village of Villa Park voted with nine (9) in favor and none (0) opposed to recommend approval of the Petitioner’s application; and,

WHEREAS, the Corporate Authorities of the Village have considered and accept the findings and recommendation of the PZC and have determined it is advisable, necessary and in the public interest to approve the final plat of subdivision approval, including the vacation of the ROW; and,

WHEREAS, the right of way as depicted in the *Final Plat of Subdivision Belle Tires First Plat of Resubdivision* attached hereto as Exhibit “A” and legally described in Exhibit “B” (“ROW”), is not, nor is it anticipated, to be utilized by the general public as an open and improved

right-of-way and is no longer useful to the Village, nor is it in the best interests of the Village to retain control and jurisdiction thereof; and,

WHEREAS, the ROW is a right-of-way situated within the territorial limits of the Village and, as such, pursuant to Illinois statute, is subject to the determination by the corporate authorities of the Village of whether or not to vacate the ROW by balancing the interests of the nature and extent of the public use, and interest or benefit derived from the right-of-way, against the potential benefits to be derived from and cost saved to the Village from the vacation and incorporation of the aforesaid ROW into certain abutting property, which will enhance the redevelopment potential of the Subject Property and surrounding area; and,

WHEREAS, due to the *de minimis* area of the ROW, the corporate authorities of the Village have determined that no compensation be paid to the Village for vacating the ROW.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: The statements contained in the preamble hereto are found to be true and correct and are adopted as the findings of the Village and are hereby incorporated herein by specific reference as part of this Ordinance.

Section 2: The Village President and Board of Trustees of the Village of Villa Park find that the *Final Plat of Subdivision Belle Tires First Plat of Resubdivision* ("Plat"), identified as Exhibit "A" attached hereto and made a part hereof, is in acceptable form, conforms to the Subdivision Regulations and that the preliminary and final Plat be and is hereby approved in substantially the form attached hereto, and the Village President and Village Clerk, along with all other required Village officials, are hereby authorized and directed to execute said final Plat, upon receipt of the mylar as approved by the Village attorney and the prior signatures of all other required parties.

Section 3: The ROW, depicted and legally described in the Plat, is hereby vacated.

Section 4: The vacated ROW shall be conveyed to the abutting property identified as PIN 06-03-100-021 with a common address of 187 E. North Avenue, Villa Park, Illinois 60181 ("Abutting Property"), and such vacation and conveyance is made upon the finding that the commensurate economic benefits and/or savings to be provided to the Village, in the judgment of the Village President and Board of Trustees, shall compensate the Village for the value of the ROW being vacated herein to the owner of the Abutting Property and that the owner of the

Abutting Property shall acquire title to the ROW hereby vacated, in an “as-is,” “where-is” condition.

Section 5: With respect to any public service facilities in the ROW, or part thereof, the ROW vacation shall reserve to the Village or the public utility, as the case may be, owning such facilities, such property, rights of way and easements identified on the Plat or existing with the ROW, as such reservation, in the judgment of the corporate authorities of the Village, is necessary and desirable for continuing public service by means of those facilities and for the maintenance, renewal and reconstruction thereof.

Section 6: All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

Section 7: That this Ordinance shall be in full force and effect from and after its passage by the affirmative vote of at least three-fourths of the trustees holding office and approval in the manner provided by law.

Passed this 10th day of February, 2025.

AYES: 5
NAYS: 0
ABSENT: 2

Approved this 10th day of February, 2025.



Nick Cuzzone, Village President

Attest:



Hosanna Korynecky, Village Clerk

Published in pamphlet form:

February 10, 2025



EXHIBIT A

Final Plat of Subdivision Belle Tires First Plat of Resubdivision

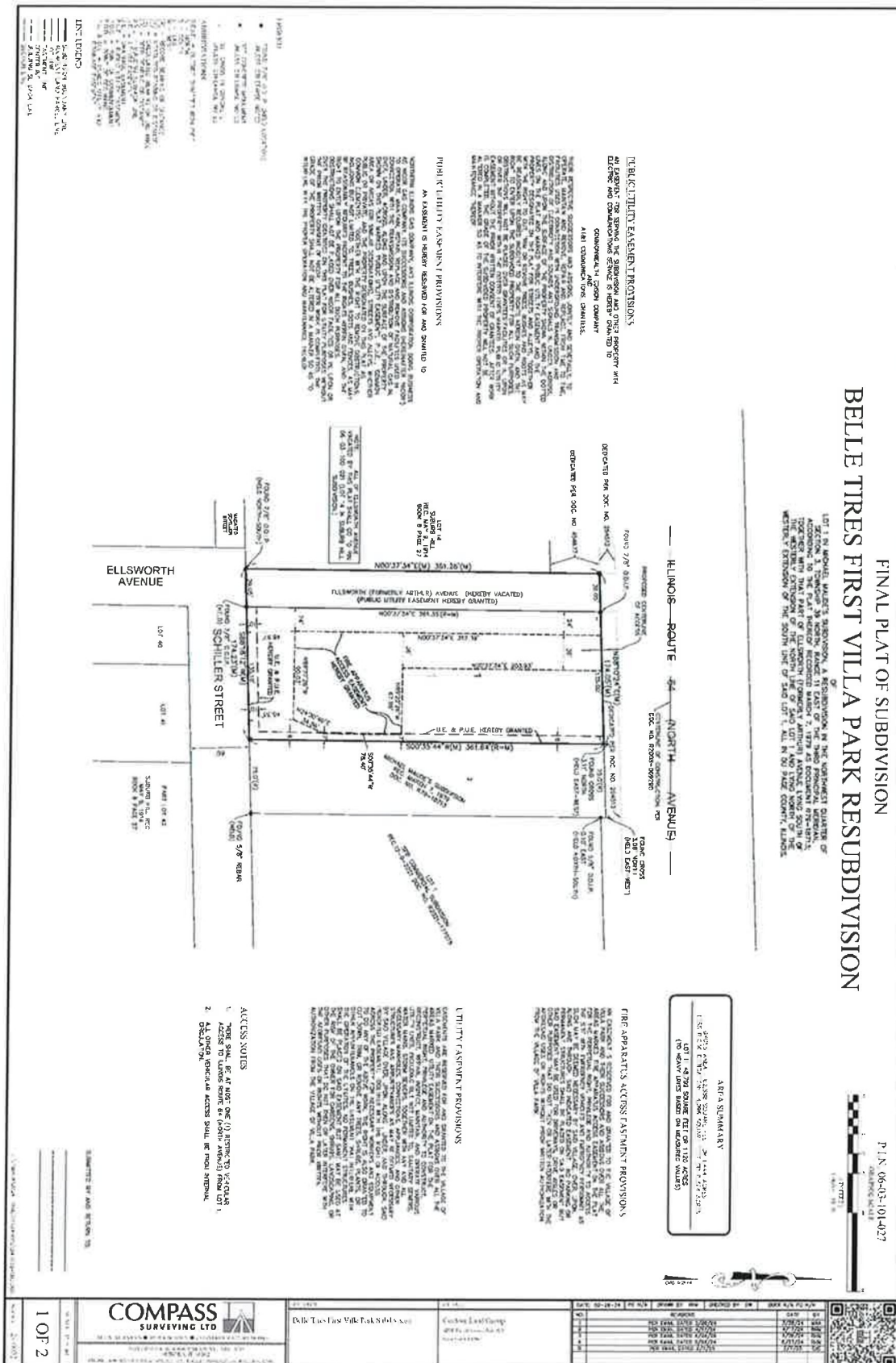


EXHIBIT B

Legal Description – Right of Way

THAT PART OF ELLSWORTH (FORMERLY ARTHUR) AVENUE LYING WEST OF LOT 1 IN MICHAEL MAUDE'S SUBDIVISION, A RESUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1979 AS DOCUMENT R79-18713 AND LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1 AND LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, IN DU PAGE COUNTY, ILLINOIS.

Ordinance No. 4467

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, ILLINOIS,
APPROVING A ZONING MAP AMENDMENT, SPECIAL USE FOR A PLANNED
UNIT DEVELOPMENT, FINAL PLAT OF SUBDIVISION AND VACATING
A RIGHT-OF-WAY FOR THE PROPERTY LOCATED AT
100-110 S. VILLA AVENUE, VILLA PARK**

WHEREAS, the Village of Villa Park, DuPage County, Illinois (the “Village”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/1-1-1 et seq.) the President and Board of Trustees of the Village (the “Corporate Authorities”) may provide for zoning to regulate the development and use of real estate within its borders and pursuant to Section 11-13-1.1 of the Illinois Municipal Code allow the classification of special uses within a zoning district, and have done so pursuant to the adoption of the Zoning Ordinance of the Village of Villa Park, Illinois, as set forth in Appendix C of the Village Code (“Zoning Ordinance”); and,

WHEREAS, pursuant to the Illinois Municipal Code the President and Board of Trustees of the Village (the “Corporate Authorities”) may vacate any street or alley under the Village’s jurisdiction (65 ILCS 5/11-91-1, *et seq.*); and,

WHEREAS, the corporate authorities of the Village have also adopted regulations regarding the subdivision and consolidation of parcels of land in the Village, as set forth in Article II, entitled “Subdivision Regulations”, of Appendix B of the Village Code (hereinafter the “Subdivision Regulations”); and,

WHEREAS, David G. Lyon of Marquette Company (“Petitioner”), acting on behalf of Marquette Real Estate Investments, LLC, the potential owner and developer of certain property generally located at 100-110 S. Villa Avenue, Villa Park, and legally described in Exhibit “A” (“Subject Property”), applied for and is seeking approval of the following in order to allow for the development of a mixed-use complex on the Redevelopment Property, to be known as “the Union”, that will include approximately 238 apartments, not less than 7,000 sq. ft. of commercial space fronting along Villa Avenue, and a two-story parking deck that will include 406 total parking spaces (inclusive of 10 motorcycle parking spaces), of which will include 94 contiguous, surface level parking spaces which shall be designated as public parking spaces (“Proposed Development”):

- (1) a zoning map amendment to rezone the Subject Property from the MX-T Mixed Transitional District and Mixed Residential District 2 (MX-R2) zoning classifications to the Mixed-Use Main Street District (MX-2) zoning classification;
- (2) a special use for a Planned Unit Development to allow the Proposed Development on the Subject Property;
- (3) Approval of a final plat of subdivision that includes the vacation of a right of adjacent to the Subject Property and wholly within the corporate boundaries of the Village ("ROW"); and,

WHEREAS, on February 10, 2025, the Village and Marquette Real Estate Investments, LLC, entered into a certain Redevelopment Agreement, which agreement requires that the Village approve the necessary zoning entitlements for the Proposed Development of the Subject Property; and,

WHEREAS, in compliance with State law and the Zoning Ordinance, public notice was provided with respect to Petitioner's application and the related public hearing by publication in the Daily Herald newspaper not more than 30 nor less than 15 days before the public hearing date; and,

WHEREAS, pursuant to the public notice, the Planning and Zoning Commission ("PZC") of the Village of Villa Park conducted a public hearing on April 11, 2024, regarding Petitioner's application; and,

WHEREAS, no written objections were submitted regarding the vacation of the ROW and after hearing all testimony and public comment and consideration of all evidence presented at the hearing regarding said application, the PZC of the Village of Villa Park voted with eight (8) in favor and none (0) opposed to recommend approval of the Petitioner's application; and,

WHEREAS, the Corporate Authorities of the Village have considered and accept the findings and recommendation of the PZC and have determined that all applicable requirements of the Zoning Ordinance, including Sections 11.2, 11.3 and 11.4, have been met and it is advisable, necessary and in the public interest to approve the rezoning of the Subject Property, the special use for a Planned Unit Development to allow the Proposed Development on the Subject Property, and the final plat of subdivision approval, including the vacation of the ROW; and,

WHEREAS, with respect to the ROW as depicted in the *Final Plat of Subdivision of the Union*, attached hereto as Exhibit "B" and legally described as Parcel 3 in the Exhibit "A", is not, nor is it anticipated, to be utilized by the general public as an open and improved right-of-way and

is no longer useful to the Village, nor is it in the best interests of the Village to retain control and jurisdiction thereof; and,

WHEREAS, the ROW is a right-of-way situated within the territorial limits of the Village and, as such, pursuant to Illinois statute, is subject to the determination by the corporate authorities of the Village of whether or not to vacate the ROW by balancing the interests of the nature and extent of the public use, and interest or benefit derived from the right-of-way, against the potential benefits to be derived from and cost saved to the Village from the vacation and incorporation of the aforesaid ROW into the adjacent property, which will enhance the redevelopment potential of the Subject Property and surrounding area and will permit the owner of the Subject Property to construct the Proposed Development; and,

WHEREAS, due to the *de minimis* area of the ROW, the corporate authorities of the Village have determined that no compensation be paid to the Village for vacating the ROW.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: The statements contained in the preamble hereto are found to be true and correct and are adopted as the findings of the Village and are hereby incorporated herein by specific reference as part of this Ordinance.

Section 2: That the Subject Property, legally described in Exhibit “A”, be and the same is hereby rezoned from the MX-T Mixed Transitional District and Mixed Residential District 2 (MX-R2) zoning classifications to the Mixed-Use Main Street District (MX-2) zoning classification, and the Village’s Zoning Map shall be amended to reflect this zoning change.

Section 3: A special use for a planned unit development is approved for the Subject Property to allow for the Proposed Development, in compliance with the Redevelopment Agreement and its attendant exhibits, approved by the Village on February 10, 2025.

Section 4: That President and Board of Trustees make the following findings of fact as to the special use planned unit development granted herein, the:

- A. That the special use for a planned unit development plan to allow for the Proposed Development is expressly authorized as a special use;
- B. That the Proposed Development is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;

- C. That the Proposed Development will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity;
- D. That approval of the special use for the planned unit development will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- E. That the Proposed Development will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure and community services; and
- F. That the Proposed Development complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance.

Section 5: The Village President and Board of Trustees of the Village of Villa Park find that the *Final Plat of Subdivision of the Union* ("Plat"), identified as Exhibit "B" attached hereto and made a part hereof, is in acceptable form, conforms to the Subdivision Regulations and that the preliminary and final Plat be and is hereby approved, and the Village President and Village Clerk, along with all other required Village officials, are hereby authorized and directed to execute said final Plat, upon receipt of the mylar and the prior signatures of all other required parties.

Section 6: The ROW, depicted in the Plat attached hereto as Exhibit "B" and legally described as Parcel 3 in the Exhibit "A", is hereby vacated and incorporated into the Subject Property, and such vacation is made upon the finding that the commensurate economic benefits and/or savings to be provided to the Village, in the judgment of the Village President and Board of Trustees, shall compensate the Village for the value of the ROW being vacated and that the owner of the Subject Property shall acquire title to the ROW hereby vacated, in an "as-is," "where-is" condition.

Section 7: All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

Section 8: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

Passed this 10th day of February, 2025.

AYES: 5
NAYS: 0
ABSENT: 2

Approved this 10th day of February, 2025.



Nick Cuzzone, Village President

Attest:



Hosanna Korynecky, Village Clerk

Published in pamphlet form:

February 10, 2025



EXHIBIT "A"

Legal Description of Subject Property

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 IN BLOCK 1 IN CALHOUN'S 2ND ADDITION TO VILLA PARK, IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1923 AS DOCUMENT NUMBER 163013, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: ON THE EASTERLY SIDE BY THE WEST LINE OF SOUTH VILLA AVENUE; ON THE NORTHERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 10; ON THE WESTERLY SIDE BY THE SOUTHERLY EXTENSION OF THE (PARALLEL) EAST LINE OF MYRTLE AVENUE, AS PLATTED IMMEDIATELY SOUTH OF E. KENILWORTH STREET; AND ON THE SOUTHERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3 (ROW):

THAT PART OF MYRTLE AVENUE IN CALHOUN'S 2ND ADDITION TO VILLA PARK, IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1923 AS DOCUMENT NUMBER 163013, IN DUPAGE COUNTY, ILLINOIS, BOUNDED AS FOLLOWS: ON THE NORTHEASTERLY SIDE BY THE SOUTHWEST LINES OF LOTS 9 AND 10 IN SAID CALHOUN'S 2ND ADDITION; ON THE SOUTHERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), ON THE WESTERLY SIDE BY THE SOUTHERLY EXTENSION OF THE (PARALLEL) EAST LINE OF MYRTLE AVENUE, AS PLATTED IMMEDIATELY SOUTH OF E. KENILWORTH STREET (NOW E. WILDWOOD AVENUE).

LAND IS KNOWN AS: 100-110 SOUTH VILLA AVENUE VILLA PARK, IL 60181

EXHIBIT "B"

Final Plat of Subdivision of the Union



MEMORANDUM

TO: Village Board of Trustees

FROM: Mike Guerra, Director

DATE: April 14, 2025

SUBJECT: Resolution of the Village of Villa Park, DuPage County, Illinois, Approving an Engineering Services Agreement with Civiltech Engineering, Inc., of Itasca, Illinois, for Design Engineering Services of the Park Boulevard Improvements in an Amount Not to Exceed \$77,344.00.

RECOMMENDED ACTION:

The following Resolution would authorize the Village President to enter into an engineering services agreement with Civiltech Engineering, Inc., of Itasca, Illinois, for design engineering services of the Park Boulevard Improvements in an amount not to exceed \$77,344.00. The Park Boulevard Improvements proposes roadway and sidewalk improvements to Park Boulevard between Ardmore Avenue and Cornell Avenue. Staff recommends approval of the Resolution.

BACKGROUND:

The project consists of roadway and sidewalk improvements to Park Boulevard between Ardmore Avenue and Cornell Avenue. The existing sidewalk does not meet ADA requirements as the Village received complaints about the accessibility to the area. The scope of work for the project includes pavement removal, earth excavation, selective aggregate subgrade improvements, hot-mix asphalt paving, combination concrete curb and gutter removal and installation, parkway restoration, sidewalk removal and replacement, and other related incidental work.

DISCUSSION:

Public Works staff proposes an engineering services agreement with Civiltech Engineering, Inc., to perform the design engineering services in an amount not to exceed \$77,344.00. Staff completed a consultant Qualification Based Selection (QBS) process to evaluate consultants to perform design engineering services for projects, and Civiltech Engineering, Inc. was selected as one of the firms to perform these services for the Village based on their qualifications. The project will utilize MFT funds.

RESOLUTION NO. _____

**A RESOLUTION OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY,
ILLINOIS, APPROVING AN ENGINEERING SERVICES AGREEMENT
WITH CIVILTECH ENGINEERING, INC., OF ITASCA, ILLINOIS, FOR DESIGN
ENGINEERING SERVICES OF THE PARK BOULEVARD IMPROVEMENTS
IN AN AMOUNT NOT TO EXCEED \$77,344.00**

WHEREAS, the Village of Villa Park, DuPage County, Illinois (the "*Village*") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State;

WHEREAS, the Village staff has completed a consultant Qualifications Based Selection (QBS) process and has recommended Civiltech Engineering, Inc. of Itasca, Illinois, to perform design engineering services for the Park Boulevard Improvements in an amount not to exceed Seventy-Seven Thousand Three Hundred Forty-Four and 00/100 Dollars (\$77,344.00);

WHEREAS, Civiltech Engineering, Inc. has submitted a proposal to conduct professional design engineering services pursuant to the terms and conditions of the written proposal;

WHEREAS, the corporate authorities of the Village of Villa Park have determined that it is in the best interest of the Village of Villa Park to enter into an agreement with Civiltech Engineering, Inc., to facilitate the design engineering services of the Park Boulevard Improvements.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: The facts and statements contained in the preamble clauses to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 2: That *Agreement between the Village of Villa Park, Illinois and Civiltech Engineering, Inc., for the furnishing of Professional Civil Engineering Services for the Park Boulevard Improvements* in an amount not to exceed Seventy-Seven Thousand Three Hundred

Resolution No. _____

Forty-Four and 00/100 Dollars (\$77,344.00), is hereby approved in substantially the form attached hereto as Exhibit A, and incorporated herein, and the Village President is hereby authorized to execute, and the Village Clerk to attest, same on behalf of the Village of Villa Park, with such changes therein as may be approved by the Village President and Village Attorney, the execution thereof to constitute conclusive evidence of the approval of such changes, if any.

Section 3: This Resolution shall be in full force and effect immediately from and after its passage and approval according to law.

ADOPTED this ____ day of _____ 2025, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this ____ day of _____ 2025.

Nick Cuzzone, President of the
Village of Villa Park, DuPage County, Illinois

ATTESTED and filed in my office,
this ____ day of _____ 2025.

Hosanna Korynecky, Clerk of the Village
of Villa Park, DuPage County, Illinois

Resolution No. _____

EXHIBIT A

**Agreement between the Village of Villa Park, Illinois and Civiltech Engineering, Inc.,
for the furnishing of Professional Civil Engineering Services
for the Park Boulevard Improvements**

AGREEMENT
between
THE VILLAGE OF VILLA PARK, ILLINOIS
and
CIVILTECH ENGINEERING, INC.,
for the furnishing of
PROFESSIONAL CIVIL ENGINEERING SERVICES
for the
PARK BOULEVARD IMPROVEMENTS

THIS AGREEMENT, made and entered into by and between the VILLAGE OF VILLA PARK, ILLINOIS, hereinafter referred to as the “VILLAGE,” and CIVILTECH ENGINEERING, INC., hereinafter referred to as the “ENGINEER,” has been prepared and executed to provide for professional civil engineering services for the VILLAGE OF VILLA PARK – Park Boulevard Improvements, hereinafter referred to as the “PROJECT”.

This agreement is hereinafter referred to as the “AGREEMENT”. The work associated with this AGREEMENT is as described below as Engineering Services.

In consideration of these premises and of the mutual covenants herein set forth,

A. THE ENGINEER AGREES:

1. The ENGINEER shall serve as the VILLAGE'S professional civil engineering consultant in those phases of the PROJECT to which this AGREEMENT applies. The ENGINEER shall perform the Engineering Services described in its proposal dated March 21, 2025, entitled “Park Boulevard Improvements”, attached hereto as Exhibit A and made a part hereof.

2. Additional services beyond the scope of the Engineering Services above-described, requested in writing by the VILLAGE, shall be performed by the ENGINEER in accordance with the hourly rate as agreed upon in writing between the VILLAGE and ENGINEER, and approved by the VILLAGE Board of Trustees.

3. The ENGINEER will 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 Chicagoland area. 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 Village 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 construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on 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.

4. The ENGINEER shall procure and maintain for the duration of its AGREEMENT, and for three years thereafter, insurance against errors and omissions and claims for injuries to its employees which may arise from, or are in conjunction with, the performance of the work hereunder by the ENGINEER, its agents, representatives, employees, or subcontractors.

a. Minimum Scope of Insurance

Coverage shall be at least as broad as:

- (1) Insurance Services Office Commercial General Liability occurrence form CG 0001 (Ed. 11/85);
- (2) Insurance Services Office form number CA 0001 (ed. 1/87) covering Automobile Liability, symbol 01 “any auto” and endorsement CA 0029 (Ed. 12/88) changes in Business Auto and Truckers coverage forms - Insured Contract or ISO form number CA 0001 (Ed. 12/90);
- (3) Professional Liability/Malpractice Liability policy; and
- (4) Worker’s Compensation as required by the Labor Code of the State of Illinois and Employers’ Liability insurance.

b. Minimum Limits of Insurance

The ENGINEER shall maintain limits no less than:

- (1) Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. The general aggregate shall be \$2,000,000 per project.
- (2) Automobile Liability: \$1,000,000 combined single limit per accident or bodily injury and property damage.
- (3) Professional Liability: \$2,000,000 single limit for errors and omissions, professional/malpractice liability.
- (4) Workers' Compensation and Employers' Liability: Workers' Compensation insurance within statutory limits, and Employers' Liability limits of \$500,000 per accident.

- (5) Umbrella Liability: \$2,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. Minimum Aggregate shall be no less than \$2,000,000 per person, per aggregate.

c. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the VILLAGE. At the option of the VILLAGE, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the VILLAGE, its officials, employees and volunteers; or the ENGINEER shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

d. Other Insurance Provisions

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

(1) General Liability and Automobile Liability Coverages

- (a) The VILLAGE, its officials, employees and volunteers are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the ENGINEER; or automobiles owned, leased, hired or borrowed by the ENGINEER. The coverage shall contain no special limitations on the scope of protection afforded to the VILLAGE, its officials, employees, and volunteers.
- (b) The ENGINEER's insurance coverage shall be primary as respects the additional insureds. Any insurance or self-insurance maintained by the VILLAGE, its officials, agents, employees, and volunteers shall be in excess of the ENGINEER's insurance and shall not contribute with it.
- (c) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the VILLAGE, its officials, agents, employees, and volunteers.
- (d) The ENGINEER's insurance shall contain a severability of interests clause or language stating

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

(2) All Coverages

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

e. Acceptability of Insurers

The insurance carrier used by the ENGINEER shall have a minimum insurance rating of A+ according to the AM Best Insurance Rating Schedule and licensed to do business in the State of Illinois.

f. Verification of Coverage

The ENGINEER shall furnish the VILLAGE with certificates of insurance and with copies of endorsements affecting coverage. The certificates and endorsement for the insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements may be on forms provided by the insurance carrier and are to be received and approved by the VILLAGE before any work commences. The VILLAGE reserves the right to request full certified copies of the insurance policies.

5. To the fullest extent permitted by law, the ENGINEER shall indemnify and hold harmless the VILLAGE, its officials, employees and volunteers against injuries, deaths, loss, damages, claims, suits, liabilities, judgments, cost and expenses, which may in anyway accrue against the VILLAGE, its officials, employees and volunteers, arising in whole or in part in consequence of the negligent or willful performance of this work by the ENGINEER, its employees, or subcontractors, except that arising out of the negligence or willful act of the VILLAGE, its officials, employees and volunteers. The ENGINEER shall, at its own expense, appear, defend and pay reasonable charges of attorneys and reasonable costs and other expenses arising therefore or incurred in conjunction therewith, and, if any judgment shall be rendered against the VILLAGE, its officials, employees and volunteers, in any such action, the ENGINEER shall, at its own expense, satisfy and discharge the same. Nothing contained herein shall be construed as prohibiting the VILLAGE, its officials, employees and volunteers from defending, through the selection and use of their own agents, attorneys and experts, any injuries,

deaths, loss, damages, claims, suits, liabilities, and judgments brought against them. The VILLAGE'S participation in its defense shall not remove the ENGINEER'S duty to indemnify, defend and hold harmless the VILLAGE as set forth herein.

6. Any insurance policies required by this AGREEMENT, or otherwise provided by the ENGINEER, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the VILLAGE, its officials, agents, employees and volunteers and herein provided.

7. The ENGINEER represents and warrants to the VILLAGE that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The ENGINEER further represents and warrants to the VILLAGE that the ENGINEER and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The ENGINEER hereby agrees to defend, indemnify and hold harmless the VILLAGE, the corporate authorities, and all VILLAGE elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from and related to any breach of the foregoing representations and warranties.

8. The ENGINEER will comply with all applicable federal and Illinois statutes, and local ordinances of the VILLAGE and shall operate within and uphold the ordinances, rules and regulations of the VILLAGE while engaged in services herein described.

9. The VILLAGE reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and the ENGINEER and VILLAGE shall negotiate appropriate adjustments acceptable to both parties to accommodate such changes.

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

11. This AGREEMENT may be terminated by the VILLAGE, upon seven (7) days' written notice to the ENGINEER, at its last known post office address. Provided that, should this AGREEMENT be terminated by the VILLAGE, the ENGINEER shall be paid for any services completed and any services partially completed. All field notes, test records, drawings, and reports completed or partially completed at the time of termination shall become the property of, and made available to, the VILLAGE. Within five (5) business days after notification and request, the ENGINEER shall deliver to the successor VILLAGE Engineer all property, books and effects of every description in its possession belonging to the VILLAGE and pertaining to the office of VILLAGE Engineer.

12. This AGREEMENT may be terminated by the VILLAGE upon written notice to the ENGINEER, at its last known post office address, upon the occurrence of any one or more of the following events, without cause and without prejudice to any other right or remedy:

- a.** If the ENGINEER commences a voluntary case under any chapter of the Bankruptcy Code (Title 11, United States Code), as now or hereinafter in effect, or if the ENGINEER takes any equivalent or similar action by filing a petition or otherwise under any other federal or state law in effect at such time relating to bankruptcy or insolvency;
- b.** If a petition is filed against the ENGINEER under any chapter of the Bankruptcy Code as now or hereafter in effect at the time of filing, or if a petition is filed seeking any such equivalent or similar relief against the ENGINEER under any other federal or state law in effect at the time relating to bankruptcy or insolvency.
- c.** If the ENGINEER makes a general assignment for the benefit of creditors;
- d.** If a trustee, receiver, custodian or agent of the ENGINEER is appointed under applicable law or under contract, whose appointment or authority to take charge of property of the ENGINEER is for the purpose of enforcing a Lien against such property or for the purpose of general administration of such property for the benefit of the ENGINEER's creditors;
- e.** If the ENGINEER admits in writing an inability to pay its debts generally as they become due.

13. Upon termination, the ENGINEER shall deliver to the VILLAGE, copies of partially completed drawings, specifications, partial and completed estimates, and data, if any, from investigations and observations, with the understanding that all such material becomes the property of the VILLAGE. In such case, the ENGINEER shall be paid for all services and any expense sustained, less all costs incurred by the VILLAGE, to have the services performed which were to have been performed by the ENGINEER.

14. The ENGINEER is qualified technically and is conversant with the policies applicable to the performance of design engineering and that sufficient, properly trained, and experienced personnel will be retained to perform the services enumerated herein.

15 The ENGINEER will maintain all books, documents, papers, accounting records, and other evidence pertaining to its costs incurred and to make such materials available at the ENGINEER's office at all reasonable times during the AGREEMENT period and retain such records for a period of three (3) years from the date of final payment under this AGREEMENT.

16 The ENGINEER warrants that he has not employed or retained any company or person, other than an employee working solely for the ENGINEER, to secure this AGREEMENT, and that he has not paid or agreed to pay any company or person any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this AGREEMENT. For breach or violation of this warranty, the VILLAGE shall have the right to annul this AGREEMENT without liability, or, in its discretion, to deduct from the AGREEMENT price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gifts, or contingent fee.

17. This AGREEMENT shall be deemed to be exclusive between the VILLAGE and the ENGINEER. This AGREEMENT shall not be assigned by the ENGINEER without first obtaining permission in writing from the VILLAGE.

18. All books, papers, notes, records, lists, data, files, forms, reports, accounts, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, magnetic media, electronic files, printouts, backups, and computer databases created or modified by the ENGINEER relating in any manner to the work performed by the ENGINEER or by anyone else and used by the ENGINEER in performance of this services under this AGREEMENT (the "Work") shall be a "work made for hire" as defined by the laws of the United States regarding copyrights.

19. The ENGINEER hereby assigns to the VILLAGE and its successors and assigns all of its right, title, interest and ownership in the Work, including, but not limited to, copyrights, trademarks, patents, and trade secret rights and the rights to secure any renewals, reissues, and extensions thereof. The ENGINEER grants permission to the VILLAGE to register the copyright and other rights in the Work in the VILLAGE'S name. The ENGINEER shall give the VILLAGE or any other person designated by the VILLAGE all assistance reasonably necessary to perfect its rights under this AGREEMENT and to sign such applications, documents, assignment forms and other papers as the VILLAGE requests from time to time to further confirm this assignment. The ENGINEER further grants to the VILLAGE full, complete and exclusive ownership of the Work. The ENGINEER shall not use the Work for the benefit of anyone other than the VILLAGE, without the VILLAGE'S prior written permission. Upon completion of the Work or other termination of this AGREEMENT the ENGINEER shall deliver to

the VILLAGE all copies of any and all materials relating or pertaining to this AGREEMENT.

20. The drawings, specifications, reports, and any other PROJECT documents prepared by the ENGINEER in connection with any or all of the services furnished hereunder shall be delivered to the VILLAGE for the use of the VILLAGE. The 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. The VILLAGE 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. Any reuse of PROJECT documents, without the express written consent of the ENGINEER, shall be at VILLAGE'S sole risk; and the VILLAGE shall indemnify and hold harmless the 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 VILLAGE'S confidential and proprietary information.

21. The ENGINEER will not at any time, either directly or indirectly, disclose, use or communicate or attempt to disclose, use or communicate to any person, firm, or corporation any confidential information or any other information concerning the business, services, finances or operations of the VILLAGE except as expressly authorized by the VILLAGE. The ENGINEER shall treat such information at all times as confidential. The ENGINEER acknowledges that each of the following can contain confidential information of the VILLAGE and that the disclosure of any of the following by the ENGINEER without the VILLAGE'S express authorization would be harmful and damaging to the VILLAGE'S interests:

- a.** Compilations of resident names and addresses, resident lists, resident payment histories, resident information reports, any other resident information, computer programs, computer software, printouts, backups, computer disks and diskettes, and computer databases and which are not otherwise known to the public.
- b.** All information relating to the Engineering Services being performed by the ENGINEER under this AGREEMENT, regardless of its type or form and which are not otherwise known to the public.
- c.** Ideas, concepts, designs and plans which are specifically involved with the Engineering Services being performed by the ENGINEER under this AGREEMENT which are created, designed, enhanced by the ENGINEER and which are not otherwise known to the public.

d. Financial information and police records.

This itemization of confidential information is not exclusive; there may be other information that is included within this covenant of confidentiality. This information is confidential whether or not it is expressed on paper, disk, diskette, magnetic media, optical media, monitor, screen, or any other medium or form of expression. The phrase "directly or indirectly" includes, but is not limited to, acting through ENGINEER'S wife, children, parents, brothers, sisters, or any other relatives, friends, partners, trustees, agents or associates.

22. All books, papers, records, lists, files, forms, reports, accounts, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, printouts, backups, and computer databases relating in any manner to the VILLAGE'S business, services, programs, software or residents, whether prepared by the ENGINEER or anyone else, are the exclusive property of the VILLAGE. In addition, all papers, notes, data, reference material, documentation, programs, diskettes (demonstration or otherwise), magnetic media, optical media, printouts, backups, and all other media and forms of expression that in any way include, incorporate or reflect any confidential information of the VILLAGE (as defined above) are the exclusive property of the VILLAGE. The ENGINEER shall immediately return said items to the VILLAGE upon termination of the ENGINEER's engagement or earlier at the VILLAGE'S request at any time.

23. In the event of breach of the confidentiality provisions of this AGREEMENT, it shall be conclusively presumed that irreparable injury would result to the VILLAGE and there would be no adequate remedy at law. The VILLAGE shall be entitled to obtain temporary and permanent injunctions, without bond and without proving damages, to enforce this AGREEMENT. The VILLAGE is entitled to damages for any breach of the injunction, including, but not limited to, compensatory, incidental, consequential, exemplary and punitive damages. The confidentiality provisions of this AGREEMENT survive the termination or performance of this AGREEMENT.

24. The ENGINEER will comply with all laws, codes, ordinances and regulations which are in effect as of the date of this AGREEMENT.

B. THE VILLAGE AGREES:

1. The VILLAGE shall pay the ENGINEER, for the Engineering Services above-described, a fee not to exceed Seventy Seven Thousand Three Hundred Forty Four (\$77,344) Dollars.

2. For all direct expenses totaling more than Twenty-Five Dollars (\$25.00), the ENGINEER shall provide copies of receipts from suppliers of expendable materials. Invoices for reimbursable expenses shall be provided no later than sixty (60) days after

the expense is incurred by the ENGINEER, and if such invoices are not provided within sixty (60) days, the VILLAGE shall not be required to pay such reimbursable expenses.

3. The ENGINEER shall indicate to the VILLAGE the information needed for rendering of the services of this AGREEMENT. The VILLAGE shall provide to the ENGINEER such information as is available to the VILLAGE and the VILLAGE'S consultants and contractors, and the ENGINEER shall be entitled to rely upon the accuracy and completeness thereof.

4. **Payment of ENGINEER'S Fee.** The VILLAGE, for and in consideration of the rendering of the Engineering Services enumerated herein shall pay to the ENGINEER for rendering such services the fee hereinbefore established in the following manner:

- a. Upon receipt of monthly statements from the ENGINEER and the approval thereof by the VILLAGE, payments for the work performed shall be due and payable to the ENGINEER within thirty (30) days after approval by the VILLAGE.
- b. Payments shall be made in accordance with the Local Government Prompt Payment Act (50 ILCS 505/1 *et seq.*).

5. This AGREEMENT may be terminated by the ENGINEER, upon thirty (30) days' written notice to the VILLAGE should the VILLAGE fail substantially to perform in accordance with the terms of this AGREEMENT through no fault of the ENGINEER. Upon such termination, the ENGINEER shall make available to the VILLAGE, copies of partially completed drawings, specifications, partial and completed estimates, and data, if any, from investigations and observations, with the understanding that all such material becomes the property of the VILLAGE. The ENGINEER shall be paid promptly for all services provided to the date of termination.

C. IT IS MUTUALLY AGREED:

1. 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 VILLAGE. Nothing contained in this AGREEMENT shall create a contractual relationship with a cause of action in favor of a third party against either the VILLAGE or ENGINEER.

2. Each party to this AGREEMENT shall designate one or more persons to act with authority on its behalf with respect to appropriate aspects of the PROJECT. The persons designated shall review and respond promptly to all communications received from the other party.

3. Written notices between the VILLAGE and the ENGINEER shall be deemed sufficiently given after being placed in the United States mail, registered or certified, postage pre-paid, addressed to the appropriate party as follows:

a. If to the VILLAGE:

VILLAGE OF VILLA PARK
20 S. Ardmore Avenue
Villa Park, Illinois 60181
Attn: Village Manager

b. If to the ENGINEER:

CIVILTECH ENGINEERING, INC.
Two Pierce Place
Suite 1400
Itasca, Illinois 60143
Attn: Jonathan R. Vana, P.E.

c. Either party may change its mailing address by giving written notice to the other party as provided above. Whenever this AGREEMENT requires one party to give the other notice, such notice shall be given only in the form and to the addresses described in this paragraph.

4. This AGREEMENT represents the entire and integrated contract between the parties and supersedes all prior negotiations, representations or understandings, whether written or oral. This AGREEMENT may only be amended by written instrument executed by authorized signatories of the VILLAGE and the ENGINEER.

5. The terms of this AGREEMENT shall be binding upon and inure to the benefit of the parties and their respective successors.

6. 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.

7. If any term, covenant, or condition of this AGREEMENT or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this contract shall not be affected thereby; and each term, covenant or condition of this AGREEMENT shall be valid and shall be enforced to the fullest extent permitted by law.

8. This AGREEMENT shall be construed under and governed by the laws of the State of Illinois, and all actions brought to enforce the dispute resolution provisions of this AGREEMENT shall be so brought in the Circuit Court of DuPage County, State of Illinois.

9. This AGREEMENT may be signed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same instrument.

10. This AGREEMENT shall become effective only after an appropriation therefor has been made. The term of this AGREEMENT shall be for one year following the effective date of the appropriation.

D. CERTIFICATION OF ENGINEER

1. The ENGINEER certifies that the ENGINEER, its shareholders holding more than five percent (5%) of the outstanding shares of the ENGINEER, its officers and directors are:

- a.** not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1;
- b.** not barred from contracting as a result of a violation of either Section 33E-3 (bid rigging) or Section 33E-4 (bid rotating) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4);
- c.** not in default, as defined in 5 ILCS 385/2, on an educational loan, as defined in 5 ILCS 385/1;
- d.** in compliance with the Veterans Preference Act (330 ILCS 55/0.01 *et seq.*);
- e.** in compliance with equal employment opportunities and that during the performance of the AGREEMENT, the ENGINEER shall:

- (1)** Not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

- (2) If it hires additional employees in order to perform this AGREEMENT or any portion hereof, it will determine the availability (in accordance with the Illinois Department of Human Rights Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
- (3) In all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.
- (4) Send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the ENGINEER's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or representative fails or refuses to cooperate with the ENGINEER in its efforts to comply with such Act and Rules and Regulations, the ENGINEER will promptly so notify the Illinois Department of Human Rights; and the VILLAGE and will recruit employees from other sources when necessary to fulfill its obligations thereunder.
- (5) Submit reports as required by the Illinois Department of Human Rights, Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.
- (6) Permit access to all relevant books, records, accounts, and work sites by personnel of the contracting agency and the Illinois Department of Human Rights for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.
- (7) Not maintain or provide for its employees any segregated facilities at any of its establishments, and not permit its

employees to perform their services at any location, under its control, where segregated facilities are maintained. As used in this section, the term “segregated facilities” means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin because of habit, local custom, or otherwise.

- (8)** ENGINEER (except where it has obtained identical certifications from proposed Subcontractors and material suppliers for specific time periods), obtain certifications in compliance with this subparagraph from proposed subcontractors or material suppliers prior to the award of a subcontract or the consummation of material supply agreements, exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that ENGINEER will retain such certifications in its files.
- (9)** In the event of the ENGINEER's non-compliance with the provisions of this Equal Employment Opportunity Clause, the Act or the Rules and Regulations of the Department, the ENGINEER may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.
- f.** in compliance with 775 ILCS 5/2-105(A)(4) by having in place and enforcing a written sexual harassment policy.
- g.** in agreement that in the event of non-compliance with the provisions of this certification relating to equal employment opportunity, the Illinois Human Rights Act or the Illinois Department of Human Rights, Rules and Regulations, the ENGINEER may be declared ineligible for future contracts with the VILLAGE, and this AGREEMENT may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.
- h.** in compliance with 30 ILCS 580/1 *et seq.* (Drug Free Workplace Act) by providing a drug-free workplace by:

- (1)** Publishing a statement:
 - (a)** Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the ENGINEER's workplace.
 - (b)** Specifying the actions that will be taken against employees for violations of such prohibition.
 - (c)** Notifying the employee that, as a condition of employment on such AGREEMENT, the employee will:
 - (i)** abide by the terms of the statement; and
 - (ii)** notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.
- (2)** Establishing a drug-free awareness program to inform employees about:
 - (a)** the dangers of drug abuse in the workplace;
 - (b)** the ENGINEER's policy of maintaining a drug-free workplace;
 - (c)** any available drug counseling, rehabilitation, and employee assistance program; and
 - (d)** the penalties that may be imposed upon employees for drug violations.
- (3)** Making it a requirement to give a copy of the statement required by subparagraph D.1.h.(1) to each employee engaged in the performance of the AGREEMENT, and to post the statement in a prominent place in the workplace.
- (4)** Notifying the VILLAGE within ten (10) days after receiving notice under Subparagraph D.1.h.(1)(c)(ii) from any employee or otherwise receiving actual notice of such conviction.

- (5) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by any employee who is so convicted, as required by 30 ILCS 580/5.
 - (6) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.
 - (7) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this section.
- i in compliance with the Substance Abuse Prevention on Public Works Projects Act (820 ILCS 265/1, *et seq.*), is a party to a collective bargaining agreement dealing with the subject matter of the Substance Abuse Prevention on Public Works Projects Act, or has in place and is enforcing a written program which meets or exceeds the program requirements of the Substance Abuse Prevention on Public Works Projects Act.
 - j. not a VILLAGE official, spouse or dependent child of a VILLAGE official, agent on behalf of any VILLAGE official or trust in which a VILLAGE official, the spouse or dependent child of a VILLAGE official.
 - k. not having solicited any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from the ENGINEER.
 - l. not having given to any officer or employee of the VILLAGE any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer.
 - m. the ENGINEER acknowledges that, pursuant to the provisions of the Illinois Freedom of Information Act, (5 ILCS 140/1 *et seq.*), documents or records prepared or used in relation to work performed under this AGREEMENT are considered a public record of the VILLAGE; and therefore, the ENGINEER shall review its records and promptly produce to the VILLAGE any

records in the ENGINEER'S possession which the VILLAGE requires in order to properly respond to a request made pursuant to the Illinois Freedom of Information Act (5 ILCS 140/1 *et seq.*), and the ENGINEER shall produce to the VILLAGE such records within three (3) business days of a request for such records from the VILLAGE at no additional cost to the VILLAGE.

IN WITNESS WHEREOF, the parties have caused this AGREEMENT to be executed, by their duly authorized officers as of the dates below indicated.

Executed by the VILLAGE, this th day of April, 2025.

VILLAGE OF VILLA PARK
20 S. Ardmore Avenue
Villa Park, Illinois 60181

ATTEST:

By _____
_____, Village President

By _____
Village Clerk

Executed by the ENGINEER, this 25th day of March, 2025.

CIVILTECH ENGINEERING, INC.
Two Pierce Place
Suite 1400
Itasca, Illinois 60143



By _____
Jonathan Vana, P.E., President

EXHIBIT A
“Park Boulevard Improvements”
dated March 21, 2025



Proposal to Furnish Design Engineering Services

Park Boulevard Improvements
Ardmore Avenue to Cornell Avenue
Village of Villa Park, DuPage County, Illinois

I. Project Understanding and Approach

This project consists of roadway and sidewalk improvements to Park Boulevard between Ardmore Avenue and Cornell Avenue. The south side of the roadway has sidewalk between the back of curb and the front edge of several buildings. The existing sidewalk doesn't meet ADA guidelines. This project will replace the sidewalk with ADA compliant sidewalk. This work will require replacement of the curb and gutter and the adjacent parking lane and possibly part of the roadway. The entire roadway and parking lane will be resurfaced at a minimum. Limits of reconstruction versus resurfacing will be based on design of south side sidewalk grading to meet ADA guidelines.

ADA accessible parking shall be added to the north side of roadway with any necessary ramps. The path coming from the Prairie path at Cornell Avenue shall be reworked to cross Park Boulevard perpendicularly. A permit from DuPage County will be required for work on to tie into the Prairie Path. ADA compliant parking shall also be provided in front of the UCP Seguin property per request from the business.

The existing lighting located in the south side sidewalk will be evaluated to determine if relocation or replacement is required based on horizontal clearances to meet ADA guidelines and vertical adjustments needed from sidewalk elevation changes. Civiltech will investigate if MFT funding introduces any design requirements.

The project will be constructed using MFT funding. The Village is looking to let the project in late 2025 with construction in early 2026 and a completion date before July 4 as several activities are held at this location over the holiday. An anticipated schedule is included in Attachment C.

The Civiltech project team will be as follows:

- Director of Design Services – Jonathan R. Vana, P.E.
- Project Manager – Derek N. Mall, P.E.
- Project Engineer – Marcelino Cruz
- Design Engineer – Joseph Buikema
- QC/QA Engineer – James D. Ewers, P.E.

Civiltech will be providing design engineering services with the assistance of its sub-consultants:

- Geotechnical Engineering – Midland Standard Engineering and Testing (MSET); William J. Wyzgala, P.E.
- Environmental Engineering (CCDD) – True North Consultants (True North); Marjory McMahon Bredrup



II. Scope of Services

1. Data Collection and Early Coordination

- A. Initial Kick-Off Meeting with Village** - We will attend a meeting prepared to discuss the project scope. We will be prepared to bring an Agenda, discuss the project schedule provided with this proposal and modify any milestone dates as necessary.
- B. Obtain and Review Record Data** - We will obtain and review available Village data including, but not limited to, subdivision plans and plats, record plans, geotechnical reports, right-of-way data, aerial photography and contour mapping, sewer videos, other existing plans, and water and sewer system maps.
- C. Preliminary Utility Company Coordination** - We will call in a Design-Stage J.U.L.I.E. locate request and send letters and project location maps to the utility companies within the project limits requesting copies of their utility atlases.
- D. Review Geotechnical Data** – Geotechnical work will be completed by MSET. They will complete pavement coring on the roadway and parking for Park Boulevard. Civiltech will review this information during the Preliminary Engineering phase of the work to refine pavement rehabilitation and/or reconstruction alternatives. See Attachment B for the sub-consultant's proposal.
- E. Clean Construction and Demolition Debris (CCDD) Testing and Certification** –MSET will perform the CCDD analysis. Civiltech will review the results and provide the necessary pay items for disposal of materials. If needed special waste characterization will be performed and will be included as a built-in contingency item into the contract. See Attachment B for the sub-consultant's proposal.
- F. Field Survey and Preparation of Base Sheets** – Design topographic survey is being completed as part of the Ardmore Avenue Phase I project by Jorgensen and Associates. Base sheets will be prepared at a scale of 1"=20' for use during the contract plan preparation. Once prepared, we will perform a "plan-in-hand" field check during which we will:
 - Verify the completeness and accuracy of the design survey while familiarizing ourselves with the project area and any special conditions in the field.
 - Obtain additional field measurements to supplement the base drawing development and include the necessary information for the bidding plans.
 - Review the project area for any problematic drainage conditions that could be remedied as part of this project.
 - Review existing signage for MUTCD compliance and investigate any other topographic features which may affect or be affected by the proposed design.



- Establish as accurately as possible, the locations of existing private utilities in the field using a combination of the atlases obtained from JULIE request and visual observation in the field.
- Photo-document the project area for use during design.

G. Inspection and Condition Report of Utility Structures – Civiltech will inspect and develop a condition report for all drainage structures, sanitary manholes and water valve vaults for the roadways in this project. Structures requiring repair or deemed to be unsatisfactory will be addressed as part of the contract documents. We will use the inspection form previously provided by the Village.

2. Preliminary (65%) and Pre-Final (95%) Engineering Plans, Special Provisions & Estimates

- A. Pavement Design** – Pavement design will be determined utilizing the recommendations in the geotechnical report and coordination with the Village. Resurfacing streets will be completed following Village requirements and the IDOT Bureau of Local Roads and Streets Manual.
- B. Drainage Design** – No significant drainage improvements are proposed as part of these improvements. Structures and pipes will be repaired or replaced based on the results of the structure investigation.
- C. Parking Facilities** – Civiltech will evaluate the addition of ADA compliant parking spaces on the north side parking and on the south side in front of the UCP Sequin business along with current locations with ADA complaint parking.
- D. Sidewalks** – All the sideways within this project will be evaluated and designed to ensure compliance with ADA/PROWAG requirements. Detailed grading plans will be provided for all sidewalk and sidewalk ramps. The sidewalk work will include modifying the sidewalk and crosswalk from the Prairie Path at Cornell Avenue to create a perpendicular crossing.
- E. Lighting** – The existing lighting will be evaluated horizontally to make sure complaint ADA clearance is provided along the sidewalk. The vertical elevations of the lighting foundations will be reviewed with the proposed elevations of the sidewalk to determine if light pole foundations will be required to be replaced. If the light poles are required to be adjusted, Civiltech will work with the Village to determine if existing poles will be relocated, or new poles will be installed. Since this project is using MFT funding, it will be determined if additional lighting design requirements will be required.
- F. Maintenance of Traffic** – maintenance of vehicular and pedestrian traffic will be critical. Most of the businesses have one door for access. Civiltech will include details for building access throughout construction. The parking spaces will be staged so there is parking available at all times during the project.



- G. Preliminary and Pre-Final Plans** – The Preliminary Plan preparation and submittal will be made to the Village in an effort to identify and address any significant design issues prior to completing Pre-Final Plans. This will also allow us to review the estimated project costs in comparison to the original budget. All documents will be submitted electronically which will include both a half-size (11x17) and full-size (22x34) PDF plan set.

Civiltech anticipates including all the improvements in one set of contract documents organized in MFT format. We will prepare one set of contract plans in accordance with the applicable sections of the BLRS manual, applicable IDOT Standards and in accordance with current Village standards and practices:

- Cover Sheet (1 sheet)
- General Notes, Index of Sheets and List of Highway Standards (1 sheet)
- Summary of Quantities (1 sheet)
- Typical Sections (2 sheets)
- Earthwork Schedules (1 sheet)
- Alignment, Ties, and Bench marks (1"=20') (1 sheet)
- Construction Staging and Maintenance of Traffic Plans (4 sheets)
- Roadway, Drainage & Utilities, Removal Plan, Proposed Plan and Profile (1"=20') (1 sheet)
- Lighting Plan (1"=20') (1 sheet)
- ADA Grading Sheets (1"=10') (3 sheets)
- Pavement Marking, Erosion Control and Landscaping (1"=20') (1 sheet)
- Cross Sections (3 sheets)
- Roadway Construction Details (10 sheets)

We anticipate this set of contract plans to contain approximately 30 sheets.

Erosion control items are anticipated to include inlet filters and possibly silt fence which will be included in the Pavement Marking, Erosion Control and Landscaping sheets.

- H. Pre-Final Special Provisions** - We will use the specifications developed in previous Village projects along with other Village specifications with modifications as necessary to meet the project goals. The specifications will reference the Standard Specifications for Road and Bridge Construction adopted by the Illinois Department of Transportation and the latest edition of the Standard Specifications for Water and Sewer Construction in Illinois. When necessary, we will provide supplemental specifications for the proposed items of work as required. Illinois Environmental Protection Agency (IEPA) documentation will be completed as required for the scope of work undertaken to include NPDES permitting such as the Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI). These items will be prepared for inclusion in the contract documents for final execution by the successful bidder. All erosion control design will be in accordance with the latest IEPA, Illinois Urban Manual, Village, and County requirements.



- I. **Preliminary and Pre-Final Estimates of Cost and Time** - We will perform detailed quantity calculations at each stage of the plan development to establish an Engineer's Estimate of Cost. It will include measurements and calculations performed by separate engineers in order to ensure the accuracy of the calculations, and we will also use these quantities and items of work to prepare an Engineer's Estimate of Time. Our time estimate will be developed with input from experienced resident/field engineers to ensure the proposed amount of work can be completed within the Village's anticipated construction schedule. These items of work and unit prices will be developed based on review and analysis of recent bid tabulations for projects of similar scope and magnitude.
- J. **QC/QA Review** - Prior to submission of the Preliminary and Pre-Final plans for review, we will perform an internal Quality Control / Quality Assurance review of the work completed. The review will be performed by a professional engineer independent of the design team. The Construction Engineer will also complete a contract document review at the Pre-Final stage. The review will consider constructability issues as well as identification of missing pay items, quantities of work, and special provisions required. The Director of Construction Services, Jim Ewers, will provide the review comments to the design team. The design team will also perform a "plan-in-hand" field check to confirm the existing conditions and design.

3. Final (100%) Plans, Special Provisions & Estimates

Final Plans, Special Provisions & Estimates - After completion of all reviews and resolution of any Village, stakeholder or utility company concerns, the contract plans will be finalized. All documents will be submitted electronically which will include both a half-size (11x17) and full-size (22x34) PDF plan set.

In order to assist the Resident Engineer (RE) we will furnish the Village, as part of our deliverables, detailed information including all design and quantity calculations. We will also prepare a technical memorandum to the RE highlighting any key issues, commitments, or special concerns that arose during the design stage of the project. The status and schedule of all utility relocations, as of the date of the final plans, will be included in the bid documents. AutoCAD files will be provided to the Village either on a FTP site or flash drive containing all base and sheet files of the plan set.

The quantities will be updated based on final changes made to the plans after the pre-final review stage and a final estimate of quantities and cost will be provided for inclusions within the bid documents as necessary for the advertisement and construction letting.

We will also meet with the Village for a Final review of the contract plans and documents, if necessary, and will coordinate upcoming efforts for project advertisement and bid opening.

4. Project Administration, Coordination and Permits

- A. **Project Administration** - This item includes project setup and monthly invoicing. In addition, this item includes coordination meetings with the Village, internal project team coordination, and sub-consultant coordination.



- B. Project Submittals** - As noted above, we will make the necessary document submittals, and follow through with each agency in regards to their review comments or arrange a review meeting to discuss plan changes necessary to resolve conflicts if possible.
- C. Design Review Meetings** - We will meet with the Village to discuss any review comments and design issues. The meetings will be scheduled such that all parties will have had an opportunity to review the submittals and provide comments. All meetings will be documented with Meeting Minutes. Any comments provided by the Village will be documented with a disposition of comments narrative.
- D. Utility Company Coordination** - As noted above, we will analyze the project for potential impacts to existing utilities. We will provide the utility companies with a list of areas of potential conflict so that additional information, such as horizontal locates or vertical locates, can be obtained where necessary to further define the extent of conflicts. We will first attempt to address utility conflicts through design modifications while considering the impact those changes will have on the overall improvement.
- E. Stormwater and Erosion Control Permitting** - All stormwater elements of the project will be designed to meet the requirements of the DuPage County Stormwater Ordinance. The Village of Villa Park is a full waiver community, and the Village's representative will review the project for compliance with the County ordinance. Park Boulevard is not located in any floodplains. A formal permit submittal to DuPage County is not anticipated. All drainage design calculations will be documented and organized in a manner that demonstrates compliance with County ordinance requirements.
- F. Bidding and Construction Assistance** - We will assist the Village in advertising the project and make the contract documents available to the Village in electronic format. Bidding documents will be uploaded to QuestCDN. We will prepare and manage all aspects of the online bidding process including setting up the online bid advertisement, creating and managing VBid, and assisting the Village with online Q&A responses.

We will attend the pre-bid meeting held by the Village and be prepared to answer all contractor requests for information or questions, and (if necessary) issue an addendum. We will also attend the bid opening, prepare a bid tab of the results and prepare a recommendation letter to the Village Board. We will prepare and coordinate the signature of the contract documents with the Contractor. We will also attend any required pre-construction meetings to answer questions regarding the design and contract documents.



III. FEE CALCULATION

In order to calculate our “not-to-exceed” fee, we estimate man hours to complete the individual tasks outlined in the Scope of Services section of this proposal.

Direct costs such as printing, vehicle expenses, and sub-consultant expenses will be billed at their actual cost. Compensation for our work will be based upon actual labor dollars expended times a factor of **2.70** to cover actual payroll, overhead and indirect costs, payroll burden and fringe benefit costs and profit. Please reference the Cost Estimate of Consultant Services and manhour/direct expense calculations in Attachment A.

Maximum “not-to exceed” fees including all sub-consultants:

Total: \$77,344.00

A handwritten signature in black ink, appearing to read "J R Vana".

Jonathan R. Vana, P.E.
President
Civiltech Engineering, Inc.

Accepted By
Village Manager
Village of Villa Park



Attachment A

Cost Calculations



Attachment A-1 Cost Estimate of Consultant Services

		Personnel & Hours					Total Hours	% of Hours	Labor Cost
		Director of Design Services	Project Manager	Project Engineer	Design Engineer	QC/QA Engineer			
		\$85.00	\$69.00	\$45.50	\$37.75	\$85.00			
1	Data Collection and Early Coordination	2	14	32	25	0	73	13.5%	\$ 3,535.75
2	Preliminary (65%) and Pre-Final (95%) P, S & E	3	23	159	143	3	331	61.2%	\$ 14,729.75
3	Final (100%) P, S & E	2	7	30	22	2	63	11.6%	\$ 3,018.50
4	Project Administration, Coordination and Permits	3	19	40	12	0	74	13.7%	\$ 3,839.00
Total Labor Cost									\$ 25,123
Direct Labor Multiplier		2.70							\$ 67,832
Direct Costs and Sub Consultant Expense (See attached calculation)									\$ 9,512
Total Engineering Cost:							541	100.0%	\$ 77,344



Attachment A-2 Detailed Manhours

Task No.	Task	Personnel & Hours					Total	% of Hours
		Director of Design Services	Project Manager	Project Engineer	Design Engineer	QC/QA Engineer		
1	Data Collection and Early Coordination							
A.	Initial Kick Off Meeting with Village	2	2	2			6	8.2%
B.	Obtain and Review Record Data		1	2			3	4.1%
C.	Preliminary Utility Company Coordination			2	1		3	4.1%
D.	Review Geotechnical Data		1	3			4	5.5%
E.	Clean Construction and Demolition Debris (CCDD) Testing and Certification		1	3			4	5.5%
F.	Field Survey and Preparation of Base Sheets		5	12	16		33	45.2%
G.	Inspection and Condition Report of Utility Structures		4	8	8		20	27.4%
	Sub-total Item 1	2	14	32	25	0	73	100.0%
2	Preliminary (65%) and Pre-Final (95%) P, S & E							
A.	Pavement Design			4			4	1.2%
B.	Drainage Design		1	8	8		17	5.1%
C.	Parking Facilities		1	8	8		17	5.1%
D.	Sidewalks		1	16	12		29	8.8%
E.	Lighting		2	4	4		10	3.0%
F.	Maintenance of Traffic		2	16	16		34	10.3%
G.	Preliminary and Pre-Final Plans							
	Cover Sheet (1 sheet)			1	1		2	0.6%
	General Notes, Index of Sheets and List of Highway Standards (1 sheet)			2	2		4	1.2%
	Summary of Quantities (1 sheet)			2	2		4	1.2%
	Typical Sections (2 sheets)		1	8	8		17	5.1%
	Earthwork Schedules (1 sheet)			8	8		16	4.8%
	Alignment, Ties and Bench marks (1"=20') (1 sheet)			2	4		6	1.8%
	Construction Staging and Maintenance of Traffic Plans (4 sheets)		2	8	4		14	4.2%
	Roadway, Drainage & Utilities, Removal Plan, Proposed Plan and Profile (1"=20' H : 1"=5' V) (1 sheet)		2	16	16		34	10.3%
	Lighting Plan (1"=20') (1 sheet)		2	10	6		18	5.4%
	ADA Grading Sheets (1"=10') (3 sheets)		4	10	10		24	7.3%
	Pavement Marking, Erosion Control and Landscaping (1"=20') (1 sheet)			2	2		4	1.2%
	Cross Sections (3 sheets)		1	6	16		23	6.9%
	Roadway Construction Details (10 sheets)		1	4	8		13	3.9%
H.	Pre-Final Special Provisions		2	16			18	5.4%
I.	Preliminary and Pre-Final Estimates of Cost and Time		1	8	8		17	5.1%
J.	QC/QA Review	3				3	6	1.8%
	Sub-total Item 2	3	23	159	143	3	331	100.0%
3	Final (100%) P, S & E							
A.	Final Plans		4	16	16		36	57.1%
B.	Final Special Provisions		2	8			10	15.9%
C.	Final Quantity Calculations and Estimates		1	6	6		13	20.6%
D.	Final QC/QA Review	2				2	4	6.3%
	Sub-total Item 3	2	7	30	22	2	63	100.0%
4	Project Administration, Coordination and Permits							
A.	Project Administration		8				8	10.8%
B.	Project Submittals		1	8	4		13	17.6%
C.	Design Review Meetings	2	4	4			10	13.5%
D.	Utility Company Coordination		1	4	8		13	17.6%
E.	Stormwater and Erosion Control Permitting		1	8			9	12.2%
F.	Bidding and Construction Assistance	1	4	16			21	28.4%
	Sub-total Item 4	3	19	40	12	0	74	100.0%
Total Hours:		10	63	261	202	5	541	
% of Hours:		1.8%	11.6%	48.2%	37.3%	0.9%	100.0%	



Attachment A-3 Direct Costs

DIRECT COSTS			
ITEM 1	Shipping		
	5 overnight shipping items X \$30/each		
		Total Item 2	\$150.00
ITEM 2	Vehicle Expense		
	Mileage		
		Total Item 3	\$250.00
ITEM 3	Geotechnical Investigation & CCDD Testing & Certification		
	Midland Standard Engineering and Testing		\$9,112.00
		Total Item 4	\$9,112.00
		TOTAL DIRECT EXPENSES:	\$9,512.00



Attachment B

Subconsultant Proposals

SCOPE OF WORK PROPOSAL

Mr. Derek N. Mall, PE
Civiltech Engineering, Inc.
 Two Pierce Place, Suite 1400
 Itasca, Illinois 60143
 (312) 564-2485

From: William Wyzgala, P.E.
**Midland Standard
 Engineering & Testing, Inc.**
 410 Nolen Drive
 South Elgin, Illinois 60177
 (847) 844-1895 f (847) 844-3875

E. Park Avenue - Parking Lanes
 Villa Park, Illinois

For MFT funded project, perform a total of six (6) pavement cores through all pavement layers with a DCP test of the subgrade soil. At two (2) locations, perform a soil boring with split spoon sampling to a depth of seven (7) feet. Obtain samples for classification and moisture content testing. Patch holes with bituminous cold patch. Measure all existing pavement section layers. Perform laboratory testing. Provide engineering report including pavement core logs/measurements, subsurface soil and ground water conditions, and provide recommendations for pavement overlay and reconstruction of parking lane. Samples from the work will be scanned with a PID meter for volatile contaminants and selected samples will be submitted to a lab for testing of IEPA requirements and with favorable results a IEPA LPC 663 will be prepared.

	UNIT PRICE	EST QTY	BUDGET EXTENSION
Field Services			
Boring layout, julie clearance, per hour	\$180.00	3	\$540.00
Mobe Drill Rig, Equipmen, Crew & Core Crew, lump su	\$600.00	1	\$600.00
Pavement Coring, Hand Augering of Base, each	\$95.00	6	\$570.00
Subgrade soil test w/DCP, each	\$125.00	4	\$500.00
Soil Boring to 7 feet with split spoon sampling, each	\$250.00	2	\$500.00
Sample logging during drilling, field engiineer, per hour	\$110.00	4	\$440.00
Laboratory Services			
Soil Moisture Content, each	\$6.00	12	\$72.00
Soil Classification, Hydrometer & Atterberg, each	\$180.00	1	\$180.00
Engineering Services			
Core & boring log preparation, data review,			
engineering report with recommendations for			
pavement overlay and paement reconstruction.			
Geotechnical Engineer, per hour	\$150.00	8	\$1,200.00
Staff Engineer, per hour	\$110.00	4	\$440.00
Analytical Lab testing for contaminants, LS	\$1,090.00	3	\$3,270.00
IEPA CCDD Certification form LPC 663, LS	\$800.00	1	\$800.00

PROJECT TOTAL
\$9,112.00

Accepted: _____

Date: _____

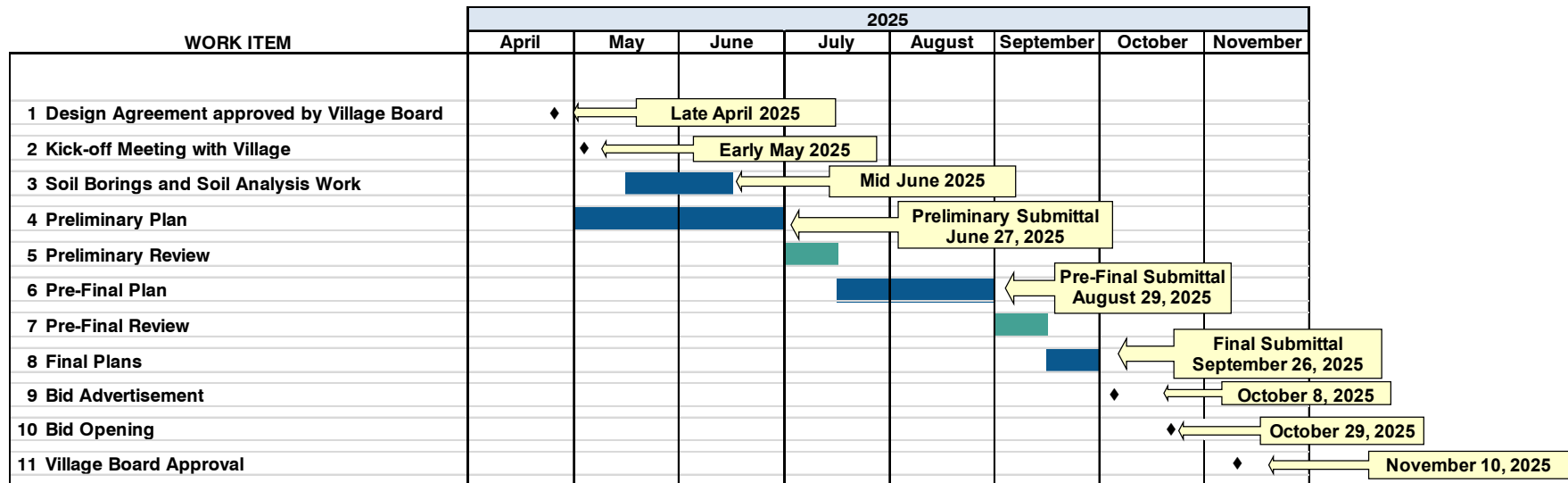


Attachment C

Anticipated Project Schedule



Attachment C Anticipated Project Schedule



◆ Indicates Project Milestone

■ Indicates Consultant Work Time

■ Indicates Agency Review Time



MEMORANDUM

TO: Village Board of Trustees

FROM: Mike Guerra, Director

DATE: April 14, 2025

SUBJECT: Resolution of the Village of Villa Park, DuPage County, Illinois, Approving an Engineering Services Agreement with TranSystems Corporation, of Schaumburg, Illinois, for Phase II Engineering of the Highland Avenue Resurfacing in an Amount Not to Exceed \$56,744.00.

RECOMMENDED ACTION:

The following Resolution would authorize the Village President to enter into an engineering services agreement with TranSystems Corporation, of Schaumburg, Illinois, for Phase II engineering of the Highland Avenue Resurfacing in an amount not to exceed \$56,744.00. The Highland Avenue Resurfacing proposes roadway and sidewalk improvements to Highland Avenue between Princeton Avenue and west of Villa Avenue. Staff recommends approval of the Resolution.

BACKGROUND:

The project consists of roadway resurfacing on Highland Avenue between Princeton Avenue and west of Villa Avenue. The scope of work for the project includes a 2-1/2" mill and 1-1/2" HMA surface course and 1" HMA level binder of the roadway section and fixing the cross slope from Euclid Avenue to Villa Avenue for proper drainage. Areas of extensive deteriorated pavement will be patched after the milling and before the overlay is constructed. Structure adjustments or reconstruction as well as parkway restoration will be performed. Sidewalk ramps will be replaced to comply with ADA requirements. The radius on the southwest corner of Highland Avenue and Summit Avenue will be reconfigured.

DISCUSSION:

Public Works staff proposes an engineering services agreement with TranSystems Corporation, to perform the phase II engineering in an amount not to exceed \$56,744.00. Staff completed a consultant Qualification Based Selection (QBS) process to evaluate consultants to perform phase II engineering for projects, and TranSystems Corporation was selected as one of the firms to perform these services for the Village based on their qualifications. The project will utilize MFT funds.

Resolution No. _____

**RESOLUTION OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY,
ILLINOIS, APPROVING AN ENGINEERING SERVICES AGREEMENT
WITH TRANSYSTEMS CORPORATION, OF SCHAUMBURG, ILLINOIS,
FOR PHASE II ENGINEERING OF THE HIGHLAND AVENUE
RESURFACING PROJECT IN AN AMOUNT NOT TO EXCEED \$56,744.00**

WHEREAS, the Village of Villa Park, DuPage County, Illinois (the "*Village*") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the Village staff has completed a consultant Qualifications Based Selection (QBS) process and has recommended TranSystems Corporation, of Schaumburg, Illinois, to perform Phase II Engineering of the Highland Avenue Resurfacing Project in an amount not to exceed Fifty-Six Thousand Seven Hundred Forty-Four and 00/100 Dollars (\$56,744.00); and,

WHEREAS, TranSystems has submitted a proposal to conduct professional engineering services pursuant to the terms and conditions of the written proposal; and,

WHEREAS, the corporate authorities of the Village of Villa Park have determined that it is in the best interests of the citizens of the Village of Villa Park to enter into an agreement with TranSystems Corporation to facilitate the professional engineering services for Phase II of the Highland Avenue Resurfacing Project.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: The facts and statements contained in the preamble clauses to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 2: That *Agreement between the Village of Villa Park, Illinois, and TranSystems Corporation, for the furnishing of Professional Services for the Village of Villa Park – Highland Ave Resurfacing Project Phase II Engineering* in an amount not to exceed Fifty-Six Thousand Seven Hundred Forty-Four and 00/100 Dollars (\$56,744.00); is hereby approved in substantially the form attached hereto as Exhibit "A", and incorporated herein, and the Village President is hereby authorized to execute, and the Village Clerk to attest, same on behalf of the Village of Villa Park, with such changes therein as may be approved by the Village President and Village Attorney, the execution thereof to constitute conclusive evidence of the approval of such changes, if any.

Resolution No. _____

Section 3: This Resolution shall be in full force and effect immediately from and after its passage and approval according to law.

ADOPTED this ____ day of _____ 2025, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this ____ day of _____ 2025.

Nick Cuzzone, President of the
Village of Villa Park, DuPage County, Illinois

ATTESTED and filed in my office,
this ____ day of _____ 2025.

Hosanna Korynecky, Clerk of the Village
of Villa Park, DuPage County, Illinois

Resolution No. _____

Exhibit A

*Agreement between the Village of Villa Park, Illinois, and TranSystems Corporation, for
the furnishing of Professional Services for the Village of Villa Park – Highland Ave Resurfacing
Project Phase II Engineering*

AGREEMENT
between
THE VILLAGE OF VILLA PARK, ILLINOIS
and
TRANSYSTEMS CORPORATION
for the furnishing of
PROFESSIONAL SERVICES
for the
VILLAGE OF VILLA PARK – HIGHLAND AVE RESURFACING PROJECT
PHASE II ENGINEERING

THIS AGREEMENT, made and entered into by and between the VILLAGE OF VILLA PARK, ILLINOIS, hereinafter referred to as the “VILLAGE,” and TRANSYSTEMS CORPORATION, hereinafter referred to as the “ENGINEER,” has been prepared and executed to provide for professional services for the VILLAGE OF VILLA PARK – Highland Avenue Resurfacing Project Phase II Engineering, hereinafter referred to as the “PROJECT”.

This agreement is hereinafter referred to as the “AGREEMENT”. The work associated with this AGREEMENT is as described below as Engineering Services.

In consideration of these premises and of the mutual covenants herein set forth,
A. THE ENGINEER AGREES:

1. The ENGINEER shall serve as the VILLAGE'S professional engineering consultant in those phases of the PROJECT to which this AGREEMENT applies. The ENGINEER shall perform the Engineering Services described in Exhibit A entitled, “Exhibit A – Scope of Engineering Services,” which Exhibit A is attached hereto and made a part hereof.

2. Additional services beyond the scope of the Engineering Services above-described, requested in writing by the VILLAGE, shall be performed by the ENGINEER in accordance with the Cost Estimate of Consultant Services, the Average Hourly Project Rates, and the Direct Cost Summary included in Exhibit A.

3. Invoices submitted by the ENGINEER for payment shall contain a summary of the tasks performed, the budgeted hours and fees charged for the pay period per task, the actual hours and amount spent during the pay period per task, personnel utilized per task and the percentage completed per task.

4. The ENGINEER shall commence work within five (5) business days after a written Notice to Proceed has been issued by the VILLAGE. The VILLAGE shall have no obligation or liability to pay for any work performed by the ENGINEER prior to the

date of the written Notice to Proceed. The ENGINEER shall submit a schedule for the completion of the Engineering Services within ten (10) days after the written Notice to Proceed is issued by the VILLAGE, which schedule will be subject to approval by the VILLAGE.

5. The ENGINEER shall not perform Engineering Services during the time that the VILLAGE is performing its review of any submittal from the ENGINEER, unless specifically directed by the VILLAGE, in writing, to do so. A written notice to resume work will be issued by the VILLAGE upon completion and approval of submittals by the ENGINEER. All Engineering Services shall be completed by April 2, 2023, unless the term of this AGREEMENT is extended as provided in this AGREEMENT.

6. The TERM of this AGREEMENT shall begin on the date this AGREEMENT is executed by both the VILLAGE and the ENGINEER, and shall continue in full force and effect until the earlier of the following:

- a. The termination of this AGREEMENT as provided in this AGREEMENT; or
- b. April 2, 2023, or any new date for completion of the Engineering Services to which the Village and the ENGINEER have agreed in writing; or
- c. The completion by the ENGINEER and the VILLAGE of their respective obligations under this AGREEMENT, in the event such completion occurs before April 2, 2023, or any new completion date agreed to by the parties.

7. The ENGINEER shall not perform any work pursuant to this AGREEMENT after the expiration of the TERM, and the VILLAGE shall have no obligation to pay for any services rendered by the ENGINEER after the expiration of the TERM.

8. The ENGINEER shall prepare and submit, in a form and at such times as may be required by the VILLAGE, written status reports summarizing the nature of Engineering Services performed during the preceding period, and the likely schedule for completion of the work.

9. The ENGINEER will 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 Chicagoland area. 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 Village 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 construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on 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.

10. The ENGINEER shall procure and maintain for the duration of its AGREEMENT, and for three years thereafter, insurance against errors and omissions and claims for injuries to its employees which may arise from, or are in conjunction with, the performance of the work hereunder by the ENGINEER, its agents, representatives, employees, or subcontractors.

a. Minimum Scope of Insurance

Coverage shall be at least as broad as:

- (1) Insurance Services Office Commercial General Liability occurrence form CG 0001 (Ed. 11/85);
- (2) Insurance Services Office form number CA 0001 (ed. 1/87) covering Automobile Liability, symbol 01 “any auto” and endorsement CA 0029 (Ed. 12/88) changes in Business Auto and Truckers coverage forms - Insured Contract or ISO form number CA 0001 (Ed. 12/90);
- (3) Professional Liability/Malpractice Liability policy; and
- (4) Worker’s Compensation as required by the Labor Code of the State of Illinois and Employers’ Liability insurance.

b. Minimum Limits of Insurance

The ENGINEER shall maintain limits no less than:

- (1) Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. The general aggregate shall be \$2,000,000 per project.
- (2) Automobile Liability: \$1,000,000 combined single limit per accident or bodily injury and property damage.
- (3) Professional Liability: \$2,000,000 single limit for errors and omissions, professional/malpractice liability.
- (4) Workers' Compensation and Employers' Liability: Workers' Compensation insurance within statutory limits, and Employers' Liability limits of \$500,000 per accident.

- (5) Umbrella Liability: \$2,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. Minimum Aggregate shall be no less than \$2,000,000 per person, per aggregate.

c. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to the VILLAGE.

d. Other Insurance Provisions

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

(1) General Liability and Automobile Liability Coverages

- (a) The VILLAGE, its officials, employees and volunteers are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the ENGINEER; or automobiles owned, leased, hired or borrowed by the ENGINEER. The coverage shall contain no special limitations on the scope of protection afforded to the VILLAGE, its officials, employees, and volunteers.
- (b) The ENGINEER's insurance coverage shall be primary as respects the additional insureds. Any insurance or self-insurance maintained by the VILLAGE, its officials, agents, employees, and volunteers shall be in excess of the ENGINEER's insurance and shall not contribute with it.
- (c) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the VILLAGE, its officials, agents, employees, and volunteers.
- (d) The ENGINEER's insurance shall contain a severability of interests clause or language stating that the ENGINEER's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(2) All Coverages

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

e. Acceptability of Insurers

The insurance carrier used by the ENGINEER shall have a minimum insurance rating of A+ according to the AM Best Insurance Rating Schedule and licensed to do business in the State of Illinois.

f. Verification of Coverage

The ENGINEER shall furnish the VILLAGE with certificates of insurance and with copies of endorsements affecting coverage. The certificates and endorsement for the insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements may be on forms provided by the insurance carrier and are to be received and approved by the VILLAGE before any work commences. The VILLAGE reserves the right to request full certified copies of the insurance policies.

11. To the fullest extent permitted by law, the ENGINEER shall indemnify and hold harmless the VILLAGE, its officials, employees and volunteers against injuries, deaths, loss, damages, claims, suits, liabilities, judgments, cost and expenses, which may in anyway accrue against the VILLAGE, its officials, employees and volunteers, arising in whole or in part in consequence of the negligent or willful fault or misconduct in the performance of this work by the ENGINEER, its employees, or subcontractors, except that arising out of the negligence or willful act or misconduct of the VILLAGE, its officials, employees and volunteers. The ENGINEER shall, at its own expense, appear, defend and pay reasonable charges of attorneys and reasonable costs and other expenses arising therefore or incurred in conjunction therewith, and, if any judgment shall be rendered against the VILLAGE, its officials, employees and volunteers, in any such action, the ENGINEER shall, at its own expense, satisfy and discharge the same. Nothing contained herein shall be construed as prohibiting the VILLAGE, its officials, employees and volunteers from defending, through the selection and use of their own agents, attorneys and experts, any injuries, deaths, loss, damages, claims, suits, liabilities, and judgments brought against them. The VILLAGE'S participation in its defense shall not remove the ENGINEER'S duty to indemnify, defend and hold harmless the VILLAGE as set forth herein.

12. Any insurance policies required by this AGREEMENT, or otherwise provided by the ENGINEER, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the VILLAGE, its officials, agents, employees and volunteers and herein provided.

13. The ENGINEER represents and warrants to the VILLAGE that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The ENGINEER further represents and warrants to the VILLAGE that the ENGINEER and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The ENGINEER hereby agrees to defend, indemnify and hold harmless the VILLAGE, the corporate authorities, and all VILLAGE elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from and related to any breach of the foregoing representations and warranties.

14. The ENGINEER will comply with all applicable federal and Illinois statutes, and local ordinances of the VILLAGE and shall operate within and uphold the ordinances, rules and regulations of the VILLAGE while engaged in services herein described.

15. The VILLAGE reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and the ENGINEER and VILLAGE shall negotiate appropriate adjustments acceptable to both parties to accommodate such changes.

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

17. This AGREEMENT may be terminated by the VILLAGE, upon seven (7) days' written notice to the ENGINEER, at its last known post office address. Provided that, should this AGREEMENT be terminated by the VILLAGE, the ENGINEER shall be paid for any services completed and any services partially completed. All field notes,

test records, drawings, and reports completed or partially completed at the time of termination shall become the property of, and made available to, the VILLAGE. Within fourteen (14) days after notification and request, the ENGINEER shall deliver to the successor VILLAGE Engineer all property, books and effects of every description in its possession belonging to the VILLAGE and pertaining to the office of VILLAGE Engineer.

18. This AGREEMENT may be terminated by the VILLAGE upon written notice to the ENGINEER, at its last known post office address, upon the occurrence of any one or more of the following events, without cause and without prejudice to any other right or remedy:

- a.** If the ENGINEER commences a voluntary case under any chapter of the Bankruptcy Code (Title 11, United States Code), as now or hereinafter in effect, or if the ENGINEER takes any equivalent or similar action by filing a petition or otherwise under any other federal or state law in effect at such time relating to bankruptcy or insolvency;
- b.** If a petition is filed against the ENGINEER under any chapter of the Bankruptcy Code as now or hereafter in effect at the time of filing, or if a petition is filed seeking any such equivalent or similar relief against the ENGINEER under any other federal or state law in effect at the time relating to bankruptcy or insolvency.
- c.** If the ENGINEER makes a general assignment for the benefit of creditors;
- d.** If a trustee, receiver, custodian or agent of the ENGINEER is appointed under applicable law or under contract, whose appointment or authority to take charge of property of the ENGINEER is for the purpose of enforcing a Lien against such property or for the purpose of general administration of such property for the benefit of the ENGINEER's creditors;
- e.** If the ENGINEER admits in writing an inability to pay its debts generally as they become due.

19. Upon termination, the ENGINEER shall deliver to the VILLAGE, copies of partially completed drawings, specifications, partial and completed estimates, and data, if any, from investigations and observations, with the understanding that all such material becomes the property of the VILLAGE. In such case, the ENGINEER shall be paid for all services and any expense sustained, less all costs incurred by the VILLAGE, to have the services performed which were to have been performed by the ENGINEER.

20. The ENGINEER is qualified technically and is conversant with the policies applicable to the performance of design engineering and that sufficient, properly trained, and experienced personnel will be retained to perform the services enumerated herein.

21 The ENGINEER will maintain all books, documents, papers, accounting records, and other evidence pertaining to its costs incurred and to make such materials available at the ENGINEER's office at all reasonable times during the AGREEMENT period and retain such records for a period of three (3) years from the date of final payment under this AGREEMENT.

22 The ENGINEER warrants that he has not employed or retained any company or person, other than an employee working solely for the ENGINEER, to secure this AGREEMENT, and that he has not paid or agreed to pay any company or person any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this AGREEMENT. For breach or violation of this warranty, the VILLAGE shall have the right to annul this AGREEMENT without liability, or, in its discretion, to deduct from the AGREEMENT price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gifts, or contingent fee.

23. The ENGINEER, during the period commencing upon the execution of this AGREEMENT and concluding one (1) year following the completion of the PROJECT, shall not accept employment from any developer developing land within the VILLAGE or any contractor, subcontractor or material supplier performing work or supplying material to the VILLAGE without fifteen (15) days prior written notice to the VILLAGE.

24. This AGREEMENT shall be deemed to be exclusive between the VILLAGE and the ENGINEER. This AGREEMENT shall not be assigned by the ENGINEER without first obtaining permission in writing from the VILLAGE.

25. Prior written approval must be obtained from the VILLAGE by the ENGINEER prior to hiring any technical sub-consultants to complete tasks ordered by the VILLAGE, which consent will not be unreasonably withheld. Any sub-consultant hired by the ENGINEER shall be supervised by the ENGINEER, and the ENGINEER shall be solely responsible for any and all work performed by such sub-consultant in the same manner and with the same liability as if the work was performed by the ENGINEER. The VILLAGE shall be named as a third-party beneficiary of any agreement between the ENGINEER and any sub-consultant.

26. All books, papers, notes, records, lists, data, files, forms, reports, accounts, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, magnetic media, electronic files, printouts, backups, and computer databases created or modified by the ENGINEER relating in any manner to the work performed by the ENGINEER or by anyone else and used by the ENGINEER in performance of this services under this AGREEMENT (the "Work") shall be a "work made for hire" as defined by the laws of the United States regarding copyrights.

27. The ENGINEER hereby assigns to the VILLAGE and its successors and assigns all of its right, title, interest and ownership in the Work, including, but not limited to, copyrights, trademarks, patents, and trade secret rights and the rights to secure any renewals, reissues, and extensions thereof. The ENGINEER grants permission to the VILLAGE to register the copyright and other rights in the Work in the VILLAGE'S name. The ENGINEER shall give the VILLAGE or any other person designated by the VILLAGE all assistance reasonably necessary to perfect its rights under this AGREEMENT and to sign such applications, documents, assignment forms and other papers as the VILLAGE requests from time to time to further confirm this assignment. The ENGINEER further grants to the VILLAGE full, complete and exclusive ownership of the Work. The ENGINEER shall not use the Work for the benefit of anyone other than the VILLAGE, without the VILLAGE'S prior written permission. Upon completion of the Work or other termination of this AGREEMENT the ENGINEER shall deliver to the VILLAGE all copies of any and all materials relating or pertaining to this AGREEMENT.

28. The drawings, specifications, reports, and any other PROJECT documents prepared by the ENGINEER in connection with any or all of the services furnished hereunder shall be delivered to the VILLAGE for the use of the VILLAGE. 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. The VILLAGE 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. Any reuse of PROJECT documents, without the express written consent of the ENGINEER, shall be at VILLAGE'S sole risk; and the VILLAGE shall indemnify and hold harmless the 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 VILLAGE'S confidential and proprietary information.

29. The ENGINEER will not at any time, either directly or indirectly, disclose, use or communicate or attempt to disclose, use or communicate to any person, firm, or corporation any confidential information or any other information concerning the business, services, finances or operations of the VILLAGE except as expressly authorized by the VILLAGE. The ENGINEER shall treat such information at all times as confidential. The ENGINEER acknowledges that each of the following can contain confidential information of the VILLAGE and that the disclosure of any of the following by the ENGINEER without the VILLAGE'S express authorization would be harmful and damaging to the VILLAGE'S interests:

- a.** Compilations of resident names and addresses, resident lists, resident payment histories, resident information reports, any other resident information, computer programs, computer software, printouts, backups,

computer disks and diskettes, and computer databases and which are not otherwise known to the public.

- b.** All information relating to the Engineering Services being performed by the ENGINEER under this AGREEMENT, regardless of its type or form and which are not otherwise known to the public.
- c.** Ideas, concepts, designs and plans which are specifically involved with the Engineering Services being performed by the ENGINEER under this AGREEMENT which are created, designed, enhanced by the ENGINEER and which are not otherwise known to the public.
- d.** Financial information and police records.

This itemization of confidential information is not exclusive; there may be other information that is included within this covenant of confidentiality. This information is confidential whether or not it is expressed on paper, disk, diskette, magnetic media, optical media, monitor, screen, or any other medium or form of expression. The phrase "directly or indirectly" includes, but is not limited to, acting through ENGINEER'S wife, children, parents, brothers, sisters, or any other relatives, friends, partners, trustees, agents or associates.

30. All books, papers, records, lists, files, forms, reports, accounts, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, printouts, backups, and computer databases relating in any manner to the VILLAGE'S business, services, programs, software or residents, whether prepared by the ENGINEER or anyone else, are the exclusive property of the VILLAGE. In addition, all papers, notes, data, reference material, documentation, programs, diskettes (demonstration or otherwise), magnetic media, optical media, printouts, backups, and all other media and forms of expression that in any way include, incorporate or reflect any confidential information of the VILLAGE (as defined above) are the exclusive property of the VILLAGE. The ENGINEER shall immediately return said items to the VILLAGE upon termination of the ENGINEER's engagement or earlier at the VILLAGE'S request at any time.

31. In the event of breach of the confidentiality provisions of this AGREEMENT, it shall be conclusively presumed that irreparable injury would result to the VILLAGE and there would be no adequate remedy at law. The VILLAGE shall be entitled to obtain temporary and permanent injunctions, without bond and without proving damages, to enforce this AGREEMENT. The VILLAGE is entitled to damages for any breach of the injunction, including, but not limited to, compensatory, incidental, consequential, exemplary and punitive damages. The confidentiality provisions of this AGREEMENT survive the termination or performance of this AGREEMENT.

32. The ENGINEER will comply all laws, codes, ordinances and regulations which are in effect as of the date of this AGREEMENT.

33. The ENGINEER'S opinions of probable PROJECT construction cost provided for herein are to be made on the basis of the ENGINEER'S experience and qualifications and represent the ENGINEER'S judgment as a design professional familiar with the construction industry, but the ENGINEER does not guarantee that proposal, bids or the construction cost will not vary from opinions of probable construction cost prepared by the ENGINEER.

B. THE VILLAGE AGREES:

1. The VILLAGE shall pay the ENGINEER, for the Engineering Services above-described, a fee not to exceed One Hundred Sixty-Three Thousand Six Hundred Forty-Four 00/100 (\$163,644.00) Dollars.

2. The VILLAGE shall pay the ENGINEER'S direct reimbursable expenses in accordance with the Direct Cost Summary included in Exhibit A. For all direct expenses totaling more than Twenty-Five Dollars (\$25.00), the ENGINEER shall provide copies of receipts from suppliers of expendable materials. Invoices for reimbursable expenses shall be provided no later than sixty (60) days after the expense is incurred by the ENGINEER, and if such invoices are not provided within sixty (60) days, the VILLAGE shall not be required to pay such reimbursable expenses.

3. The ENGINEER shall indicate to the VILLAGE the information needed for rendering of the services of this AGREEMENT. The VILLAGE shall provide to the ENGINEER such information as is available to the VILLAGE and the VILLAGE'S consultants and contractors, and the ENGINEER shall be entitled to rely upon the accuracy and completeness thereof.

4. Payment of ENGINEER'S Fee. The VILLAGE, for and in consideration of the rendering of the Engineering Services enumerated herein shall pay to the ENGINEER for rendering such services the fee hereinbefore established in the following manner:

- a.** Upon receipt of monthly statements from the ENGINEER and the approval thereof by the VILLAGE, payments for the work performed shall be due and payable to the ENGINEER within thirty (30) days after approval by the VILLAGE.
- b.** The VILLAGE shall pay the ENGINEER the amounts invoiced, less one percent (1%) retainage, provided that the amount invoiced, together with the amounts of previous partial payments, does not exceed One Hundred Sixty-Three Thousand Six Hundred Forty-Four 00/100 (\$163,644.00) Dollars.
- c.** Payments shall be made in accordance with the Local Government Prompt Payment Act (50 ILCS 505/1 *et seq.*).

- d. Final payment shall be made to the ENGINEER upon completion of the Engineering Services, delivery of all plans, specifications or other documents to be prepared by the ENGINEER pursuant to this AGREEMENT, and acceptance thereof by the VILLAGE.

5. This AGREEMENT may be terminated by the ENGINEER, upon thirty (30) days' written notice to the VILLAGE should the VILLAGE fail substantially to perform in accordance with the terms of this AGREEMENT through no fault of the ENGINEER. Upon such termination, the ENGINEER shall make available to the VILLAGE, copies of partially completed drawings, specifications, partial and completed estimates, and data, if any, from investigations and observations, with the understanding that all such material becomes the property of the VILLAGE. The ENGINEER shall be paid promptly for all services provided to the date of termination.

C. IT IS MUTUALLY AGREED:

1. 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 VILLAGE. Nothing contained in this AGREEMENT shall create a contractual relationship with a cause of action in favor of a third party against either the VILLAGE or ENGINEER.

2. Each party to this AGREEMENT shall designate one or more persons to act with authority on its behalf with respect to appropriate aspects of the PROJECT. The persons designated shall review and respond promptly to all communications received from the other party.

3. Written notices between the VILLAGE and the ENGINEER shall be deemed sufficiently given after being placed in the United States mail, registered or certified, postage pre-paid, addressed to the appropriate party as follows:

- a. If to the VILLAGE:

VILLAGE OF VILLA PARK
20 S. Ardmore Avenue
Villa Park, Illinois 60181
Attn: Village Manager

- b. If to the ENGINEER:

TRANSYSTEMS
1475 E. Woodfield Road
Schaumburg, Illinois 60173
Attn: John Fortmann

- c. Either party may change its mailing address by giving written notice to the other party as provided above. Whenever this AGREEMENT requires one party to give the other notice, such notice shall be given only in the form and to the addresses described in this paragraph.

4. This AGREEMENT represents the entire and integrated contract between the parties and supersedes all prior negotiations, representations or understandings, whether written or oral. This AGREEMENT may only be amended by written instrument executed by authorized signatories of the VILLAGE and the ENGINEER.

5. The terms of this AGREEMENT shall be binding upon and inure to the benefit of the parties and their respective successors.

6. 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.

7. If any term, covenant, or condition of this AGREEMENT or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this contract shall not be affected thereby; and each term, covenant or condition of this AGREEMENT shall be valid and shall be enforced to the fullest extent permitted by law.

8. This AGREEMENT shall be construed under and governed by the laws of the State of Illinois, and all actions brought to enforce the dispute resolution provisions of this AGREEMENT shall be so brought in the Circuit Court of DuPage County, State of Illinois.

9. This AGREEMENT may be signed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same instrument.

D. CERTIFICATION OF ENGINEER

- 1.** The ENGINEER certifies that the ENGINEER, its shareholders holding more than five percent (5%) of the outstanding shares of the ENGINEER, its officers and directors are:
 - a.** not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1;
 - b.** not barred from contracting as a result of a violation of either Section 33E-3 (bid rigging) or Section 33E-4 (bid rotating) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4);
 - c.** not in default, as defined in 5 ILCS 385/2, on an educational loan, as defined in 5 ILCS 385/1;
 - d.** in compliance with the Veterans Preference Act (330 ILCS 55/0.01 *et seq.*);
 - e.** in compliance with equal employment opportunities and that during the performance of the AGREEMENT, the ENGINEER shall:
 - (1)** Not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.
 - (2)** If it hires additional employees in order to perform this AGREEMENT or any portion hereof, it will determine the availability (in accordance with the Illinois Department of Human Right's Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
 - (3)** In all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin

or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.

- (4) Send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the ENGINEER's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or representative fails or refuses to cooperate with the ENGINEER in its efforts to comply with such Act and Rules and Regulations, the ENGINEER will promptly so notify the Illinois Department of Human Rights; and the VILLAGE and will recruit employees from other sources when necessary to fulfill its obligations thereunder.
- (5) Submit reports as required by the Illinois Department of Human Rights, Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.
- (6) Permit access to all relevant books, records, accounts, and work sites by personnel of the contracting agency and the Illinois Department of Human Rights for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.
- (7) Not maintain or provide for its employees any segregated facilities at any of its establishments, and not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. As used in this section, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin because of habit, local custom, or otherwise.

- (8) ENGINEER (except where it has obtained identical certifications from proposed Subcontractors and material suppliers for specific time periods), obtain certifications in compliance with this subparagraph from proposed subcontractors or material suppliers prior to the award of a subcontract or the consummation of material supply agreements, exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that ENGINEER will retain such certifications in its files.
 - (9) In the event of the ENGINEER's non-compliance with the provisions of this Equal Employment Opportunity Clause, the Act or the Rules and Regulations of the Department, the ENGINEER may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.
- f. in compliance with 775 ILCS 5/2-105(A)(4) by having in place and enforcing a written sexual harassment policy.
 - g. in agreement that in the event of non-compliance with the provisions of this certification relating to equal employment opportunity, the Illinois Human Rights Act or the Illinois Department of Human Rights, Rules and Regulations, the ENGINEER may be declared ineligible for future contracts with the VILLAGE, and this AGREEMENT may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.
 - h. in compliance with 30 ILCS 580/1 *et seq.* (Drug Free Workplace Act) by providing a drug-free workplace by:
 - (1) Publishing a statement:
 - (a) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the ENGINEER's workplace.
 - (b) Specifying the actions that will be taken against employees for violations of such prohibition.

- (c) Notifying the employee that, as a condition of employment on such AGREEMENT, the employee will:
 - (i) abide by the terms of the statement; and
 - (ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.
- (2) Establishing a drug-free awareness program to inform employees about:
 - (a) the dangers of drug abuse in the workplace;
 - (b) the ENGINEER's policy of maintaining a drug-free workplace;
 - (c) any available drug counseling, rehabilitation, and employee assistance program; and
 - (d) the penalties that may be imposed upon employees for drug violations.
- (3) Making it a requirement to give a copy of the statement required by subparagraph D.1.h.(1) to each employee engaged in the performance of the AGREEMENT, and to post the statement in a prominent place in the workplace.
- (4) Notifying the VILLAGE within ten (10) days after receiving notice under Subparagraph D.1.h.(1)(c)(ii) from any employee or otherwise receiving actual notice of such conviction.
- (5) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by any employee who is so convicted, as required by 30 ILCS 580/5.
- (6) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.

- (7) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this section.
- i in compliance with the Substance Abuse Prevention on Public Works Projects Act (820 ILCS 265/1, *et seq.*), is a party to a collective bargaining agreement dealing with the subject matter of the Substance Abuse Prevention on Public Works Projects Act, or has in place and is enforcing a written program which meets or exceeds the program requirements of the Substance Abuse Prevention on Public Works Projects Act.
 - j. not a VILLAGE official, spouse or dependent child of a VILLAGE official, agent on behalf of any VILLAGE official or trust in which a VILLAGE official, the spouse or dependent child of a VILLAGE official.
 - k. not having solicited any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from the ENGINEER.
 - l. not having given to any officer or employee of the VILLAGE any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer.
 - m. the ENGINEER acknowledges that, pursuant to the provisions of the Illinois Freedom of Information Act, (5 ILCS 140/1 *et seq.*), documents or records prepared or used in relation to work performed under this AGREEMENT are considered a public record of the VILLAGE; and therefore, the ENGINEER shall review its records and promptly produce to the VILLAGE any records in the ENGINEER'S possession which the VILLAGE requires in order to properly respond to a request made pursuant to the Illinois Freedom of Information Act (5 ILCS 140/1 *et seq.*), and the ENGINEER shall produce to the VILLAGE such records within three (3) business days of a request for such records from the VILLAGE at no additional cost to the VILLAGE.

IN WITNESS WHEREOF, the parties have caused this AGREEMENT to be executed, by their duly authorized officers as of the dates below indicated.

Executed by the VILLAGE, this ____ day of _____, 2025.

VILLAGE OF VILLA PARK
20 S. Ardmore Avenue
Villa Park, Illinois 60181

ATTEST:

By _____,
Village President

By _____
Village Clerk

Executed by the ENGINEER, this 7th day of April, 2025.

TRANSYSTEMS
1475 E. Woodfield Road
Schaumburg, Illinois 60173

By Todd S. Bright

Printed Name Todd S. Bright

Title Principal

EXHIBIT A



TranSystems

1475 E Woodfield Rd, Ste 600 |
Schaumburg, IL 60173
Tel 847-605-9600

www.transystems.com

April 4, 2025
Highland Avenue Resurfacing
Village of Villa Park

EXHIBIT A – SCOPE OF ENGINEERING SERVICES

Project Description

This project involves preparing construction plans and specifications for the Highland Avenue Resurfacing Project using MFT funds in the Village of Villa Park. The limits are from Princeton Avenue to just west of Villa Avenue which is approximately 3,080 feet (0.58 miles). The intersections of Highland Avenue, Cornell Avenue, Highland Avenue, and Euclid Avenue (north leg) have been improved. The project will gap the intersection of Highland Avenue and Ardmore Avenue. Depending on the construction cost estimate, the project limits may be reduced to Princeton Avenue to Summit Avenue which is approximately 1,825 feet (0.35 miles).

Project Scope of Work:

The scope of work includes a 2-1/2" mill and 1-1/2" HMA surface course and 1" HMA level binder of the roadway section and fixing the cross slope from Euclid Avenue to Villa Avenue for proper drainage. Areas of extensive deteriorated pavement will be patched after the milling and before the overlay is constructed. TranSystems will perform field inspection to determine patching, sidewalk, curb and gutter quantities. Structure adjustments or reconstruction as well as parkway restoration will be performed. Sidewalk ramps will be replaced to comply with ADA requirements. The radius on the southwest corner of Highland Avenue and Summit Avenue will be reconfigured. Otherwise, the geometry will not be improved or changed as part of the proposed improvements.

TranSystems will prepare the contract plans, specifications, and cost estimates for a contract letting through the Village. The work shall be prepared in accordance with IDOT requirements for MFT projects including obtaining IDOT approval. The plans and specifications will provide sufficient guidance to the contractor necessary to bid the project and include sufficient details for completing the street resurfacing. The plans will be reviewed by the Village and IDOT. Coordination with IDOT will also be required.

Project Team:

The following individuals comprise the project team for the work prepared by TranSystems:

- Project Manager: Dave Block, PE (DWBBlock@transystems.com) / (847) 460-2950
- Project Engineer: Emily Druckrey, PE (EADruckrey@transystems.com) / (847) 407-5251
- Project Staff: Matt Quinn (MRQuinn@transystems.com) and Katrina Beier (KLBeier@transystems.com)
- HLR staff for surveying

Scope of Engineering Services:

1. Project Coordination and Data Collection

- Kick-off meeting to discuss project scope and obtain electronic files as available from the Village containing pavement information, centerline and stationing, utility data, striping, and geometrics for the project limits.
- Conduct pre-final plan review meetings with the Village and IDOT to discuss plan comments.
- Conduct a site inspection to identify locations of pavement patching, sidewalk replacement, and concrete curb and gutter repair.
- Utility coordination as needed.

2. Topographic Survey

- Conduct a limited topographic survey to establish geometric control and centerline stationing, as well as obtain locations of utility structures. (HLR)
- Conduct a detailed survey of the ADA ramps at intersections to check for compliance with ADA standards. (HLR)
- Download the survey into MicroStation CADD format. (HLR)

3. Contract Plans, Specifications, and Estimates (PS&E)

It is anticipated that the following sheets will be included in the contract plans:

a. Cover Sheet and Index of Sheets	1
b. General Notes and Listing of Highway Standards	1
c. Summary and Schedule of Quantities	1
d. Typical Sections (1 Existing & 1 Proposed)	1
e. Roadway Plan Sheets	3
f. Landscape Restoration	3
g. ADA Ramp Detail Sheets (2 locations/sheet)	6
h. IDOT District Detail and Highway Standard Sheets	10
TOTAL	26

- Conduct quantity take-offs and prepare estimate of construction cost based on current unit price data.
- Prepare specifications and contract documents based on IDOT standards.
- Submit plans and documents to the Village and IDOT for review and comment.



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4. Preparation of Final PS&E

- Based on comments received from the Village and IDOT, prepare final contract plans, specifications, and estimates.
- Process final contract plans, documents, and agreements through Village for a contract letting. TranSystems will provide CADD files to Villa Park as a final deliverable.

5. Letting Assistance

- Attend bid opening
- Assist with bid summary and low-bid recommendations

6. Construction Consultation

- Attend pre-construction meeting with Village and contractor
- Provide responses to contractor RFIs

7. QA/QC reviews

- Provide review of pre-final PS&E
- Provide review of initial-final PS&E

8. Project Management and Administration

- Prepare monthly invoicing and project status reports (2 hrs/mo for 8 months)

Estimated Project Schedule

Notice to Proceed	April 15, 2025
Kick-off Mtg	April 2025
Pre-Final Plans Submitted	June 2025
Final PS&E Submitted	July 2025
Letting	July 2025
Begin Construction	August 2025
Complete Construction	November 2025



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Assumptions:

1. No relocations required by private utilities other than potential frame adjustments.
2. Proposed ADA sidewalk ramp improvements will not be needed at Ardmore, Cornell, north leg of Euclid and Myrtle.
3. Special waste testing will not be required.
4. ESR is not required for an exempt project. Resurfacing is considered exempt.
5. No County or State permits anticipated or included.
6. No pavement cores or soil borings will be required.
7. No pavement design will be required.
8. TranSystems will provide CADD files to Villa Park as a final deliverable.



Local Public Agency Village of Villa Park	County DuPage	Section Number
Prime Consultant (Firm) Name TranSystems Corporation	Prepared By Emily Druckrey	Date 4/4/2025
Consultant / Subconsultant Name TranSystems Corporation	Job Number 	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	8	MONTHS	OVERHEAD RATE	134.03%
START DATE	4/15/2025		COMPLEXITY FACTOR	0
RAISE DATE	4/12/2026		% OF RAISE	3.00%
END DATE	12/14/2025			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	4/15/2025	12/14/2025	8	100.00%

Local Public Agency	County	Section Number
Village of Villa Park	DuPage	
Consultant / Subconsultant Name		Job Number
TranSystems Corporation		

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	0.00%

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Engineer 5 (E5)	\$90.00	\$90.00
Engineer 4 (E4)	\$90.00	\$90.00
Engineer 3 (E3)	\$78.03	\$78.03
Engineer 2 (E2)	\$55.00	\$55.00
Engineer 1 (E1)	\$42.00	\$42.00
Planner 5 (P5)	\$90.00	\$90.00
Planner 4 (P4)	\$75.23	\$75.23
Planner 3 (P3)	\$51.74	\$51.74
Planner 2 (P2)	\$70.48	\$70.48
Planner 1 (P1)	\$30.29	\$30.29
Architect 4 (AR4)	\$73.94	\$73.94
Architect 3 (AR3)	\$60.12	\$60.12
Architect 2 (AR2)	\$48.16	\$48.16
Architect 1 (AR1)	\$36.41	\$36.41
Analyst 2 (AN2)	\$38.60	\$38.60
Industry Specialist 4 (IS4)	\$90.00	\$90.00
Industry Specialist 3 (IS3)	\$69.88	\$69.88
Surveyor 4 (S4)	\$90.00	\$90.00
Construction Services 4 (CS4)	\$70.20	\$70.20
Construction Services 3 (CS3)	\$53.03	\$53.03
Construction Services 2 (CS2)	\$36.81	\$36.81
Construction Services 1 (CS1)	\$36.92	\$36.92
Technician 3 (T3)	\$46.12	\$46.12
Technician 1 (T1)	\$23.03	\$23.03
Administrative 3 (A3)	\$57.29	\$57.29
Administrative 2 (A2)	\$34.78	\$34.78

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Job Number

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	75	\$0.70	\$52.50
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)	2	\$20.00	\$40.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)	500	\$0.20	\$100.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
TOTAL DIRECT COSTS:				\$192.50

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TranSystems Corporation

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EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE	134.03%
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COMPLEXITY FACTOR 0

41,815

COST EST

Local Public Agency

Village of Villa Park

Consultant / Subconsultant Name

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AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET1OF2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			1-Coordination and Data Collection			2-Survey			3-Pre-Final PS&E			4-Final PS&E			5-Letting Assistance		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer 5 (E5)	90.00	0.0																	
Engineer 4 (E4)	90.00	25.0	8.09%	7.28	1	4.17%	3.75				5	3.52%	3.17	3	3.53%	3.18	1	12.50%	11.25
Engineer 3 (E3)	78.03	56.0	18.12%	14.14	3	12.50%	9.75	2	50.00%	39.02	24	16.90%	13.19	14	16.47%	12.85	1	12.50%	9.75
Engineer 2 (E2)	55.00	133.0	43.04%	23.67	16	66.67%	36.67	2	50.00%	27.50	60	42.25%	23.24	38	44.71%	24.59	6	75.00%	41.25
Engineer 1 (E1)	42.00	87.0	28.16%	11.83	4	16.67%	7.00				53	37.32%	15.68	30	35.29%	14.82			
Planner 5 (P5)	90.00	0.0																	
Planner 4 (P4)	75.23	0.0																	
Planner 3 (P3)	51.74	0.0																	
Planner 2 (P2)	70.48	0.0																	
Planner 1 (P1)	30.29	0.0																	
Architect 4 (AR4)	73.94	0.0																	
Architect 3 (AR3)	60.12	0.0																	
Architect 2 (AR2)	48.16	0.0																	
Architect 1 (AR1)	36.41	0.0																	
Analyst 2 (AN2)	38.60	0.0																	
Industry Specialist 4 (IS4)	90.00	0.0																	
Industry Specialist 3 (IS3)	69.88	0.0																	
Surveyor 4 (S4)	90.00	0.0																	
Construction Services 4 (C	70.20	0.0																	
Construction Services 3 (C	53.03	0.0																	
Construction Services 2 (C	36.81	0.0																	
Construction Services 1 (C	36.92	0.0																	
Technician 3 (T3)	46.12	0.0																	
Technician 1 (T1)	23.03	0.0																	
Administrative 3 (A3)	57.29	0.0																	
Administrative 2 (A2)	34.78	8.0	2.59%	0.90															
		0.0																	
TOTALS		309.0	100%	\$57.82	24.0	100.00%	\$57.17	4.0	100%	\$66.52	142.0	100%	\$55.27	85.0	100%	\$55.44	8.0	100%	\$62.25

Local Public Agency

Village of Villa Park

Consultant / Subconsultant Name

TranSystems Corporation

County

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AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 2 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	6-Construction Consultation			7-QA/QC			8-Project Management and Administration											
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer 5 (E5)	90.00																		
Engineer 4 (E4)	90.00	1	6.25%	5.63	14	100.00%	90.00												
Engineer 3 (E3)	78.03	4	25.00%	19.51				8	50.00%	39.02									
Engineer 2 (E2)	55.00	11	68.75%	37.81															
Engineer 1 (E1)	42.00																		
Planner 5 (P5)	90.00																		
Planner 4 (P4)	75.23																		
Planner 3 (P3)	51.74																		
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Construction Services 1 (CS1)	36.92																		
Technician 3 (T3)	46.12																		
Technician 1 (T1)	23.03																		
Administrative 3 (A3)	57.29																		
Administrative 2 (A2)	34.78							8	50.00%	17.39									
TOTALS		16.0	100%	\$62.95	14.0	100%	\$90.00	16.0	100%	\$56.41	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00



Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hltreengineering.com

TS Highland Park – Villa Park Project

Understanding of the Project - Hampton, Lenzini and Renwick, Inc. (HLR) has prepared this Scope of Work for survey services based on the following street:

- Highland Ave (Princeton Ave – Villa Ave, ~3,100 ft, 9 Intersections)

Task 1: Topographic Survey

- ☐ Control Points – Set a benchmark for each intersection. Control will be horizontally located with GPS on NAD 83 IL East State plane coordinates. Elevations will be based on NAVD 88 datum. No Level loop will be performed.
- ☐ Topographic Survey – Topo of the area will be completed with a ground-based scanner/LIDAR and features will be extracted for each intersection & 100 ft intervals.
Limits are 10 feet past ROW in all directions at each intersection. Side streets will be scanned to 50 feet past radius returns.

Typical hard surface items such as curbs, road CL, sidewalks, trees, signs, driveways and building faces will be collected and defined in the topographic survey. This scope does not include performing the topo work during snow on the ground periods of the year.

- ☐ Utilities – Utilities will be located within the project limits. Manhole inspection is not part of this scope.
- ☐ Data deliverables – Features extraction linework and a surface file will be delivered in a .dgn format utilizing IDOT layer and codes. Point cloud data will be delivered in a .las and .e57 file. Scan data will also be delivered in a free/shareable google type street view program by thumb drive.

Existing ROW determination is not part of this scope.

Cost: \$8,840.00



MEMORANDUM

TO: Village Board of Trustees
FROM: Mike Guerra, Director
DATE: April 14, 2025
SUBJECT: Resolution Adopting a Lead Line Replacement Program for the Village of Villa Park

RECOMMENDED ACTION:

With this resolution the Board of Trustees adopt and approve the proposed Lead Service Line Replacement Program for the private portion of the water service line in the Village. This program will provide financial assistance to assist residents with replacing lead services as required by the Environmental Protection Agency (EPA). The program incorporates the discussion and direction given to staff at the March 10th Committee of the Whole and March 24th Village Board meeting. Staff recommend approval of the resolution.

BACKGROUND:

Village staff made a presentation at the March 10th Committee of the Whole meeting concerning the Environmental Protection Agency's Lead Service Line Replacement requirements. The EPA requires that all lead services in the Village must be inventoried and a plan must be developed to replace all the lead and galvanized services within the next 10 years. This includes replacement of portions of the lead services that are on the private or homeowner side of the curb valve or b-box as it will not allow partial replacement of the service line. Therefore, a discussion was held on how to handle the cost associated with the replacement of the private side portion as the Village is responsible for the portion of the water service line from the main to the curb valve.

DISCUSSION:

Following up on the discussion of the March 10th COW meeting, staff asked for specific guidance from the Village Board to set the parameters of the Villages Lead Service Line Replacement Program at the March 24th Board Meeting. The proposed program incorporates the Board's direction of providing 50% of the cost to replace the same or similar size of the lead service up to a maximum of \$5,000 and waiving the permit fees for resident-initiated replacements. For village-initiated lead service line replacements in conjunction with capital improvement projects, residents will be offered a zero-interest payment plan for up to 36 months for their portion of the cost of replacement of the lead service line. This program will allow the Village to be compliant with the EPA requirements and provide some assistance to the Village residents who currently have lead services.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING A LEAD LINE REPLACEMENT
PROGRAM OF THE VILLAGE OF VILLA PARK, ILLINOIS**

WHEREAS, the Village of Villa Park, DuPage County, Illinois (the “Village”) is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the Village is empowered to create policies and procedures to provide for effective government within the Village; and

WHEREAS, the corporate authorities of the Village of Villa Park have determined that it is advisable, necessary and in the public interest to adopt a program and guidelines governing the replacement of lead and galvanized service lines within the Village, by implementing a program in order to improve the Village’s water delivery system by providing financial assistance to property owners in the Village that replace private side lead service lines for their potable water service.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: The *Village of Villa Park Lead Line Replacement Program Effective 4/14/2025*, attached hereto as Exhibit A is hereby adopted and approved.

Section 2: This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Passed this _____ day of _____, 2025.

AYES: _____
NAYS: _____
ABSENT: _____

Approved this _____ day of _____, 2025.

Nick Cuzzone, Village President

Attest:

Hosanna Korynecky, Village Clerk

Resolution No. _____

EXHIBIT A

**Village of Villa Park Lead Line Replacement Program
Effective 4/14/2025**



Village of Villa Park

LEAD LINE REPLACEMENT PROGRAM

EFFECTIVE 4/14/2025

The Village has initiated a Lead and Galvanized Service Line Replacement Program ("Lead Line Program") which is a subsidy program to help provide financial assistance to property owners in the Village in replacing private side lead service lines for their potable water service and serving to improve the Village's water delivery system. The Reimbursement Program includes the following two types of projects that may qualify for reimbursement:

- 1) Village Initiated Capital Projects. These projects are capital improvements to the Village's infrastructure that the Village performs. In these projects, the Village will examine all water services within the boundary of the project limits to determine the water service materials, if they are not previously known, and will include bid items for the costs associated with the replacement of all known or discovered lead service lines.
- 2) Residential/Property Owner Initiated Replacement Projects. These projects involve the resident or property owner initiating the replacement of their private side lead or galvanized water service line. The Village will provide a 50/50 cost share up to \$5,000 maximum for the cost of the replacement of the private side replacement. The Village will be responsible for all costs associated with the replacement of the public side of the service line, if necessary.

The specifics surrounding each type of project, and the reimbursement details and process are set forth below.

VILLAGE CAPITAL UPGRADE/REPAIR PROJECTS

The Village has several projects planned to improve the infrastructure in the Village including new water mains, sanitary sewers, storm sewers, and road rehabilitation. Prior to or during the construction of these projects, the Village will examine each water service line to determine the material of the service line serving the homes and buildings. If any of the service lines are determined to be lead or galvanized, the line will be scheduled to be replaced based on the following.

1. **VILLAGE PORTION OF THE SERVICE LINE CONNECTION** – if any portion of the service line from the main to curb valve (b-box) contains lead or galvanized material, the Village will replace this portion at its sole cost and will coordinate with the property owner of the timeframe construction.

2. **PRIVATE PORTION OF THE SERVICE LINE CONNECTION** – if any portion of the service line from the curb valve (b-box) to the meter (inside the property) contains lead or galvanized material, the property owner may elect to allow the Village to conduct the work to replace the private portion of the service line, at the property owner's cost, subject to 50/50 cost-share reduction by the Village, up to a maximum amount of \$5,000. The Village will notify the property owner of material status and will provide and require the following:
 - a. The Village will have pricing for the cost of the replacement of the service line from the curb valve (b-box) to the meter including interior restoration as part of the bid items for the overall project.
 - b. The Village will calculate the total cost for the private portion of the service line replacement based on each property's characteristics. The cost will be reduced based on a 50/50 cost share up to a maximum reduction of \$5,000.
 - c. The resident will be responsible for paying the Village the remaining balance of the cost for the private portion of the service line and restoration. To assist the resident, the Village will offer a zero-interest payment plan for up to 36 months to pay off the remaining balance. See the attached payment plan for terms and conditions.
 - d. The Village will coordinate the work with its contractors and residents for the replacement and restoration. Any cost associated with sidewalk, parkway, or street restoration is not included in the service line replacement and not the responsibility of the property owner as it will be incorporated into the larger overall improvement costs.
 - e. If the property owner elects to participate in the program, the property owner must enter into a Participation Agreement, in a form approved by the Village attorney, and to be executed by the property owner and the Public Works Director of the Village.

The Village encourages all residents/property owners to participate in the removal of lead and galvanized services for their property, they may elect not to give the Village access or permission to replace their service line. If they elect not to grant the Village access, they must sign the Illinois Department of Health Waiver (see attached) acknowledging the risks of lead and galvanized lead service lines and not granting the Village permission to perform the work. The Village will still proceed to replace the public portion of the water service line at the time of construction and will coordinate with the resident or property owner.

RESIDENTIAL INITIATED REPLACEMENT PROJECTS

For residents who have been notified of a lead or galvanized water service line for their property that is not associated with a capital improvement project and wish to replace the service line, the Village offers a reimbursement program. The program is as follows:

1. **VILLAGE PORTION OF THE SERVICE LINE CONNECTION** – if any portion of

the service line from the main to curb valve (b-box) contains lead or galvanized material, the Village will replace this portion at its sole cost. At the Village's discretion, this work may be performed by Village staff or by a Village contractor with the work being coordinated with the property owner to be completed during the time of the private side replacement.

2. **PRIVATE PORTION OF THE SERVICE LINE CONNECTION** – For the portion of the service line from the curb valve (b-box) to the meter (inside the property) containing lead or galvanized material, the property owner is responsible for the costs associated with the replacement of the private portion of the service line at the property owner's cost, subject to a 50/50 cost-share reimbursement by the Village, up to a maximum amount of \$5,000, and in accordance with the procedure set forth below.

REIMBURSEMENT PROCEDURE

The following identifies the procedure to be followed when participating in the Reimbursement Program:

Pre-approval:

1. Resident property owners seeking to replace their lead service line with the Lead Line Reimbursement Program should contact the Public Works Department before calling a contractor.
2. An authorized Public Works representative will verify that the service line is lead or galvanized in our system.
3. An authorized Public Works representative will also review whether the project is eligible for the Reimbursement Program.

Approval Process:

1. After the Village has verified that the service line material is lead or galvanized, a minimum of **TWO estimates** are required to be eligible for reimbursement and the Village recommends property owners to acquire multiple estimates to ensure they are getting a fair price. While staff cannot provide contractor recommendations, a list of Village-licensed contractors can be provided upon request.

*Please note reimbursements for agreed-upon repairs will be based on the lowest estimate for the following scope of work:

Scope of Work ELIGIBLE for reimbursement:

- a. Work associated with the removal and replacement of the private side lead or galvanized water service including labor, materials, and interior restoration to existing condition.

- b. Replacement of service lines of the same size as the existing service lines. The Village will allow the exception of replacing 3/4" or 5/8" service lines with 1" service lines.

Scope of work NOT ELIGIBLE for reimbursement:

- a. Partial repairs or replacement of the water service line.
 - b. Repairs for water service leaks.
 - c. Interior restoration that is greater than returning to existing condition.
 - d. Upsizing the service line due to code requirements for new construction or remodeling of the property.
 - e. Final yard restoration includes sod, grass seed, fertilization, and erosion blanket.
2. Once the project scope and contractor are selected, the applicant is required to complete an Application Packet, that includes, at a minimum, the following documentation: following documentation:
- a. Application Form (completed by the resident property owner)
 - b. Permit Form (completed by contractor/ property owner) and payment of associated permit fee. Please note that **all** corrective work must be performed by **bonded & licensed contractors**.
 - c. Minimum of **TWO (2) Cost Estimates**
 - d. Site Plan showing the location of all proposed improvements
 - e. Participation Agreement with the Village, in a form approved by the Village attorney, signed and completed by the resident property owner. **Please note repairs completed **without** a "Participation Agreement" fully executed by the Public Works Director of the Village and the resident property owner will not be eligible for reimbursement.*
3. Without having a complete Application Packet, Village staff will be unable to provide a comprehensive review. If this occurs, the applicant will be asked for any remaining documentation prior to the review being completed. In certain circumstances, additional documentation will be requested from the applicant such as material manufacturer, fitting specifications, etc.
4. Once the required documents have been submitted and reviewed, Village staff will contact the contractor regarding approval of the permit(s). Additional notification will be sent to the applicant regarding permit approval.
5. After this approval, the proposed work may be completed. All required inspections shall be requested by the contractor/applicant.
6. Once the work is completed and all inspections have been approved, the applicant shall fill out and sign the Request for Reimbursement Form with a verification of the paid contractor invoice. This form should be submitted to Village staff. **Please note**

that this form should not be submitted until the project is complete and all inspections are approved.

7. After completion of the work, the building owner will have **90 days** to submit the necessary documentation to the public works department for reimbursement.
 - a. Reimbursement will be 50% of the lowest qualified estimate up to a maximum amount of **\$5,000 plus applicable permit cost.**
8. Upon receiving the Request for Reimbursement Form, Village staff conducts a final review of all paperwork and inspections. If all the required information has been submitted, the reimbursement is processed. It typically takes between two and three weeks before reimbursements are mailed to the Applicant.

Nothing in this Program revises or in any way diminishes a property owners' obligations under the Villa Park Municipal Code, specifically the provisions of Chapter 25, and Article III of Chapter 25, of the Villa Park Municipal Code.



MEMORANDUM

TO: Village Board of Trustees

FROM: Steve Stapleton, Fire Chief

DATE: April 14, 2025

SUBJECT: A Resolution Authorizing the Expansion of the Scope of Work for the Villa Park Fire Station 81 Renovations Project and the Approval of an Amendment to the Professional Architectural and Engineering Consulting Services Agreement with Kluber, Inc., at an Increased Amount from \$24,950.00 to \$78,900.00

RECOMMENDED ACTION:

This resolution authorizes the Village Manager to execute an agreement with Kluber Inc. for professional architectural and engineering consulting services related to the renovation of Fire Station #81, located at 1440 S. Ardmore Avenue, Villa Park, Illinois. The cost of these consulting services has increased to \$78,900 due to an expanded project scope. Staff recommends approval of this Resolution.

BACKGROUND: The initial cost estimate for installing three bathrooms and a new office at Fire Station 81 was \$300,000. However, due to an expanded project scope, the revised estimate has increased to \$1,012,286. This increase is primarily the result of strategically consolidating several separately budgeted projects to secure the most competitive pricing and achieve greater cost efficiency. While this revised estimate reflects the current project plan, the final cost may change slightly based on final adjustments to the overall project.

Key factors contributing to the cost increase include:

- *HVAC Upgrades:* The scope of HVAC work has expanded due to previously unidentified issues requiring a more comprehensive approach. Extensive mold remediation, inadequate fresh air circulation during winter months, and insufficient zoning and temperature controls with the existing boiler system.
- *Building Code Compliance:* Modifications are required to meet current building code regulations. A fire-rated separation must be installed between the bunkroom and the rest of the facility. This includes extending a one-hour rated fire wall to the roof deck and installing a fire-rated door to the bunkroom. The primary fire sprinkler riser, which currently runs through a small bathroom slated for demolition, must be relocated.
- *Boiler Replacement:* The existing 38-year-old boiler has surpassed its expected operational lifespan. Following discussions with Building Superintendent Brian Roche, it was determined

that proactive replacement is necessary to prevent potential system failures and ensure continued reliability.

- *Administrative Costs*: The revised budget accounts for architectural and engineering fees, general contractor fees, contractor bonding and insurance, and a 10% construction contingency.

By consolidating these projects, the Village aims to optimize contractor pricing, minimize future disruptions, and ensure long-term code compliance and functionality. Staff recommends proceeding with the revised scope and budget to effectively address these critical infrastructure needs.

DISCUSSION:

This agreement encompasses three phases. The first phase involves construction design, which includes the preparation of technical drawings, the development of a final cost estimate, and the creation of bid documents. During the second phase, the consultant will collaborate with the Village to review bids and select a contractor. In the final phase, Kluber will oversee the project, conduct site visits, and ensure the contractor adheres to the approved plans. Additionally, the Village will perform inspections to verify compliance with building code requirements.

A RESOLUTION AUTHORIZING THE EXPANSION OF THE SCOPE OF WORK FOR THE VILLA PARK FIRE STATION 81 RENOVATIONS PROJECT AND THE APPROVAL OF AN AMENDMENT TO THE PROFESSIONAL ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES AGREEMENT WITH KLUBER, INC., AT AN INCREASED AMOUNT FROM \$24,950.00 TO \$78,900.00

WHEREAS, the Village of Villa Park (the “Village”) is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the Village is undertaking the renovations of Fire Station 81 located at 1440 S. Ardmore Avenue, Villa Park, Illinois (“Project”) and has approved and authorized a professional services agreement with Kluber, Inc., entitled *Agreement between the Village of Villa Park, Illinois and Kluber, Inc., for the furnishing of Professional Architectural and Engineering Consulting Services for Interior Renovations for Villa Park Fire Station 81* (“Professional Services Agreement”), dated September 24, 2024, in an initial amount of \$24,950.00; and

WHEREAS, Village staff recommends expanding the scope of certain work for the Project, resulting in the expansion of the professional services to be provided by Kluber, Inc., at a cost increase from the initial amount of \$24,950.00 to the amount of \$78,900.00; and

WHEREAS, the corporate authorities of the Village have determined that it is in the best interests of the Village to amend the Professional Services Agreement to address the scope of services provided by Kluber, Inc., and to increase the amount of said Professional Services Agreement, in order to allow for the expansion of the Project and construction of necessary improvements for the Fire Station renovations.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Villa Park, DuPage County, State of Illinois, as follows:

Section 1: The facts and statements contained in the preamble clauses to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 2: The increased scope of the Project is hereby approved and the *Amendment to the Professional Services Agreement* for Interior Renovations for Villa Park Fire Station 81, attached hereto as Exhibit A, be and the same is hereby approved in substantially the form as

Resolution No. _____

attached, and the Village Manager is hereby authorized and directed to execute same on behalf of the Village of Villa Park, with such changes therein as may be approved by the Village Manager and Village Attorney, the execution thereof to constitute conclusive evidence of the approval of such changes, if any.

Section 3: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this ____ day of _____ 2025, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this ____ day of _____ 2025.

Nick Cuzzone, President of the
Village of Villa Park, DuPage County, Illinois

ATTESTED and filed in my office,
this ____ day of _____ 2025.

Hosanna Korynecky, Clerk of the Village
of Villa Park, DuPage County, Illinois

Resolution No. _____

EXHIBIT A

Amendment to the Professional Services Agreement

Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
1583 - Village of Villa Park
Fire Station 81 Renovation
1440 Ardmore Avenue
Villa Park, Illinois 60181

AGREEMENT INFORMATION:
Date: September 24, 2024

AMENDMENT INFORMATION:
Amendment Number: 001R1

Date: April 8, 2025

OWNER: *(name and address)*
Village of Villa Park
20 South Ardmore Avenue
Villa Park, Illinois 60181

ARCHITECT: *(name and address)*
Kluber, Inc.
41 W. Benton Street
Aurora, Illinois 60506

The Owner and Architect amend the Agreement as follows:

The Owner has increased the Scope of Services for the Project based on the Owner review meeting on 3/5/2025 and follow-up meeting on 3/15/2025. Summary of the increased Services include the following:

1. Incorporate new boiler to replace the existing which is beyond its useful life.
2. New BAS System to reconnect existing points to HVAC system.
3. Replace interior doors and hardware.
4. Finishes: New carpet and LVT throughout and painting.
5. Emergency System interface consisting of wiring and raceways for monitors and alarms.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Construction Documents: \$ 63,815.00 (previous \$18,100.00)
Procurement: \$ 3,500.00 (previous \$ 2,700.00)
Construction Administration: \$ 11,585.00 (previous \$ 4,150.00)
Total Consulting Services Fee: \$ 78,900.00 (previous \$24,950.00)

Schedule Adjustment:

To be determined as mutually agreed.

The remaining terms and conditions of the *Agreement between the Village of Villa Park, Illinois and Kluber, Inc., for the furnishing of Professional Architectural and Engineering Consulting Services for Interior Renovations for Villa Park Fire Station* unaffected by this Amendment are hereby ratified and shall remain in full force and effect.

SIGNATURES:

Kluber, Inc.
ARCHITECT *(Firm name)*


SIGNATURE

Michael T. Kluber, President
PRINTED NAME AND TITLE

April 8, 2025
DATE

Village of Villa Park
OWNER *(Firm name)*

SIGNATURE
Matthew C. Harline, Village
Manager
PRINTED NAME AND TITLE

DATE

Opinion of Probable Costs

Project Cost Summary

Project: Fire Station 81 Renovation
Owner: Village of Villa Park
Date: 3/20/25 REVISED
Proj. No: 24-477-1583
Proj. Status: 100% Construction Documents
Est. By: NCO/CDJ/DDW/JWK



Project Size:
 New Construction Area: 0 SF
 Remodeled Area: 2,500 SF
 Total Project Area: 2,500 SF

LINE	COST ITEM	COST
01	Building Remodel Construction Raw Cost	\$709,203
02	Building Design Contingency (2.00%)	\$14,184
03	SUBTOTAL BUILDING CONSTRUCTION COST	\$723,387
04	General Contractor OH & P (15.00%)	\$108,508
05	General Contractor Bond & Insurance (2.00%)	\$16,638
06	TOTAL BUILDING CONSTRUCTION COSTS	\$848,533
06	TOTAL SITE CONSTRUCTION COSTS	\$0
07	Building Construction Contingency (10.00%)	\$84,853
08	Estimated Permit Fees	\$0
09	Fixtures Furniture and Equipment (0.00%)	\$0
10	A/E Fees	\$78,900
11	TOTAL SOFT COSTS	\$163,753
12	TOTAL PROJECT COST	\$1,012,286

Notes: Includes: New boiler, BAS system upgrades, interior door replacements, emergency system interface and new finishes.

Opinion of Probable Costs Construction Cost Summary



Project: Fire Station 81 Renovation
Owner: Village of Villa Park
Date: 3/20/25 REVISED
Proj. No: 24-477-1583
Proj. Status: 100% Construction Documents
Est. By: NCO/CDJ/DDW/JWK

Project Size:
 New Construction Area: 0 SF
 Remodeled Area: 2,500 SF
 Total Project Area: 2,500 SF

DIVISION	DESCRIPTION	TOTAL COST
Facility Construction		\$219,531
DIV 01	GENERAL CONDITIONS	\$90,273
DIV 02	EXISTING CONDITIONS	\$16,514
DIV 03	CONCRETE	\$0
DIV 04	MASONRY	\$0
DIV 05	METALS	\$0
DIV 06	WOODS, PLASTICS AND COMPOSITES	\$6,117
DIV 07	THERMAL AND MOISTURE PROTECTION	\$26,180
DIV 08	OPENINGS	\$20,621
DIV 09	FINISHES	\$57,681
DIV 10	SPECIALTIES	\$2,145
DIV 11	EQUIPMENT	\$0
DIV 12	FURNISHINGS	\$0
DIV 13	SPECIAL CONSTRUCTION	\$0
DIV 14	CONVEYING EQUIPMENT	\$0
Facility Services		\$489,672
DIV 21	FIRE SUPPRESSION	\$39,386
DIV 22	PLUMBING	\$92,746
DIV 23	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	\$239,180
DIV 25	INTEGRATED AUTOMATION	\$50,000
DIV 26	ELECTRICAL	\$62,460
DIV 27	COMMUNICATIONS	\$2,700
DIV 28	ELECTRONIC SAFETY AND SECURITY	\$3,200
TOTAL BUILDING CONSTRUCTION RAW COST		\$709,203
Site and Infrastructure		\$0
DIV 31	EARTHWORK	\$0
DIV 32	EXTERIOR IMPROVEMENTS	\$0
DIV 33	UTILITIES	\$0
DIV 34	TRANSPORTATION	\$0
TOTAL SITE WORK CONSTRUCTION RAW COST		\$0

AGREEMENT
between
THE VILLAGE OF VILLA PARK, ILLINOIS
and
KLUBER, INC.
for the furnishing of
PROFESSIONAL ARCHITECTURAL AND ENGINEERING
CONSULTING SERVICES
for
INTERIOR RENOVATIONS FOR VILLA PARK FIRE STATION 81

THIS AGREEMENT made and entered into by and between the VILLAGE OF VILLA PARK, ILLINOIS, hereinafter referred to as the "VILLAGE," and KLUBER, INC., hereinafter referred to as the "CONSULTANT," has been prepared and executed to provide for professional architectural and engineering consulting services for interior renovations for Fire Station 81 located at 1440 Ardmore Avenue, Villa Park, Illinois hereinafter referred to as the "PROJECT".

This agreement is hereinafter referred to as the "AGREEMENT". The work associated with this AGREEMENT is as described below as Consulting Services.

In consideration of these premises and of the mutual covenants herein set forth, the

A. THE CONSULTANT AGREES:

1. The CONSULTANT shall serve as the VILLAGE'S professional architectural and engineering consultant with respect to the PROJECT to which this AGREEMENT applies.

2. The CONSULTANT shall perform the Consulting Services for the Village as described in its proposal regarding Fire Station #81 Renovations – 'Project', Kluber, Inc. Proposal No. 240905.01 dated September 6, 2024, attached hereto as Exhibit A and made a part hereof ("Consultant's Proposal").

3. Additional services beyond the scope of the Consulting Services above-described, will be requested in writing by the VILLAGE, and approved by the Village Manager.

4. The CONSULTANT will perform Consulting Services under this AGREEMENT in accordance with generally accepted and currently recognized architectural and 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 Chicagoland area.

5. The CONSULTANT shall procure and maintain for the duration of its AGREEMENT, and for three years thereafter, insurance against errors and omissions and claims for injuries to its employees which may arise from, or are in conjunction with, the performance of the work hereunder by the CONSULTANT, its agents, representatives, employees, or subcontractors.

a. Minimum Scope of Insurance

Coverage shall be at least as broad as:

- (1) Insurance Services Office Commercial General Liability occurrence form CG 0001 (Ed. 11/85);
- (2) Insurance Services Office form number CA 0001 (ed. 1/87) covering Automobile Liability, symbol 01 "any auto" and endorsement CA 0029 (Ed. 12/88) changes in Business Auto and Truckers coverage forms - Insured Contract or ISO form number CA 0001 (Ed. 12/90);
- (3) Professional Liability/Malpractice Liability policy; and
- (4) Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.
- (5) Umbrella Liability

b. Minimum Limits of Insurance

The CONSULTANT shall maintain limits no less than:

- (1) Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. The general aggregate shall be \$2,000,000 per project.
- (2) Automobile Liability: \$1,000,000 combined single limit per accident or bodily injury and property damage.
- (3) Professional Liability: \$2,000,000 single limit for errors and omissions, professional/malpractice liability.
- (4) Workers' Compensation and Employers' Liability: Workers' Compensation insurance of \$1,000,000, and Employers' Liability limits of \$500,000 per accident.
- (5) Umbrella Liability: \$2,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage.

Minimum Aggregate shall be no less than \$2,000,000 per person, per aggregate.

c. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the VILLAGE. At the option of the VILLAGE, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the VILLAGE, its officials, employees and volunteers; or the CONSULTANT shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

d. Other Insurance Provisions

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

(1) General Liability and Automobile Liability Coverages

- (a)** The VILLAGE, its officials, employees and volunteers are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the CONSULTANT; or automobiles owned, leased, hired or borrowed by the CONSULTANT. The coverage shall contain no special limitations on the scope of protection afforded to the VILLAGE, its officials, employees, and volunteers.
- (b)** The CONSULTANT'S insurance coverage shall be primary as respects the additional insureds. Any insurance or self-insurance maintained by the VILLAGE, its officials, agents, employees, and volunteers shall be in excess of the CONSULTANT'S insurance and shall not contribute with it.
- (c)** Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the VILLAGE, its officials, agents, employees, and volunteers.
- (d)** The CONSULTANT'S insurance shall contain a severability of interests' clause or language stating that the CONSULTANT'S insurance shall apply

separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(2) All Coverages

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

e. Acceptability of Insurers

The insurance carrier used by the CONSULTANT shall have a minimum insurance rating of A+ according to the AM Best Insurance Rating Schedule and licensed to do business in the State of Illinois.

f. Verification of Coverage

The CONSULTANT shall furnish the VILLAGE with certificates of insurance and with copies of endorsements affecting coverage. The certificates and endorsement for the insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements may be on forms provided by the insurance carrier and are to be received and approved by the VILLAGE before any work commences. The VILLAGE reserves the right to request full certified copies of the insurance policies.

6. To the fullest extent permitted by law, the CONSULTANT shall indemnify and hold harmless the VILLAGE, its officials, employees and volunteers against injuries, deaths, loss, damages, claims, suits, liabilities, judgments, cost and expenses, which may in anyway accrue against the VILLAGE, its officials, employees and volunteers, arising in whole or in part in consequence of the negligent acts, errors or omissions or willful misconduct of the services by the CONSULTANT, its employees, or subcontractors, or which may in any way result therefor, except that arising out of the negligence or willful act of the VILLAGE, its officials, employees and volunteers. The CONSULTANT shall, at its own expense, appear, defend and pay all reasonable charges of attorneys and all reasonable costs and other expenses arising therefore or incurred in conjunction therewith, and, if any judgment shall be rendered against the VILLAGE, its officials, agents, employees and volunteers, in any such action, the CONSULTANT shall, at its own expense, satisfy and discharge the same. Nothing contained herein shall be construed as prohibiting the VILLAGE, its officials, employees and volunteers from defending, through the selection and use of their own agents, attorneys and experts, any

injuries, deaths, loss, damages, claims, suits, liabilities, and judgments brought against them. The VILLAGE'S participation in its defense shall not remove the CONSULTANT'S duty to indemnify, defend and hold harmless the VILLAGE as set forth herein.

7. Any insurance policies required by this AGREEMENT, or otherwise provided by the CONSULTANT, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the VILLAGE, its officials, agents, employees and volunteers and herein provided.

8. The CONSULTANT represents and warrants to the VILLAGE that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The CONSULTANT further represents and warrants to the VILLAGE that the CONSULTANT and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The CONSULTANT hereby agrees to defend, indemnify and hold harmless the VILLAGE, the corporate authorities, and all VILLAGE elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from and related to any breach of the foregoing representations and warranties.

9. The CONSULTANT will comply with all applicable federal and Illinois statutes, and local ordinances of the VILLAGE and shall operate within and uphold the ordinances, rules and regulations of the VILLAGE while engaged in Consulting Services herein described.

10. The VILLAGE reserves the right by written change order or amendment to make changes in requirements, amount of work, or Consulting time schedule adjustments, and the CONSULTANT and VILLAGE shall negotiate appropriate adjustments acceptable to both parties to accommodate such changes.

11. The VILLAGE may, at any time, by written order to the CONSULTANT (Suspension of Services Order) require the CONSULTANT to stop all, or any part, of the Consulting Services required by this AGREEMENT. Upon receipt of such an order, the CONSULTANT shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. The VILLAGE, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the resumption of the services upon expiration of the Suspension of Services Order. The CONSULTANT 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.

12. This AGREEMENT may be terminated by the VILLAGE, upon seven (7) days' written notice to the CONSULTANT, at its last known post office address. Provided that, should this AGREEMENT be terminated by the VILLAGE, the CONSULTANT shall be paid for any Consulting Services completed and any Consulting Services partially completed. All field notes, test records, drawings, and reports completed or partially completed at the time of termination shall become the property of, and made available to, the VILLAGE. Within five (5) business days after notification and request, the CONSULTANT shall deliver to the successor VILLAGE all property, books and effects of every description in its possession belonging to the VILLAGE and pertaining to the PROJECT.

13. This AGREEMENT may also be terminated by the VILLAGE upon written notice to the CONSULTANT, at its last known post office address, upon the occurrence of any one or more of the following events, without cause and without prejudice to any other right or remedy:

- a.** If the CONSULTANT commences a voluntary case under any chapter of the Bankruptcy Code (Title 11, United States Code), as now or hereinafter in effect, or if the CONSULTANT takes any equivalent or similar action by filing a petition or otherwise under any other federal or state law in effect at such time relating to bankruptcy or insolvency;
- b.** If a petition is filed against the CONSULTANT under any chapter of the Bankruptcy Code as now or hereinafter in effect at the time of filing, or if a petition is filed seeking any such equivalent or similar relief against the CONSULTANT under any other federal or state law in effect at the time relating to bankruptcy or insolvency.
- c.** If the CONSULTANT makes a general assignment for the benefit of creditors;
- d.** If a trustee, receiver, custodian or agent of the CONSULTANT is appointed under applicable law or under contract, whose appointment or authority to take charge of property of the CONSULTANT is for the purpose of enforcing a Lien against such property or for the purpose of general administration of such property for the benefit of the CONSULTANT'S creditors;
- e.** If the CONSULTANT admits in writing an inability to pay its debts generally as they become due.

14. Upon termination, the CONSULTANT shall deliver to the VILLAGE, copies of partially completed plans, drawings, specifications, partial and completed estimates, and data, if any, from investigations and observations, with the understanding that all such material becomes the property of the VILLAGE. In such case, the CONSULTANT shall be paid for all Consulting Services and any expense sustained, less

all costs incurred by the VILLAGE, to have the services performed which were to have been performed by the CONSULTANT.

15. The CONSULTANT is qualified technically and is conversant with the policies applicable to the performance of subject consultation and that sufficient, properly trained, and experienced personnel will be retained to perform the Consulting Services enumerated herein.

16. The CONSULTANT will maintain all books, documents, papers, accounting records, and other evidence pertaining to its costs incurred and to make such materials available at the CONSULTANT'S office at all reasonable times during the AGREEMENT period and retain such records for a period of three (3) years from the date of final payment under this AGREEMENT.

17. The CONSULTANT warrants that CONSULTANT has not employed or retained any company or person, other than an employee working solely for the CONSULTANT, to secure this AGREEMENT, and that he has not paid or agreed to pay any company or person any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this AGREEMENT. For breach or violation of this warranty, the VILLAGE shall have the right to annul this AGREEMENT without liability, or, in its discretion, to deduct from the AGREEMENT price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gifts, or contingent fee.

18. The CONSULTANT, during the period commencing upon the execution of this Agreement and concluding one (1) year following the completion of the PROJECT, shall not accept employment from any developer developing land within the VILLAGE or any contractor, subcontractor or material supplier performing work or supplying material to the VILLAGE without the express written consent of the VILLAGE.

19. This AGREEMENT shall be deemed to be exclusive between the VILLAGE and the CONSULTANT. This AGREEMENT shall not be assigned by the CONSULTANT without first obtaining permission in writing from the VILLAGE.

20. All PROJECT deliverables (see Section 2), including drafts of said PROJECT deliverables, created or modified by the CONSULTANT relating in any manner to the work performed by the CONSULTANT or by anyone else and used by the CONSULTANT in performance of the Consulting Services under this AGREEMENT (the "Work") shall be a "work made for hire" as defined by the laws of the United States regarding copyrights.

21. The CONSULTANT hereby assigns to the VILLAGE and its successors and assigns all of its right, title, interest and ownership in the PROJECT deliverables, including, but not limited to, copyrights, trademarks, patents, and trade secret rights and the rights to secure any renewals, reissues, and extensions thereof. The CONSULTANT

grants permission to the VILLAGE to register the copyright and other rights in the Work in the VILLAGE'S name for use on the PROJECT. The CONSULTANT shall give the VILLAGE, or any other person designated by the VILLAGE all assistance reasonably necessary to perfect its rights under this AGREEMENT and to sign such applications, documents, assignment forms and other papers as the VILLAGE requests from time to time to further confirm this assignment. The CONSULTANT further grants to the VILLAGE full and complete ownership of the PROJECT deliverables. The CONSULTANT shall not use the PROJECT deliverables for the benefit of anyone other than the VILLAGE, without the VILLAGE'S prior written permission. Upon completion of the Work or other termination of this AGREEMENT the CONSULTANT shall deliver to the VILLAGE all copies of PROJECT deliverables relating or pertaining to this AGREEMENT.

22. The reports and any other PROJECT deliverables prepared by the CONSULTANT in connection with the Consulting Services furnished hereunder shall be delivered to the VILLAGE for the use of the VILLAGE. The CONSULTANT shall have the right to retain copies of all PROJECT deliverables for its files. Furthermore, it is understood and agreed that the PROJECT deliverables prepared for the PROJECT, whether in hard copy or machine-readable form (PDF), are instruments of professional service intended for one-time use. The VILLAGE 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. Any reuse of PROJECT deliverables, without the express written consent of the CONSULTANT, shall be at the VILLAGE'S sole risk; and the VILLAGE shall indemnify and hold harmless the CONSULTANT from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom. The CONSULTANT shall have the right to include representations of the design of the PROJECT, including photographs of the exterior and interior, among the CONSULTANT'S promotional and professional materials. The CONSULTANT'S materials shall not include the VILLAGE'S confidential and proprietary information.

23. The CONSULTANT will not at any time, either directly or indirectly, disclose, use or communicate or attempt to disclose, use or communicate to any person, firm, or corporation any confidential information or any other information concerning the business, services, finances or operations of the VILLAGE except as expressly authorized by the VILLAGE. The CONSULTANT shall treat such information at all times as confidential. The CONSULTANT acknowledges that each of the following can contain confidential information of the VILLAGE and that the disclosure of any of the following by the CONSULTANT without the VILLAGE'S express authorization would be harmful and damaging to the VILLAGE'S interests:

- a. Compilations of resident names and addresses, resident lists, resident payment histories, resident information reports, any other resident information, computer programs, computer software, printouts, backups, computer disks and diskettes, and computer databases and which are not otherwise known to the public.

- b.** All information relating to the Consulting Services being performed by the CONSULTANT under this AGREEMENT, regardless of its type or form and which are not otherwise known to the public.
- c.** Ideas, concepts, designs and plans which are specifically involved with the Consulting Services being performed by the CONSULTANT under this AGREEMENT which are created, designed, enhanced by the CONSULTANT and which are not otherwise known to the public.
- d.** Financial information and police records.

This itemization of confidential information is not exclusive; there may be other information that is included within this covenant of confidentiality. This information is confidential whether or not it is expressed on paper, disk, diskette, magnetic media, optical media, monitor, screen, or any other medium or form of expression. The phrase "directly or indirectly" includes, but is not limited to, acting through CONSULTANT'S wife, children, parents, brothers, sisters, or any other relatives, friends, partners, trustees, agents or associates.

24. All books, papers, records, lists, files, forms, reports, accounts, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, printouts, backups, and computer databases relating in any manner to the VILLAGE'S business, services, programs, software or residents, whether prepared by the CONSULTANT or anyone else, are the exclusive property of the VILLAGE. In addition, all papers, notes, data, reference material, documentation, programs, diskettes (demonstration or otherwise), magnetic media, optical media, printouts, backups, and all other media and forms of expression that in any way include, incorporate or reflect any confidential information of the VILLAGE (as defined above) are the exclusive property of the VILLAGE. The CONSULTANT shall immediately return said items to the VILLAGE upon termination of the CONSULTANT'S engagement or earlier at the VILLAGE'S request at any time.

25. In the event of breach of the confidentiality provisions of this AGREEMENT, it shall be conclusively presumed that irreparable injury would result to the VILLAGE and there would be no adequate remedy at law. The VILLAGE shall be entitled to obtain temporary and permanent injunctions, without bond and without proving damages, to enforce this AGREEMENT. The VILLAGE is entitled to damages for any breach of the injunction, including, but not limited to, compensatory, incidental, consequential, exemplary and punitive damages. The confidentiality provisions of this AGREEMENT survive the termination or performance of this AGREEMENT.

26. The CONSULTANT will comply with all laws, codes, ordinances and regulations which are in effect as of the date of this AGREEMENT.

B. THE VILLAGE AGREES:

1. The VILLAGE shall pay the CONSULTANT, for the Consulting Services above described, a fee of Twenty-Four Thousand Nine Hundred Fifty and 00/100 Dollars (\$24,950.00). Supplemental and Additional Services beyond the scope of the Consulting Services must be approved in writing by the Village Manager and will be performed in accordance with the rates set forth in Consultant's Proposal.

2. The CONSULTANT shall indicate to the VILLAGE the information needed for rendering of the Consulting Services of this AGREEMENT. The VILLAGE shall provide to the CONSULTANT such information as is available to the VILLAGE and the VILLAGE'S consultants and contractors, and the CONSULTANT shall be entitled to rely upon the accuracy and completeness thereof.

3. **Payment of CONSULTANT'S Fee.** The VILLAGE, for and in consideration of the rendering of the Consulting Services enumerated herein shall pay to the CONSULTANT for rendering such Consulting Services the fee hereinbefore established in the following manner:

- a. Upon receipt of monthly statements from the CONSULTANT and the approval thereof by the VILLAGE, payments for the work performed shall be due and payable to the CONSULTANT within thirty (30) days after approval by the VILLAGE.
- b. Payments shall be made in accordance with the Local Government Prompt Payment Act (50 ILCS 505/1 *et seq.*).

C. IT IS MUTUALLY AGREED:

1. The CONSULTANT shall commence Consulting Services following the execution of this AGREEMENT and shall complete the Work for the PROJECT on a date mutually agreed upon by the representatives for the Parties. The VILLAGE'S representative for the PROJECT will be Director of Economic and Community Development Marc McLaughlin, and the CONSULTANT'S representative will be Charli Johnsos.

2. The CONSULTANT 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 CONSULTANT shall not be considered to be the agent of the VILLAGE. Nothing contained in this AGREEMENT shall create a contractual relationship with a cause of action in favor of a third party against either the VILLAGE or CONSULTANT.

3. Each party to this AGREEMENT shall designate one or more persons to act with authority on its behalf with respect to appropriate aspects of the PROJECT. The

persons designated shall review and respond promptly to all communications received from the other party.

4. Written notices between the VILLAGE and the CONSULTANT shall be deemed sufficiently given after being placed in the United States mail, registered or certified, postage pre-paid, addressed to the appropriate party as follows:

a. If to the VILLAGE:

VILLAGE OF VILLA PARK
20 S. Ardmore Avenue
Villa Park, Illinois 60181
Attn: Village Manager
cc: Director of Community Development

b. If to the CONSULTANT:

KLUBER, INC.
41 W. Benton Street
Aurora, IL 60506
Attn: Michael T. Kluber, President

c. Either party may change its mailing address by giving written notice to the other party as provided above. Whenever this AGREEMENT requires one party to give the other notice, such notice shall be given only in the form and to the addresses described in this paragraph.

5. This AGREEMENT represents the entire and integrated contract between the parties and supersedes all prior negotiations, representations or understandings, whether written or oral. This AGREEMENT may only be amended by written instrument executed by authorized signatories of the VILLAGE and the CONSULTANT.

6. The terms of this AGREEMENT shall be binding upon and inure to the benefit of the parties and their respective successors.

7. 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.

8. If any term, covenant, or condition of this AGREEMENT or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this contract shall not be affected thereby; and each term,

covenant or condition of this AGREEMENT shall be valid and shall be enforced to the fullest extent permitted by law.

9. This AGREEMENT shall be construed under and governed by the laws of the State of Illinois, and all actions brought to enforce the dispute resolution provisions of this AGREEMENT shall be so brought in the Circuit Court of DuPage County, State of Illinois.

10. This AGREEMENT may be signed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same instrument.

11. This AGREEMENT shall become effective only after an appropriation therefor has been made. The term of this AGREEMENT shall be for one year following the effective date of the appropriation.

D. CERTIFICATION OF CONSULTANT

1. The CONSULTANT certifies that the CONSULTANT, its shareholders holding more than five percent (5%) of the outstanding shares of the CONSULTANT, its officers and directors are:

- a. not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11 42.1 1;
- b. not barred from contracting as a result of a violation of either Section 33E-3 (bid rigging) or Section 33E-4 (bid rotating) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4);
- c. not in default, as defined in 5 ILCS 385/2, on an educational loan, as defined in 5 ILCS 385/1;
- d. in compliance with the Veterans Preference Act (330 ILCS 55/0.01 *et seq.*);
- e. in compliance with equal employment opportunities and that during the performance of the AGREEMENT, the CONSULTANT shall:

- (1) Not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or

women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

- (2) If it hires additional employees in order to perform this AGREEMENT or any portion hereof, it will determine the availability (in accordance with the Illinois Department of Human Right's Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit, and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
- (3) In all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.
- (4) Send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the CONSULTANT'S obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or representative fails or refuses to cooperate with the CONSULTANT in its efforts to comply with such Act and Rules and Regulations, the CONSULTANT will promptly so notify the Illinois Department of Human Rights; and the VILLAGE and will recruit employees from other sources when necessary to fulfill its obligations thereunder.
- (5) Submit reports as required by the Illinois Department of Human Rights, Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.
- (6) Permit access to all relevant books, records, accounts, and work sites by personnel of the contracting agency and the Illinois Department of Human Rights for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.

- (7) Not maintain or provide for its employees any segregated facilities at any of its establishments, and not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. As used in this section, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin because of habit, local custom, or otherwise.
- (8) CONSULTANT (except where it has obtained identical certifications from proposed Subcontractors and material suppliers for specific time periods), obtain certifications in compliance with this subparagraph from proposed subcontractors or material suppliers prior to the award of a subcontract or the consummation of material supply agreements, exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that CONSULTANT will retain such certifications in its files.
- (9) In the event of the CONSULTANT'S non-compliance with the provisions of this Equal Employment Opportunity Clause, the Act or the Rules and Regulations of the Department, the CONSULTANT may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.
- f. in compliance with 775 ILCS 5/2-105(A)(4) by having in place and enforcing a written sexual harassment policy.
- g. in agreement that in the event of non-compliance with the provisions of this certification relating to equal employment opportunity, the Illinois Human Rights Act or the Illinois Department of Human Rights, Rules and Regulations, the CONSULTANT may be declared ineligible for future contracts with the VILLAGE, and this AGREEMENT may be canceled or

voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.

h. in compliance with 30 ILCS 580/1 *et seq.* (Drug Free Workplace Act) by providing a drug-free workplace by:

(1) Publishing a statement:

- (a)** Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the CONSULTANT'S workplace.
- (b)** Specifying the actions that will be taken against employees for violations of such prohibition.
- (c)** Notifying the employee that, as a condition of employment on such AGREEMENT, the employee will:
 - (i)** abide by the terms of the statement; and
 - (ii)** notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(2) Establishing a drug-free awareness program to inform employees about:

- (a)** the dangers of drug abuse in the workplace;
- (b)** the CONSULTANT'S policy of maintaining a drug-free workplace;
- (c)** any available drug counseling, rehabilitation, and employee assistance program; and
- (d)** the penalties that may be imposed upon employees for drug violations.

(3) Making it a requirement to give a copy of the statement required by subparagraph D.1.h.(1) to each employee engaged in the performance of the AGREEMENT, and to post the statement in a prominent place in the workplace.

- (4) Notifying the VILLAGE within ten (10) days after receiving notice under Subparagraph D.1.h.(1)(c)(ii) from any **employee** or otherwise receiving actual notice of such conviction.
- (5) Imposing a sanction on or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by any employee who is so convicted, as required by 30 ILCS 580/5.
- (6) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.
- (7) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

- i in compliance with the Substance Abuse Prevention on Public Works Projects Act (820 ILCS 265/1, *et seq.*), is a party to a collective bargaining agreement dealing with the subject matter of the Substance Abuse Prevention on Public Works Projects Act, or has in place and is enforcing a written program which meets or exceeds the program requirements of the Substance Abuse Prevention on Public Works Projects Act.
- j. not a VILLAGE official, spouse or dependent child of a VILLAGE official, agent on behalf of any VILLAGE official or trust in which a VILLAGE official, the spouse or dependent child of a VILLAGE official.
- k. not having solicited any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from the CONSULTANT.
- l. not having given to any officer or employee of the VILLAGE any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer.

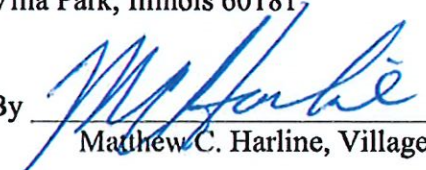
- m. the CONSULTANT acknowledges that, pursuant to the provisions of the Illinois Freedom of Information Act, (5 ILCS 140/1 *et seq.*), documents or records prepared or used in relation to work performed under this AGREEMENT are considered a public record of the VILLAGE; and therefore, the CONSULTANT shall review its records and promptly produce to the VILLAGE any records in the CONSULTANT'S possession which the VILLAGE requires in order to properly respond to a request made pursuant to the Illinois Freedom of Information Act (5 ILCS 140/1 *et seq.*), and the CONSULTANT shall produce to the VILLAGE such records within three (3) business days of a request for such records from the VILLAGE at no additional cost to the VILLAGE.

IN WITNESS WHEREOF, the parties have caused this AGREEMENT to be executed, by their duly authorized officers as of the dates below indicated.

Executed by the VILLAGE, this 24th day of September, 2024.

VILLAGE OF VILLA PARK
20 S. Ardmore Avenue
Villa Park, Illinois 60181

By


Matthew C. Harline, Village Manager

Executed by the CONSULTANT, this 23rd day of October, 2024.

KLUBER, INC.
41 W. Benton Street
Aurora, IL 60605

By


Michael T. Kluber, President

EXHIBIT A

Proposal No. 240905.01 dated September 6, 2024

September 8, 2024

Marc McLaughlin, AICP, GISP
Director of Community Development
Village of Villa Park
11 W. Home Avenue
Villa Park, IL 60181

Re: Fire Station #81 Renovations – 'Project'
Kluber, Inc. Proposal No. 240905.01

Dear Mr. McLaughlin:

Thank you for the opportunity to present this Proposal for Professional Services for the above referenced Project. It is our understanding that the Village of Villa Park ("Village") desires to engage Kluber, Inc. ("Consultant") to provide usual and customary architectural and engineering Consulting Services for the proposed interior renovations for Fire Station #81 located at 1440 Ardmore Avenue, Villa Park, IL (herein referred to as "Project").

OVERVIEW OF PROJECT SCOPE

The Project consists of the interior renovations for the existing fire station facility consisting of new two (2) new office spaces, single user ADA toilet and shower space and two (2) non-ADA single user toilet and shower spaces and the storage room. Replacement of the existing two (2) AHU's, associated ductwork and refrigerant lines will also be incorporated into the Project. See attached Exhibit A.

INITIAL INFORMATION

- The program for the Project has been completed by Kluber and is attached as Exhibit A.
- The Village's budget for the Cost of the Work (CoW) is \$300,000. The Cost of the Work is the total cost to construct all elements of the Project designed or specified by Kluber, Inc.; it does not include A/E fees, land acquisition costs, permit fees, utility service connection or activation fees, financing costs, contingencies for changes in the Work, or other soft costs that are the responsibility of the Village.
- The anticipated Project schedule is to be determined as mutually agreed.
- The intended Project delivery method is a single contract for General Construction; single bid package.
- The Village's representative for the Project will be Marc McLaughlin or as appointed.
- Kluber, Inc.'s representative for the Project will be Charli Johnsons.

Assumptions/Exclusions include the following:

- A. The assumption is that the current facility is code compliant with the codes that were in effect when constructed. Our scope of services does not include bringing the facility up to current codes and standards.
- B. The existing utilities (water, sewer, gas, electric) are capable of supporting the proposed renovations.
- C. The existing drawings provided by the Village align with the as-built conditions with some minor adjustments that have occurred over the years.
- D. The existing electrical distribution equipment is adequate for the proposed renovations, replacement of such equipment is not contemplated.

Corporate Office
41 W. Benton Street
Aurora, Illinois 60506
630.406.1213

Bloomington Office
2401 E. Washington Street, Suite 200-B2
Bloomington, Illinois 61704
309.430.6460

The foregoing is based on our communications with you over the past few weeks and the previously completed Programming/Space Needs completed by our office.

CONSULTING SERVICES

Kluber, Inc. proposes to provide usual and customary architectural and engineering Consulting Services for the Project as set forth in the standardized Village's Agreement *between The Village of Villa Park and Consultant*, and in accordance with the general understandings applicable to our relationship with you, with limitations as follows:

Construction Document Phase:

- Prepare specifications
 - Village bidding requirements
 - Technical requirements for architectural and engineering systems
- Prepare technical drawings
- Prepare final estimate of Cost of the Work
- Administer virtual meetings with Design Team & vendors to review project
- Review final documents with Village prior to bidding
- Prepare documents for permit submission by the Contractor and respond to permit comments from the Authority Having Jurisdiction.

Procurement Phase:

- Assist Village in contacting potential bidders for Project
- Prepare agenda and attend pre-bid meeting
- Review substitution requests
- Respond to contractor questions during bidding
- Issue addenda (if required)
- Participate in bid opening
- Perform contractor bid review evaluations
- Prepare and issue contractor bid results letter

Construction Administration Phase:

- Prepare agenda and attend pre-construction meeting
- Issue ASI's and RFP's as required
- Respond to Contractor questions
- Review progress pay requests if requested
- Participate in conference calls administered by the Contractor with Contractor, Village, Vendors and Design Team
- Review Contractor change order requests and prepare change order documents
- Perform site visits for progress meetings, to address contractor questions and to observe the work is proceeding in general conformance with the contract documents with a maximum of two (2) visits
- Perform up to two (2) reviews of each construction submittal
- Perform one (1) site visit to confirm Substantial Completion and identify punch list items
- Perform one (1) site visit to verify completion of punch list items and confirm Final Completion of the Work
- Issue Certificate of Substantial Completion
- Assumed Construction duration: 3 months

SUPPLEMENTAL AND ADDITIONAL SERVICES

Supplemental Services are not included in the Consulting Services described above, but may be required for the Project or specifically requested by the Village. The list below indicates Supplemental Services that will be provided by Kluber, Village, To Be Determined (TBD) or Not Provided for the Project.

Supplemental Services:	Provided by:
Programming, or Validation of Village's Project Program, as described below (Completed)	Kluber
Existing Facilities:	



Survey of existing facility(ies) (required if Village's "as-built" drawings are discovered to be unavailable, inaccurate, incomplete or otherwise inconsistent with actual existing conditions)	Not Provided
Measured drawings documenting existing conditions of existing facility(ies)	Not Provided
Other Facility Support Services (as described in AIA B210 – 2017)	Not Provided
Environmental Testing for hazardous materials (if required)	Village
Site Evaluation and Design:	
Site Evaluation and Planning (in accordance with AIA B203 – 2017)	Not Provided
Civil Engineering	Not Provided
Landscape Design	Not Provided
Architectural and Interior Design:	
Multiple preliminary designs/options during Schematic Design Phase	Not Provided
Building information modeling (BIM)	Not Provided
Renderings, models, mockups, or other presentation materials requested by Village	Not Provided
Historic Preservation (in accordance with AIA B205 – 2017)	Not Provided
Architectural Interior Design, including assistance with selection of interior finish colors, preparation of color boards, (in accordance with AIA B252 – 2019)	Not Provided
Furniture, Furnishings and Equipment (FF&E) (in accordance with AIA B253 – 2019)	Not Provided
Green Design:	
Extensive environmentally responsible design	Not Provided
LEED Certification (in accordance with AIA B214 – 2012)	Not Provided
Engineered Systems:	
Commissioning of engineered systems	Not Provided
Telecommunications/data systems design	Not Provided
Door Control & Security Access design	Not Provided
Audio Visual system design	Not Provided
Cost Control:	
Value Analysis (in accordance with AIA B204 – 2007)	Not Provided
Detailed opinions of probable construction cost (beyond conceptual costs as determined by per unit area or unit volume techniques)	Not Provided
Opinion of total project cost (including incorporation of soft costs such as A/E fees, permit fees, land acquisition costs, and costs of Additional Services not provided by Khuber, Inc.)	Not Provided
Architect's Instruments of Service:	
As-designed record drawings (incorporating Work documented in Supplemental Instructions, Change Orders and Change Directives) (Included as part of Consulting Services)	Khuber
As-built record drawings (incorporating conditions as constructed by the Contractor)	Not Provided
Measured drawings, Design Documents, Construction Documents, as-designed record drawings or as-built record drawings furnished to Village in AutoCAD .dwg format	Not Provided
Project Delivery, Coordination and Management:	
Coordination of design/engineering consultants employed directly by Village. Limited to as required for the Architect to prepare its Instruments of Service.	Not Provided
Multiple prime construction contracts	Not Provided
Fast-track project delivery/design services	Not Provided
Construction:	
Confirmed construction documents (incorporating Addenda and permit revisions) (Included as part of Consulting Services)	Khuber
On-site project representation (not including the site visits noted under the Construction Administration Phase)	Not Provided
Post-occupancy evaluation	Not Provided
Construction Testing Services	Village or Contractor

Additional Services are not included in the Consulting Services described above, but may be required for the Project. The list below indicates Additional Services that may arise at no fault of the Consultant and approved by the Village are as follows.

1. Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Village, or a material change in the Project including size, quality, complexity, the Village's schedule or budget for Cost of the Work, or procurement or delivery method.
2. Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service.
3. Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care.



4. Services necessitated by decisions of the Village not rendered in a timely manner or any other failure of performance on the part of the Village or the Village's consultants or contractors.
5. Preparing digital models or other design documentation for transmission to the Village's consultants and contractors, or to other Village-authorized recipients.
6. Preparation of design and documentation for alternate bid or proposal requests proposed by the Village.
7. Preparation for, and attendance at, a public presentation, meeting or hearing.
8. Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto.
9. Evaluation of the qualifications of entities providing bids or proposals.
10. Consultation concerning replacement of Work resulting from fire or other cause during construction.
11. Assistance to the Initial Decision Maker (third party consultant, such as Village's Representative), if other than the Architect.

COMPENSATION

Kluber, Inc. proposes to provide the Consulting Services described above for the Stipulated Sum noted below.

Kluber, Inc. proposes to provide the Supplementary and Additional Services described above for the fees scheduled below.

Compensation for Consulting, Supplementary and Additional Services does not include the services of other independent professionals, associates, or other consultants. If they are required, our fee will be increased by the direct costs of those services multiplied by a factor of 1.15 for overhead, coordination and management of the delivery of those services.

Our billing for Services will be based on progress of the work performed and is outlined as follows:

<u>Consulting Services:</u>	
Construction Documents Phase	\$18,100.00
Procurement Phase.....	\$2,700.00
Construction Administration Phase	\$4,150.00
Total Consulting Services Fee.....	\$24,950.00
<u>Supplemental and Additional Services:</u>	
As requested	At Hourly Rates listed below
Responding to Permit Comments from AHJ.....	At Hourly Rates listed below
Supplemental Service.....	TBD (if required)
Additional Service.....	At Hourly Rates listed below
Each additional Site Visit during construction.....	\$635.00

Reimbursable Expenses (not included in fees noted above) incurred in connection with our services, and our consultants, will be charged on the basis of cost, without additional markup. Anticipated reimbursable expenses for this project include expedited courier services, printing and plotting, document reproduction, premiums for professional liability insurance in excess of usual and customary coverage and models, renderings or professional photography, and are anticipated not to exceed \$350.00.

Changes in services, when authorized, will be charged on an hourly rate as scheduled hereafter and amended annually in accordance with our hourly rate schedule (2024):

Kluber Architects + Engineers Staff		Hourly Rate
Principal		\$232.00
Project Manager.....		\$181.00
Project Mechanical Engineer III		\$171.00
Project Mechanical Engineer II.....		\$144.00
Project Mechanical Engineer I.....		\$118.00



Project Electrical Engineer III	\$171.00
Project Electrical Engineer II	\$144.00
Project Electrical Engineer I	\$118.00
Project Structural Engineer III.....	\$171.00
Project Structural Engineer II.....	\$144.00
Project Structural Engineer I.....	\$118.00
Project Technologist.....	\$171.00
Project Architect III	\$139.00
Project Architect II	\$118.00
Project Architect I	\$98.00
Interior Designer III	\$118.00
Interior Designer II.....	\$98.00
Interior Designer I.....	\$81.00
Construction Observer.....	\$98.00
Senior Project Coordinator	\$81.00
Project Coordinator.....	\$61.00
Mark-up for hourly Projects (indirect costs, OH & P)	20.0%
Hourly rates for dispute resolution or legal proceedings are 2.0 times the rates noted above.	

Limitation of Liability: Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, the total liability, in the aggregate, of Kluber, Inc.'s officers, directors, partners, employees, agents, and Kluber's Consultants, and any of them to Village/Client and anyone claiming by, through, or under Village/Client for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to the Project or the Subagreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract, or warranty express or implied of Kluber's officers, directors, partners, employees, agents, or Kluber's Consultants, or any of them shall not exceed the total amount of two times fee, excluding reimbursable expenses, up to the and not exceeding the insurance policy limits. The services provided herein are governed solely with regards to permanent building codes only, compliance with OSHA regulations is specifically excluded.

INSURANCE

- As set forth in the Village's Standardized Agreement.

COPYRIGHTS AND LICENSES

- As set forth in the Village's Standardized Agreement.

CLAIMS AND DISPUTES

- As set forth in the Village's Standardized Agreement.

TIMING

All services contemplated within this proposal shall be completed within 8 months after the acceptance date. Services performed after closure of that window will be billed hourly in accordance with the rates set forth above. This proposal is valid for a period of up to 45 days from the date noted on this proposal.



FINAL NOTE

If this proposal satisfactorily sets forth your understanding of our agreement, we would appreciate your authorization to proceed with this Work. We are available to discuss any aspect of this proposal with you at your convenience.

Kluber, Inc. appreciates the interest expressed in our firm and we look forward to serving your needs in the future.

Sincerely,



Michael T. Kluber, P.E.
President
Kluber, Inc.



Accepted (Signature) _____ Date
Nick Cuzzone, Village President
By (printed name and title)

Confidentiality Notice: The contents of this proposal are confidential and may not be distributed to persons other than the Village.



Exhibit A



Programming / Space Needs

Village of Villa Park - 1440 Ardmore Ave. - Fire Station #81

Location:	Space Name	Qty	Exist	Qty	New	Exist	New	Exist	New	Notes
A - Administration										
A-41	Radio Room	1		1		141	141	150		
A-42	Officer's Room	1		1		155	0	150		
A-43	Secretary's Room	1		1		148	0	150		
A-44	Restroom	1		1		41	41	0		
A-45	Yardbule	0		1		0	61	50		
B - Staff and Support Spaces										
B-41	Day Room	1		1		258	0	600		TV and seating, ideal for 6 people.
B-42	Toilet and Shower	1		1		134	135	116		3 showers and 3 lavatories.
B-43	Locker Room	1		1		166	0	250		Currently have 16 lockers, space shared with sleeping quarters.
B-44	Sleeping Quarters	1		1		338	0	600		6 people.
B-45	Office	1		1		133	0	150		Shared for 2 people.
B-46	Kitchen	1		1		101	0	200		1 Fridge, 1 oven w/ hood, 1 microwave and 1 dishwasher.
B-47	Storage	1		1		141	141	130		
B-48	Exercise Room	1		1		453	0	483		Current size is adequate.
C - Apparatus and Support										
C-41	Apparatus Bay	1		1		3,984	0	5,000		Current gear turnout located in apparatus bay.
C-42	House Room/Tower	1		1		203	0	203		
C-43	Gear Turnout	0		0		0	0	200		
D - Building Services										
D-41	Mechanical Equipment Room	1		1		415	415	600		
Total Net Square Footages										
Walls and Circulation Factor: (25%)										
Total Gross Square Footages										

* Proposed combined square footage of existing and new spaces to accommodate staff needs.

** Areas identified in the existing plan as the highest priority to accommodate staff functional and safety needs.

***Renovation value represents that square footage for proposed renovation.

Architectural floor plan of the second floor of the Federal Reserve Bank of Dallas. The plan shows a large central hall with two long rows of windows. To the left, there are several offices and a day room. To the right, there are more offices, a storage area, and a staircase. The plan is labeled with various rooms and areas, including 'EXISTING OFFICE', 'NEW OFFICE', 'EXISTING CORRIDOR', 'NEW CORRIDOR', 'EXIST. STORAGE', 'NEW STORAGE', 'EXIST. STAIRS', 'NEW STAIRS', 'EXIST. ELEVATOR', 'NEW ELEVATOR', 'EXIST. RECEPTION AREA', 'NEW RECEPTION AREA', 'EXIST. WAITING AREA', 'NEW WAITING AREA', 'EXIST. LOBBY', 'NEW LOBBY', 'EXIST. RESTROOM', 'NEW RESTROOM', 'EXIST. MEN'S ROOM', 'NEW MEN'S ROOM', 'EXIST. WOMEN'S ROOM', 'NEW WOMEN'S ROOM', 'EXIST. JANUARY', 'NEW JANUARY', 'EXIST. MEETING ROOM', 'NEW MEETING ROOM', 'EXIST. CONFERENCE ROOM', 'NEW CONFERENCE ROOM', 'EXIST. BOARD ROOM', 'NEW BOARD ROOM', 'EXIST. EXECUTIVE SUITE', 'NEW EXECUTIVE SUITE', 'EXIST. PRESIDENT'S OFFICE', 'NEW PRESIDENT'S OFFICE', 'EXIST. VICE PRESIDENT'S OFFICE', 'NEW VICE PRESIDENT'S OFFICE', 'EXIST. TREASURER'S OFFICE', 'NEW TREASURER'S OFFICE', 'EXIST. ASSISTANT TREASURER'S OFFICE', 'NEW ASSISTANT TREASURER'S OFFICE', 'EXIST. SECRETARY'S OFFICE', 'NEW SECRETARY'S OFFICE', 'EXIST. RECEPTIONIST'S OFFICE', 'NEW RECEPTIONIST'S OFFICE', 'EXIST. SECURITY OFFICE', 'NEW SECURITY OFFICE', 'EXIST. IT OFFICE', 'NEW IT OFFICE', 'EXIST. LEGAL OFFICE', 'NEW LEGAL OFFICE', 'EXIST. ACCOUNTING OFFICE', 'NEW ACCOUNTING OFFICE', 'EXIST. HR OFFICE', 'NEW HR OFFICE', 'EXIST. TRAINING OFFICE', 'NEW TRAINING OFFICE'.

GENERAL NOTES						DETAIL CALLOUT DETAIL NUMBER DRAWING NUMBER 8 21224 EXTERIOR ELEVATION ELEVATION NUMBER DRAWING NUMBER 23 A719 INTERIOR ELEVATION ELEVATION NUMBER DRAWING NUMBER 2 8 A918 3 SECTION REFERENCE SECTION NUMBER DRAWING NUMBER 1 A605 COLUMN NO. 26 REFERENCE LINE NO. 26 LOCATION ELEVATION 1st FLR. 100'-0" ROOM NUMBER 204 DOOR NO. NEW 203.2 DOOR NO. EXISTING 203.1X NOMINAL THICKNESS CONSTRUCTION TYPE SPECIAL CONDITION 1/2" KEYNOTE IDENTIFICATION 7.531 WINDOW TYPE IDENTIFICATION X TOILET ACCESSORY IDENTIFICATION A SPOT ELEVATION 1st FLR. 100'-0"													
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY IBC 2021 EDITION AND SHALL CONFORM TO ALL OTHER APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE ILLINOIS ACCESSIBILITY CODE (2018) AND THE AMERICANS WITH DISABILITIES ACT.																			
A. GENERAL NOTES			B: MISCELLANEOUS AND DEMOLITION NOTES																
1. ALL CONTRACTORS ARE REQUIRED TO VISIT THE SITE AND BE KNOWLEDGEABLE REGARDING EXISTING CONDITIONS AND THEIR EFFECT ON THE PROPOSED WORK. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR, ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE PROJECT.			1. COORDINATE PENETRATIONS AND/OR SLEEVES REQUIRED IN WALLS, FLOORS, CEILINGS OR ROOFS FOR MECHANICAL AND ELECTRICAL WORK REQUIRED BY ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.																
2. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY UTILITY.			2. SEAL WITH UL APPROVED MATERIALS PENETRATIONS OF DUCTWORK, CONDUIT AND PIPES THROUGH FIRE-RATED ASSEMBLIES, TO MAINTAIN THE RATING INTEGRITY OF THOSE ASSEMBLIES. PROVIDE FIRE DAMPERS AS INDICATED ON THE DRAWINGS.																
3. PROTECT AND KEEP IN SERVICE ACTIVE UNDERGROUND UTILITIES, PIPES, OR CONDUITS, WHETHER INDICATED ON THE DRAWINGS OR NOT, UNLESS SPECIFICALLY CALLED FOR TO BE REMOVED, RELOCATED, OR DISCONNECTED AND ABANDONED.			3. SEAL WITH ACOUSTICAL SEALANT PENETRATIONS OF DUCTWORK, CONDUIT AND PIPES THROUGH NON-RATED FLOORS, FULL-HEIGHT WALLS/PARTITIONS, ACOUSTICALLY INSULATED WALLS/PARTITIONS, AND SOUND-RATED WALLS/PARTITIONS, TO MAINTAIN THE ACOUSTICAL INTEGRITY OF THOSE ASSEMBLIES.																
4. CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH THAT OF OTHER TRADES.			4. APPLY APPROPRIATE & COMPATIBLE SEALANT MATERIALS AS REQUIRED TO SEPARATE DISSIMILAR METALS. FILL GAPS IN EXISTING ASSEMBLIES OR WHERE NEW AND EXISTING ASSEMBLIES MEET OR WHERE OTHERWISE REQUIRED BY THE SPECIFICATIONS.																
5. NO WORK WILL BE PERMITTED TO BE INSTALLED WITHOUT RECEIPT AND SUBSEQUENT REVIEW OF FULL AND COMPLETE SUBMITTALS BY THE ARCHITECT/ENGINEER.			5. BRING ANY UNFORESEEN OR CONFLICTING CONDITIONS TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.																
6. DO NOT SCALE DRAWINGS, DIMENSIONS INDICATED TAKE PRECEDENCE OVER SCALE.			6. REPAIR, PATCH, OR REPLACE FINISH MATERIALS OR VISIBLE ASSEMBLIES THAT ARE SOILED, CUT OR DAMAGED IN ANY FASHION DURING THE COURSE OF THE WORK. PERFORM PATCHING SUCH THAT EDGES BLEND INTO CONTIGUOUS SURFACES SMOOTHLY, MATCHING TEXTURE AND COLOR OF ADJACENT SURFACES.																
7. VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD. WHERE DISCREPANCIES ARE FOUND BETWEEN DIMENSIONS OR ELEVATIONS SHOWN AND ACTUAL FIELD CONDITIONS, NOTIFY ARCHITECT/ENGINEER.																			
8. WHERE CONFLICTS MAY EXIST BETWEEN THE REQUIREMENTS OF PORTIONS OF THE CONTRACT DOCUMENTS, THE GREATER QUANTITY, HIGHER QUALITY OR MORE STRINGENT REQUIREMENT SHALL GOVERN. THEREFORE, BY EXECUTING A CONTRACT FOR CONSTRUCTION, THE CONTRACTOR AGREES THAT, IF IT RAISED NO QUESTIONS REGARDING SUCH CONFLICTS DURING THE BIDDING PROCESS, AND IN THE ABSENCE OF A CLARIFYING ADDENDUM ISSUED DURING THE BIDDING PROCESS, IT HAS VOLUNTEERED TO COMPLY WITH THE MORE EXPENSIVE REQUIREMENT AS PART OF ITS BASE BID AND IS NOT ENTITLED TO ANY ADDITIONAL COMPENSATION TO RESOLVE THE CONFLICT.																			
9. THE CONTRACT DOCUMENTS REQUIRE THE CONTRACTOR TO FURNISH AND INSTALL COMPLETE PRODUCTS, SYSTEMS AND SERVICES, BY EXECUTING A CONTRACT FOR CONSTRUCTION, THE CONTRACTOR AGREES THAT THE DRAWINGS SET FORTH THE DESIGN INTENT AND, THEREFORE, MAY NOT EXPRESSLY DEPICT EVERY LENGTH, SEGMENT, PIECE, PART, COMPONENT OR UNIT OF A PRODUCT, SYSTEM OR SERVICE. THE CONTRACTOR FURTHER AGREES THAT, AS PART OF ITS BID, IT MUST FURNISH AND INSTALL EVERY LENGTH, SEGMENT, PIECE, PART, COMPONENT OR UNIT OF A PRODUCT, SYSTEM OR SERVICE AND, CONSEQUENTLY, THE CONTRACTOR IS NOT ENTITLED TO ANY ADDITIONAL COMPENSATION FOR ANY LENGTH, SEGMENT, PIECE, PART COMPONENT OR UNIT OF A PRODUCT, SYSTEM OR SERVICE BECAUSE IT IS NOT EXPRESSLY DEPICTED HEREIN.																			
10. IN ACCORDANCE WITH THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), SECTION C401.3, PROVIDE A PERMANENT THERMAL ENVELOPE CERTIFICATE. POST THE CERTIFICATE IN A MECHANICAL ROOM OR OTHER LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT. INCLUDE A COPY OF THE CERTIFICATE IN THE OPERATION AND MAINTENANCE MANUAL PROVIDED AT PROJECT CLOSEOUT. SEE SPECIFICATION SECTION 01 79 00 - CLOSEOUT SUBMITTALS FOR ADDITIONAL INFORMATION.																			
11. THE CONTRACT DOCUMENTS REQUIRE THE CONTRACTOR TO INSTALL A CONTINUOUS AIR BARRIER THROUGHOUT THE BUILDING ENVELOPE. IN COMPLIANCE WITH THE 2021 IECC, SECTION C402.5 - AIR LEAKAGE, CONTRACTOR AND ITS SUBCONTRACTORS AGREE TO BE JOINTLY AND SEPARATELY RESPONSIBLE FOR COORDINATING AND VERIFYING THAT ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE CALKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE APPROPRIATELY SEALED AIR-TIGHT USING CODE-COMPLIANT ALTERNATIVES AS APPROPRIATE FOR EACH MATERIAL AND CONDITION/LOCATION. PROVIDE AIR BARRIER MATERIALS HAVING AN AIR PERMEABILITY NO GREATER THAN 0.004 dnm (0.02 L/m²) UNDER PRESSURE DIFFERENTIAL OF 0.3 INCH WATER GAUGE (75 Pa) WHEN TESTED IN ACCORDANCE WITH ASTM E2178, AND COMPLY WITH THE 2021 IECC, SECTION C402.5.1.3 - MATERIALS.																			
STANDARD ABBREVIATIONS																			
@ A B ABR ACP ACT AFF AFG ACOU ADDN ADDJ ADJ AL ALT ANCHR AP APPROX ASPH AUTO AVG BSMT B BD BET BIT BLDG BLKG BM B.M. BRG BRKT BRK BT STL PL CJ CAB CEM PL-(1) CT PAV-(1) CIP CLG CLR C.O. CMU COL COMB COMP CONC CONC OPNG COND CONJ CONTR CPT-(1) CT-(1) CTR CTR SK CTRS CUH CUV DIA DIM DN DO DR DWGS DTL DWL'S EA EJ EL ELEC ELEC CONTR ELEV EMBED EMER EQ EW EWC EWH			AT ANCHOR BOLT ABRASIVE ACOUSTICAL CEILING PANEL ACOUSTICAL CEILING TILE ABOVE FINISH FLOOR ABOVE FINISH GRADE ACOUSTIC ADDITION ADDITIONAL ADJACENT OR ADJUSTABLE ALUMINUM ALTERNATE ANCHOR ACCESS PANEL APPROXIMATE ASPHALT AUTOMATIC AVERAGE BASEMENT BOTTOM OF BOARD BETWEEN BITUMINOUS BUILDING BLOCKING (WOOD) BEAM BENCH MARK BEARING BRACKET BRICK BENT STEEL PLATE CONSTRUCTION OR CONTRACTION JOINT CABINET CEMENT PLASTER (TYPE) CERAMIC PAVER TILE (TYPE) CAST-IN-PLACE CEILING CLEAR CLEAN-OUT CONCRETE MASONRY UNIT COLUMN COMBINATION COMPRESSIBLE OR COMPACTED CONCRETE CONCRETE OPENING CONDITION CONTINUOUS CONTRACT(OR) CARPET (TYPE) CERAMIC TILE (TYPE) COUNTER COUNTER SINK CENTER(S) CABINET UNIT HEATER CABINET UNIT VENTILATOR DIAMETER DIMENSION DOWN DOOR OPENING DRAWINGS DETAIL DOWELS EACH EXPANSION JOINT ELEVATION ELECTRIC/ELECTRICAL ELECTRICAL CONTRACTOR ELEVATOR OR ELEVATION EMBEDMENT EMERGENCY EPOXY EQUAL EACH WAY ELECTRIC WATER COOLER ELECTRIC WATER HEATER			EXIST EXP EXP CONST FD FDN FNDN FE FEC FHC FIN FLR FRT FUR CHNL FTG GA GALV GEN CONTR GC GL GYP BD-(1) GYP PL-(1) H HD HDNR HD WD-(1) HDWR HT HM HP HORIZ HTG HVAC IN ID INCL INSUL JNT KD L LAM LAV LH LP LT WT LL LLH LLV LVR MO MT MAS MATL MAX MB (16) MECH MECH CONTR MFR MIN MISC MSB MT(D) MTL NIC NOM NTS NO OA OC OD OF OPNG OPP PSF PS PT PTN PVMT			EXISTING EXPANSION EXPOSED CONSTRUCTION FLOOR DRAIN FOUNDATION FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FINISH FLOOR FIRE RETARDANT TREATED FURRING CHANNEL FOOTING GAUGE GALVANIZED GENERAL CONTRACTOR GENERAL CONTRACTOR GLASS GYPSUM WALL BOARD (TYPE) GYPSUM PLASTER (TYPE) HIGH HEAVY DUTY OR HARD HARDENER HARD WOOD (TYPE) HARDWARE HEIGHT HOLLOW METAL HIGH POINT HORIZONTAL HEATING HEATING/VENTILATING/AIR CONDITIONING INS INSIDE DIAMETER INCLUDING/INCLUDED INSULATING/INSULATED JOINT KNOCK DOWN LONG LAMINATE/LAMINATING/LAMINATED LAVATORY LEFT HAND LOW POINT LIGHTWEIGHT LIVE LOAD LONG LEG HORIZONTAL LONG LEG VERTICAL LOUVER MASONRY OPENING METAL THRESHOLD MASONRY MATERIAL MAXIMUM MARKERBOARD (LENGTH IN FEET) MECHANICAL MECHANICAL CONTRACTOR MANUFACTURER MINIMUM OR MINUTE(S) MISCELLANEOUS MOP SERVICE BASIN (SINK) MOUNT(ED) METAL NOT IN CONTRACT NOMINAL NOT TO SCALE NUMBER OVERALL OR OUTSIDE AIR ON CENTER OUTSIDE DIAMETER OUTSIDE FACE OR OPPOSITE FACE OPENING OPPOSITE OR OPPOSITE HAND POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED OR PAINT PARTITION PAVEMENT			PC PL PLAM PL PLB'G PLB'G CONTR PLYWD PNT PO PVC PL-(1) R R OR RAD RD RO RF (1) RH REF REINF RM SF SI SK SS SSK SQ SCHD SEAL/HDNR SEC SHT SIM SOG SPEC(S) SPC'G SPKR STD STD WT STL STRUCT SUSP SYM T T&G TBEAM TBEAM T/C T/FNDN T/STL T/WALL TB (4) T/MAS TYP UD UNO VBC VBS VCT VEN PL (1) VERT W WI W/O WCG WD WDW WT WP WWF WSB			PIECE PLATE PLASTIC LAMINATE(D) PLASTER PLUMBING PLUMBING CONTRACTOR PLYWOOD PAINT PRECAST (CONCRETE) OPENING POLYVINYL CHLORIDE GYPSUM PLASTER (TYPE) RISER RADIUS ROOF DRAIN ROUGH OPENING RUBBER FLOORING (TYPE) RIGHT HAND REFERENCE REINFORCE/REINFORCING/REINFORCED REQ'D REQUIRED ROOM SQUARE FOOT SQUARE INCH SINK STAINLESS STEEL SERVICE SINK SQUARE SCHEDULE SEALER/HARDENER SECTION SHEET SIMILAR SLAB ON GRADE SPECIFICATION(S) SPACING SPEAKER STANDARD STANDARD WEIGHT STEEL STRUCTURE OR STRUCTURAL SUSPEND(ED) SYMMETRICAL TREAD TONGUE AND GROOVE TOP OF TOP OF BEAM TOP OF CURB TOP OF FOUNDATION TOP OF STEEL TOP OF WALL TACKBOARD (LENGTH IN FEET) TOP OF MASONRY TYPICAL (WINDOW) UNIT DIMENSION UNLESS NOTED OTHERWISE VINYL BASE COVED VINYL BASE STRAIGHT VINYL COMPOSITION TILE VENEER PLASTER (TYPE) VERTICAL WIDE OR WIDTH WITH WITHOUT WALL CORNER GUARD WOOD WINDOW WEIGHT WATER PROOF WELDED WIRE FABRIC WALL SERVICE BASIN			FIRE-RATING 1-HOUR 2-HOUR CONCRETE BRICK MASONRY IN PLAN CONCRETE MASONRY IN PLAN (RUNNING BOND) CONCRETE MASONRY IN PLAN (STACK BOND) STONE MASONRY IN PLAN RAKED JOINT IN PLAN CTRL./EXP. JOINT IN PLAN BRICK MASONRY IN SECTION DETAIL CONCRETE MASONRY IN SECTION DETAIL STONE MASONRY IN SECTION DETAIL STEEL IN SECTION DETAIL DISCONTINUOUS ROUGH WOOD BLOCKING IN SECTION CONTINUOUS ROUGH WOOD FRAMING/BLOCKING IN SECTION FINISHED WOOD IN SECTION DETAIL RIGID BOARD INSULATION RIGID BOARD INSULATION (ROOFING) BATT INSULATION GYPSUM BOARD ACOUSTICAL CEILING PANEL BITUMINOUS CONCRETE (ASPHALT) PAVING IN SECTION AGGREGATE BALLAST, FILL OR BACKFILL IN SECTION UNDISTURBED EARTH EARTH BACKFILL	
THE MATERIALS, ABBREVIATIONS, AND DRAFTING SYMBOLS LEGEND ARE EACH AN ALL INCLUSIVE MASTER LIST USED BY THIS FIRM. THE INCLUSION OF THESE LEGENDS INTO THESE DOCUMENTS DOES NOT IMPLY THAT ALL THE SYMBOLS OR MATERIALS INCLUDED IN THESE LEGENDS ARE INCORPORATED INTO THIS PROJECT. ABBREVIATIONS MAY APPEAR WITH PERIODS OR OTHER PUNCTUATION SEPARATING CHARACTERS ON THE DRAWINGS; THE MEANING REMAINS THE SAME.																			

DRAFTING SYMBOLS AND MATERIALS LEGEND

PROJECT



FIRE STATION 81 RENOVATIONS
1440 ARDMORE AVENUE
VILLA PARK, ILLINOIS 60181

OWNER

VILLAGE OF VILLA PARK
20 SOUTH ARDMORE AVENUE
VILLA PARK, ILLINOIS 60181

ARCHITECT/ ENGINEER

KLUBER ARCHITECTS + ENGINEERS
41 W BENTON STREET
AURORA, ILLINOIS 60506
TEL (630) 406-1213
FAX (630) 406-9472
www.kluberinc.com

REQUIRED CODE COMPLIANCE INFORMATION

REQUIRED PLAN COVER SHEET
INFORMATION FOR REVIEW
UNDER 2021 INTERNATIONAL CODES,
STATE OF ILLINOIS ACCESSIBILITY CODE, AND
THE STATE OF ILLINOIS PLUMBING CODE
CODE REVIEW DATA

GENERAL STATEMENT OF OVERALL PROJECT SCOPE AND INTENT:

PROJECT CONSISTS OF INTERIOR ALTERATIONS AND REMODELING TO AN EXISTING FOUR-STORY FIRE STATION. BUILDING COMPONENTS AND SYSTEMS MODIFIED OR REPLACED AS PART OF THE WORK OF THIS PROJECT HAVE BEEN BROUGHT UP TO MEET THE REQUIREMENTS OF THE APPLICABLE CURRENT CODES.

THE AREAS ALTERED ARE CLASSIFIED AS GROUP B & R-3, & S-2.

- A. USE AND OCCUPANCY GROUP(S) CLASSIFICATION: B, R-3, & S-2.
- B. TYPE OF CONSTRUCTION: IIB
- C. SQUARE FOOTAGE OF BUILDING: 6990 S.F.; RENOVATED AREAS SQUARE FOOTAGE IS 6,252. REFER TO DRAWING G300.
ALLOWABLE SQUARE FOOTAGE: REFER TO DRAWING G300.
FULLY SPRINKLERED; ALARMED
- D. MEANS OF EGRESS OCCUPANT LOAD BASED ON INTERNATIONAL BUILDING CODE: 7 BUSINESS OCCUPANCY; 5 RESIDENTIAL OCCUPANCY; 13 STORAGE OCCUPANCY
- E. PLUMBING OCCUPANT LOAD BASED ON ILLINOIS PLUMBING CODE: REFER TO DRAWING G300.
- F. DESIGNED LIVE LOADS: REFER TO STRUCTURAL DRAWINGS.
- G. THE DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE ARE IDENTIFIED IN THE SEALS AND CERTIFICATES AREA, BELOW.

SEALS & CERTIFICATIONS

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH IBC 2021 EDITION, THE ENVIRONMENTAL BARRIERS ACT AND THE ILLINOIS ACCESSIBILITY CODE.

KLUBER, INC. ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE #184-001284

"G" SERIES, "A" SERIES

"G" SERIES, "S" SERIES

"G" SERIES, "P" SERIES, "M" SERIES, "F" SERIES

"G" SERIES, "E" SERIES

INDEX OF DRAWINGS

GENERAL
G100 COVER SHEET, GENERAL NOTES, SYMBOLS, & DRAWING INDEX
G201 ACCESSIBILITY REQUIREMENTS
G300 CODE REVIEW PLANS

ARCHITECTURAL
A200 FIRST FLOOR & REFLECTED CEILING DEMOLITION PLANS
A300 FIRST FLOOR & REFLECTED CEILING PLAN
A500 ENLARGED PLAN DETAILS, TOILET ACCESSORY SCHEDULE, & INTERIOR ELEVATIONS
A800 DOOR, FRAME & HARDWARE SCHEDULES, FINISH PLAN & SCHEDULE
A810 DOOR DETAILS
A1100 INTERIOR PARTITION TYPES

STRUCTURAL
S310 FIRST FLOOR SLAB & FRAMING PLAN, NOTES & DETAILS

MECHANICAL
M300 BASEMENT MECHANICAL PLAN
M310 FIRST FLOOR MECHANICAL PLAN
M410 MECHANICAL SCHEDULES

FIRE PROTECTION
F300 FIRST FLOOR FIRE PROTECTION PLANS

PLUMBING
P200 FIRST FLOOR & BASEMENT PLUMBING DEMOLITION PLAN
P300 FIRST FLOOR & BASEMENT PLUMBING PLAN
P410 PLUMBING SCHEDULES, DETAILS, RISERS, & ENLARGED PLAN

ELECTRICAL
E050 ELECTRICAL SYMBOLS LIST, ABBREVIATIONS, SCHEDULES AND DETAILS
E310 FIRST FLOOR ELECTRICAL POWER & DEMOLITION PLAN
E410 FIRST FLOOR ELECTRICAL LIGHTING & DEMOLITION PLAN

FIRE STATION 81 RENOVATIONS

1440 ARDMORE AVENUE
VILLA PARK, ILLINOIS 60181

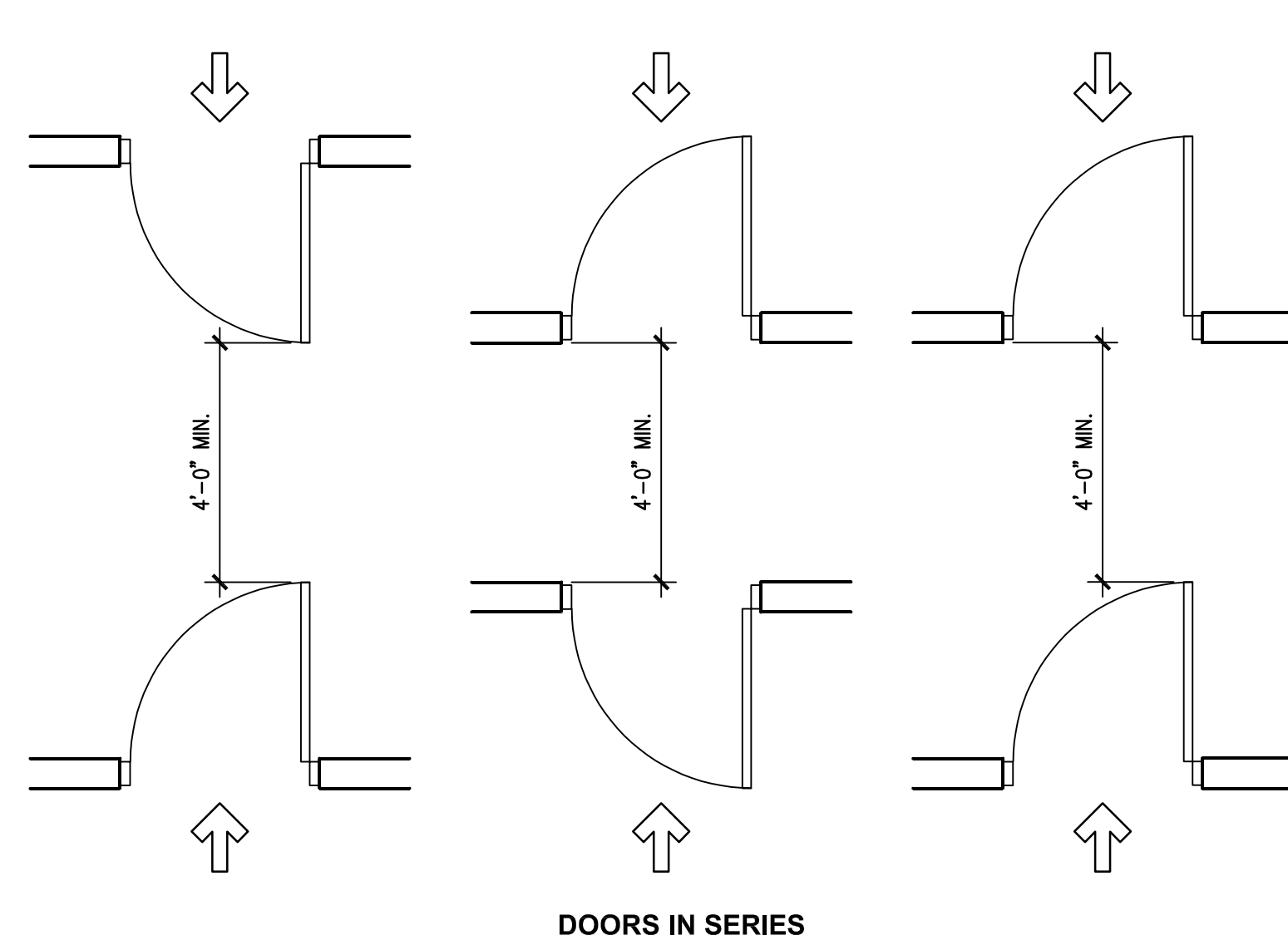
ISSUED
02/25/25
100% CONSTRUCTION DOCUMENTS

JOB NO. 24-477-1583
DRAWN NCO
CHECKED CDH
APPROVED CDJ

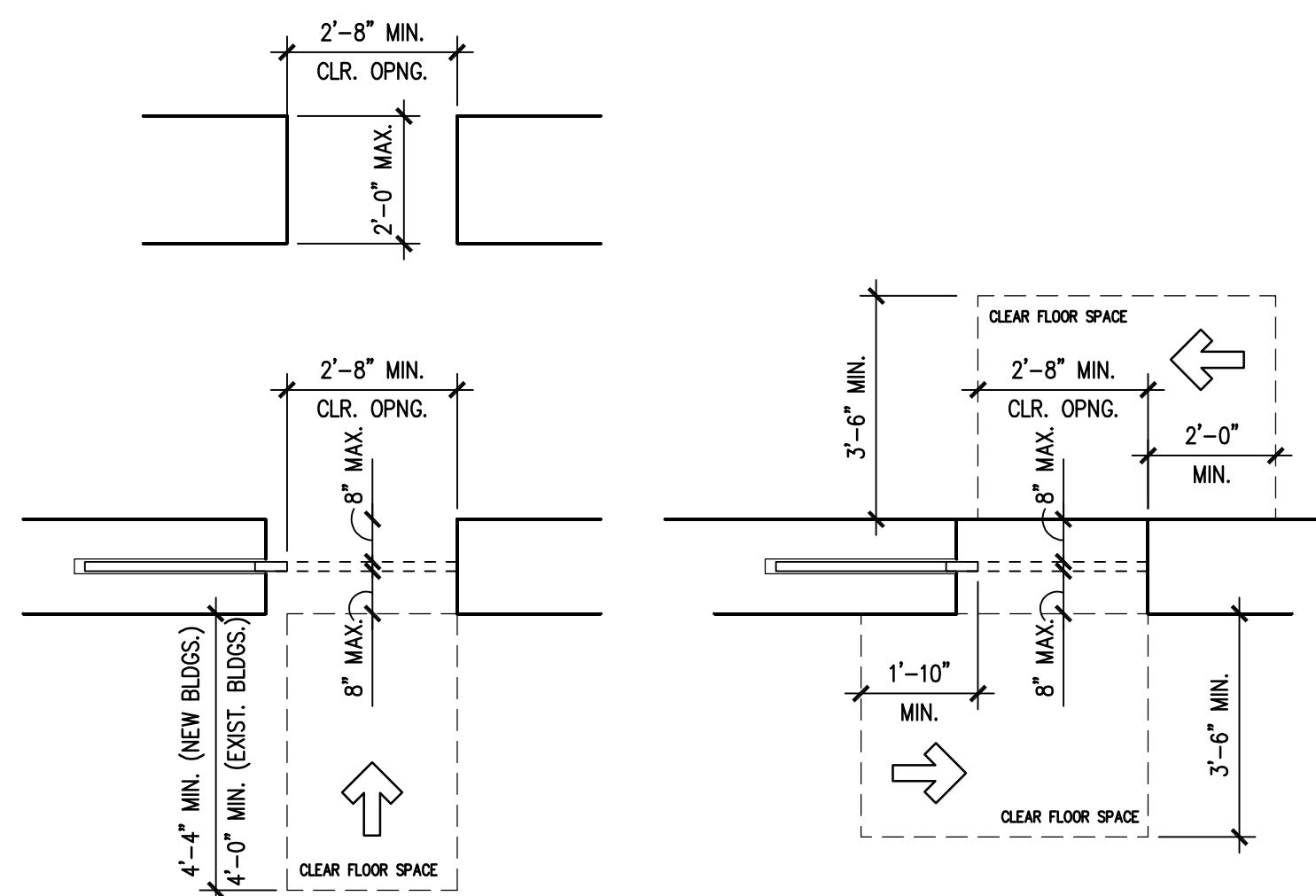
SHEET TITLE
COVER SHEET,
GENERAL NOTES,
SYMBOLS AND
DRAWING INDEX

SHEET NUMBER

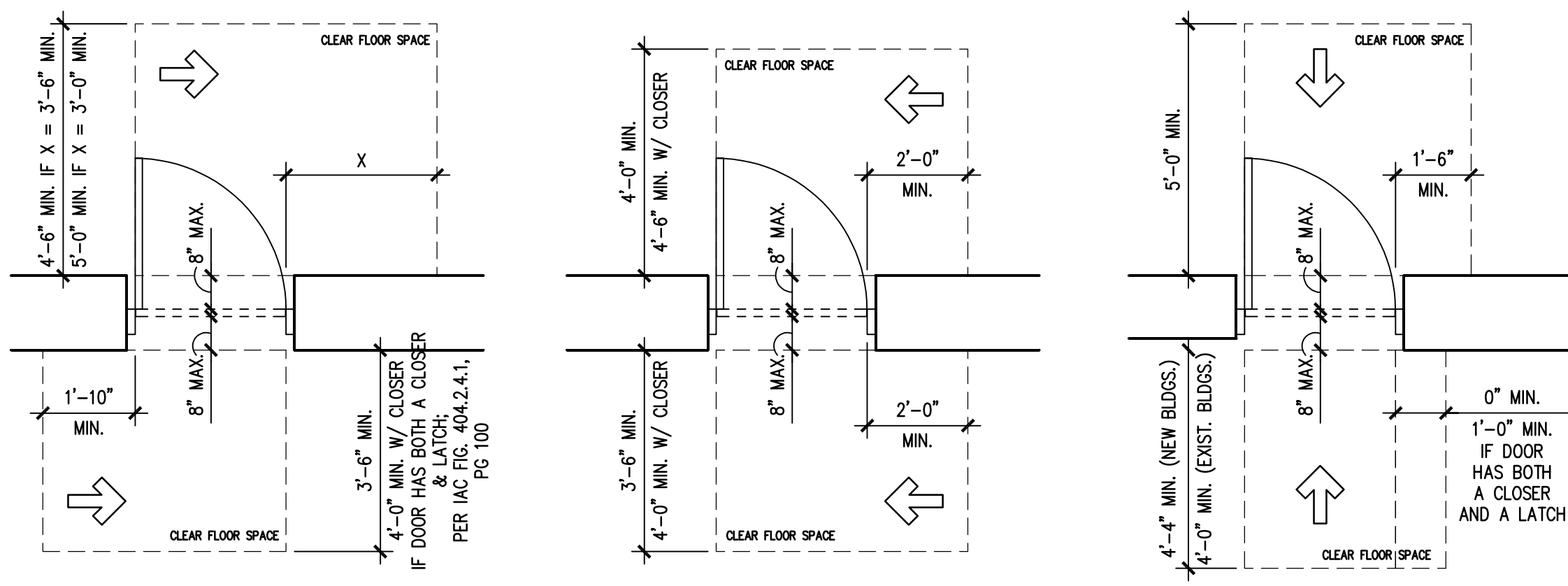
G100



DOORS IN SERIES



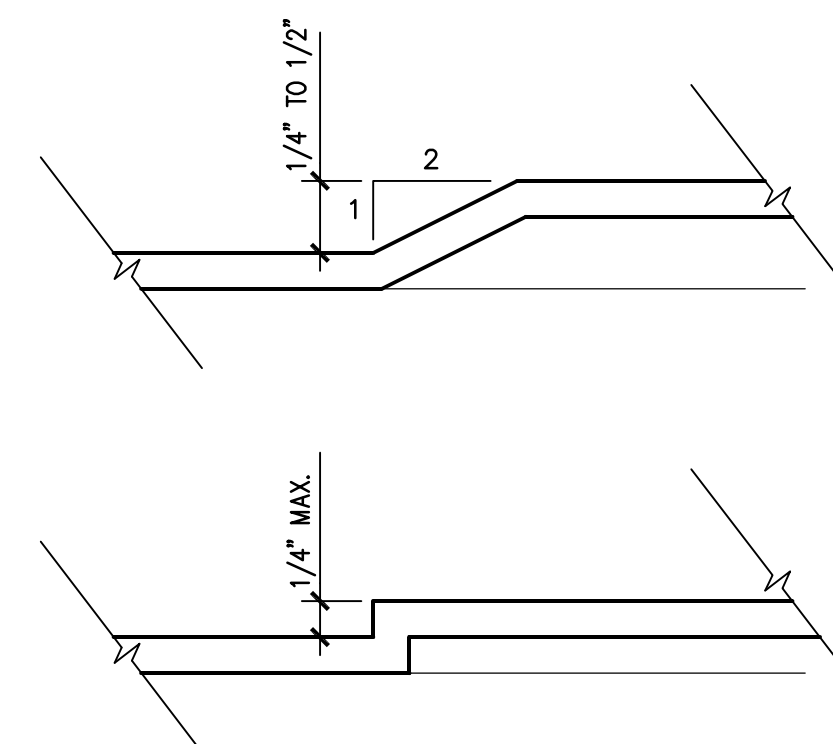
POCKET DOORS AND OPENINGS WITHOUT DOORS



SIDE-SWINGING DOORS

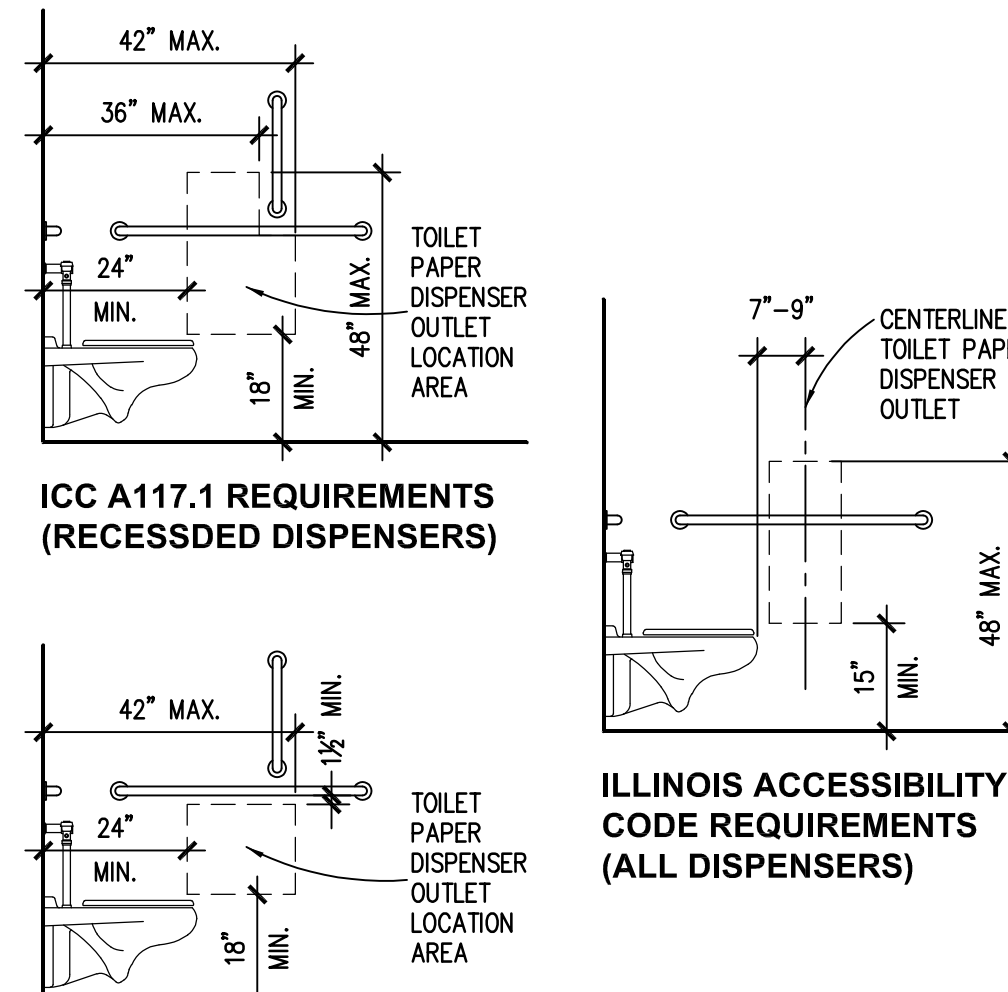
DOOR CLEARANCES

SCALE: NONE



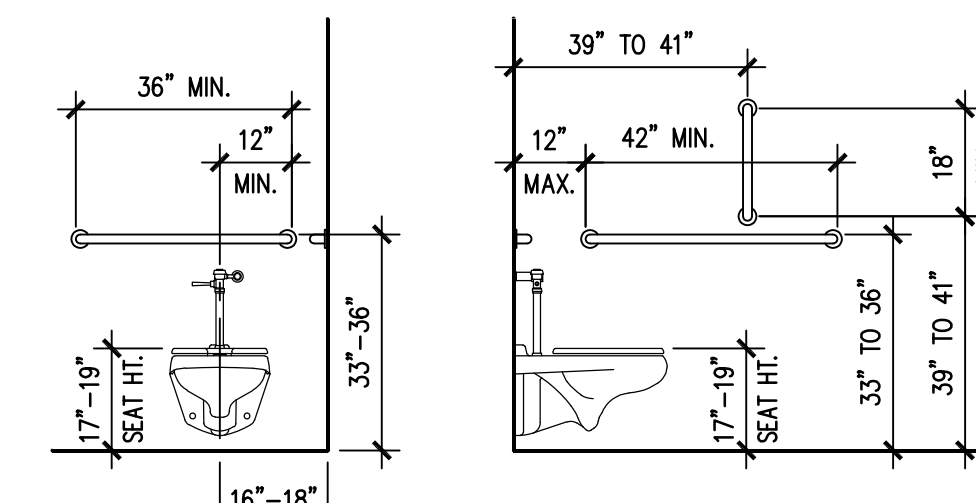
CHANGES IN LEVEL

SCALE: NONE

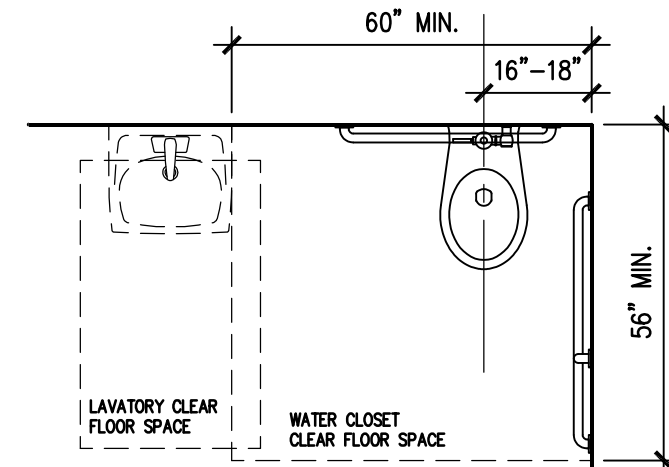


ICC A117.1 REQUIREMENTS (PROTRUDING DISPENSERS)

TOILET PAPER DISPENSER



WATER CLOSET AND GRAB BAR MOUNTING LOCATIONS



**CLEAR FLOOR AREA - COMMERCIAL USE
AND ACCESSIBLE RESIDENTIAL USE**

NOTE: WHILE WALL-MOUNTED WATER CLOSETS ARE SHOWN IN DIAGRAMS ABOVE, INDICATED DIMENSIONS APPLY EQUALLY TO FLOOR-MOUNTED AND TANK-TYPE WATER CLOSETS.

WATER CLOSETS

SCALE: NONE

ROOM SIGNS, FIRE EXTINGUISHERS

SCALE: NONE

GENERAL NOTES

1. REFER TO DRAWING G10 FOR PROJECT GENERAL NOTES.
2. DETAILS ON THIS DRAWING ARE INTENDED TO DEPICT A RANGE OF DIFFERENT CONDITIONS. NOT ALL CONDITIONS DEPICTED MAY BE PRESENT ON THIS PROJECT.
3. DIMENSIONAL REQUIREMENTS DEPICTED ARE MEASURED TO FACE OF SURFACE FINISHES. ABSOLUTE DIMENSIONS ARE SUBJECT TO REASONABLE CONSTRUCTION TOLERANCES AS DETERMINED BY THE ARCHITECT/ENGINEER AND THE AUTHORITY HAVING JURISDICTION. CONSTRUCTED CLEARANCES, LENGTHS, WIDTHS, DEPTHS OR AREAS EXCEEDING INDICATED MAXIMUMS, LESS THAN INDICATED MINIMUMS OR OUTSIDE OF INDICATED RANGES WILL NOT BE ACCEPTED.
4. COORDINATE REQUIREMENTS DEPICTED ON THIS DRAWING WITH INFORMATION DEPICTED ON OTHER DRAWINGS. WHERE DIMENSIONS AND/OR CLEARANCES ON OTHER DRAWINGS ARE DEPICTED TO BE LESS THAN THE MINIMUMS, THE MAXIMUM MAXIMUMS SHALL HOLD. DIMENSIONS DEPICTED ON THIS DRAWING, THE REQUIREMENTS OF THIS DRAWING SHALL TAKE PRECEDENCE.

[illegible]

JOB NO.	24-477-1583
DRAWN	NCO
CHECKED	CDH
APPROVED	CDJ
SHEET TITLE	

ACCESSIBILITY REQUIREMENTS

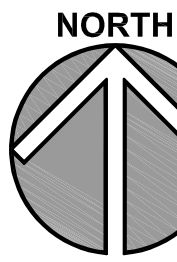
SHEET NUMBER

G201

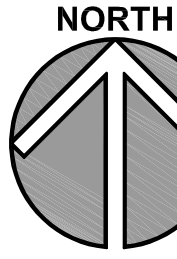
2 M
2 F
as office building

"Plumbing code, footnote 4 states 'whenever a drinking fountain is required by this part, bottled drinking water or a water dispensing faucet (water station) may be substituted for a drinking fountain provided drinking water is accessible to the public.' In our case, there is currently a dispensing faucet at the kitchen sink; the public will not be accessing the station.

"*If there are no more than five employees working at any one time, one restroom may serve both sexes. A restroom shall have a minimum of one water/closet and one lavatory"



SCALE: 1/8" = 1'-0"

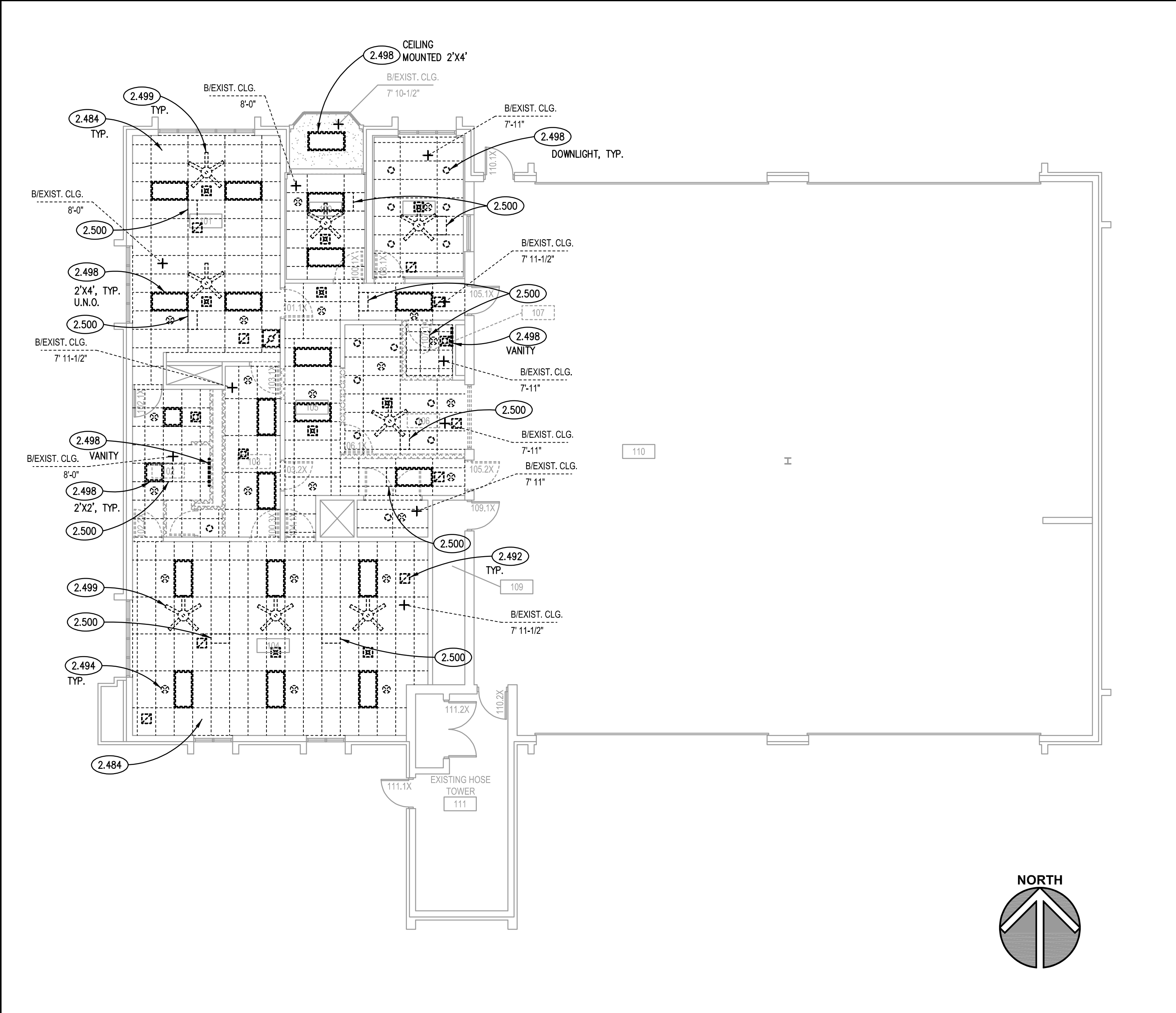


SCALE: 1/8" = 1'-0"

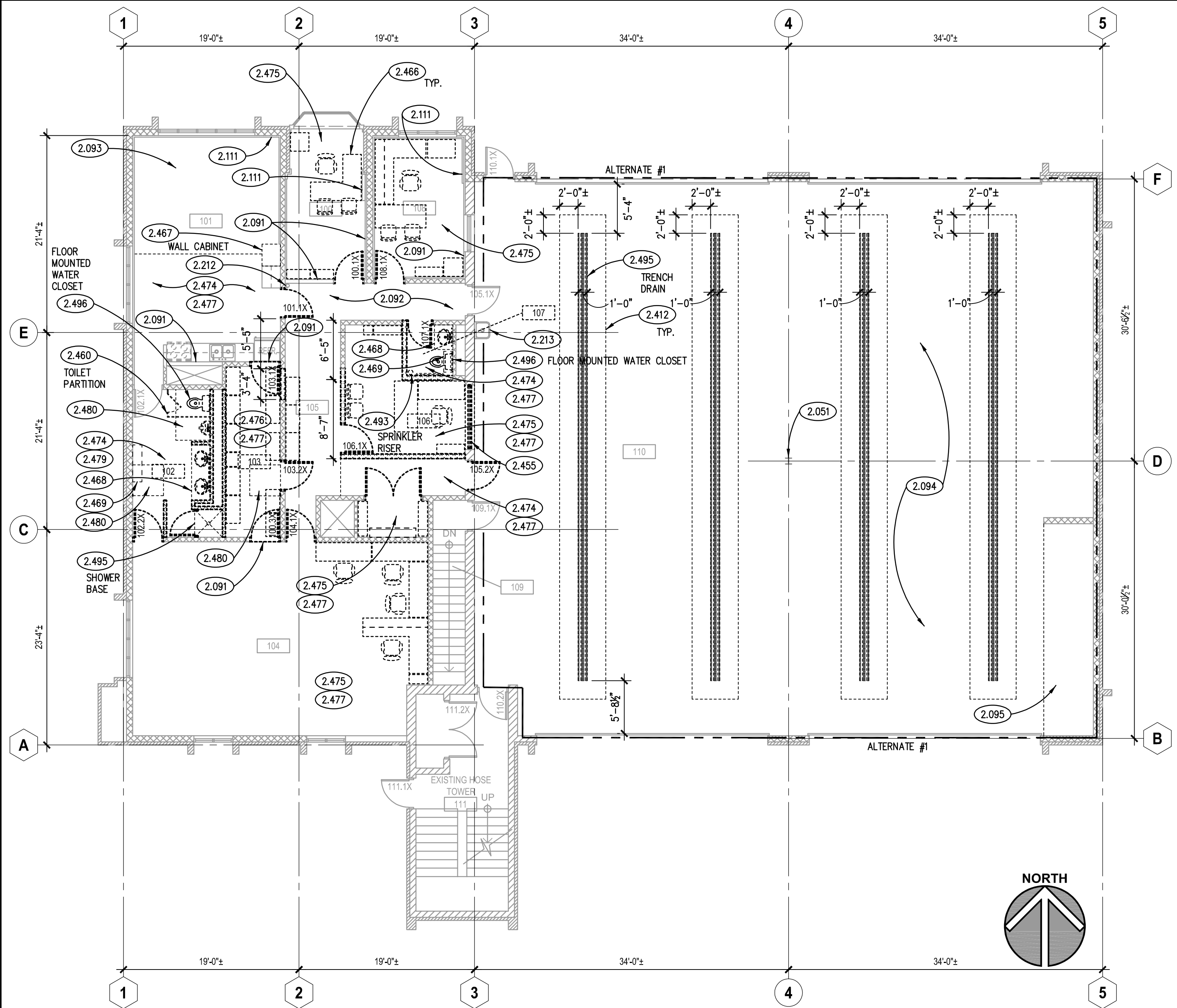
NOTES

1. OCCUPANTS EXITING DIRECTLY TO THE OUTSIDE FROM A ROOM ARE NOT COUNTED IN DETERMINING THE TOTAL OCCUPANT LOAD OF THE EGRESS COMPARTMENT.
2. BASEMENT EGRESS OCCUPANT LOAD IS UNCHANGED; NOT CONSIDERED AS CONVERGING WITH FIRST FLOOR PER IBC 1005.6, AND NOT COUNTED IN ADDITION TO THE FIRST FLOOR.

G300



FIRST FLOOR REFLECTED CEILING DEMOLITION PLAN 2
SCALE: 1/8" = 1'-0"



FIRST FLOOR DEMOLITION PLAN 1
SCALE: 1/8" = 1'-0"

KEYNOTES

- KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.
- 2.051 EXISTING STRUCTURAL STEEL COLUMN.
 - 2.091 EXISTING DRYWALL CONSTRUCTION.
 - 2.092 EXISTING QUARRY TILE.
 - 2.093 EXISTING CARPET/CARPET TILE TO REMAIN; NO WORK.
 - 2.094 EXISTING PAINTED CONCRETE FLOORING.
 - 2.095 EXISTING FLUID APPLIED FLOORING.
 - 2.111 EXISTING BASE UNIT HEATER.
 - 2.212 EXISTING FIRE EXTINGUISHER.
 - 2.213 EXISTING SERVICE SINK TO REMAIN.
 - 2.412 REMOVE EXISTING SUBSTRUCTURE: CONCRETE SLAB-ON-GRADE; SAW CUT SLAB AT LIMITS OF REMOVED AREA.
 - 2.455 REMOVE EXISTING INTERIOR WINDOW: WIRE GLAZING IN METAL FRAME; PREMOULDED SILL.
 - 2.460 REMOVE EXISTING INTERIOR SPECIALTY ITEM: AS INDICATED.
 - 2.466 TEMPORARILY REMOVE & REINSTALL EXISTING OFFICE FURNITURE; REFER TO SPECIFICATIONS.
 - 2.467 REMOVE EXISTING INTERIOR CONSTRUCTION: CASEWORK; AS INDICATED.
 - 2.468 REMOVE EXISTING INTERIOR CONSTRUCTION: BASE CABINET; SOLID SURFACE COUNTERTOP/VANITY.
 - 2.469 REMOVE EXISTING INTERIOR CONSTRUCTION: UPPER CABINET.
 - 2.474 REMOVE EXISTING INTERIOR FLOOR FINISH: QUARRY TILE.
 - 2.475 REMOVE EXISTING INTERIOR FLOOR FINISH: CARPET/CARPET TILE.
 - 2.476 REMOVE EXISTING INTERIOR FLOOR FINISH: RESILIENT SHEET/TILE FLOORING.
 - 2.477 REMOVE EXISTING INTERIOR FLOOR FINISH: QUARRY TILE BASE.
 - 2.480 EXISTING FLOOR REMOVAL REQUIRED FOR INSTALLATION OF ADA SHOWER BASE.
 - 2.484 REMOVE EXISTING INTERIOR CEILING FINISH: ACOUSTICAL PANELS AND SUSPENDED GRID.
 - 2.492 REMOVE EXISTING MECHANICAL SYSTEM COMPONENT: CEILING DIFFUSER/GRILLE.
 - 2.493 REMOVE EXISTING FIRE PROTECTION SYSTEM COMPONENT: AS INDICATED; REFER TO FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
 - 2.494 REMOVE EXISTING FIRE PROTECTION SYSTEM COMPONENT: SPRINKLER HEAD.
 - 2.495 REMOVE EXISTING PLUMBING SYSTEM COMPONENT: AS INDICATED; REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 - 2.496 REMOVE EXISTING PLUMBING FIXTURE: AS INDICATED.
 - 2.498 REMOVE EXISTING LIGHT FIXTURE.
 - 2.499 REMOVE EXISTING CEILING FAN.
 - 2.500 SALVAGE AND REINSTALL EXISTING PURVIS SPEAKER SYSTEM.

ROOM SCHEDULE

RM. NO.	ROOM NAME	RM. NO.	ROOM NAME
100	EXISTING OFFICE		
101	EXISTING DAY ROOM / KITCHEN		
102	EXISTING MEN'S TOILET & SHOWER		
103	EXISTING STORAGE		
104	EXISTING SLEEPING QUARTERS		
105	EXISTING CORRIDOR		
106	EXISTING OFFICE		
107	EXISTING TOILET		
108	EXISTING OFFICE		
109	EXISTING STAIRS		
110	EXISTING APPARATUS BAY		
111	EXISTING 1ST FLOOR HOSE TOWER		

GENERAL NOTES

- REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
- UNLESS NOTED OTHERWISE, WHERE EXISTING FLOOR, WALL AND CEILING SURFACES ARE SCHEDULED TO RECEIVE FINISHES, DEMOLISH EXISTING FINISH MATERIALS (EXCEPT PROPERLY ADHERED PAINT) AND SALVAGE SURFACE-MOUNTED ITEMS; PROPERLY PREPARE SURFACES TO RECEIVE NEW FINISHES; REINSTALL SURFACE-MOUNTED ITEMS AT NEW LOCATIONS DETERMINED BY OWNER UNLESS SPECIFIC LOCATIONS ARE INDICATED ON DRAWINGS.
- STORE SALVAGED ITEMS AS DIRECTED BY OWNER.
- REMOVE WALL MOUNTED ACCESSORIES AND SPECIALTIES PRIOR TO START OF WORK.
- REMOVE SALVAGED ITEMS THAT WILL NOT BE RE-USED TO OWNER'S DESIGNATED PERMANENT STORAGE LOCATION ON SITE.
- REMOVE SALVAGED ITEMS THAT WILL ULTIMATELY BE RE-USED ON THIS PROJECT TO OWNER'S DESIGNATED TEMPORARY STAGING AREA ON SITE.
- PROTECT SALVAGED ITEMS FROM DAMAGE UNTIL INCORPORATED INTO THE WORK OR UNTIL MOVED TO OWNER'S PERMANENT STORAGE.
- SALVAGE AND REINSTALL WALL MOUNTED ACCESSORIES UNLESS OTHERWISE NOTED.
- ADDITIONAL DEMOLITION/RECONSTRUCTION AND REMOVAL/REPLACEMENT OF ARCHITECTURAL ELEMENTS IS REQUIRED TO COMPLETE THE WORK OF THIS PROJECT. COORDINATE WITH ARCHITECTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL DRAWINGS, AND PROVIDE DEMOLITION/RECONSTRUCTION AND REMOVAL/REPLACEMENT OF ARCHITECTURAL ELEMENTS AS REQUIRED TO COMPLETE THE WORK SHOWN ON THOSE DRAWINGS.
- AT CEILING GRID AREAS TO BE DEMOLISHED, TEMPORARILY SUPPORT LIGHT FIXTURES THAT ARE TO BE INDICATED TO REMAIN IN PLACE AS PART OF THE PERMANENT WORK.

ISSUED	100% CONSTRUCTION DOCUMENTS
02/25/25	

JOB NO.	24-477-1583
DRAWN	NCO
CHECKED	CDH
APPROVED	CDJ

SHEET TITLE
FIRST FLOOR & REFLECTED CEILING DEMOLITION PLANS

SHEET NUMBER

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	GYPSUM BOARD		MECHANICAL DIFFUSER: SUPPLY
			MECHANICAL DIFFUSER: RETURN
	ACoustical CEILING TILE: 2' X 2'		MECHANICAL DIFFUSER: EXHAUST
			LIGHT FIXTURE: 1' X 4'
	EXIT LIGHT FIXTURES		LIGHT FIXTURE: 2' X 2'
	EMERGENCY LIGHT FIXTURES		DOWN LIGHT FIXTURE



2.500 SALVAGE AND REINSTALL EXISTING PURVIS SPEAKER SYSTEM.

3.030 CAST-IN-PLACE CONCRETE: REFER TO STRUCTURAL DRAWINGS.

6.002 ROUGH CARPENTRY: WOOD BLOCKING; DIMENSIONAL LUMBER; SIZE AS REQUIRED; REFER TO SCHEDULE FOR TREATMENT.

9.210 GYPSUM BOARD: 5/8" THICK; TYPE "X".

9.230 SPRINKLER PIPING/FITTING/HEAD; REFER TO FIRE PROTECTION DRAWINGS.

22.113 PLUMBING PIPING SPECIALTY: FLOOR DRAIN; REFER TO PLUMBING DRAWINGS; SLOPE FLOOR TO DRAIN AS INDICATED.

22.400 PLUMBING FIXTURE: REFER TO PLUMBING DRAWINGS.

23.370 MECHANICAL DIFFUSER/GRILLE: REFER TO MECHANICAL DRAWINGS.

26.001 LIGHT FIXTURE: REFER TO ELECTRICAL DRAWINGS.

26.009 PURVIS SPEAKER: REFER TO ELECTRICAL DRAWINGS.

RM. NO.	ROOM NAME	RM. NO.	ROOM NAME
100	EXISTING OFFICE		
101	EXISTING DAY ROOM / KITCHEN		
102	STORAGE		
103	ADA TOILET & SHOWER		
104	EXISTING SLEEPING QUARTERS		
104A	TOILET & SHOWER		
104B	TOILET & SHOWER		
105	EXISTING CORRIDOR		
106	OFFICE		
107	OFFICE		
108	EXISTING OFFICE		
109	EXISTING STAIRS		
110	EXISTING APPARATUS BAY		
111	EXISTING 1ST FLOOR HOSE TOWER		

1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
2. COORDINATE FIRE RATED ASSEMBLIES INFORMATION CONTAINED ON DRAWING G300 WITH THE WORK OF ALL CONTRACTS.
3. IDENTIFY FIRE-RATED ASSEMBLIES WITH STENCILED PANTALD LETTERING OR VINYL APPLIED LETTERING IN CONCEALED SPACES ABOVE CEILINGS AT 30" MAX. INTERVALS AND NOT MORE THAN 15" FROM THE EDGE OF WALLS. REFER TO SPECIFICATION SECTION 07 05 53 - FIRE AND SMOKE ASSEMBLY IDENTIFICATION FOR ADDITIONAL INFORMATION.
4. IN METAL STUD/GYPSUM BOARD PARTITIONS AND WALLS, PROVIDE COMBUSTIBLE BLOCKING ALLOWED TO TYPE IIB PER IBC 603.1 - ITEM #44, FOR WALL-MOUNTED ITEMS REQUIRING MECHANICAL ANCHORAGE.
5. SPOT ELEVATIONS ARE DESIGNATED NOTIONAL HEIGHTS ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. COORDINATE FINAL HEIGHTS OF CEILING DEVICES WITH INFORMATION CONTAINED ON STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL DRAWINGS.

JOB NO. 24-477-1583
DRAWN NCO
CHECKED CDH
APPROVED CDJ

SHEET TITLE

**FIRST FLOOR &
REFLECTED CEILING
PLANS**

SHEET NUMBER

A300



KEYNOTES ARE NOT ALWAYS REPEATED ACROSS ALL PLANS/DETAILS ON THIS DRAWING. AN UN-KEYNOTED ITEM ON THIS DRAWING IS THE SAME AS A KEYNOTED ITEM ON THIS DRAWING HAVING THE SAME GRAPHIC APPEARANCE.

1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
2. COORDINATE EXACT LOCATIONS OF TOILET ACCESSORY ITEMS WITH ACCESSIBILITY AND MOUNTING INFORMATION CONTAINED ON DRAWING A201 AND WITH OWNER'S REPRESENTATIVE.
3. REFER TO A300 SERIES REFLECTED CEILING PLAN DRAWINGS FOR CEILING HEIGHTS.
4. COORDINATE CEILING HEIGHTS WITH SECTIONS AND DETAILS.
5. COORDINATE LOCATIONS OF WALL-MOUNTED ELECTRICAL ITEMS WITH ARCHITECTURAL ITEMS TO ENSURE NO OVERLAP.

[illegible]

SHEET TITLE
ENLARGED PLAN
DETAILS, TOILET
ACCESSORY
SCHEDULE, &
INTERIOR
ELEVATIONS
SHEET NUMBER

A500

KEYNOTES

1. DOOR TO REMAIN.
2. EMERGENCY USE; NON PUBLIC ACCESS. ADA ACCESS NOT REQUIRED.
3. FOB SECURITY; NON PUBLIC ENTRANCE. ADA ACCESS NOT REQUIRED.
4. BYPASS DOOR.

DOOR SCHEDULE ABBREVIATIONS							
DOOR / FRAME MATERIAL		STEEL DOOR GAGE		WOOD DOOR GRADE		WOOD DOOR VENEER CUTS	
AL ALUMINUM	20	LEVEL 1 - STD. DUTY	C PREMIUM	PS PLAIN SLICED			
SL STEEL	18	LEVEL 2 - HEAVY DUTY	C CUSTOM	QS QUARTER SLICED			
WD WOOD	16	LEVEL 3 - EXTRA H.VY. DUTY	E ECONOMY	RC RIFT CUT			
SPECIAL DOOR TYPES		14	LEVEL 4 - MAXIMUM DUTY	WOOD DOOR CORE		R	ROTARY CUT
AC ACCORDION	STEEL DOOR MODEL			HC HONEYCOMB			
AP ACCESS PANEL	1	FULL FLUSH	MC MINERAL BOARD	WOOD DOOR VENEER MATCHING			
DK DARKROOM REVOLVING	2	SEAMLESS	PCS 5-PLY PARTICLE BOARD	BL BOK MATCH			
OS OVERHEAD HIGH-SPEED	3	STYLE & RAIL	SC SPLY-RATED	SL SLIP MATCH			
OR OVERHEAD ROLLING	STEEL DOOR CORE			RAN RANDOM MATCH			
OS OVERHEAD SECTIONAL	HC	HONEYCOMB	WOOD DOOR VENEER		END MATCH		
RV REVOLVING	MC	MINERAL BOARD	BW BIRCH - WHITE (SAPWOOD)	CON	CONTINUOUS MATCH		
SG OVERHEAD SECURITY GRILLE	PS	POLYSTYRENE	HB PRIMED HARDWARE LAMINATE	RUN	RUNNING MATCH		
DOOR / FRAME FINISHES		PU	POLYURETHANE	BAL	BALANCE MATCH		
P PAINTED - SEE FIN. SCHED.	SS	STEEL STEIFFENERS	MW MAPLE - WHITE (SAPWOOD)	CB	CENTER BALANCE MATCH		
S STAINED - SEE FIN. SCHED.			RD RED OAK	P	PAIR MATCH		
FF FACTORY FINISH			OW WHITE OAK	S	SET MATCH		
			PO POPLAR				

HARDWARE MOUNTING HEIGHTS

FINISHES SCHEDULE

FINISH REMARKS

LEGEND

GENERAL NOTES

1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
2. REFER TO REFLECTED CEILING PLAN DRAWINGS FOR CEILING HEIGHTS.
3. REFER TO FLOOR PLAN DRAWINGS AND WALL TYPE DRAWINGS FOR WALL SUBSTRATE SURFACE MATERIALS.
4. REGARDLESS OF DRYWALL PARTITION TYPE, PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD AT LOCATIONS SCHEDULED RECEIVE PORCELAIN WALL TILE.
5. REPAIR HOLES AND BLEMISHES ON SURFACES PRIOR TO PAINTING.
6. PAINT SHEENS INDICATED IN FINISH TYPES ARE MPI DESIGNATIONS.
7. REFER TO ROOM FINISHES SCHEDULE FOR DESCRIPTIONS OF FINISH TYPES AND GLAZING TYPES LISTED IN DOOR AND FRAME SCHEDULE.
8. REFER TO DRAWING A1100 FOR DOOR FRAME DETAILS.
9. INTERIOR WALL AND FLOOR FINISHES COMPLY WITH IRC 2021 TABLE 803.13.

HARDWARE SCHEDULE REMARKS

1. OFFICE FUNCTION LOCKSET.
2. PASSAGE FUNCTION LOCKSET.
3. PRIVACY FUNCTION LOCKSET WITH DEADBOLT, EXTERIOR "VACANT/OCCUPIED" INDICATOR AND ADA THUMBTURN FOR DEADBOLT ON INTERIOR.
4. PASSAGE FUNCTION LOCKSET WITH MANUFACTURER'S STANDARD LEVER TRIM ON RIM EXIT DEVICE.
5. PRIVACY FUNCTION LOCKSET WITH DEADBOLT, EXTERIOR "VACANT/OCCUPIED" INDICATOR AND ADA THUMBTURN FOR DEADBOLT ON INTERIOR.
6. REPLACE EXISTING THRESHOLD WITH HALF SADDLE THRESHOLD.
7. BYPASS DOOR HANGING HARDWARE; NON-LOCKING.
8. RE-KEY TO OWNER'S CURRENT KEYING SYSTEM.



SCALE: 1/4" = 1'-0'

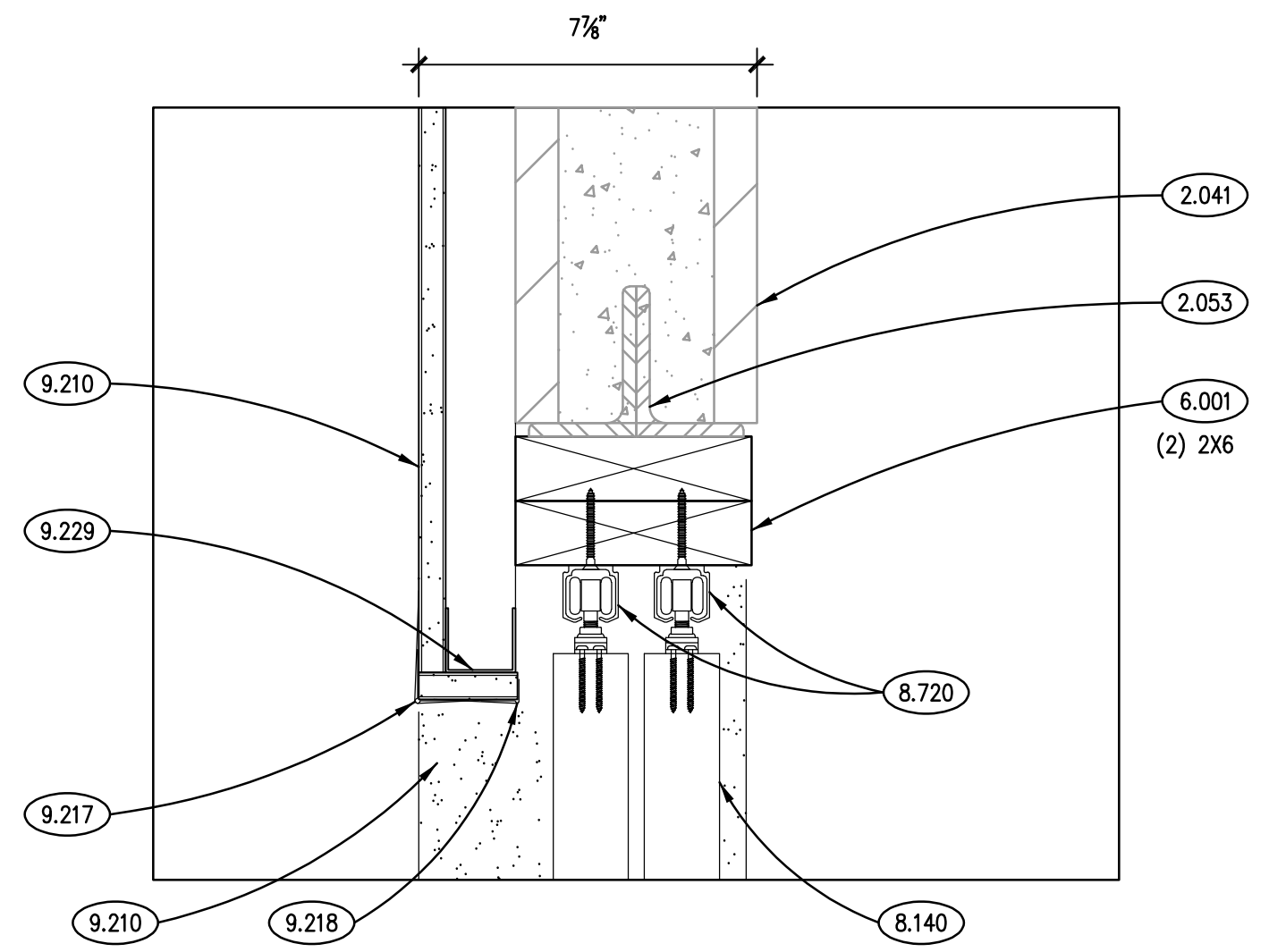


KEYNOTES

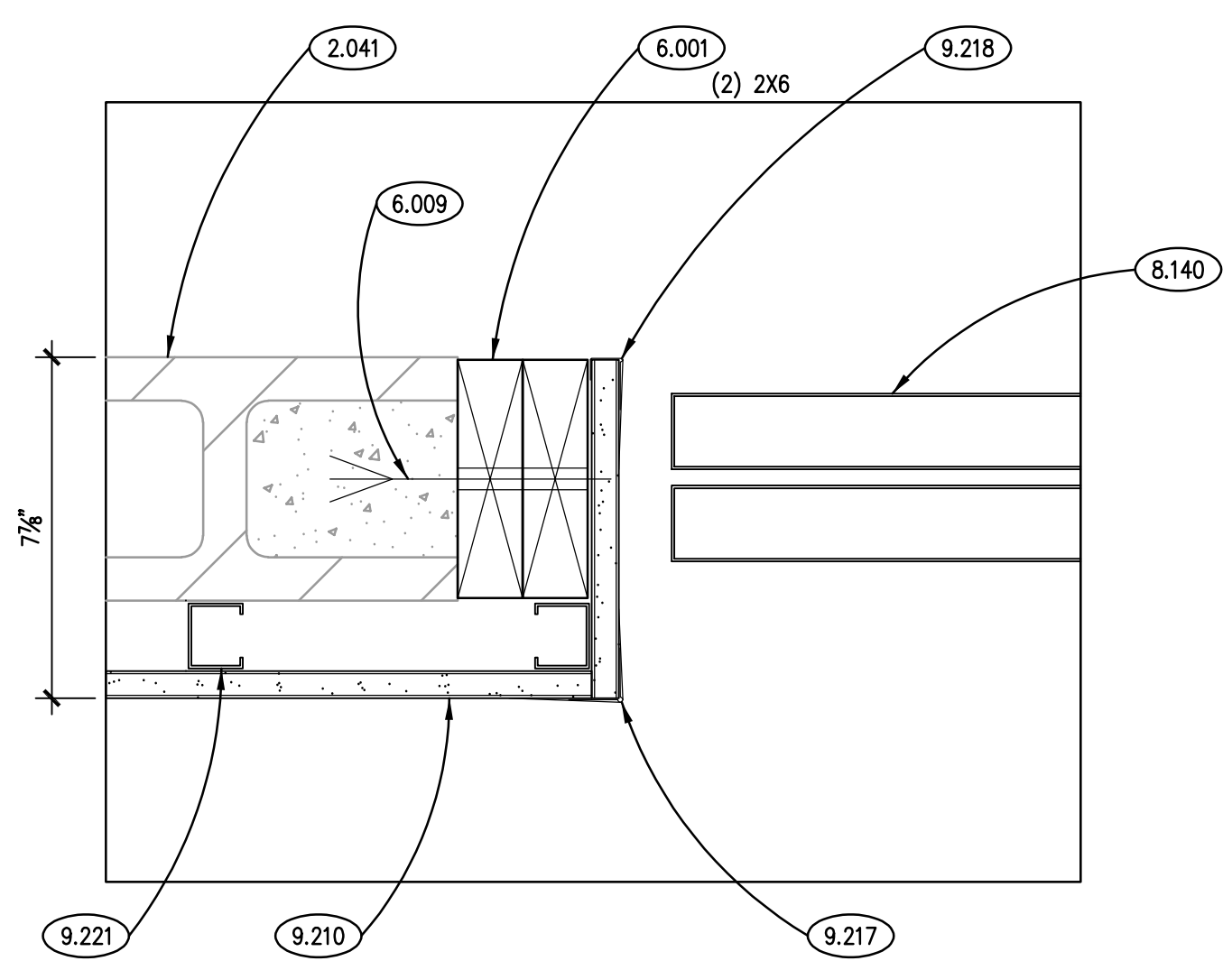
KEYNOTES ARE NOT ALWAYS REPEATED ACROSS ALL DRAWINGS ON THIS SHEET. AN UN-KEYNOTED ITEM ON THIS SHEET IS THE SAME AS A KEYNOTED ITEM ON THIS SHEET HAVING THE SAME GRAPHIC APPEARANCE.

- 2.033 EXISTING CONCRETE SLAB ON GRADE.
2.041 EXISTING MASONRY WALL.
2.053 EXISTING STRUCTURAL STEEL LINTEL.
2.091 EXISTING DRYWALL CONSTRUCTION.
2.092 EXISTING QUARRY TILE.
- 6.001 ROUGH CARPENTRY: WOOD BLOCKING; DIMENSIONAL LUMBER; SIZE AS INDICATED; REFER TO SCHEDULE FOR TREATMENT.
6.009 ROUGH CARPENTRY ACCESSORY: MASONRY SCREW ANCHORS.
- 7.920 JOINT SEALANT: REFER TO SCHEDULE IN SPECIFICATION SECTION 07 92 00; PROVIDE BACKER ROD OR BOND BREAKER.
- 8.110 STEEL DOOR FRAME: REFER TO DOOR, FRAME AND BORROWED LIGHT SCHEDULE.
8.115 STEEL FRAME ACCESSORY: DOOR FRAME ANCHORS (PROVIDE AT JAMBS ONLY) WITH STEEL PLATE.
8.140 WOOD DOOR: REFER TO DOOR, FRAME AND BORROWED LIGHT SCHEDULE.
8.720 DOOR HARDWARE ACCESSORY: CLOSET DOOR TRACK ASSEMBLY.
- 9.210 GYPSUM BOARD: 5/8" THICK; TYPE "X".
9.215 GYPSUM BOARD ACCESSORY: ACOUSTICAL INSULATION: SOUND ATTENUATION BATTS; THICKNESS AS SPECIFIED.
9.217 GYPSUM BOARD ACCESSORY: CORNER BEAD.
9.218 GYPSUM BOARD ACCESSORY: EDGE TRIM; "L" PROFILE.
9.221 METAL STUD FRAMING: 1-5/8" STUD; 16" O.C. SPACING; 20 GAUGE UNLESS NOTED OTHERWISE; ANCHORAGE TO SUIT APPLICATION.
9.223 METAL STUD FRAMING: 3-5/8" STUD; 16" O.C. SPACING; 20 GAUGE UNLESS NOTED OTHERWISE; ANCHORAGE TO SUIT APPLICATION.
- 9.229 METAL STUD FRAMING: STUD RUNNER; SIZE TO MATCH METAL STUDS.
9.302 PORCELAIN FLOOR TILE: PORCELAIN; REFER TO DRAWING A800 FINISH PLANS.
9.657 RESILIENT ACCESSORY: TRANSITION STRIP WITH TRACK BASE.
9.658 LUXURY VINYL TILE: REFER TO DRAWING A800 FINISH PLANS.
9.681 CARPET TILE: REFER TO DRAWING A800 FINISH PLANS.

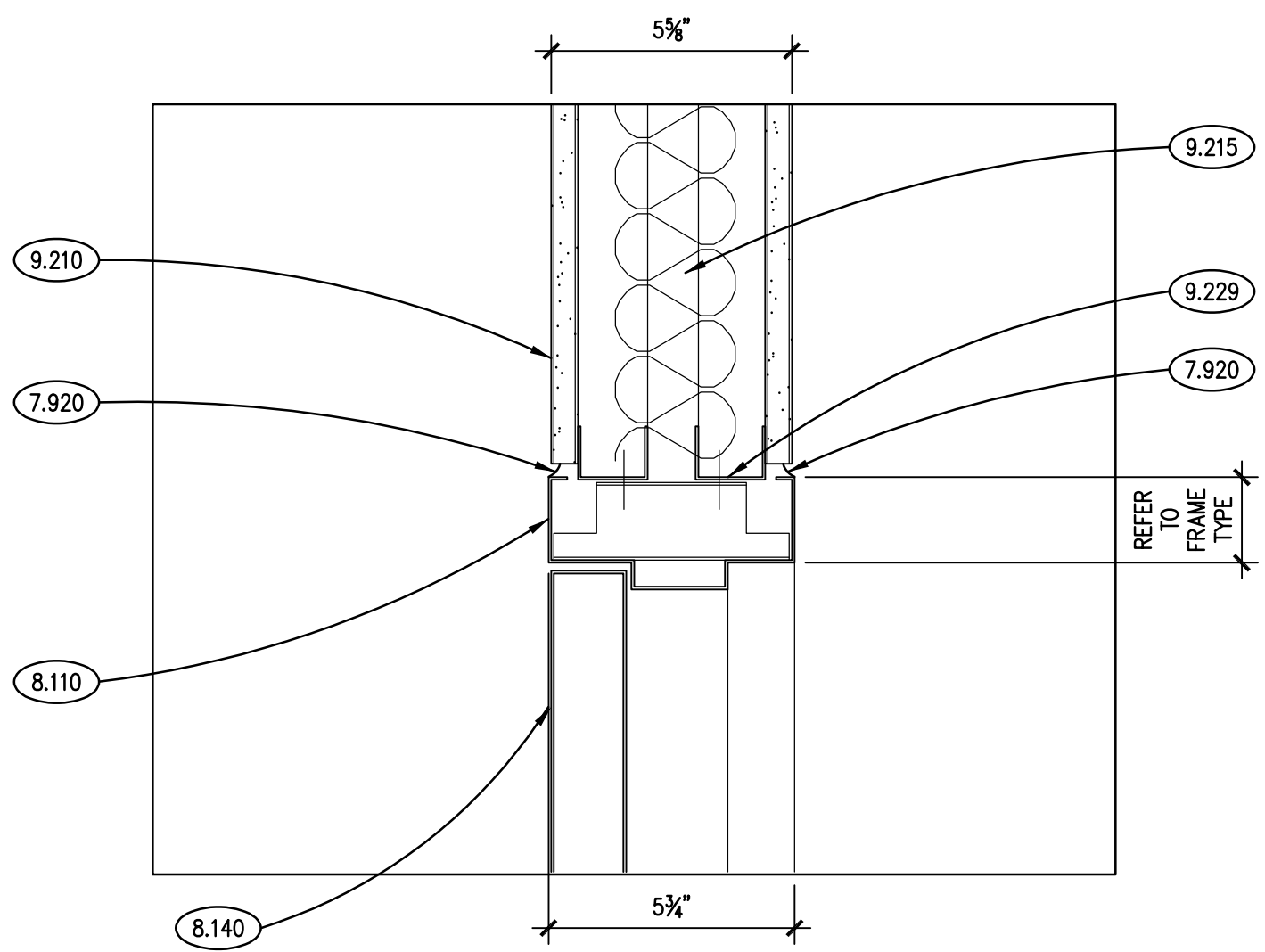
SILL DETAIL 12
SCALE: 3" = 1'-0"



HEAD DETAIL 11
SCALE: 3" = 1'-0"



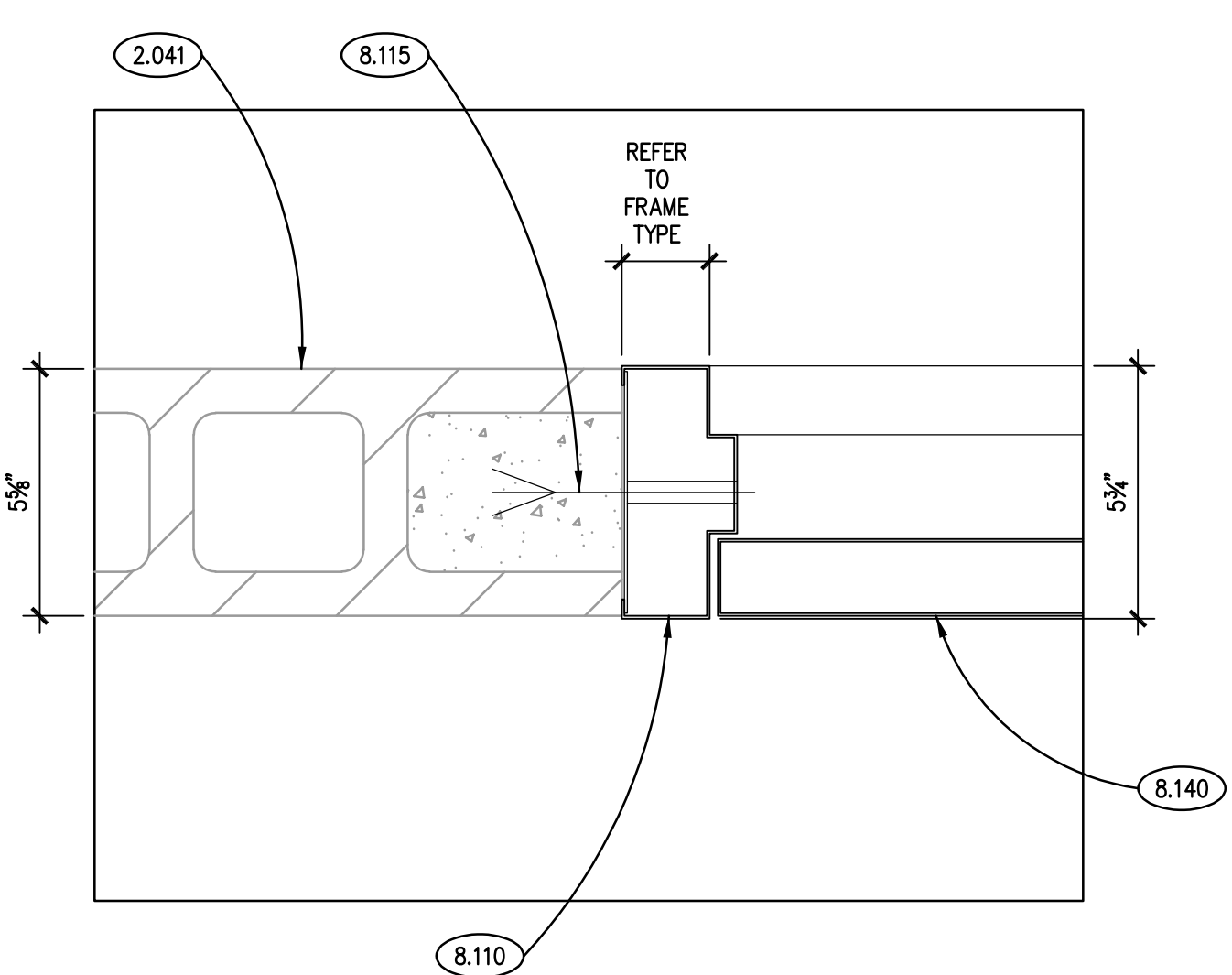
JAMB DETAIL 10
SCALE: 3" = 1'-0"



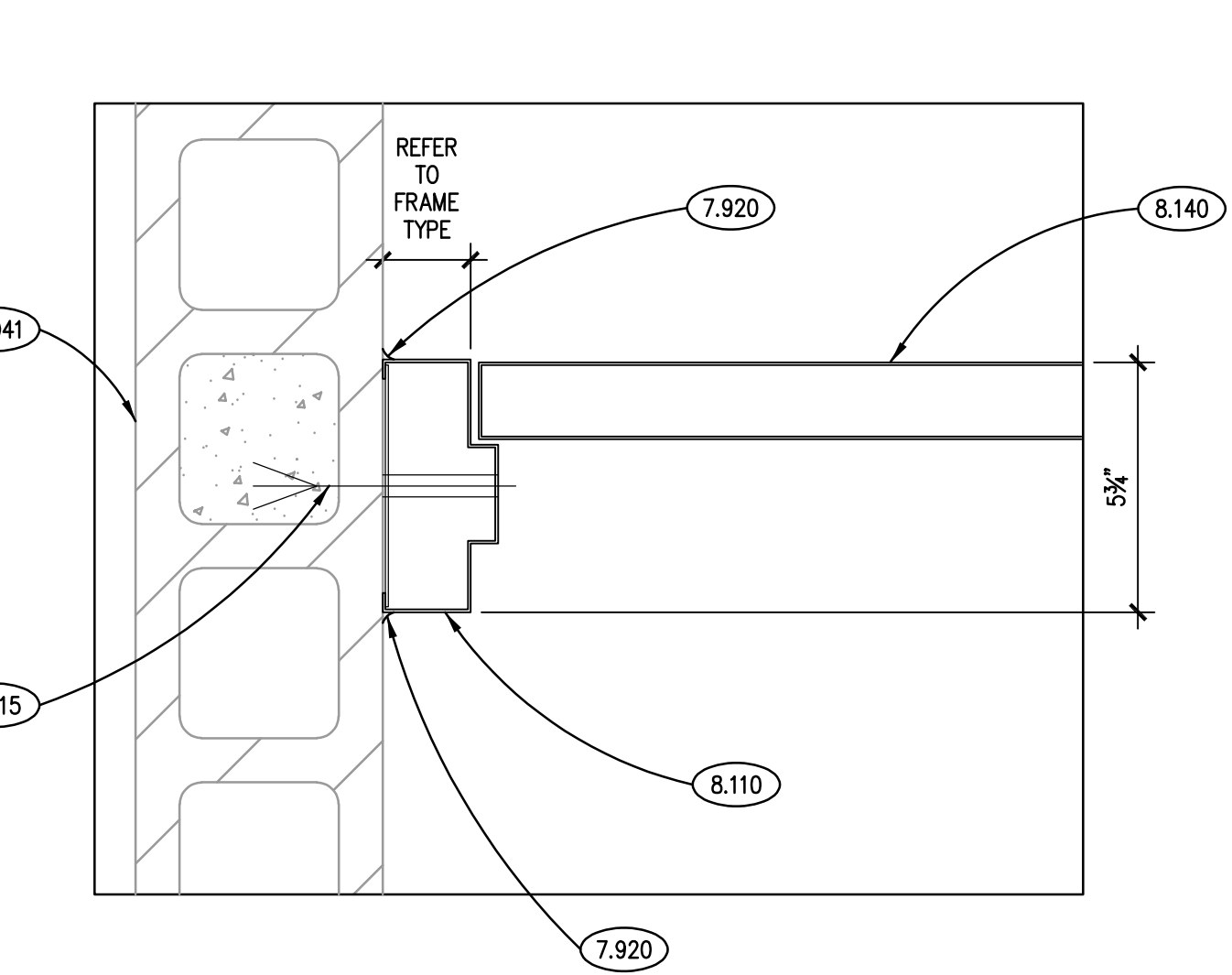
HEAD DETAIL 9
SCALE: 3" = 1'-0"

PARTITION ABOVE HEADER SIMILAR TO WALL TYPE G1c

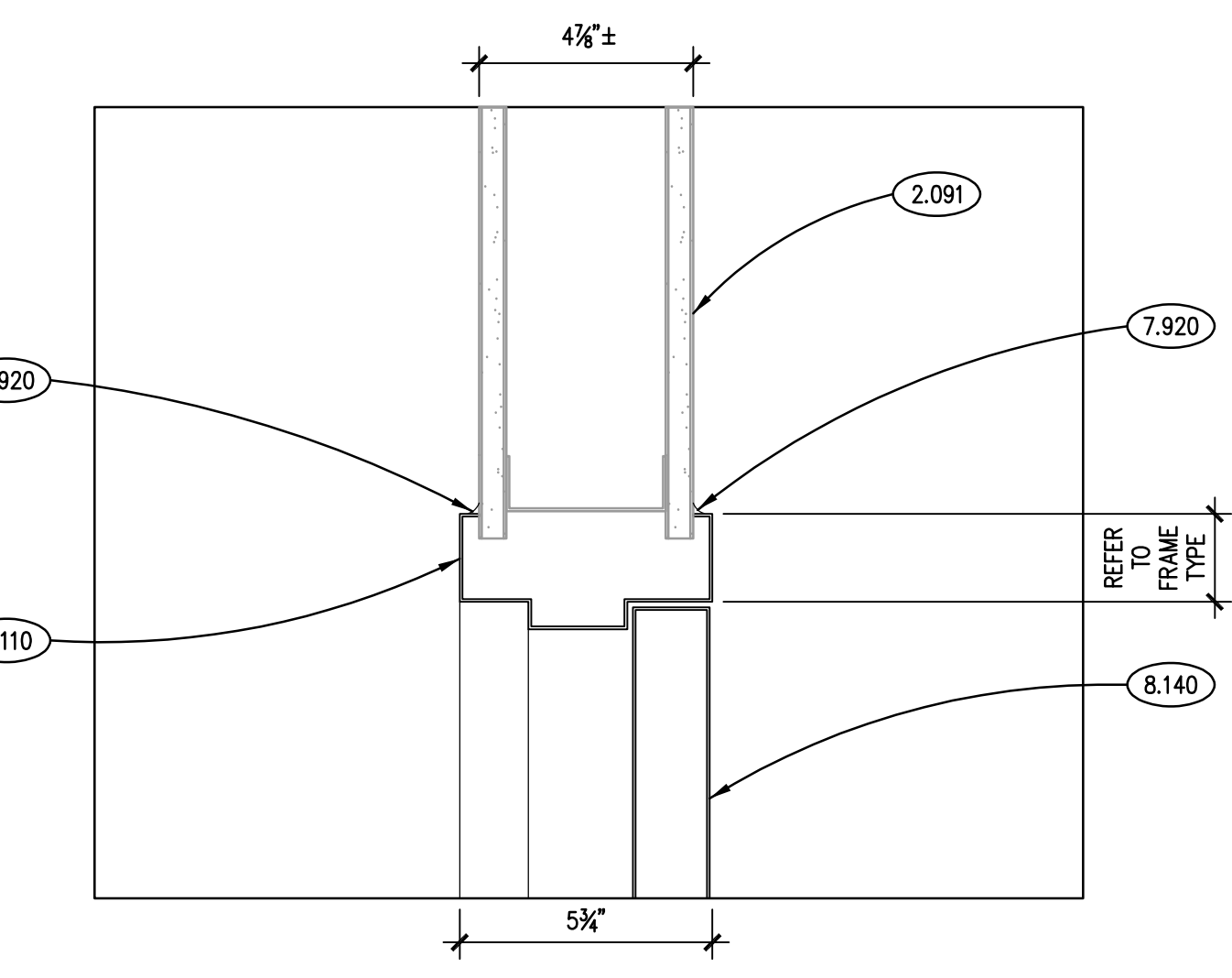
HEAD DETAIL 8
SCALE: 3" = 1'-0"



JAMB DETAIL 7
SCALE: 3" = 1'-0"



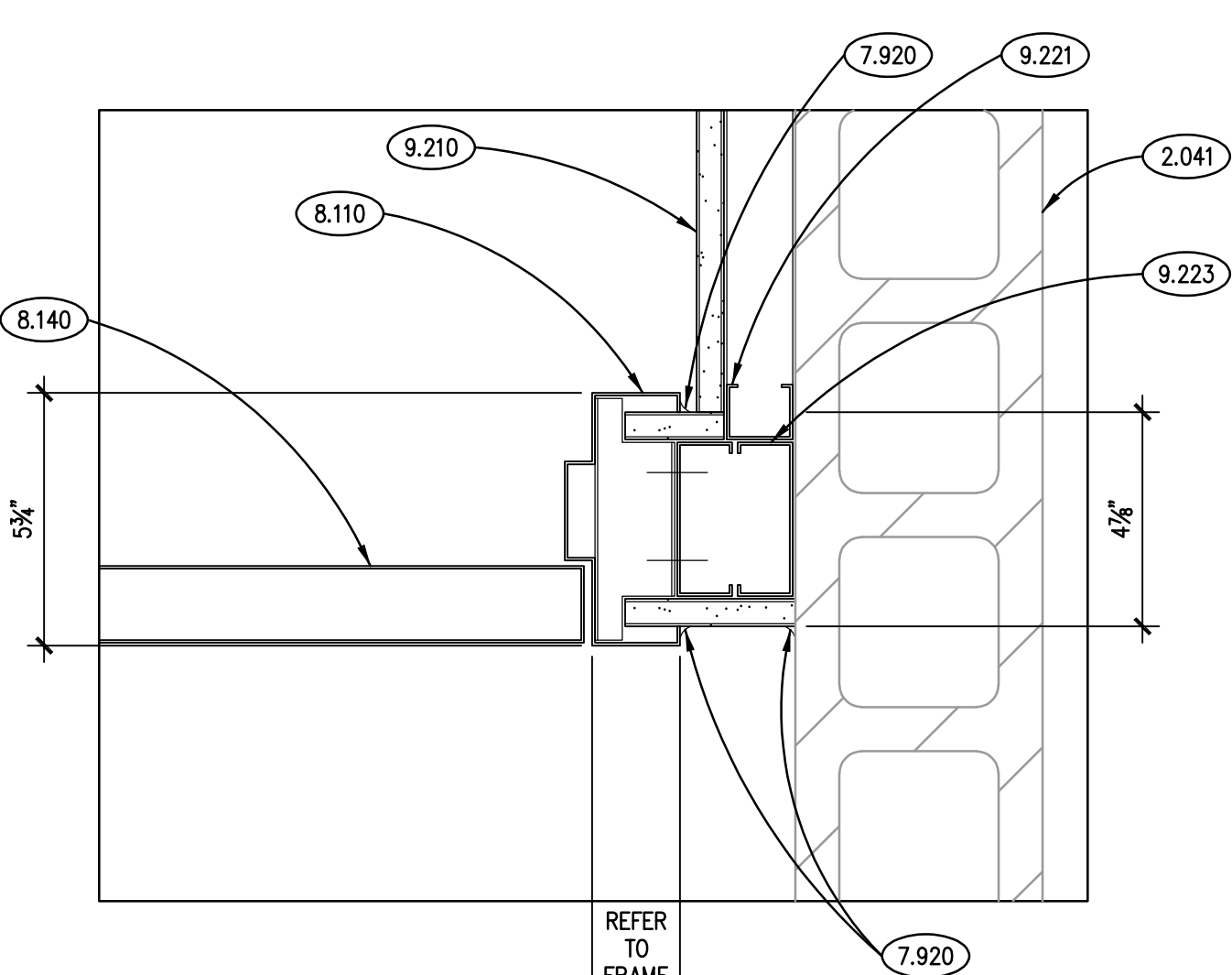
JAMB DETAIL 6
SCALE: 3" = 1'-0"



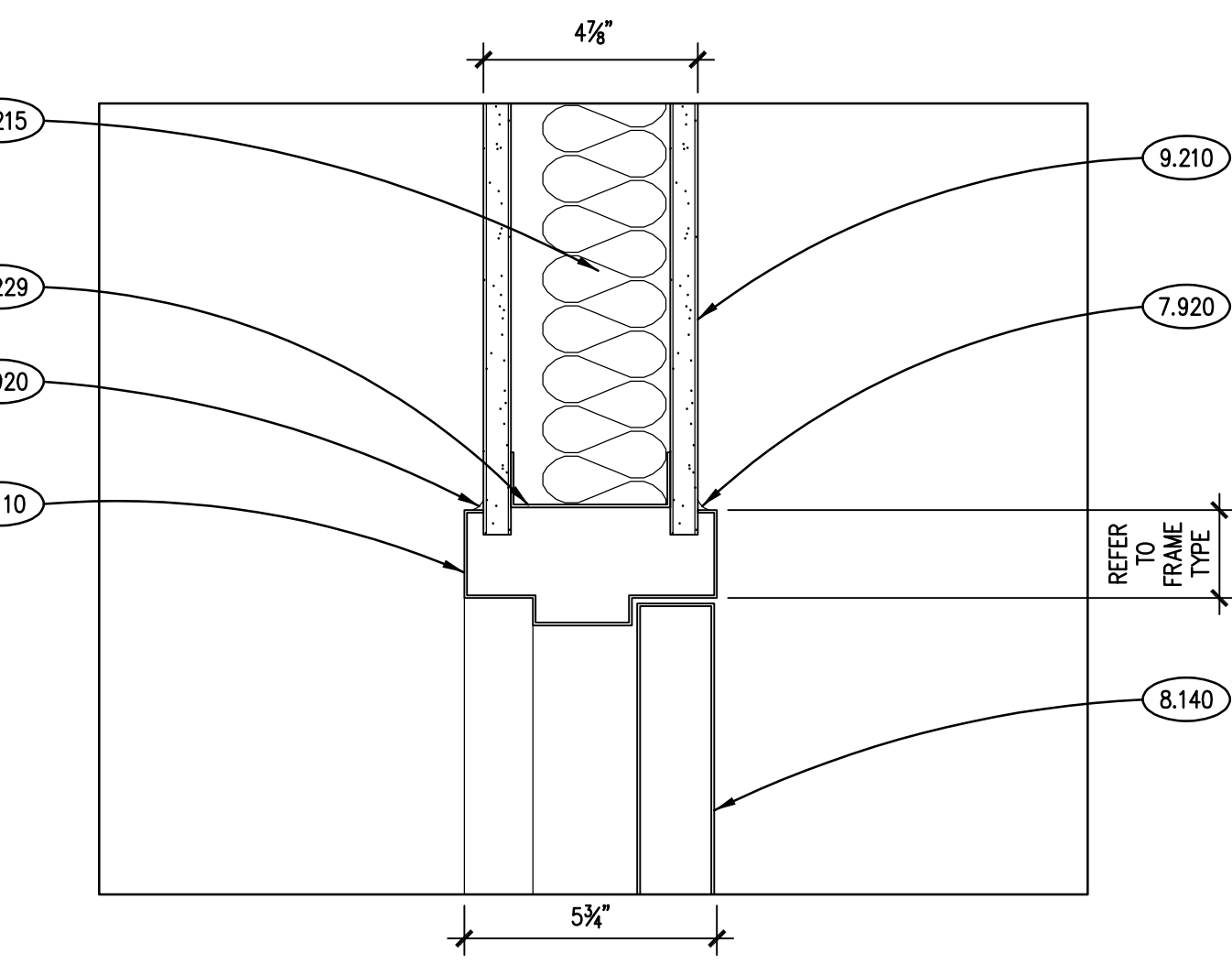
HEAD DETAIL 5
SCALE: 3" = 1'-0"

PARTITION ABOVE HEADER SIMILAR TO WALL TYPE G1c

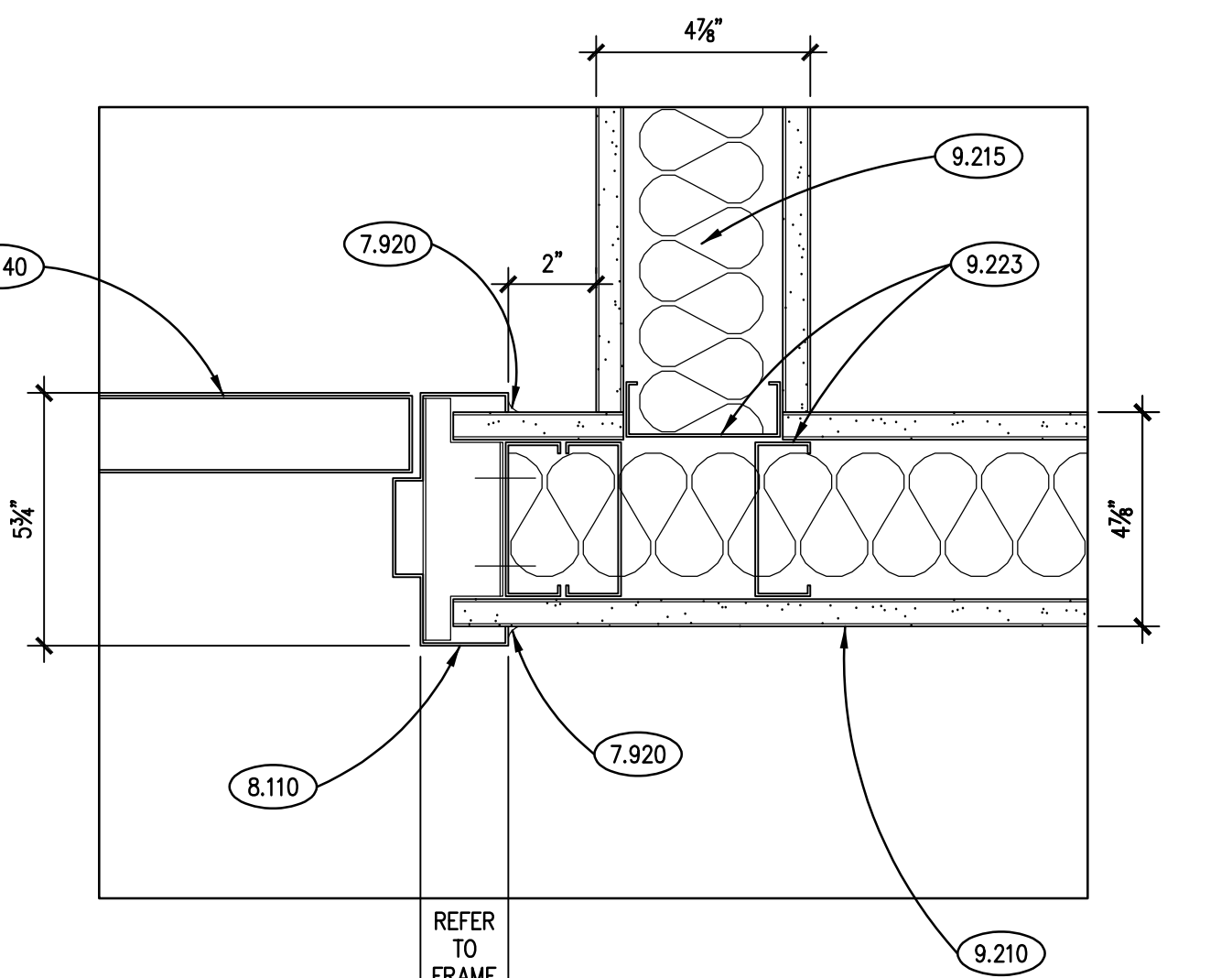
JAMB DETAIL 4
SCALE: 3" = 1'-0"



JAMB DETAIL 3
SCALE: 3" = 1'-0"



HEAD DETAIL 2
SCALE: 3" = 1'-0"



JAMB DETAIL 1
SCALE: 3" = 1'-0"

PARTITION ABOVE HEADER SIMILAR TO WALL TYPE G1c

GENERAL NOTES

- REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES
- REFER TO REFLECTED CEILING PLAN DRAWINGS FOR BOTTOM OF CEILING ELEVATIONS.
- CONSTRUCT FIRE RATED ASSEMBLIES IN ACCORDANCE WITH UL DESIGN REQUIREMENTS.
- PROVIDE UL APPROVED FIRE STOPPING SYSTEMS AT JOINTS IN, PERIMETERS OF, AND PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
- WHERE TOPS OF NON-RATED WALLS OR PARTITIONS ARE EXPOSED TO VIEW, NEATLY PROVIDE PAINTABLE JOINT SEALANT THAT SEALS THE GAP BETWEEN TOP OF PARTITION AND THE UNDERSIDE OF DECK OR STRUCTURE ABOVE.
- REGARDLESS OF DRYWALL PARTITION TYPE DESCRIPTION, PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD AT LOCATIONS SCHEDULED TO RECEIVE CERAMIC WALL TILE.

FIRE STATION 81 RENOVATIONS

1440 ARDMORE AVENUE
VILLA PARK, ILLINOIS 60181

ISSUED	
100% CONSTRUCTION DOCUMENTS	
02/25/25	

JOB NO. 24-477-1583
DRAWN NCO
CHECKED CDH
APPROVED CDJ

SHEET TITLE

DOOR DETAILS

SHEET NUMBER

A810

KEYNOTES

- KEYNOTES ARE NOT ALWAYS REPEATED ACROSS ALL DRAWINGS ON THIS SHEET. AN UN-KEYNOTED ITEM ON THIS SHEET IS THE SAME AS A KEYNOTED ITEM ON THIS SHEET HAVING THE SAME GRAPHIC APPEARANCE.
- 2.042 EXISTING INTERIOR CONCRETE MASONRY WALL.
2.057 EXISTING STEEL DECKING.
- 4.170 MASONRY GROUT: CONTINUOUS GROUTED SOLID MASONRY COURSES. REFER TO SPECIFICATIONS.
- 7.840 FIRESTOPPING: PACKING MATERIAL; REFER TO SPECIFICATIONS.
7.841 FIRESTOPPING: SEALANT; REFER TO SPECIFICATIONS.
- 9.210 GYPSUM BOARD: 5/8" THICK; TYPE "X".
9.214 GYPSUM BOARD ACCESSORY: ACOUSTICAL SEALANT.
9.215 GYPSUM BOARD ACCESSORY: ACOUSTICAL INSULATION: SOUND ATTENUATION BATTS; THICKNESS AS SPECIFIED.
9.221 METAL STUD FRAMING: 1-5/8" STUD; 16" O.C. SPACING; 20 GAUGE UNLESS NOTED OTHERWISE; ANCHORAGE TO SUIT APPLICATION.
9.223 METAL STUD FRAMING: 3-5/8" STUD; 16" O.C. SPACING; 20 GAUGE UNLESS NOTED OTHERWISE; ANCHORAGE TO SUIT APPLICATION.
9.226 METAL STUD FRAMING: 6" STUD; 16" O.C. SPACING; 20 GAUGE UNLESS NOTED OTHERWISE; ANCHORAGE TO SUIT APPLICATION.
9.229 METAL STUD FRAMING: STUD RUNNER; SIZE TO MATCH METAL STUDS.
9.230 METAL STUD FRAMING: DEFLECTION RELIEF DEEP-LEG STUD RUNNER WITH SLOTTED HOLES; PROVIDE RUNNER WITH INTEGRAL FIRESTOPPING MATERIAL IN FIRE-RESISTANCE-RATED WALLS.
9.510 ACOUSTICAL CEILING PANELS AND GRID.

Kluber
Architects + Engineers

Kluber, Inc.
Aurora, Illinois 60608
tel. 630.406.1213
Bloomington, Illinois 61704
tel. 309.430.6460
www.klubernc.com

FIRE STATION 81 RENOVATIONS

1440 ARDMORE AVENUE
VILLA PARK, ILLINOIS 60181

ISSUED	100% CONSTRUCTION DOCUMENTS
02/25/25	

JOB NO. 24-477-1583
DRAWN NCO
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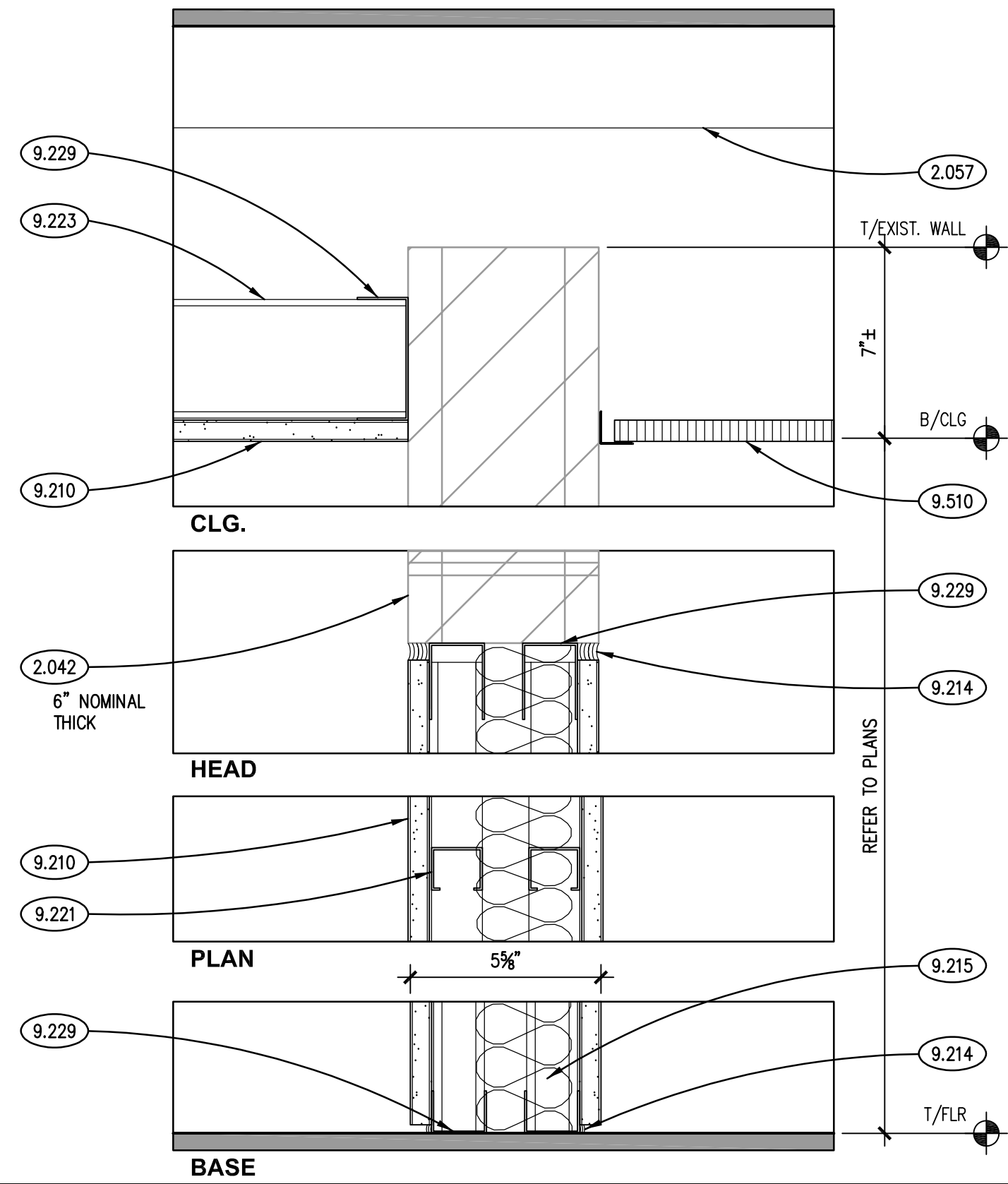
SHEET TITLE
INTERIOR PARTITION
TYPES

SHEET NUMBER

A1100

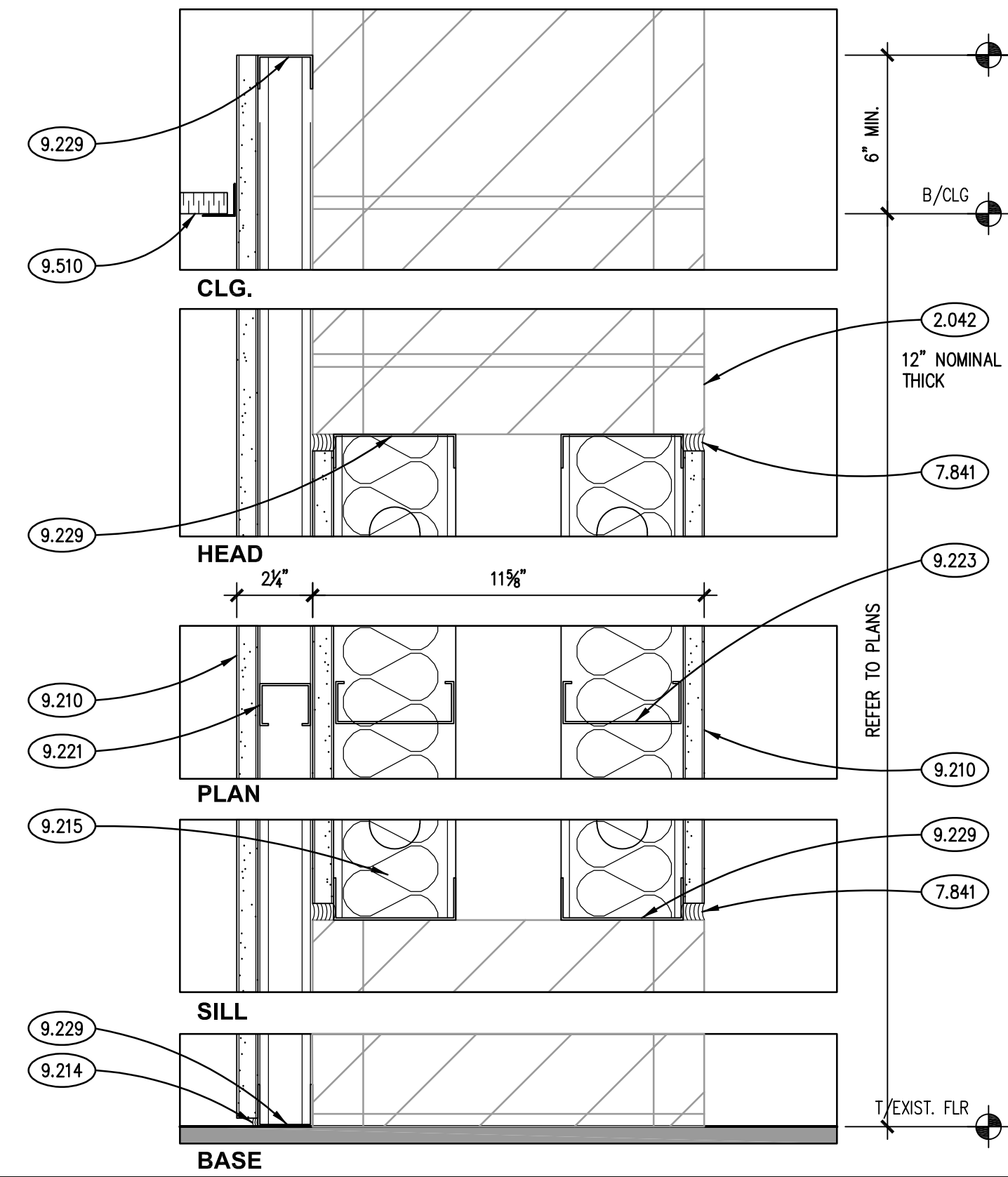
GENERAL NOTES

- REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES
- REFER TO REFLECTED CEILING PLAN DRAWINGS FOR BOTTOM OF CEILING ELEVATIONS.
- CONSTRUCT FIRE RATED ASSEMBLIES IN ACCORDANCE WITH UL DESIGN REQUIREMENTS.
- PROVIDE UL APPROVED FIRE STOPPING SYSTEMS AT JOINTS IN, PERIMETERS OF, AND PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
- WHERE TOPS OF NON-RATED WALLS OR PARTITIONS ARE EXPOSED TO VIEW, NEATLY PROVIDE PAINTABLE JOINT SEALANT THAT SEALS THE GAP BETWEEN TOP OF PARTITION AND THE UNDERSIDE OF DECK OR STRUCTURE ABOVE.
- REGARDLESS OF DRYWALL PARTITION TYPE DESCRIPTION, PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD AT LOCATIONS SCHEDULED TO RECEIVE CERAMIC WALL TILE.



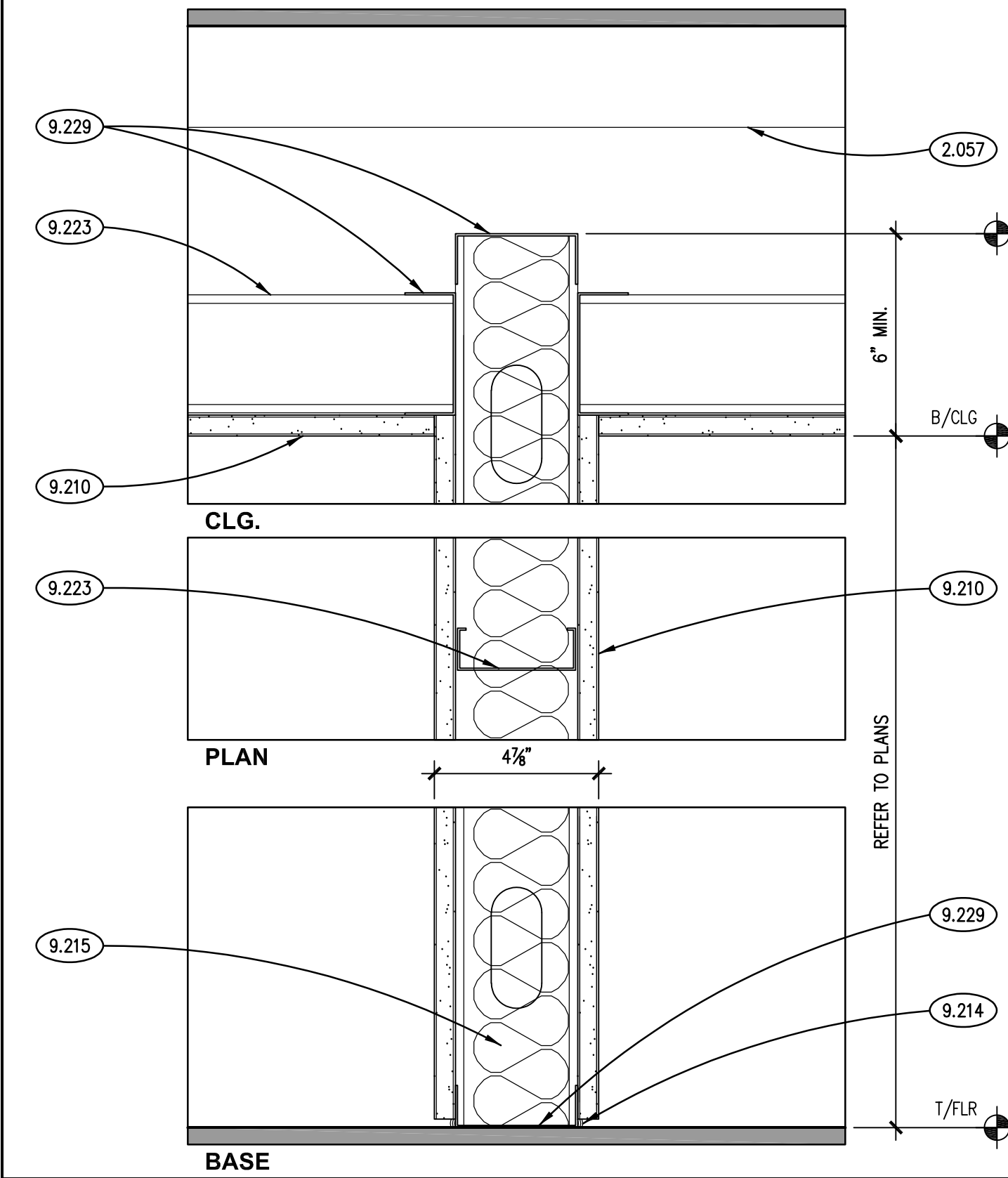
NON-RATED PARTITION **G1c**
SCALE: 3" = 1'-0"

BRACE STUDS TO TOP OF EXISTING CMU PARTITION SUBSTRATE AT HEAD

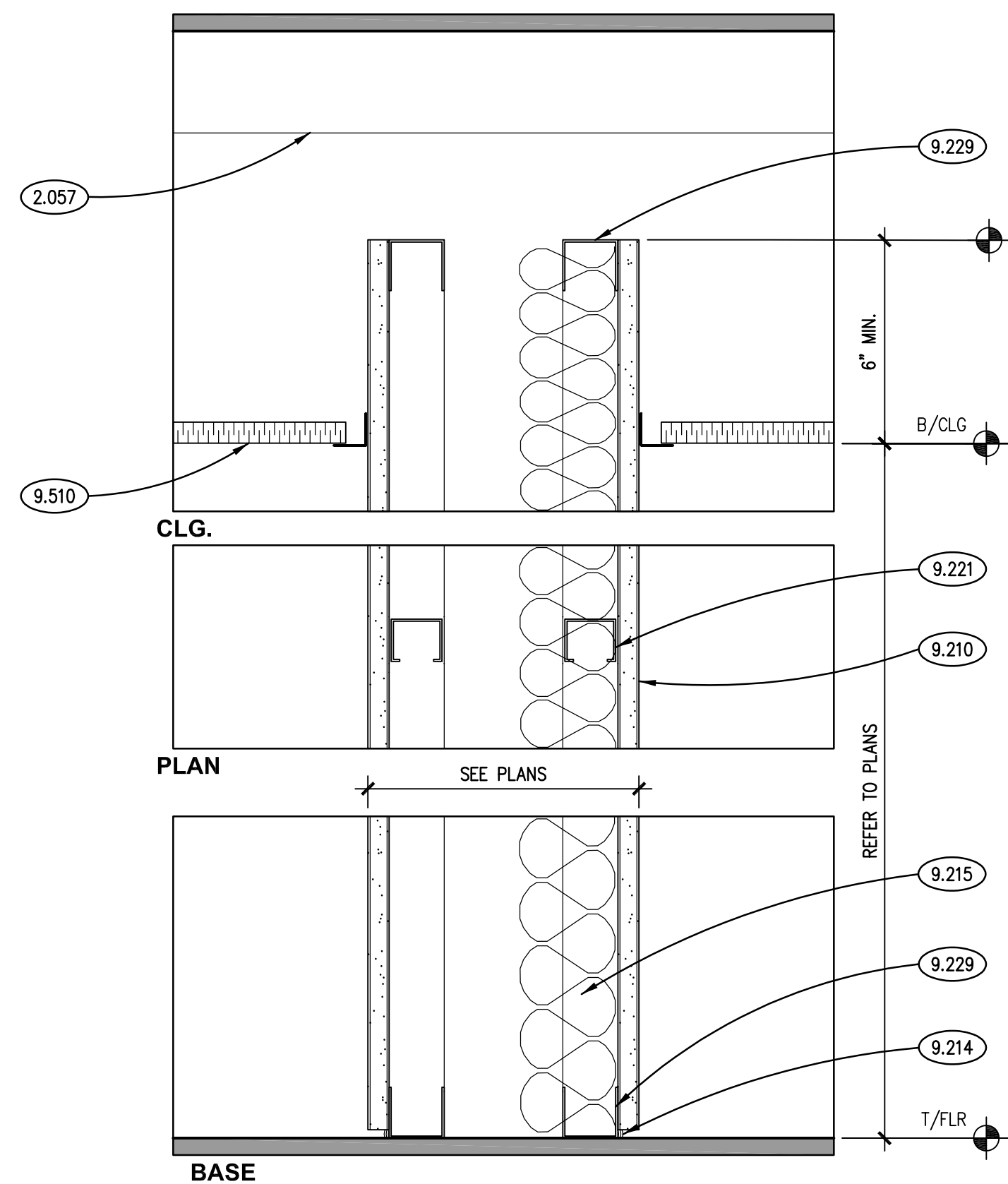


1-HR RATED PARTITION **G3c**
SCALE: 3" = 1'-0"

PARTITION INFILL BETWEEN EXISTING 1-HR RATED CMU WALL WITH FUROUT; CONFORM TO UL DESIGN NO. U906

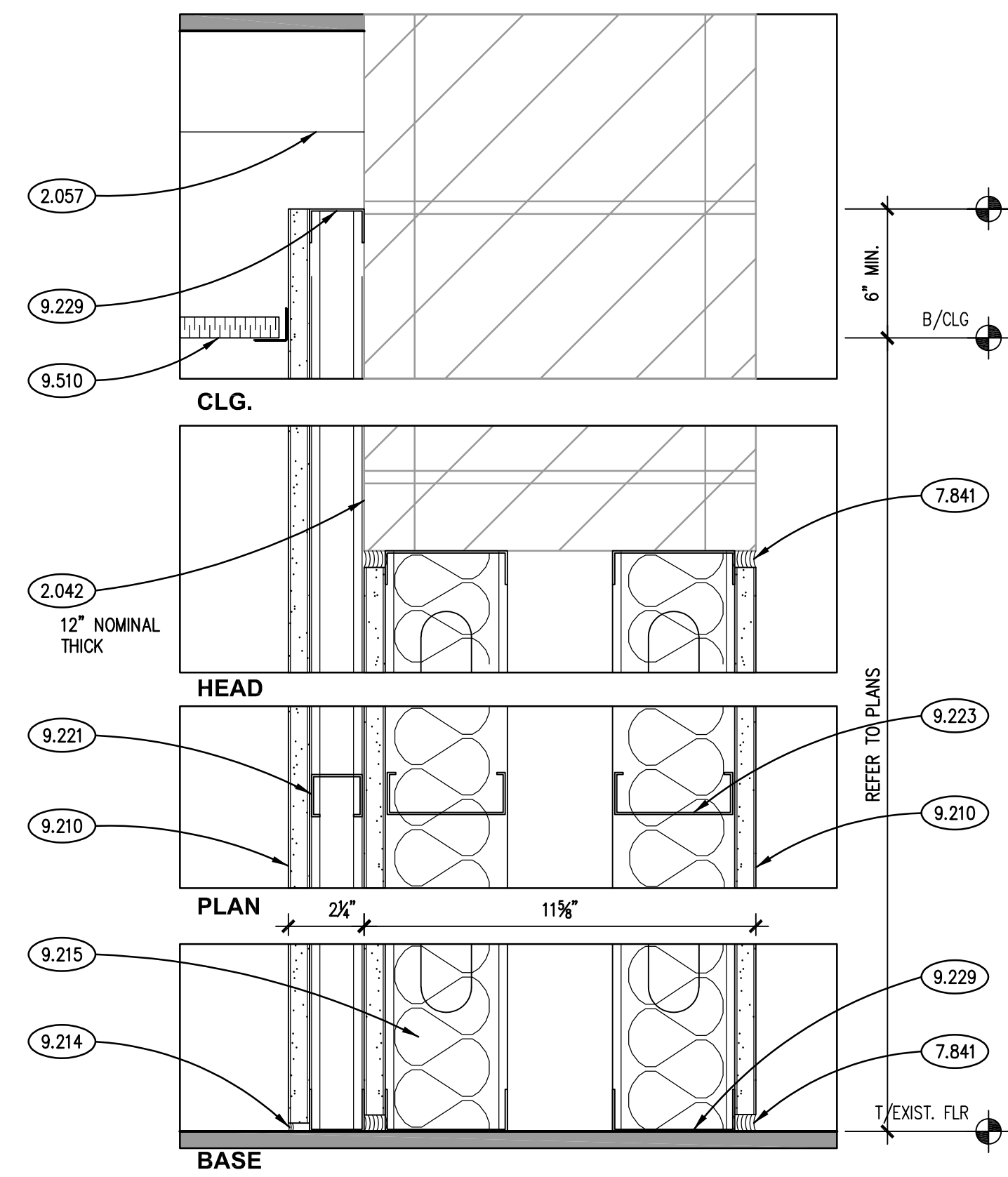


NON-RATED PARTITION **G3f**
SCALE: 3" = 1'-0"



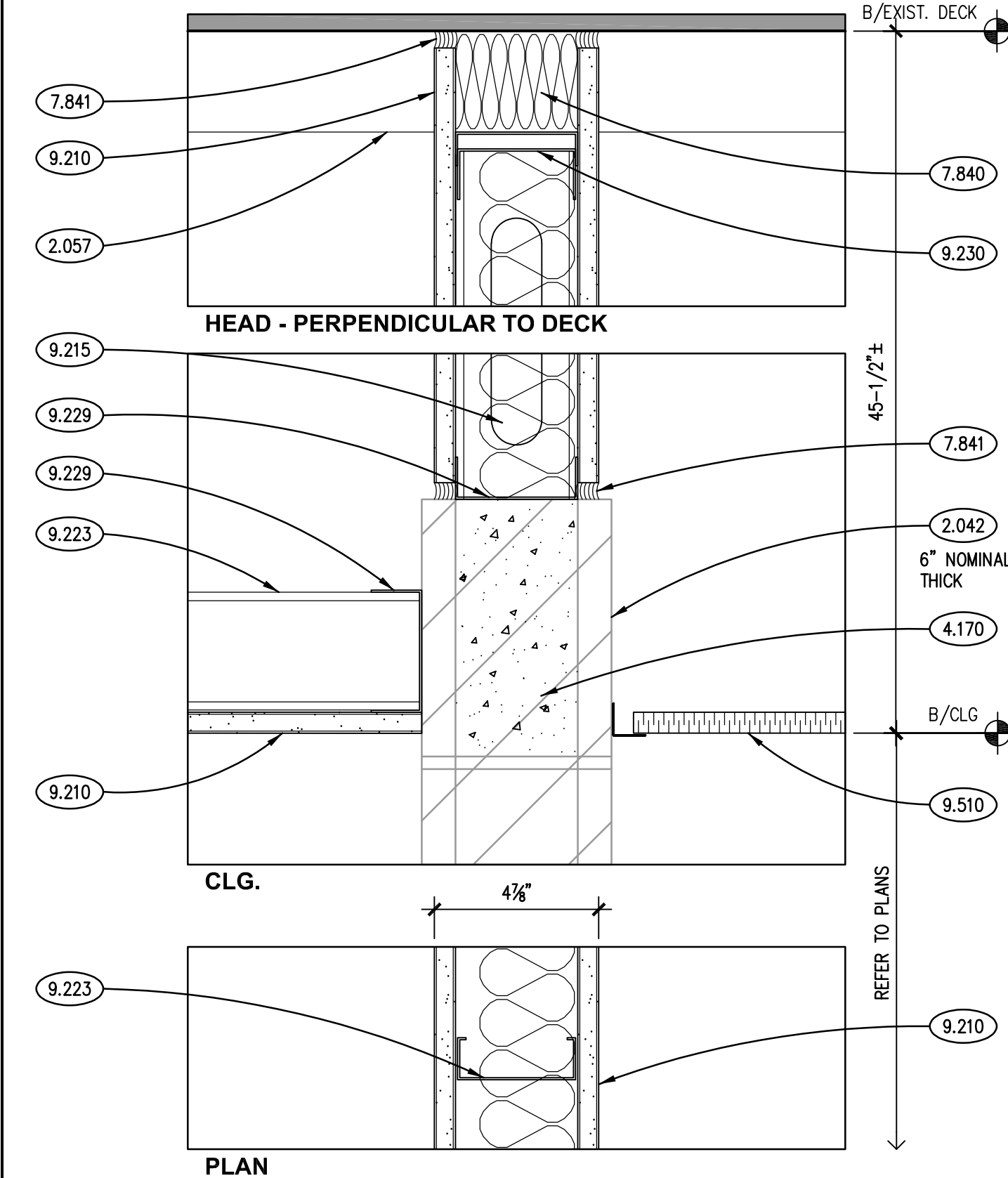
NON-RATED PARTITION **G1b**
SCALE: 3" = 1'-0"

BRACE STUDS BACK TO EXISTING CMU PARTITION SUBSTRATE BEHIND



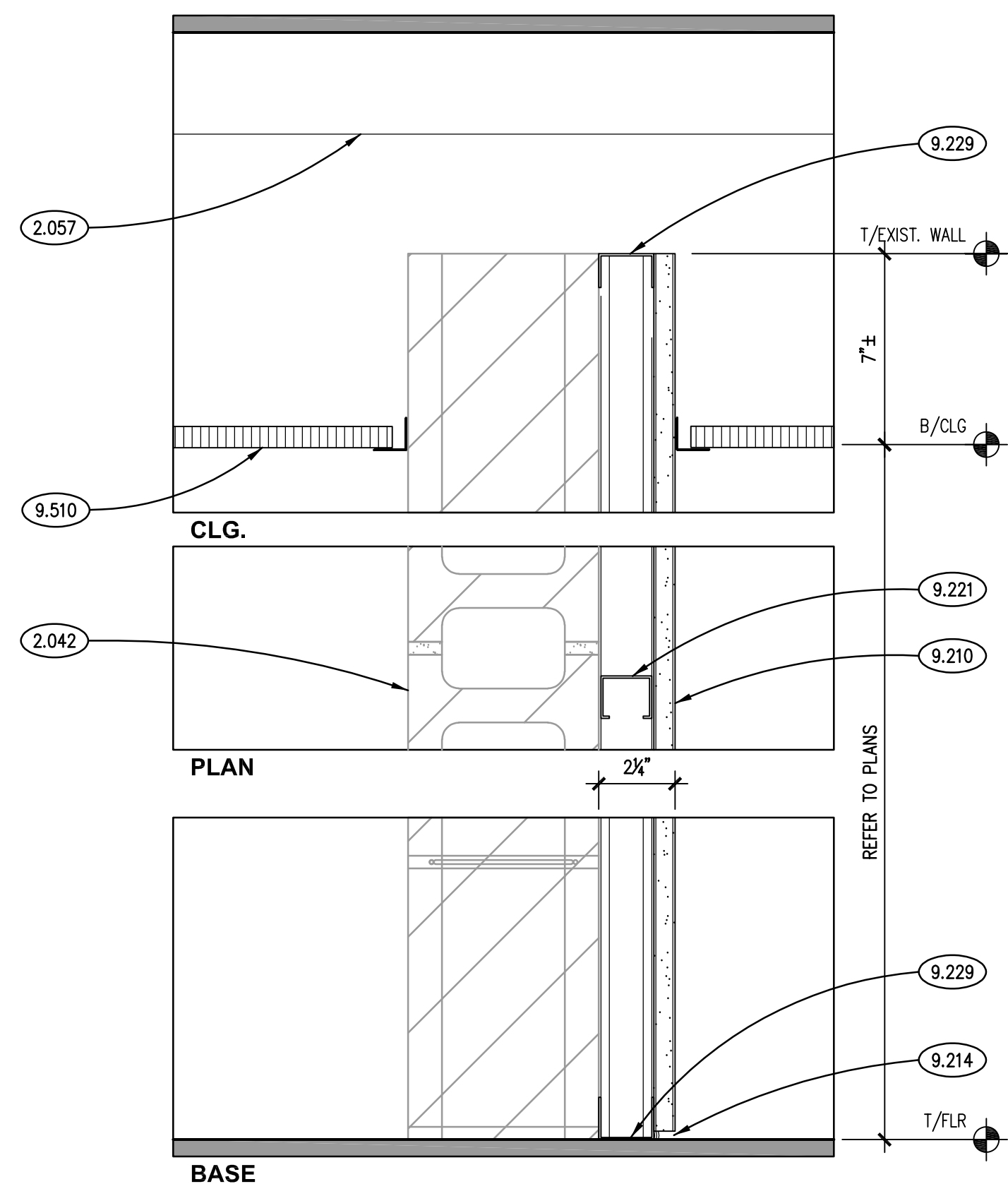
1-HR RATED PARTITION **G3b**
SCALE: 3" = 1'-0"

PARTITION BETWEEN EXISTING 1-HR RATED CMU PARTITION; CONFORM TO UL DESIGN NO. U906



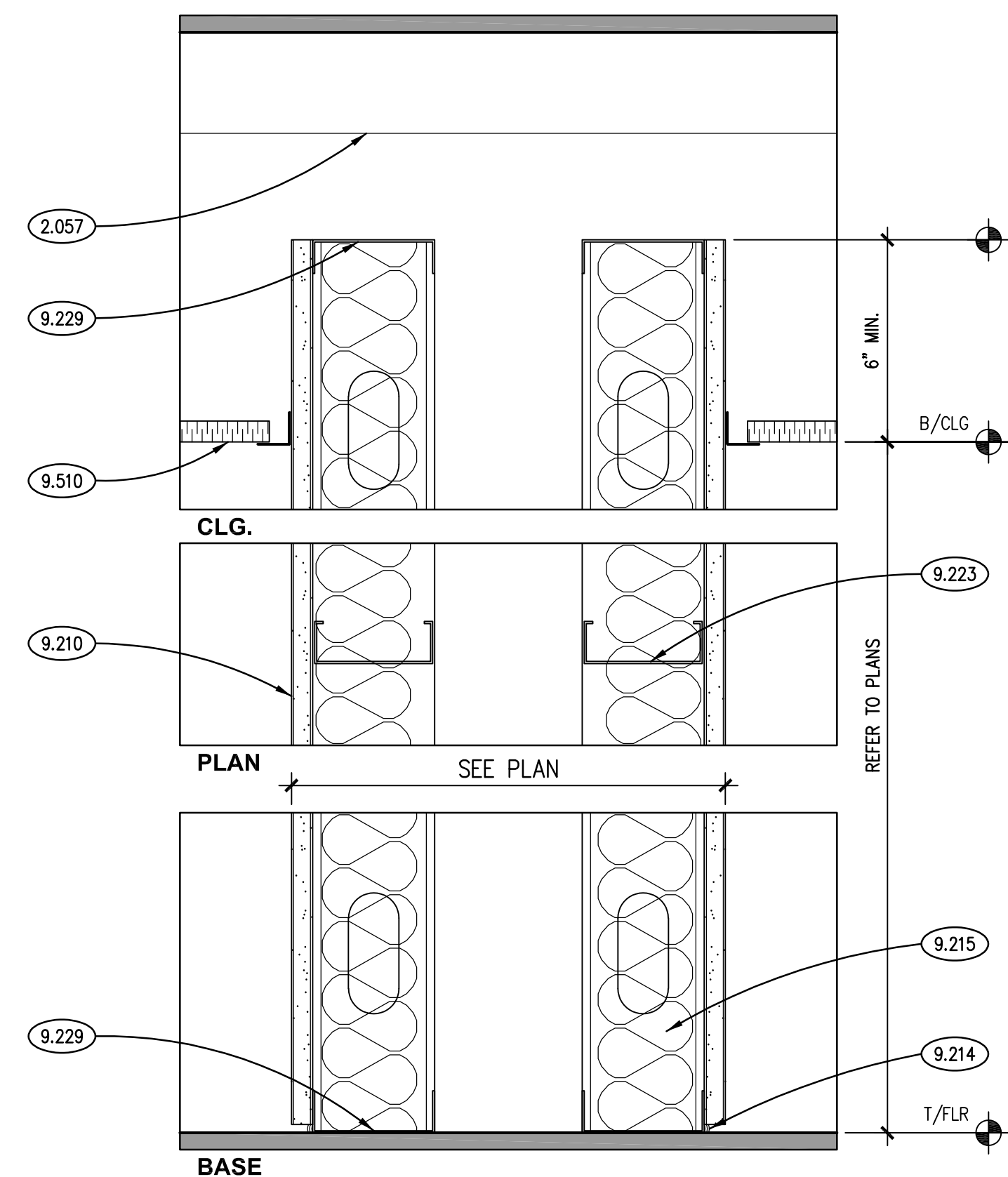
1 HR - RATED PARTITION **G3e**
SCALE: 3" = 1'-0"

PARTITION ON TOP OF EXISTING CMU PARTITION TO DECK; CONFORM TO UL DESIGN NO. U906



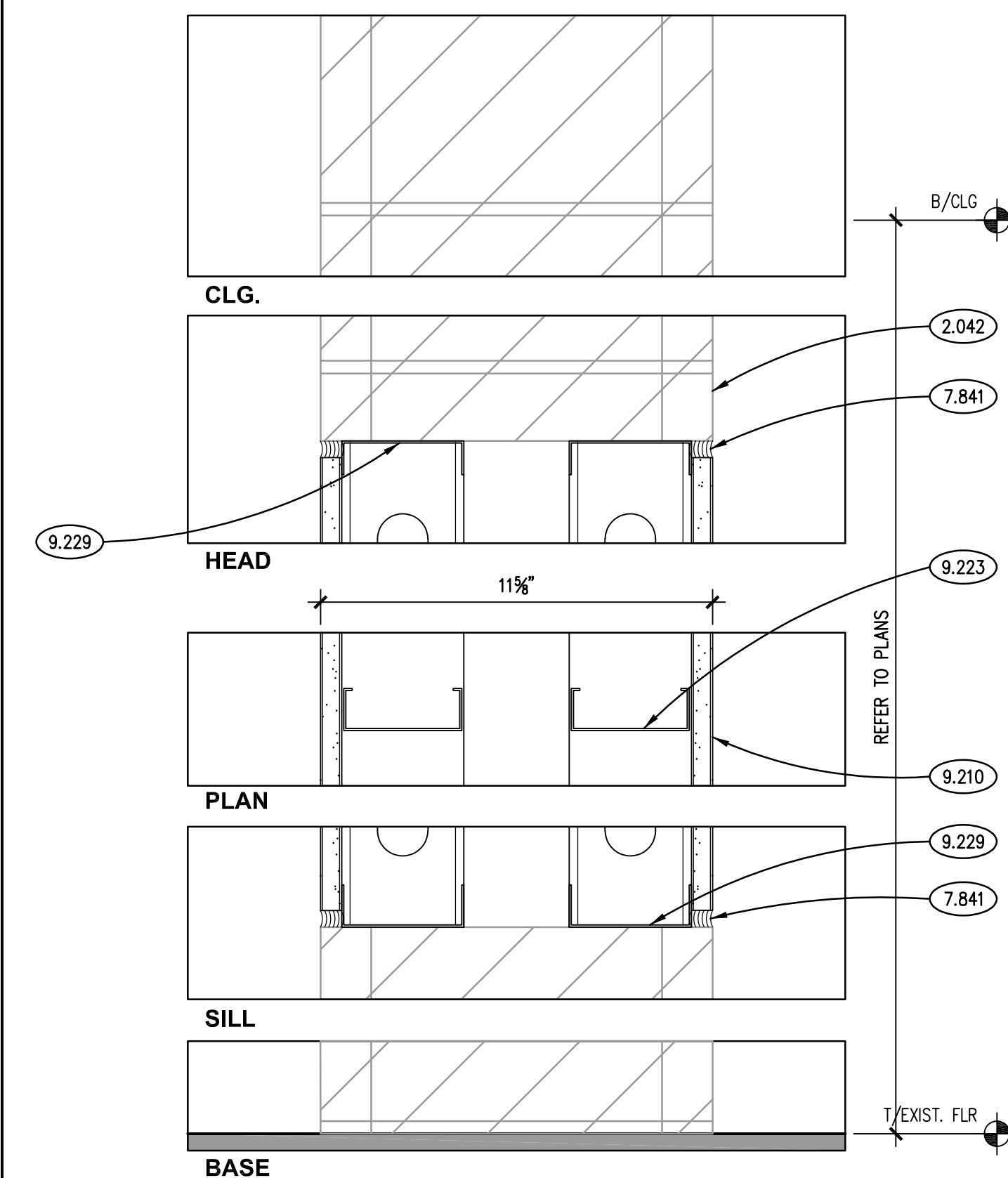
NON-RATED FUROUT **G1a**
SCALE: 3" = 1'-0"

BRACE STUDS BACK TO EXISTING CMU PARTITION SUBSTRATE BEHIND



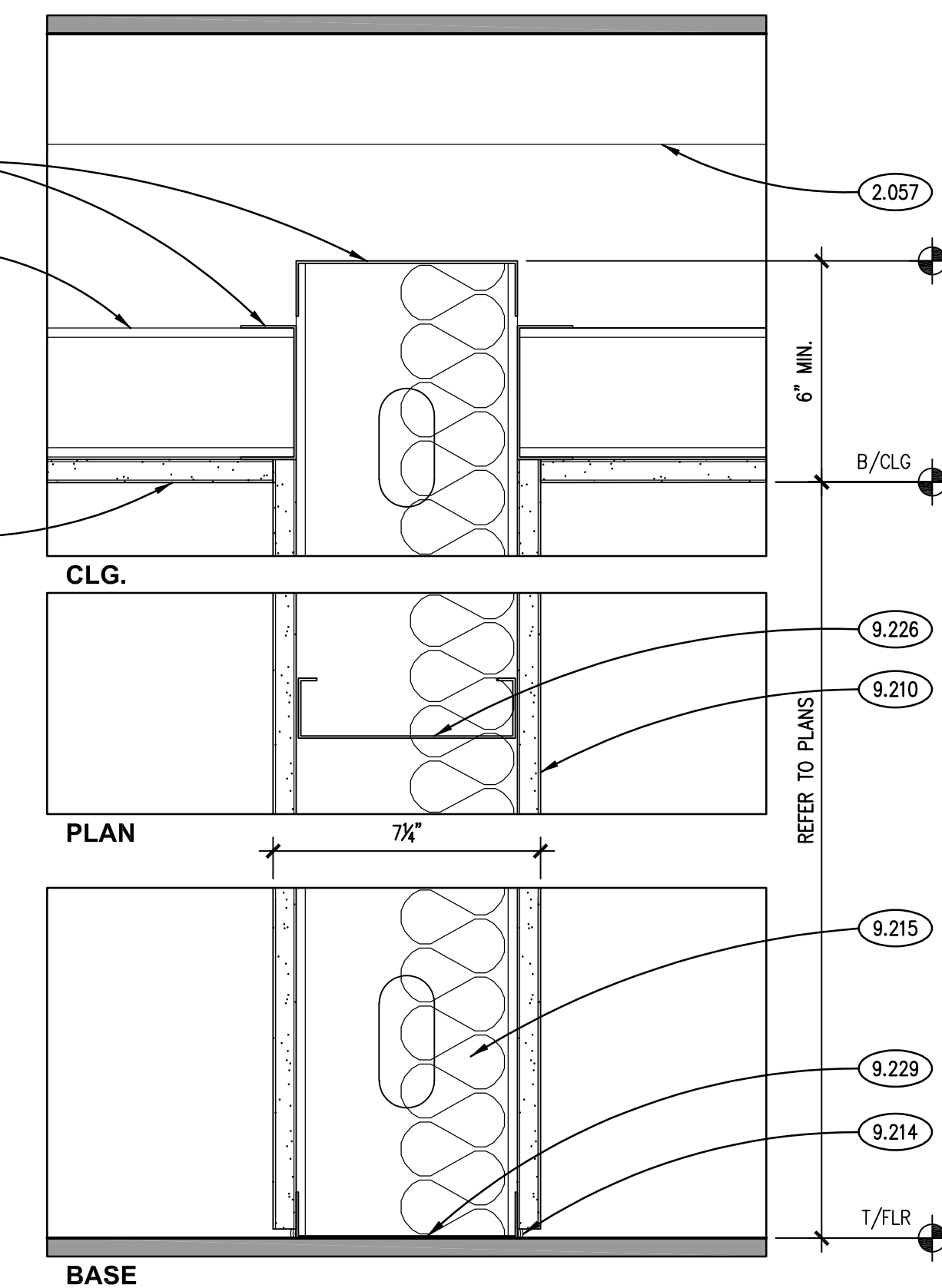
NON-RATED PARTITION **G3a**
SCALE: 3" = 1'-0"

STC-49 CONFORM TO USG TEST NO. SA-570717



1-HR RATED PARTITION **G3d**
SCALE: 3" = 1'-0"

PARTITION INFILL BETWEEN EXISTING 1-HR RATED CMU; CONFORM TO UL DESIGN NO. U906



NON-RATED PARTITION **G6e**
SCALE: 3" = 1'-0"

PARTITION ON TOP OF EXISTING CMU PARTITION TO DECK; CONFORM TO UL DESIGN NO. U906

CONCRETE SLAB NOTES

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS" AND ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE". HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.
- CONCRETE CONTRACTOR TO COORDINATE ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC. OF ALL CONCRETE SLABS / FOUNDATIONS WITH ARCHITECTURAL DRAWINGS.
- CONCRETE STRENGTHS AS FOLLOWS (28 DAY):
 - ALL CONCRETE; $f'_c = 4,000$ PSI MINIMUM, W/C RATIO(MAX) = 0.48, AIR = 2%, SLUMP(MAX) = 4 INCHES, MAXIMUM AGGREGATE SIZE = $\frac{3}{4}$ " DIA.
- REINFORCEMENT:
 - BARS, TIES & STIRRUPS: ASTM A615 GRADE 60, DEFORMED
 - W.W.F.: ASTM A165, SMOOTH, FLAT SHEETS ONLY. PLACEMENT (I.E. SUPPORT SPACING, LAP SPICE LENGTHS, ETC.) TO BE IN ACCORDANCE WITH THE STRUCTURAL WELDED WIRE REINFORCEMENT MANUAL OF STANDARD PRACTICE; (WWR-500); WIRE REINFORCEMENT INSTITUTE; LATEST EDITION.
 - PROVIDE LAP SPLICES IN ACCORDANCE WITH ACI 301.
 - FABRICATE & DETAIL REINFORCING STEEL IN ACCORDANCE WITH CRSI (D44) MANUAL OF STANDARD PRACTICE.
 - FACTORY MADE WIRE BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO ENSURE MINIMUM CONCRETE COVER AND MAINTAIN POSITION DURING CASTING.
 - PROVIDE ADEQUATE AND PROPER SUPPORT OF ALL REINFORCING STEEL AS REQUIRED TO PROVIDE THE COVER REQUIREMENTS NOTED ON THE PROJECT DRAWINGS AND ACI 318.
 - CONCRETE COVER FOR REINFORCEMENT TO BE AS FOLLOWS:

LOCATION / APPLICATION	COVER
SLAB ON GRADE:	3"
FOOTINGS:	3"

- FOUNDATION AND SLAB ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT/FILE NO. 22-G0824, DATED JULY 12, 2022 PREPARED BY GEOCON PROFESSIONAL SERVICES. MINIMUM REQUIRED SAFE ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF FOUNDED ON UNDISTURBED OR ENGINEERED FILL AT THE DESIGN ELEVATION NOTED ON THE DRAWINGS. CONTRACTOR SHALL ALERT THE QUALIFIED AND APPROVED TESTING AGENCY TO VERIFY THE SUB-BASE MATERIAL PRIOR TO CASTING FOUNDATIONS AND SLABS. REMOVE AND REPLACE ANY UNSUITABLE MATERIALS AS DEEMED NECESSARY BY THE PROJECT SOILS REPORT AND TESTING AGENCY.
- CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SHEETING, BRACING ETC. AS REQUIRED TO PROTECT EXCAVATIONS AND EXISTING FOUNDATIONS DURING THE CONSTRUCTION PROCESS. CONTRACTOR SHALL PROVIDE ALL REQUIRED ENGINEERING REQUIRED FOR SUCH SYSTEMS BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.
- PROVIDE ALL HOUSEKEEPING PADS FOR EQUIPMENT. COORDINATE ALL SIZES, LOCATIONS AND QUANTITIES WITH THE RESPECTIVE DRAWINGS. SEE TYPICAL DETAIL ON SHEET S400.
- ALUMINUM MATERIALS OF ANY TYPE ARE PROHIBITED FROM BEING CAST, EMBEDDED OR IN CONTACT WITH THE CONCRETE WORK.
- CONCRETE CONTRACTOR TO COORDINATE WITH PROCESS DRAWINGSS FOR ANY REQUIRED FOUNDATION DEPRESSIONS, OPENINGS, KNOCK-OUTS, FLOOR DRAINS, INSERTS, ETC.
- ACCEPTABLE INJECTION EPOXY ADHESIVE PRODUCTS INCLUDE THE FOLLOWING:
 - HILTI HIT-RE500-SD INJECTION ADHESIVE SYSTEM.
 - SIMPSON STRONG-TIE SET-XP HIGH-STRENGTH ANCHORING ADHESIVE SYSTEM.
 - POWERS FASTENERS PE 1000+ EPOXY INJECTION ADHESIVE ANCHORING SYSTEM.

SLAB SCHEDULE AND NOTES

MARK	THICK (t)	CONCRETE STRENGTH (f _c)	CONCRETE TYPE (NW or LW)	REINFORCING STEEL	GENERAL LOCATIONS	SPECIAL COMMENTS OR ADDITIONAL LOCATIONS
SLAB S1	8"	4,500 PSI	NW	#5 BARS @ 12" O.C. E.W.	TYP. INTERIOR SLAB ON GRADE	EPOXY COATED

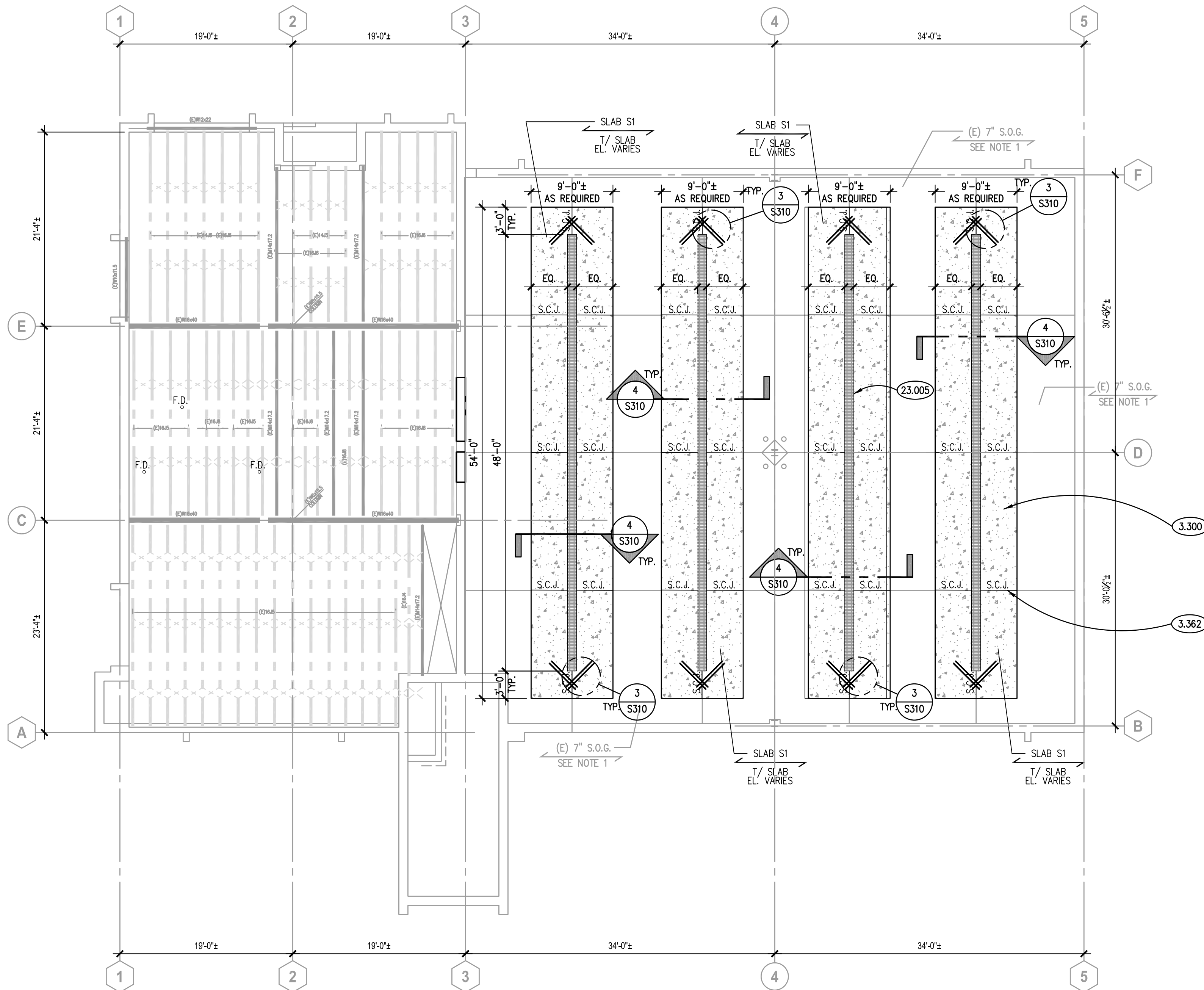
NOTES:

- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS" AND ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305. COLD WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 306.
- SEE PROJECT SPECIFICATIONS FOR DETAILED MIX DESIGNS.
- ALL SLABS ON GRADE TO BE PLACED OVER 6" OF CLEAN, WELL GRADED GRANULAR MATERIAL.
- CONCRETE COVER FOR REINFORCEMENT TO BE 3" FOR ALL SLAB WORK AND 2" WITHIN ANY FORM WORK PROVIDED.
- SEE PLANS AND DETAILS FOR ALL LOCATIONS OF REINFORCING STEEL, CONTRACTION JOINTS, CONSTRUCTION JOINTS AND ISOLATION JOINTS.
- ALL REINFORCING STEEL TO BE SUPPORTED AS REQUIRED TO MAINTAIN THE DETAILED POSITIONS NOTED ON THE CONTRACT DOCUMENTS DURING PLACEMENT OF THE CONCRETE.
- NORMAL WEIGHT CONCRETE (NW) SHALL HAVE A MAXIMUM DENSITY OF 145 PCF.
- ALUMINUM MATERIALS OF ANY KIND ARE PROHIBITED FROM BEING CAST, EMBEDDED OR IN CONTACT WITH THE CONCRETE WORK.
- ACCEPTABLE INJECTION EPOXY ADHESIVE PRODUCTS INCLUDE THE FOLLOWING:
 - HILTI HIT-RE500-SD INJECTION ADHESIVE SYSTEM
 - SIMPSON STRONG-TIE SET-XP HIGH-STRENGTH ANCHORING ADHESIVE SYSTEM
 - POWERS FASTENERS PE 1000+ EPOXY INJECTION ADHESIVE ANCHORING SYSTEM.

KEYNOTES

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KENOTED ITEM IN A DETAIL IS THE SAME AS A KENOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

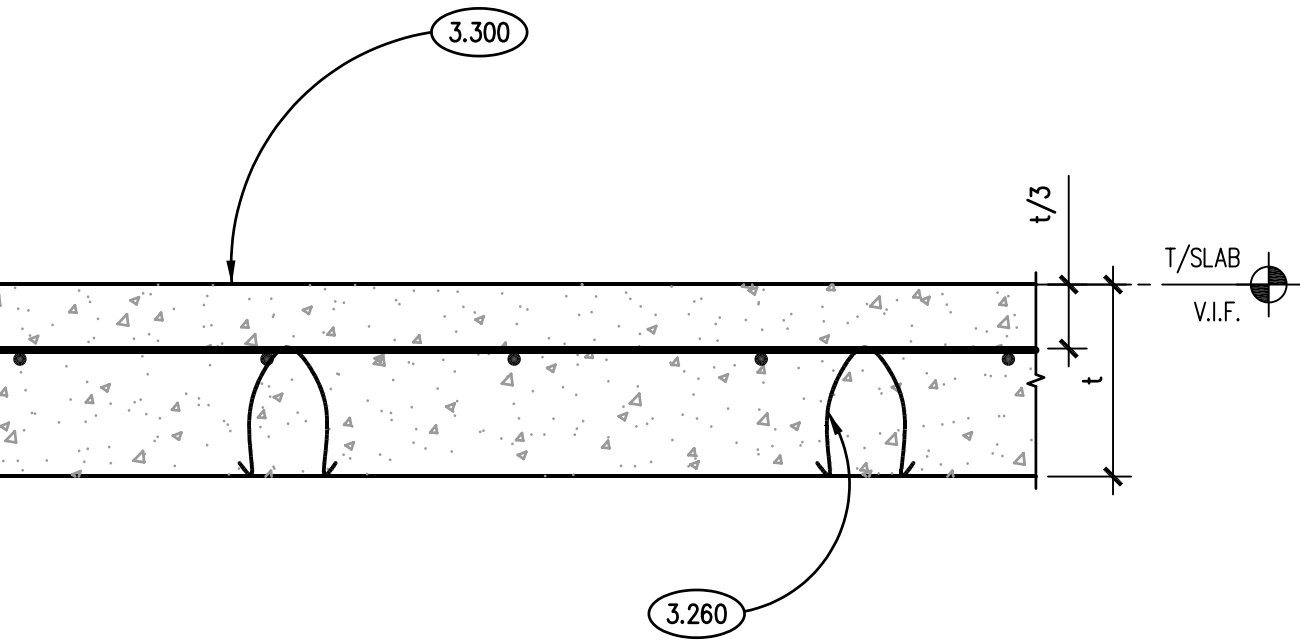
- EXISTING CONCRETE SLAB.
- CONCRETE FORMING AND ACCESSORIES: 1/4" DIAMOND DOWEL SYSTEM @ 1'-0" O.C.
- CONCRETE REINFORING: (2)-#4x4'-0" LONG DOWELS CENTERED ON JOINT AND SLAB/WALL DEPTH.
- CONCRETE REINFORING: BENT EPOXY BARS AS DEPICTED. MATCH SIZE AND SPACING OF SLAB BARS. PROVIDE MINIMUM #5 BARS @ 12" O.C. U.N.O. PROVIDE MINIMUM 2'-0" LAP EACH SIDE TYPICAL.
- CONCRETE REINFORING: PROVIDE AS NOTED.
- CONCRETE REINFORING: #4(EPOXY) DOWEL X 2'-0" @ 1'-0" O.C. U.N.O. ANCHOR INTO EXISTING SLAB/WALL/FOOTING USING INJECTION ADHESIVE/EPOXY SYSTEM PER PROJECT SPECIFICATIONS. EMBEDMENT TO BE 6" U.N.O.
- CONCRETE REINFORING: REINFORCING STEEL SUPPORT ELEMENT.
- CAS-IN-PLACE CONCRETE: INTERIOR SLAB-ON-GRADE. REFER TO PLAN, DETAILS AND GENERAL NOTES FOR THICKNESS, REINFORCING, MAX TYPE AND FINISH.
- CAS-IN-PLACE CONCRETE: 3" MUD/LEVELING SLAB AT CONTRACTORS OPTION.
- CAS-IN-PLACE CONCRETE JOINT DEVICE/FILLER: SLAB CONTRACTION JOINT. SAWCUT 4-12 HOURS AFTER POUR. EMBEDDED PLASTIC STRIPS ALSO ACCEPTABLE.
- CAS-IN-PLACE CONCRETE JOINT DEVICE/FILLER: SLAB JOINT SEALANT.
- PROVIDE ALL MATERIAL AND LABOR TO INSTALL TRENCH DRAIN, WASTE, AND VENT PIPES. WASTE PIPE CONNECTION LOCATIONS AND INVERTS SHOWN SHALL BE FIELD VERIFIED.
- M.E.P. ITEM: TRENCH DRAIN: REFER TO PLUMBING DRAWINGS.



FIRST FLOOR FRAMING & SLAB PLAN

SCALE: 1/8" = 1'-0"

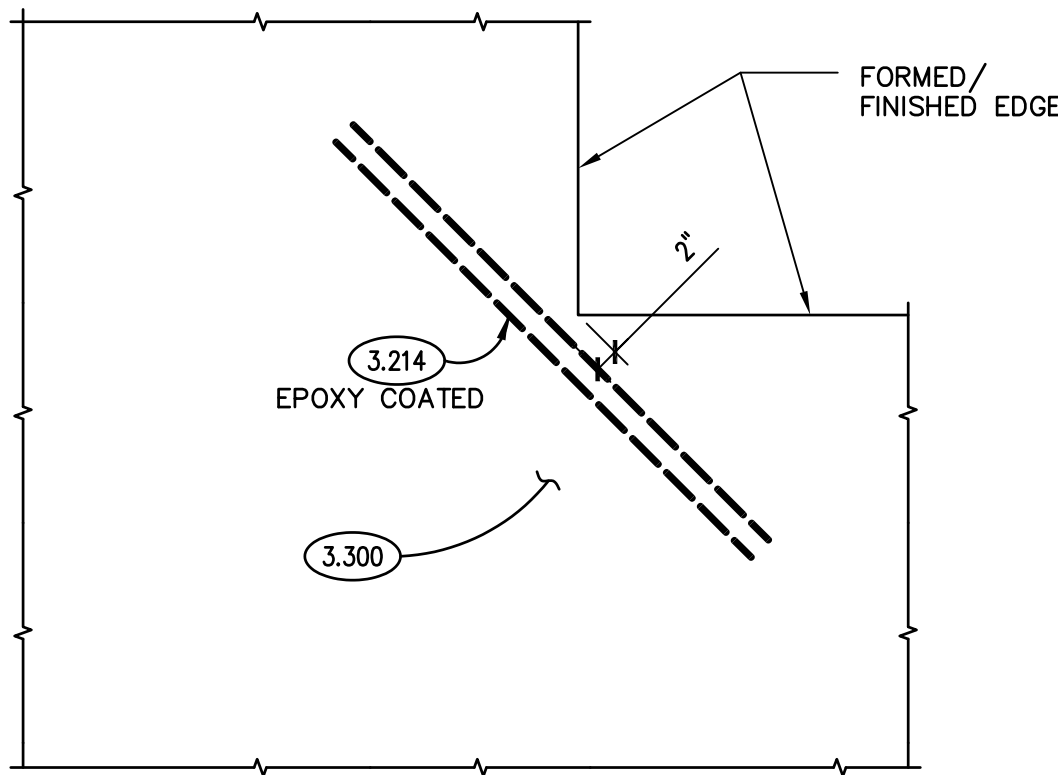
1



TYPICAL SLAB ON GRADE DETAIL

SCALE: N.T.S.

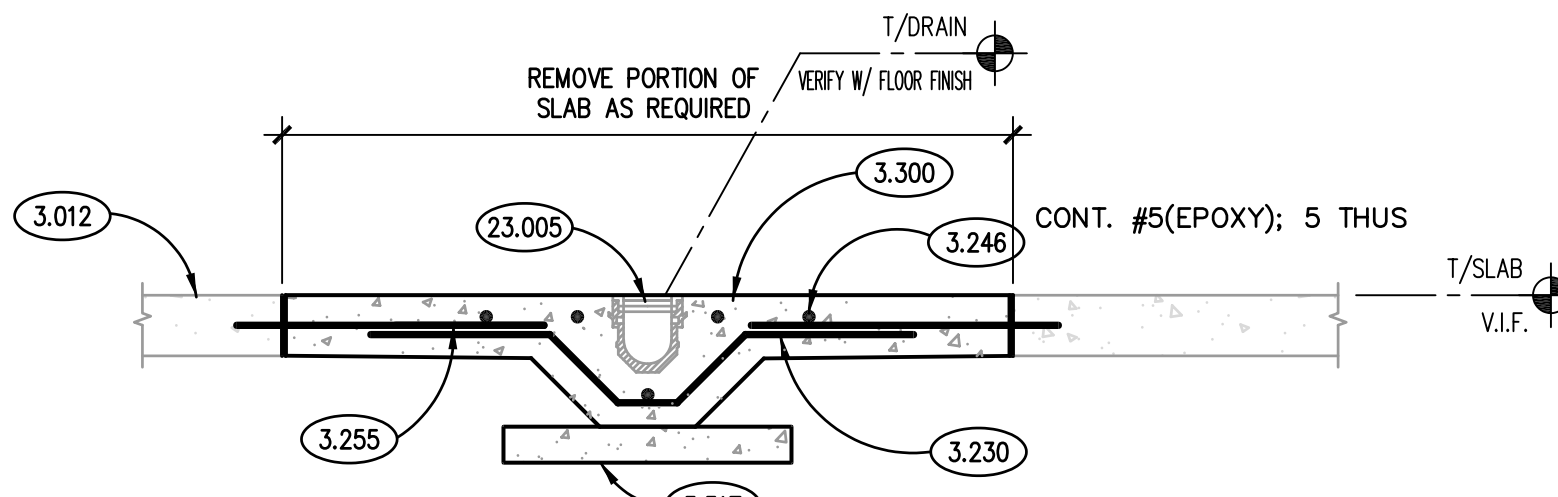
2



TYP. SLAB RE-ENTRANT CORNER BAR DETAIL

SCALE: N.T.S.

3



		02/25/25	100% CONSTRUCTION DOCUMENTS

JOB NO.	24-477-158
DRAWN	JN
CHECKED	BW
APPROVED	DDV

SHEET TITLE

BASEMENT MECHANICAL PLAN

SHEET NUMBER

M300

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL.
AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED
ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

23.100 PROVIDE PRE-TEST AND BALANCE REPORT OF EXISTING AIR HANDLING UNIT SUPPLY, RETURN, AND OUTSIDE AIR FLOW QUANTITIES PRIOR TO CONSTRUCTION. SUBMIT REPORT TO ARCHITECT/ENGINEER.

23.101 REMOVE COOLING ONLY AIR HANDLING UNIT AND ALL ASSOCIATED CONTROLS.

23.102 REMOVE HEATING ONLY AIR HANDLING UNIT AND ALL ASSOCIATED CONTROLS.

23.103 REMOVE ALL LINED DUCTWORK. NEW DUCTWORK SHALL BE THE SAME SIZE AND ROUTING. NEW DUCTWORK SHALL BE EXTERIOR WRAPPED.

23.104 REMOVE ALL REFRIGERANT PIPING AND SPECIALTIES BETWEEN 5-1 AND AIR-COOLED CONDENSER ON THE ROOF.

23.105 REMOVE, STORE, AND PROTECT RETURN AIR UV LIGHTS AND CONTROLLER. UNIT TO BE REINSTALLED IN SAME LOCATION OF NEW RETURN DUCT.

23.200 PROVIDE NEW DUCTWORK AND EXTERNAL WRAP INSULATION.

23.201 PROVIDE REFRIGERANT PIPING AND ALL SPECIALTIES BETWEEN 5-1 DX COIL AND AIR-COOLED CONDENSING UNIT ON ROOF. CONFIGURE AND SIZE PIPING IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS. NOTE: EQUIPMENT HAS TWO REFRIGERATION CIRCUITS.

23.202 REINSTALL UV LIGHTS AND CONTROLLER.

23.203 PROVIDE PIPE CONNECTION AND SPECIALTIES TO NEW HEATING COIL.

RM. NO.	ROOM NAME	RM. NO.	ROOM NAME
9-1	EXISTING MECHANICAL ROOM		
9-2	EXISTING SHOP & STORAGE		
100	EXISTING OFFICE		
101	EXISTING DAY ROOM / KITCHEN		
102	STORAGE		
103	ADA TOILET & SHOWER		
104	EXISTING SLEEPING QUARTERS		
104A	TOILET & SHOWER		
104B	TOILET & SHOWER		
105	EXISTING CORRIDOR		
106	OFFICE		
107	OFFICE		
108	EXISTING OFFICE		
109	EXISTING STAIRS		

2. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
3. ALL PIPING, DUCTWORK AND RACEWAYS ARE SHOWN DIAGMATICALLY AND DO NOT SHOW ALL REQUIRED FITTINGS, OFFSETS, DROPS AND RISES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE AND WORKING SYSTEM. COORDINATE WITH OTHER TRADES FOR SPACE AVAILABLE AND RELATIVE LOCATIONS OF EQUIPMENT, PIPING, DUCTWORK, ETC.
3. EXISTING PIPING, DUCTWORK AND RACEWAYS INDICATED ON THESE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATIONS, QUANTITY AND SIZES.
4. ALL TAPES AND MASTICS USED TO SEAL DUCTWORK LISTED AND LABELED IN ACCORDANCE WITH UL 181A SHALL BE MARKED ACCORDINGLY. ALL TAPES AND MASTICS USED TO SEAL FLEXIBLE DUCTS AND AIR CONNECTORS SHALL COMPLY WITH UL 181B AND MARKED ACCORDINGLY.
5. SPACE ALLOCATION, COORDINATION WITH ELECTRICAL, ARCHITECTURAL & OTHER MECHANICAL COMPONENTS HAVE BEEN MADE WITH RESPECT TO ALL EQUIPMENT SCHEDULED ON THESE DRAWINGS AND IN THE SPECIFICATIONS OF THE FIRE AND SMOKE MANUFACTURED ONLY. OTHER MANUFACTURERS ARE ACCEPTABLE PROVIDED THEY MEET PERFORMANCE REQUIREMENTS AND AFOREMENTIONED COORDINATION.
6. DO NOT CUT THROUGH THE MASONRY BOND BEAMS OR OTHER STRUCTURAL ELEMENT WHEN INSTALLING OPENINGS REQUIRED FOR ALL DUCTWORK, PIPING, CONDUTS OR OTHER WORK. COORDINATE WITH THE STRUCTURAL DRAWINGS AND MASON CONTRACTOR FOR ALL BOND BEAM AND STRUCTURAL ELEMENT LOCATIONS. CONTRACTOR CUTTING THROUGH OR OTHERWISE DAMAGING THESE ELEMENTS WILL BE RESPONSIBLE FOR ALL ASSOCIATED ENGINEERING FEES AND SUBSEQUENT RETRO-FIT/REINFORCING DEMAND NECESSARY TO REINSTATE THE CONTINUITY OF THE DISRUPTED ELEMENTS.
7. OBTAIN AND PAY ALL COSTS FOR PERMITS, LICENSES, CERTIFICATE FILING AND ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION.



KEYNOTES

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

- 23.100 PROVIDE PRE-TEST AND BALANCE REPORT OF EXISTING AIR HANDLING UNIT SUPPLY, RETURN, AND OUTSIDE AIR FLOW QUANTITIES PRIOR TO CONSTRUCTION. SUBMIT REPORT TO ARCHITECT/ENGINEER.
- 23.106 DUCT MOUNTED REHEAT COIL TO REMAIN SUSPENDED IN PLACE. REINSTALL IN NEW DUCTWORK. PROTECT PNEUMATIC CONTROLS AND AIR TUBING.
- 23.107 REMOVE EXISTING EXHAUST FAN ON ROOF AND ALL ASSOCIATED DUCTWORK UP TO ROOF. PROVIDE PERMANENT INSULATED, WEATHER TIGHT CAP ON CURB.
- 23.108 DUCT MOUNTED UV LAMP TO REMAIN SUSPENDED IN PLACE.
- 23.109 REMOVE CEILING DIFFUSER/GRILLE TO BE REPLACED. FIELD VERIFY NECK SIZE PRIOR TO DEMOLITION.
- 23.109 REMOVE RHC PNEUMATIC THERMOSTAT. REFER TO NEW WORK PLANS FOR NEW THERMOSTAT LOCATION.
- 23.111 REMOVE EXISTING EXHAUST FAN ON ROOF. PREPARE FOR GV-1 INSTALLATION.
- 23.112 REMOVE S-1 PNEUMATIC THERMOSTAT. FIELD VERIFY THERMOSTAT IS CONNECTED TO S-1.
- 23.113 EXISTING PNEUMATIC THERMOSTAT TO REMAIN UNLESS OTHERWISE NOTED.
- 23.200 PROVIDE NEW DUCTWORK AND EXTERNAL WRAP INSULATION.
- 23.201 PROVIDE REFRIGERANT PIPING AND ALL SPECIALTIES BETWEEN S-1 DX COIL AND AIR-COOLED CONDENSING UNIT ON ROOF. CONFIGURE AND SIZE PIPING IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS. PROVIDE NEW PIPE PORTAL CAP FOR PIPING, CONTROLS AND ELECTRICAL NOTE: EQUIPMENT HAS TWO REFRIGERATION CIRCUITS.
- 23.204 PROVIDE NEW PNEUMATIC THERMOSTAT. PROVIDE ALL MATERIAL AND LABOR TO EXTEND PNEUMATIC TUBING TO NEW LOCATION.
- 23.205 PROVIDE NEW DIFFUSER/GRILLE MATCHING EXISTING NECK SIZE OF REMOVED DIFFUSER/GRILLE. BALANCE TO AIRFLOW MATCHING PRE-TEST REPORT.
- 23.206 PROVIDE GV-1 ON ROOF TO REPLACE EXISTING EXHAUST FAN. REUSE EXISTING ROOF CURB AND PROVIDE WITH ADAPTER AS NEEDED.
- 23.207 PROVIDE ALL MATERIAL AND LABOR TO INSTALL EXISTING REHEAT COIL (RHC) IN NEW DUCTWORK. VERIFY ALL CONTROLS ARE OPERATIONAL.

Kluber
Architects + Engineers

Kluber, Inc.
Aurora, Illinois 60006
tel. 630.505.1213
Bloomington, Illinois 61704
tel. 308.333.5460
www.klubertnc.com

FIRE STATION 81 RENOVATIONS

1440 AROMORE AVENUE
VILLA PARK, ILLINOIS 60181

ROOM SCHEDULE

RM. NO.	ROOM NAME	RM. NO.	ROOM NAME
B-1	EXISTING MECHANICAL ROOM		
B-2	EXISTING SHOP & STORAGE		
100	EXISTING OFFICE		
101	EXISTING DAY ROOM / KITCHEN		
102	STORAGE		
103	ADA TOILET & SHOWER		
104	EXISTING SLEEPING QUARTERS		
104A	TOILET & SHOWER		
104B	TOILET & SHOWER		
105	EXISTING CORRIDOR		
106	OFFICE		
107	OFFICE		
108	EXISTING OFFICE		
109	EXISTING STAIRS		

GENERAL NOTES

- REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
- ALL PIPING, DUCTWORK AND RACEWAYS ARE SHOWN DIAGRAMMATICALLY AND DO NOT SHOW ALL REQUIRED FITTINGS, OFFSETS, DROPS AND RISERS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE AND WORKING SYSTEM. COORDINATE WITH OTHER TRADES FOR SPACE AVAILABLE AND RELATIVE LOCATIONS OF EQUIPMENT, PIPING, DUCTWORK, ETC.
- EXISTING PIPING, DUCTWORK AND RACEWAYS INDICATED ON THESE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATIONS, QUANTITY AND SIZES.
- ALL TAPES AND MASTICS USED TO SEAL DUCTWORK LISTED AND LABELED IN ACCORDANCE WITH UL 181A SHALL BE MARKED ACCORDINGLY. ALL TAPES AND MASTICS USED TO SEAL FLEXIBLE DUCTS AND AIR CONNECTORS SHALL COMPLY WITH UL 181B AND MARKED ACCORDINGLY.
- SPACE ALLOCATION, COORDINATION WITH ELECTRICAL, ARCHITECTURAL & OTHER MECHANICAL COMPONENTS HAVE BEEN MADE WITH RESPECT TO ALL EQUIPMENT SCHEDULED ON THESE DRAWINGS AND IN THE SPECIFICATIONS OF THE FIRST NAMED MANUFACTURER ONLY. OTHER MANUFACTURERS ARE ACCEPTABLE PROVIDED THEY MEET PERFORMANCE REQUIREMENTS AND AFOREMENTIONED COORDINATION.
- DO NOT CUT THROUGH THE MASONRY BOND BEAMS OR OTHER STRUCTURAL ELEMENT WHEN INSTALLING OPENINGS REQUIRED FOR ALL DUCTWORK, PIPING, CONDUITS OR OTHER WORK. COORDINATE WITH THE STRUCTURAL DRAWINGS AND MASON CONTRACTOR FOR ALL BOND BEAM AND STRUCTURAL ELEMENT LOCATIONS. CONTRACTOR CUTTING THROUGH OR OTHERWISE DAMAGING THESE ELEMENTS WILL BE RESPONSIBLE FOR ALL ASSOCIATED ENGINEERING FEES AND SUBSEQUENT RETRO-FIT/REINFORCING DEEMED NECESSARY TO REINSTATE THE CONTINUITY OF THE DISRUPTED ELEMENTS.
- OBTAIN AND PAY ALL COSTS FOR PERMITS, LICENSES, CERTIFICATE FILING AND ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION.

ISSUED	
100% CONSTRUCTION DOCUMENTS	
02/25/24	

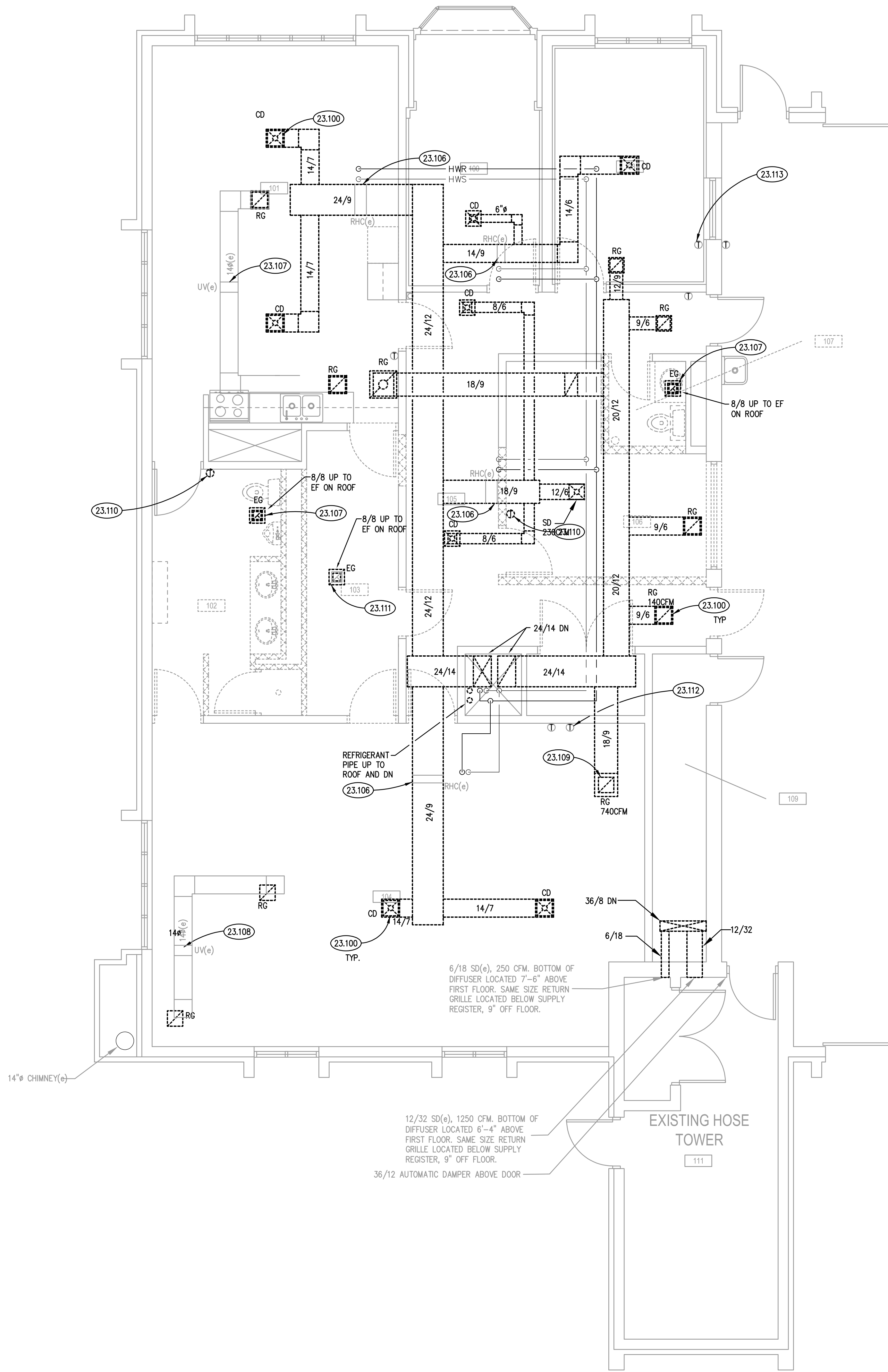
JOB NO.	24-477-1583
DRAWN	JNB
CHECKED	BWG
APPROVED	DDW

SHEET TITLE

FIRST FLOOR
MECHANICAL PLAN

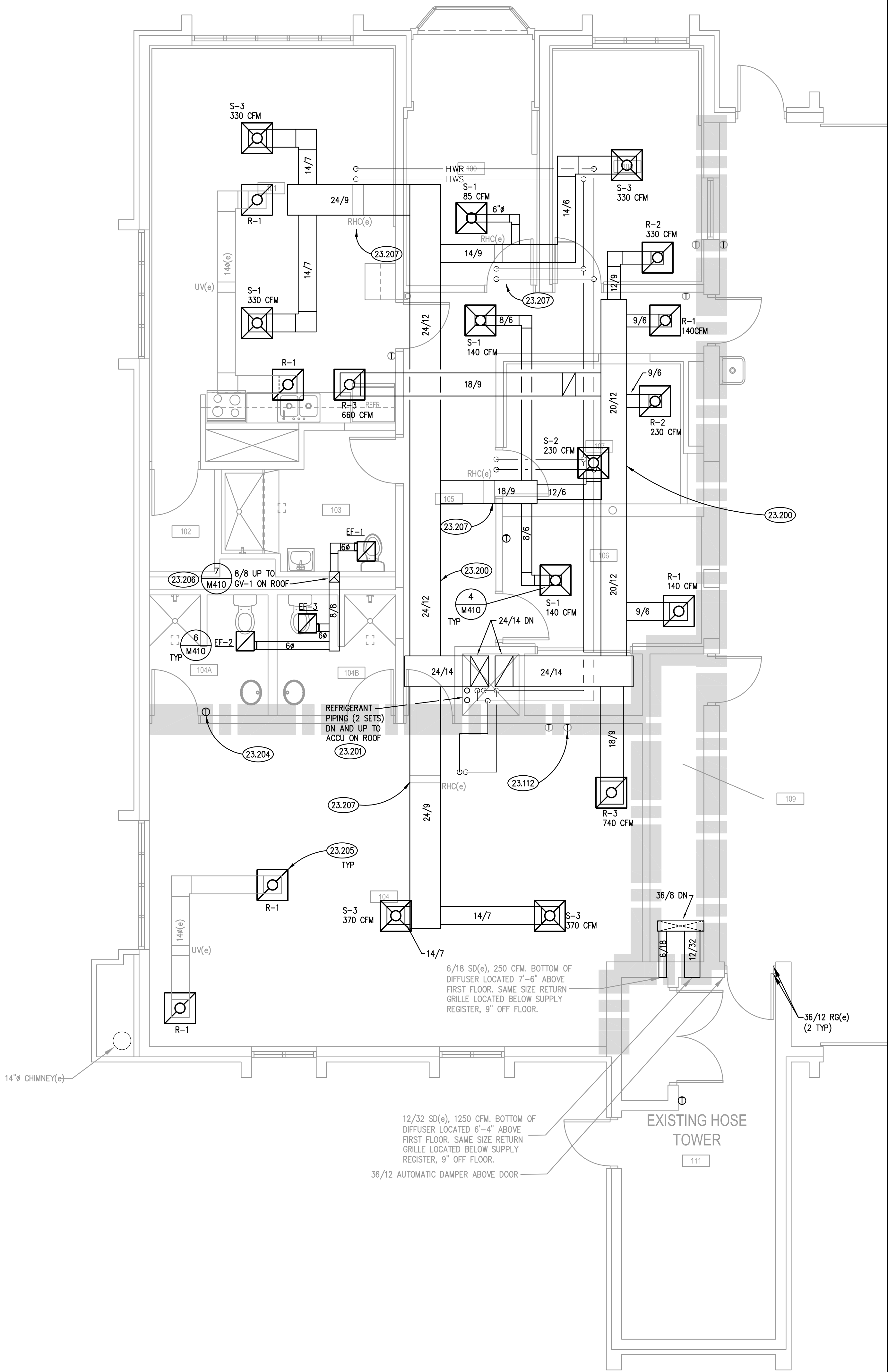
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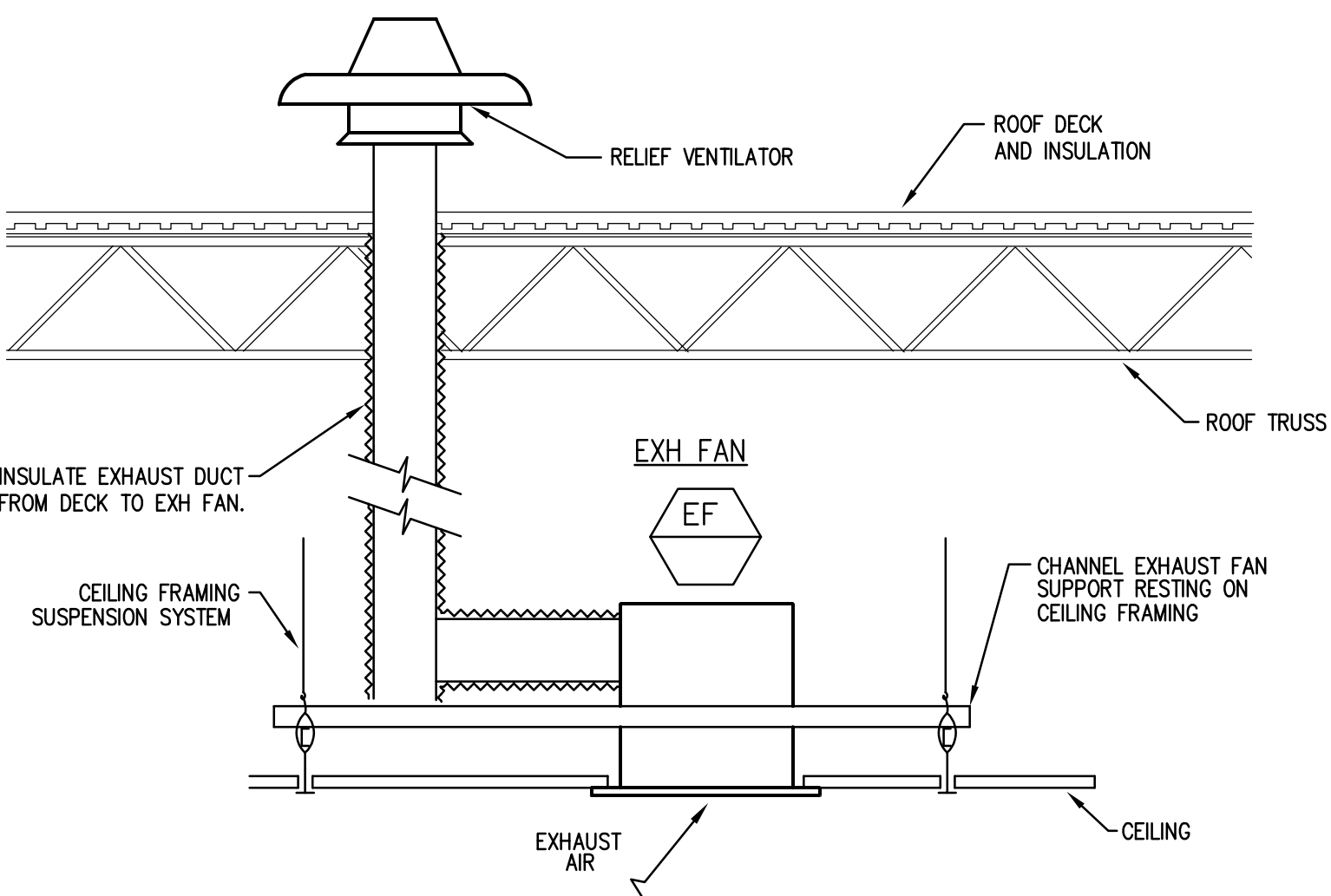
FIRST FLOOR MECHANICAL DEMOLITION PLAN 1

SCALE: 1/4" = 1'-0"

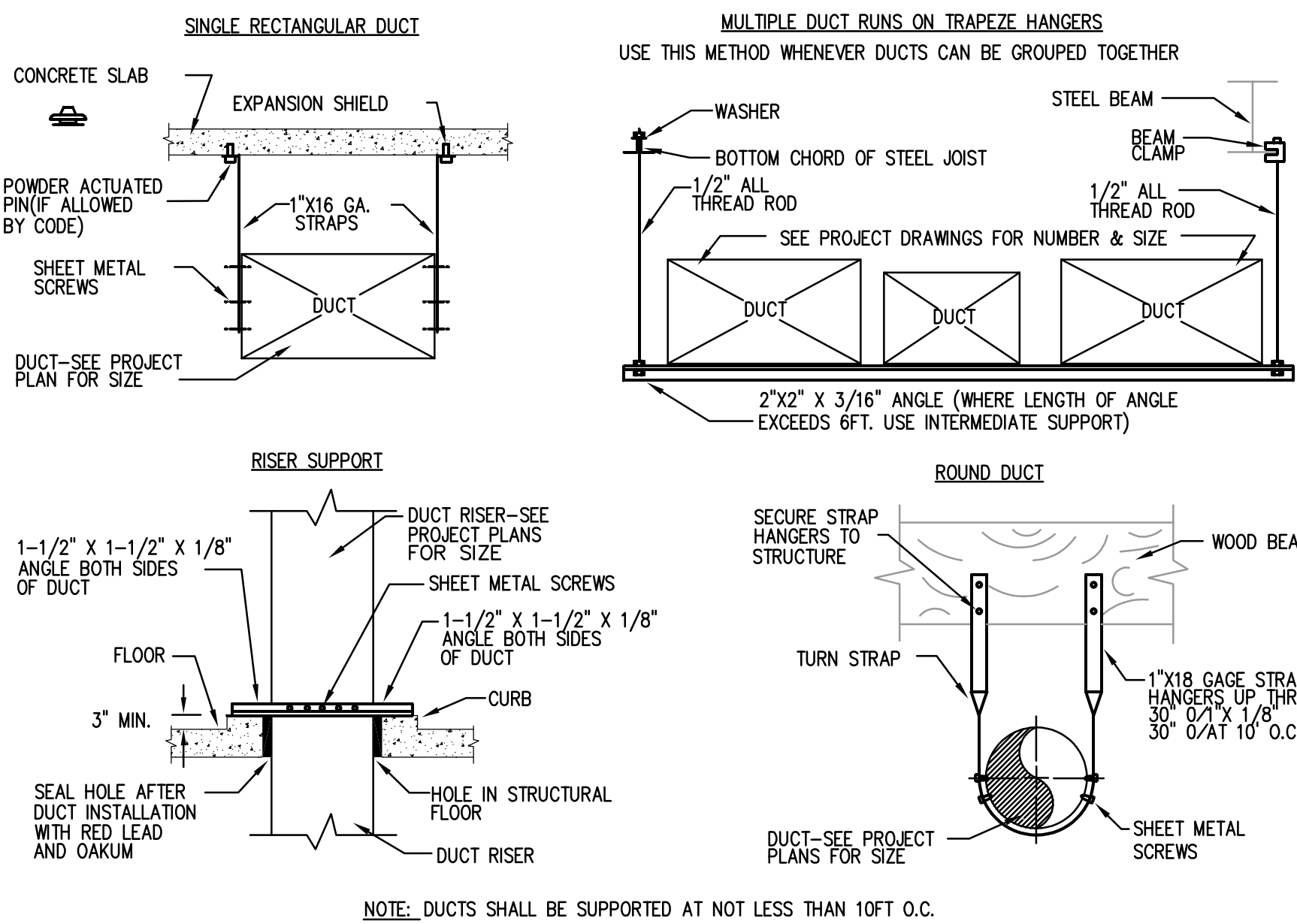


FIRST FLOOR MECHANICAL PLAN 2

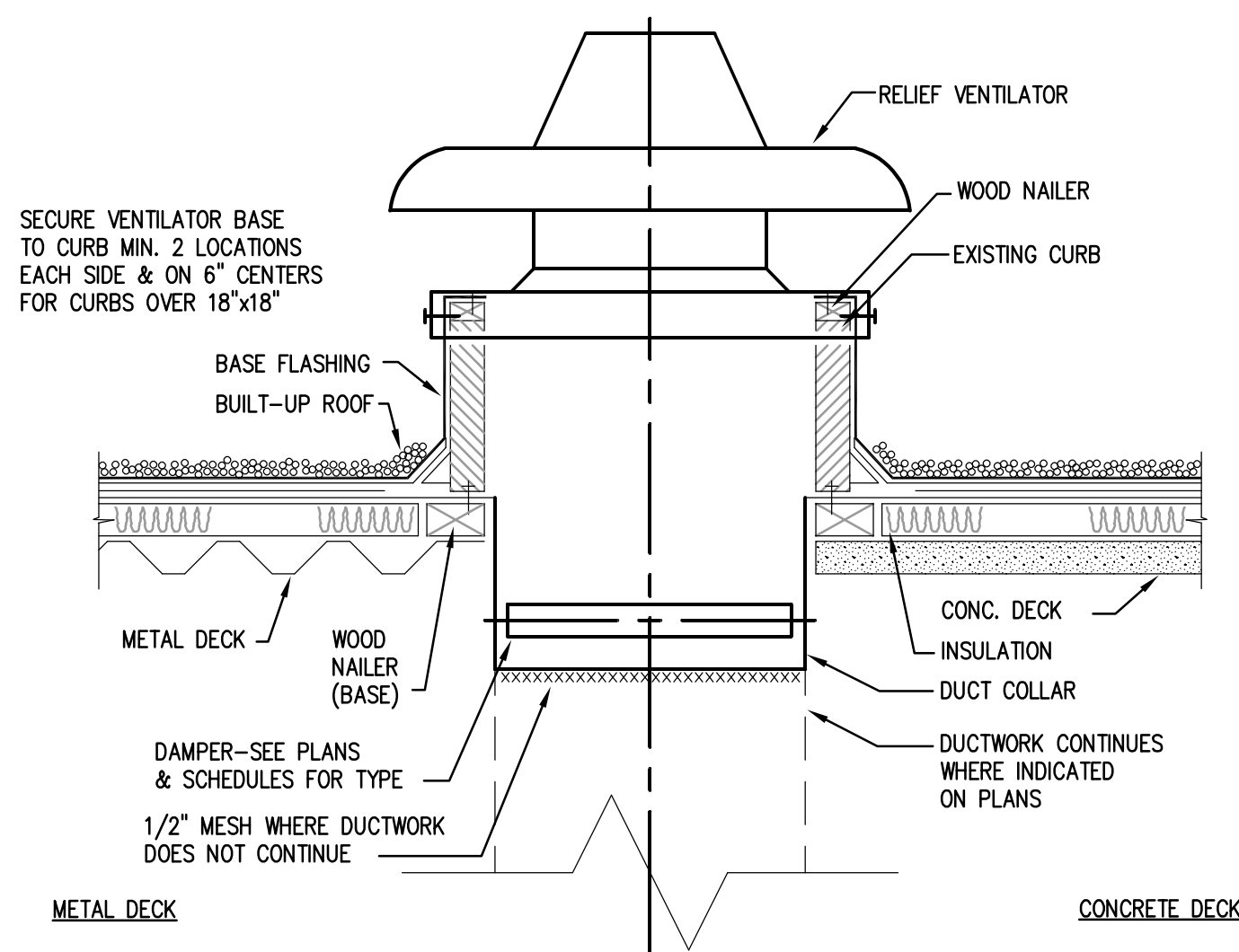
SCALE: 1/4" = 1'-0"



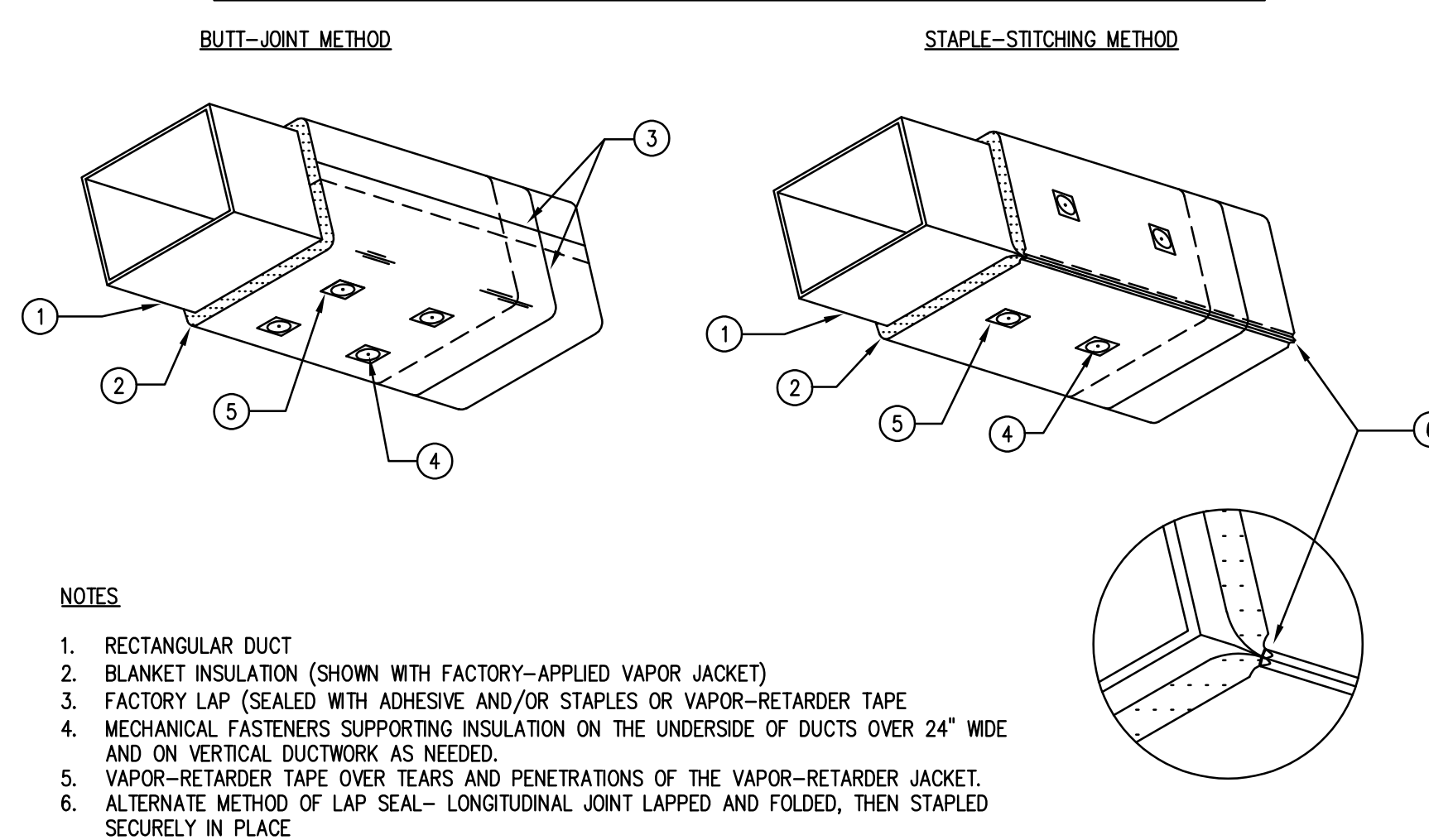
CEILING MOUNTED EXHAUST FAN DETAIL
SCALE: NTS **6**



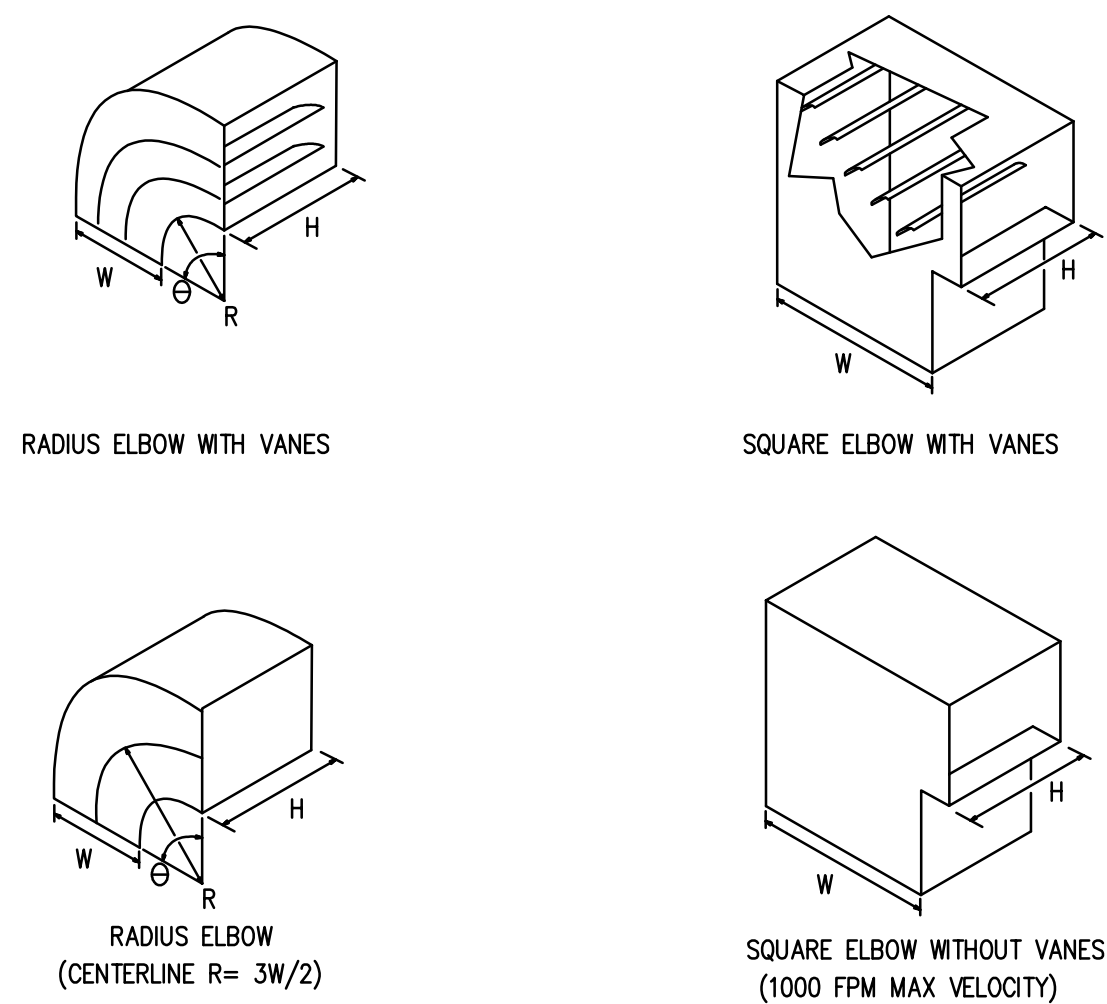
HANGER/SUPPORT DETAILS - DUCTWORK (<2" WG)
SCALE: NTS **2**



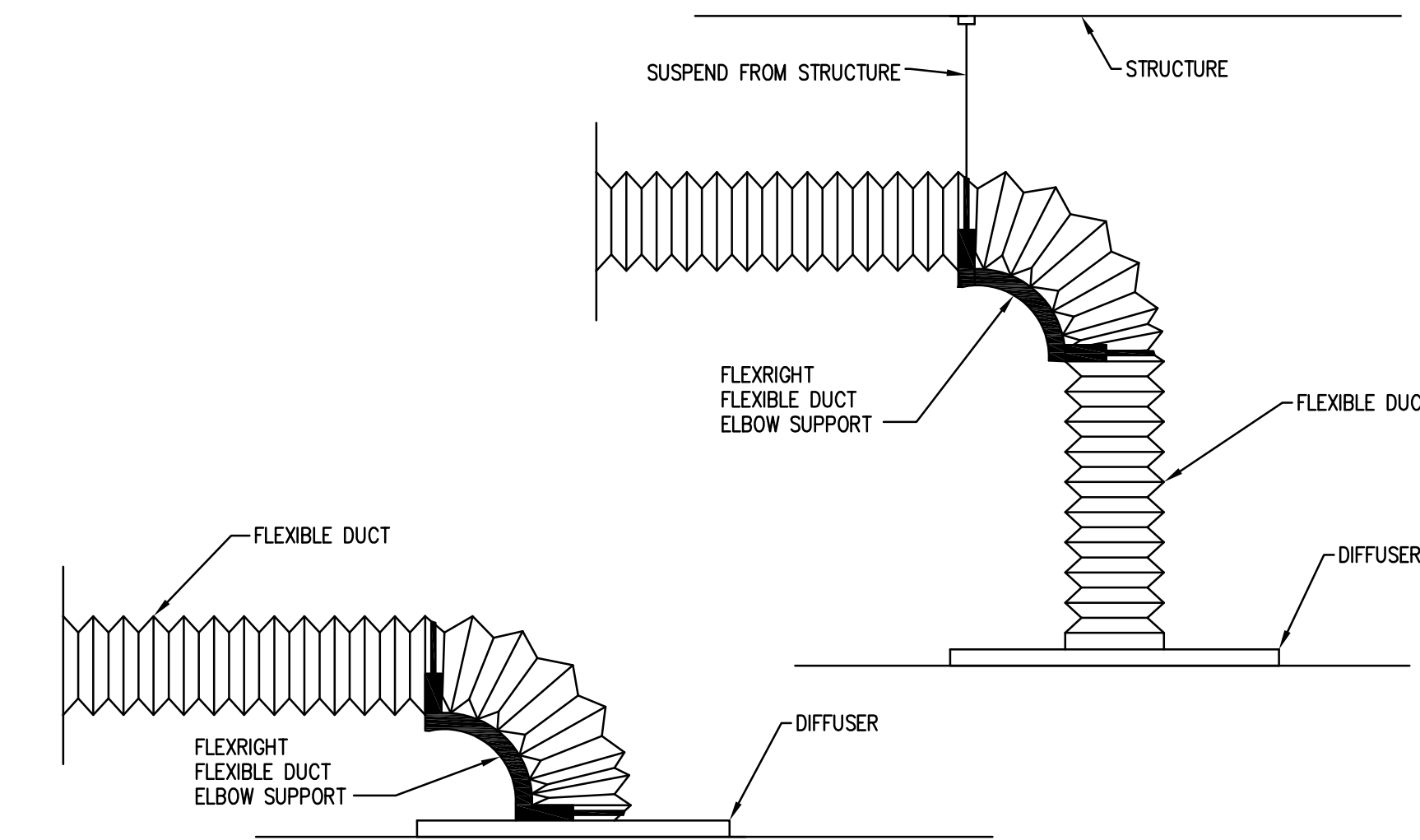
GRAVITY RELIEF VENTILATOR DETAIL
SCALE: NTS **7**



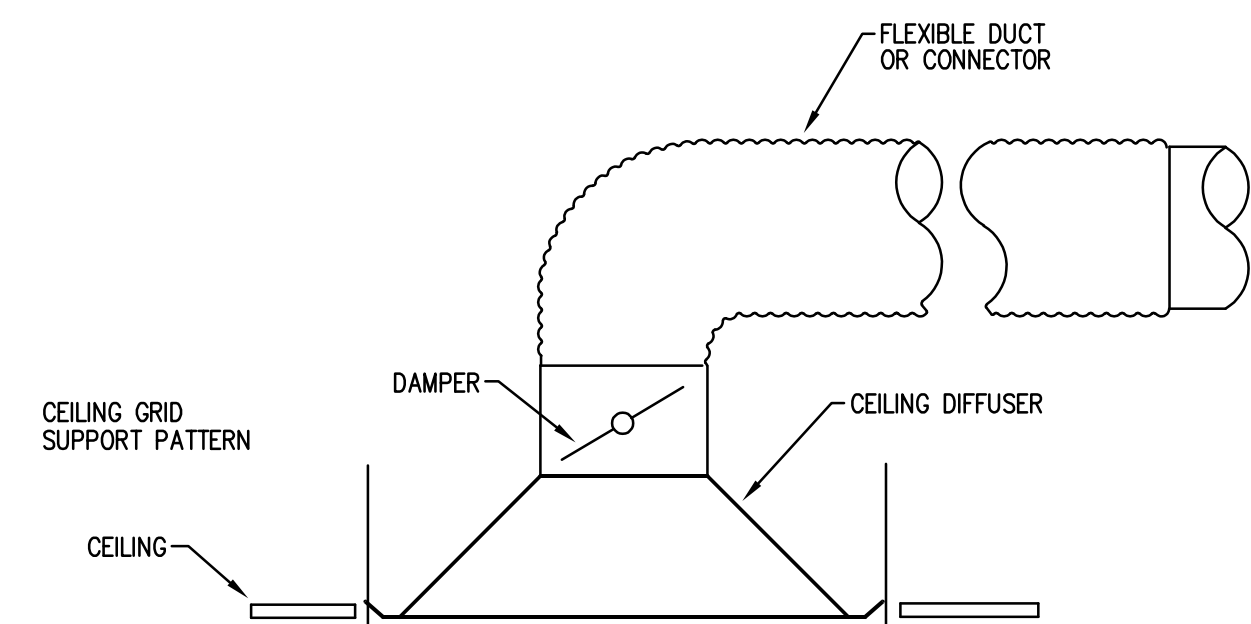
DUCT BLANKET INSULATION DETAILS
SCALE: NTS **3**



DUCT ELBOW DETAILS
SCALE: NTS **8**

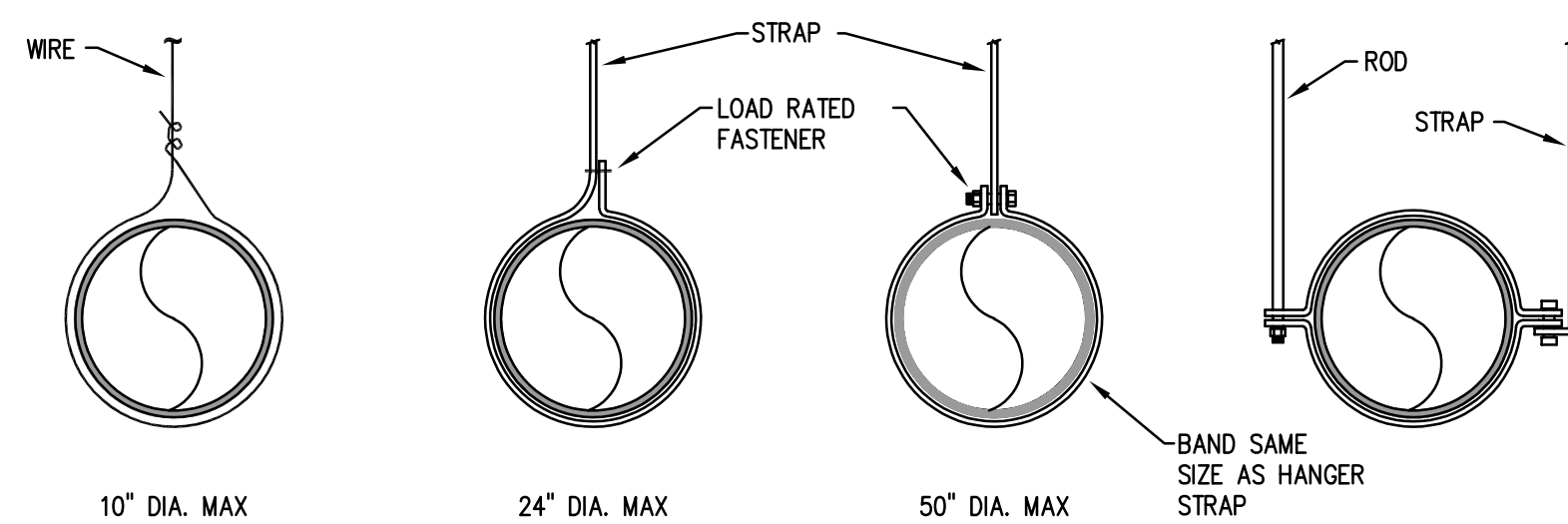


FLEXIBLE DUCT SUPPORT DETAILS
SCALE: NTS **4**



DIFFUSER DETAILS
SCALE: NTS **9**

MINIMUM HANGER SIZE FOR ROUND DUCTWORK			
DUCTWORK DIAMETER (INCHES)	12' MAXIMUM SPACING		
	WIRE	ROD	STRAP
UP TO 10	(1) 12 GAGE	1/4"	1" X 22 GAGE
11 - 18	(2) 12 GAGE	1/4"	1" X 22 GAGE



ROUND DUCTWORK HANGER DETAILS
SCALE: NTS **5**

AIR HANDLING UNIT SCHEDULE																		
MARK	AIR FLOW (CFM)	MINIMUM OA (CFM)	COOLING					HEATING				SUPPLY FAN (HP)	EXTERNAL STATIC PRESS (IN WG)	ELECTRICAL		MODEL	NOTES	
			ENT AIR TEMP (db / wb °F)	LVG AIR TEMP (db / wb °F)	SENS CAP (MBH)	TOTAL CAP (MBH)	MINIMUM IEER	EWT / LWT (°F)	EAT / LAT (°F)	WATER FLOW RATE (GPM)	WATER PRESS DROP (FT)			V/PH/Hz	MCA			
S-1	2325	360	82.2 / 69.0	55.1 / 54.9	67.2	99.9	16.6	—	—	—	—	2.0	1.0	208/3/60	6	V3	1	
S-2	1450	—	—	—	—	—	—	180 / 160	65.0 / 133.4	10.9	2.49	1.0	0.88	120/1/60	17.5	AMI-H03	2	
NOTES																		
1. MODEL BASED ON AAHN.																		
2. MODEL BASED ON JOHNSON CONTROLS.																		

- NOTES
1. MODEL BASED ON AAO.
2. MODEL BASED ON JOHNSON CONTROLS.

AIR-COOLED CONDENSING UNIT SCHEDULE

MARK	NOMINAL CLG CAP (MBH)	AMBIENT OAT (°F)	COMPRESSOR TYPE	COMPRESSOR (NO.)	REFRIGERANT TYPE	ELECTRICAL		MODEL	UNIT SERVED	NOTES
						V/PH/Hz	MCA			
C-1	96.0	95	SCROLL	2	R-454B	208/3/60	38	CFA	S-1	1

- NOTES
1. MODEL BASED ON AAO.

FAN SCHEDULE

MARK	AIR FLOW RATE (CFM)	EXTERNAL S.P. (IN WG)	DRIVE TYPE	MOTOR (W)	ELECTRICAL (V/PH/Hz)	AREA SERVED	LOCATION	MODEL	NOTES
EF-1	120	0.350	DIRECT	19	120/1/60	RESTROOMS	CEILING	GEMINI	1
EF-2	120	0.350	DIRECT	19	120/1/60	RESTROOMS	CEILING	GEMINI	1
EF-3	120	0.350	DIRECT	19	120/1/60	RESTROOMS	CEILING	GEMINI	1

- NOTES
1. MODEL BASED ON COOK.

DIFFUSERS, REGISTERS AND GRILLES SCHEDULE

MARK	MODEL	SIZE	NECK	DAMPER	MATERIAL	REMARKS
S-1	TMS	24 X 24	6"	OBD	ST	1, 2
S-2	TMS	24 X 24	8"	OBD	ST	1, 2
S-3	TMS	24 X 24	10"	OBD	ST	1, 2
R-1	PAR	24 X 24	8"	-	ST	1, 2
R-2	PAR	24 X 24	12"	-	ST	1, 2
R-3	PAR	24 X 24	14"	-	ST	1, 2

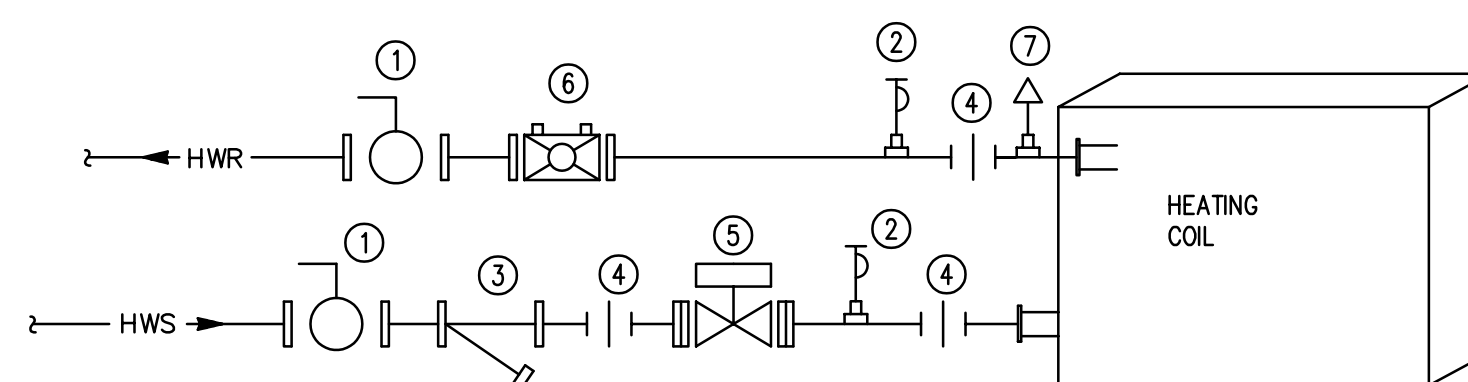
- NOTES
1. MODEL BASED ON TITUS.
2. FIELD VERIFY NECK SIZE OF EXISTING DIFFUSER/GRILLE PRIOR TO ORDERING. NECK SIZE SHALL MATCH EXISTING DIFFUSER/GRILLE.

GRAVITY VENTILATOR SCHEDULE

MARK	AIR FLOW RATE (CFM)	THROAT SIZE (IN)	HOOD SIZE (IN)	TYPE	MODEL	NOTES
GV-1	360	8	18	RELIEF	PR	1

- NOTES
1. MODEL BASED ON COOK.
2. PROVIDE INSECT SCREEN, PREFABRICATED 18" HIGH ROOF CURB AND MOTORIZED DAMPER.

ITEM	DESCRIPTION
1	BALL VALVE
2	P/T PLUG
3	STRAINER
4	UNION
5	TWO WAY CONTROL VALVE
6	CIRCUIT SETTER
7	MANUAL AIR VENT



- NOTES
1. SEPARATE PIPING SPECIALTIES ARE SHOWN. MODULAR COMPONENTS ARE ACCEPTABLE.
2. PROVIDE NEW CONNECTION TO EXISTING 1-INCH HWS/R PIPING.

COIL PIPING DETAILS
SCALE: NTS **1**

ISSUED	100% CONSTRUCTION DOCUMENTS
02/20/22	

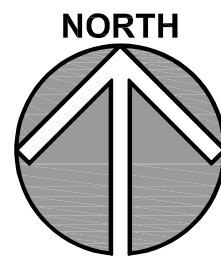
JOB NO.	24-477-1583
DRAWN	JNB
CHECKED	BWG
APPROVED	DDW

SHEET TITLE

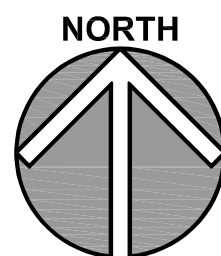
MECHANICAL SCHEDULES

SHEET NUMBER

M410



2



1.

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL.
AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED
ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

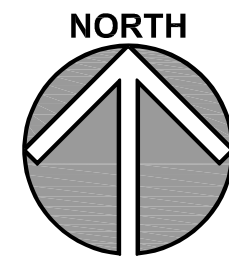
- BASEMENT LEVEL TO FIRST FLOOR. PROVIDE ALL MATERIALS AND
TING PIPING.

LEGEND

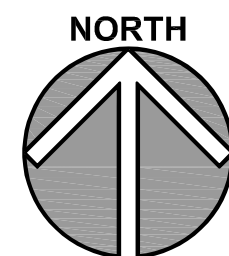
	SYMBOL	DESCRIPTION
		MECHANICAL DIFFUSER: SUPPLY
		MECHANICAL DIFFUSER: RETURN
		MECHANICAL DIFFUSER: EXHAUST
		LIGHT FIXTURE: 1' X 4'
		LIGHT FIXTURE: 2' X 2'
		DOWN LIGHT FIXTURE

RM. NO.	ROOM NAME

- AL NOTES:
- AND ARE SCHEMATIC FOR BIDDING PURPOSES ONLY.
- RATE THE SCOPE OF WORK. THE CONTRACTOR SHALL VERIFY ALL
- D DOES NOT SHOW ALL OFFSETS, DROPS, AND RISERS. THE
- MATERIAL AND LABOR FOR A COMPLETE AND WORKING SYSTEM.
- THE DESIGN AND INSTALLATION OF THE SPRINKLER SYSTEM. THE
- DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR
- AEROLCAIC CALCULATIONS SHALL BEAR THE LICENSED PROFESSIONAL'S
- AND IS INSTALLED IN ACCORDANCE WITH NFPA 13.
- SCHEDULE 40 BLACK STEEL PIPING WITH THREADED COUPLINGS AND
- BE SCHEDULE TO BLACK STEEL PIPING WITH ROLL-GROOVED
- 0 - 0.10 GPM/SF OVER 1500 SQUARE FEET; ORDINARY HAZARD -
- REQUIRE; ORDINARY HAZARD - GROUP 2, 0.20 GPM/SF OVER 1500
- ES SHALL BE CENTERED ON 2'x2" END AREA OF TILE.
- 60 PSI STATIC, 35 PSI RESIDUAL. COORDINATE WITH AUTHORITY
- EANT FLOW TEST.
- PK WITH ALL TRADES.
- WHEN INSTALLING OPERATIONS REQUIRED FOR ALL PIPING, CONDUTIS
- URAL DRAWINGS AND MASON CONTRACTOR FOR ALL STRUCTURAL
- THROUGHOUT OR OTHERWISE DAMAGING THESE ELEMENTS WILL BE
- NO FINISHING TIME AND SUBSEQUENT RETRO-FIT/REINFORCING DEME
- THE DAMAGED ELEMENTS.
- LICENSES, CERTIFICATE FILING AND INSPECTIONS BY AUTHORITIES



2



1

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

RM. NO.	ROOM NAME

- AND TO INCLUDING 3 INCHES SHALL SLOPE AT 1/4 INCH PER 1/8 INCH PER FOOT, UNLESS OTHERWISE NOTED.
- WE DO NOT SHOW ALL OFFSETS, DROPS AND RISERS. THE MATERIALS AND LABOR FOR A COMPLETE AND WORKING SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR.
- ALL CERTIFICATED FILING AND INSPECTIONS BY AUTHORITIES SHALL BE FIELD VERIFIED FOR EXACT LOCATIONS, QUANTITY AND DEPTHS.
- WHEN INSTALLING OPENINGS REQUIRED FOR ALL PIPING, CONDUITS, ELECTRICAL DRAWINGS AND MASON CONTRACTOR FOR OR STRUCTURAL THROUGH OR OTHERWISE DAMAGING THESE ELEMENTS WILL BE RESPONSIBLE FOR REPAIRS. ALL REPAIRS SHALL BE TO ORIGINAL CONDITIONS AND SHALL BE REINFORCED WITH REINFORCING DEEMED APPROPRIATE BY THE ENGINEER.
- ELECTRICAL, ARCHITECTURAL & OTHER PLUMBING COMPANIES HAVE TO BE SCHEDULED ON THESE DRAWINGS AND IN THE SPECIFICATIONS OF THE MANUFACTURERS ARE ACCEPTABLE PROVIDED THEY MEET THE FOLLOWING REQUIREMENTS:
- ON PLUMBING FIXTURES WITH ACCESSIBILITY AND MOUNTING REQUIREMENTS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CASEWORK ELEVATIONS CONTAINED ON ARCHITECTURAL DRAWINGS.
- TESTED WITH WATER OR AIR.
- BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL AGENCY, AND AT LEAST ANNUALLY THEREAFTER.

Kluber, Inc.
Aurora, Illinois 60506
tel. 630.406.1213

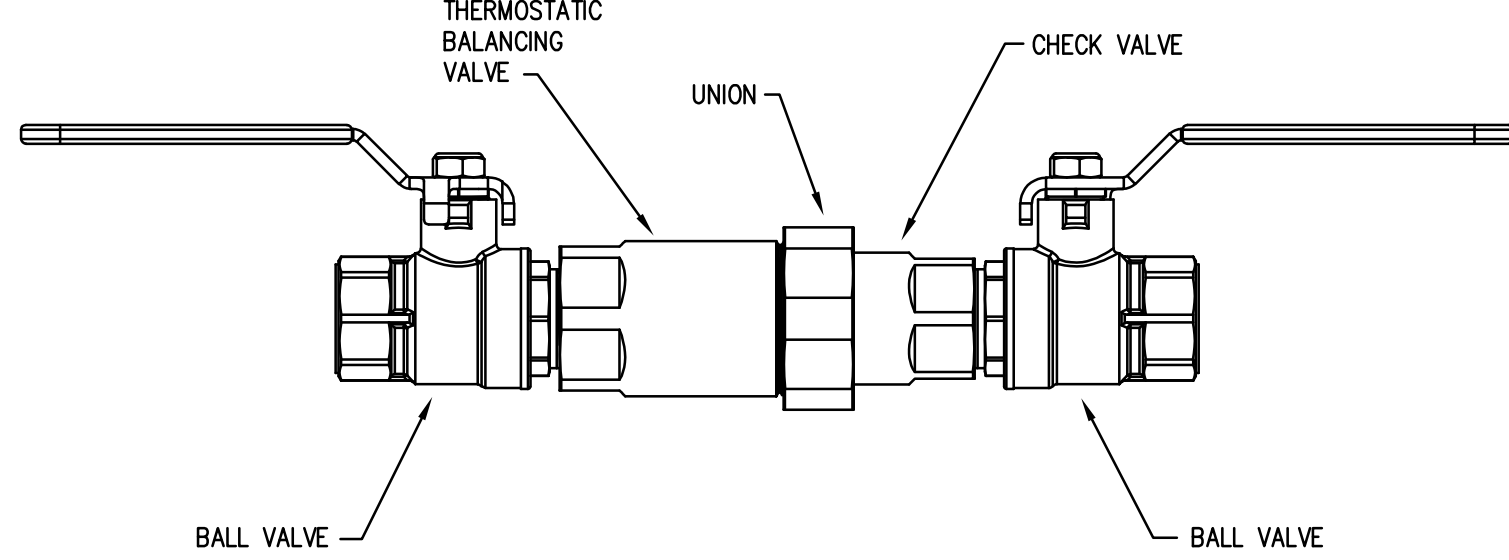
Bloomington, Illinois 61704
tel. 309.430.6460

www.kluberinc.com

1440 ARDMORE AVENUE
VILLA PARK, ILLINOIS 60181

SHEET NUMBER

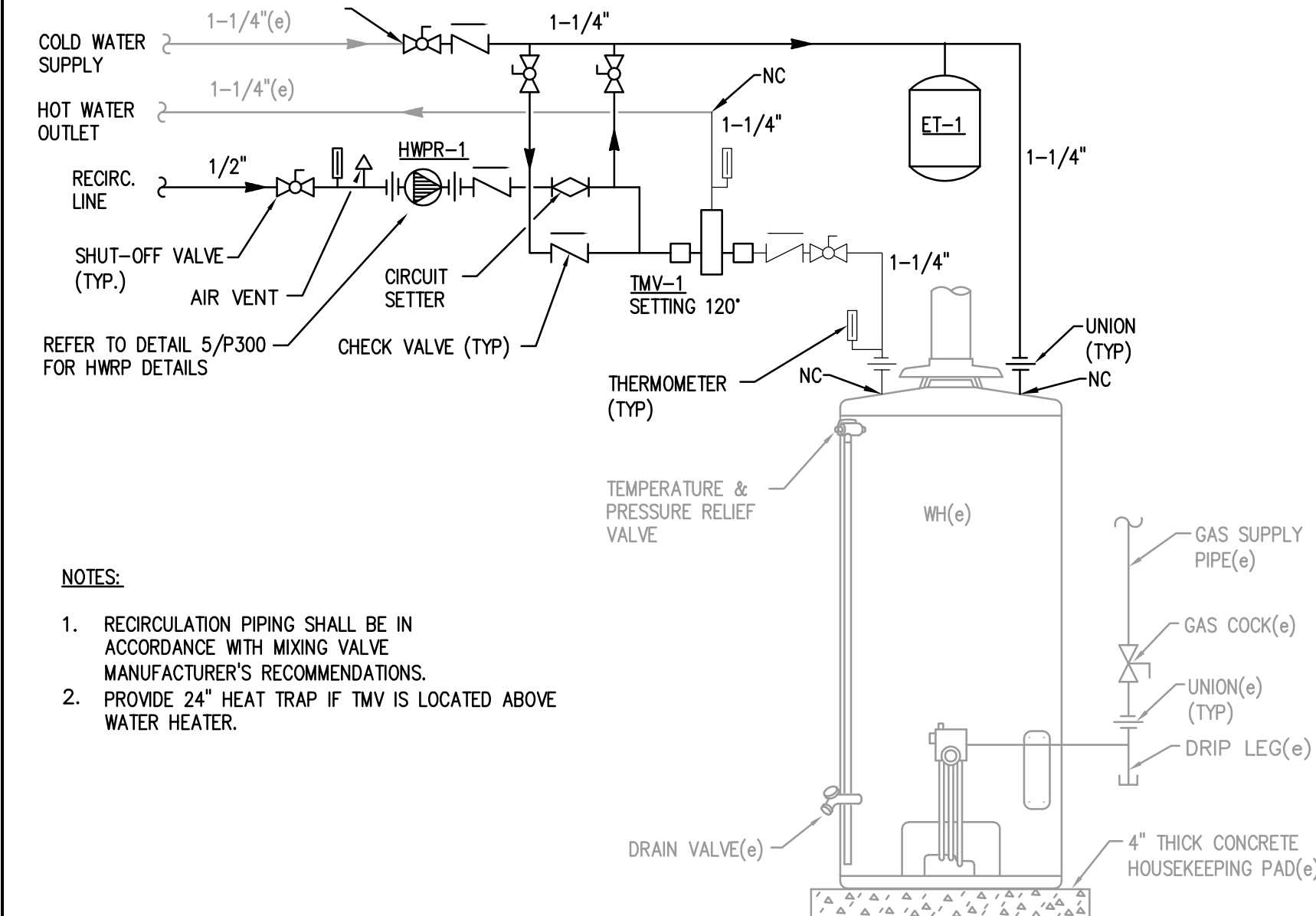
NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.



- NOTE
1. THE VALVE CLOSING TEMPERATURE SHALL BE 120 DEGREES F.
 2. DESIGN BASIS: THERMOMEGATECH CIRCUIT SOLVER.

THERMOSTATIC SELF-ACTUATING VALVE DETAIL

NTS 3

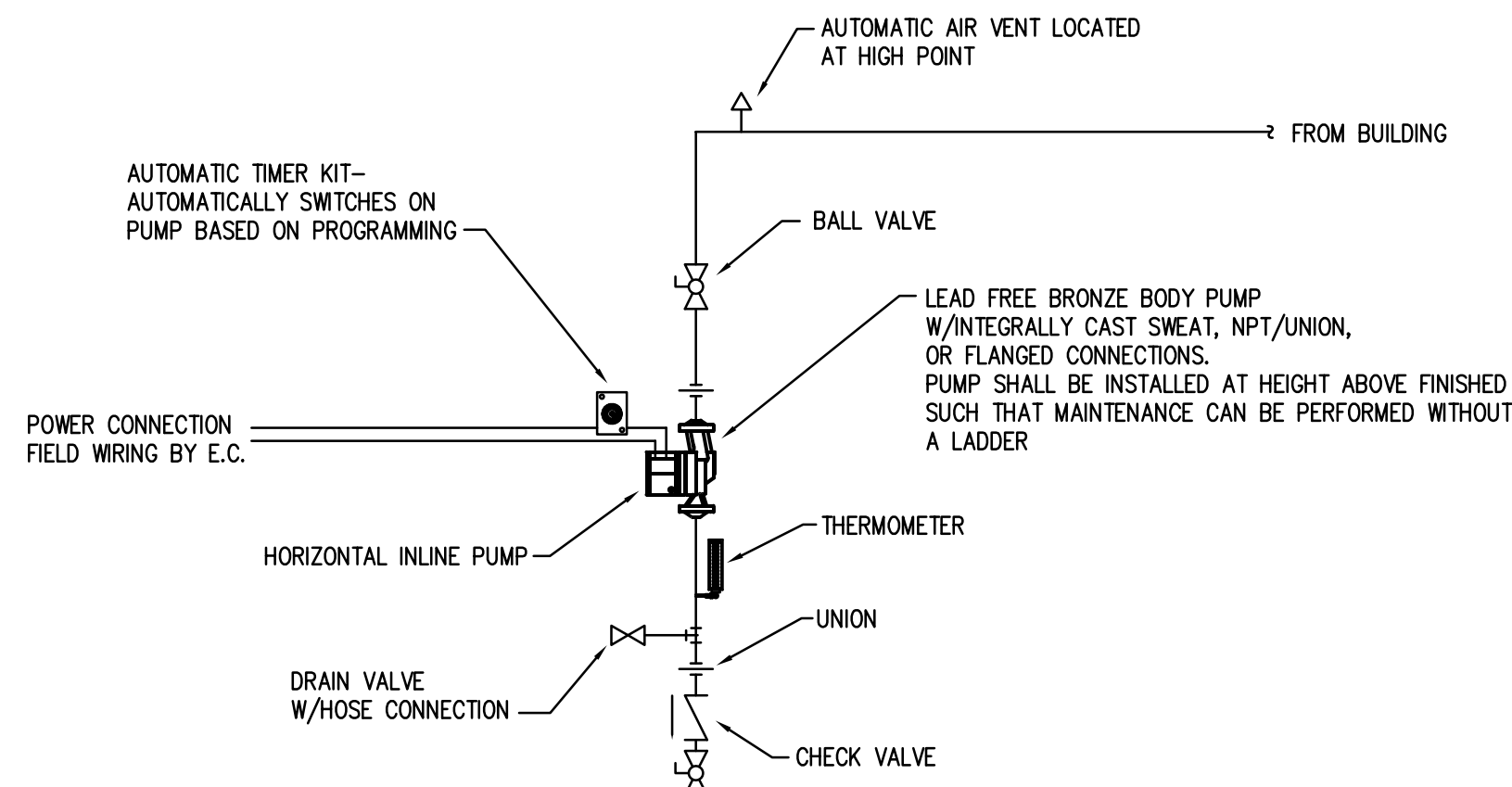


NOTES:

1. RECIRCULATION PIPING SHALL BE IN ACCORDANCE WITH MIXING VALVE MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE 24" HEAT TRAP IF TMV IS LOCATED ABOVE WATER HEATER.

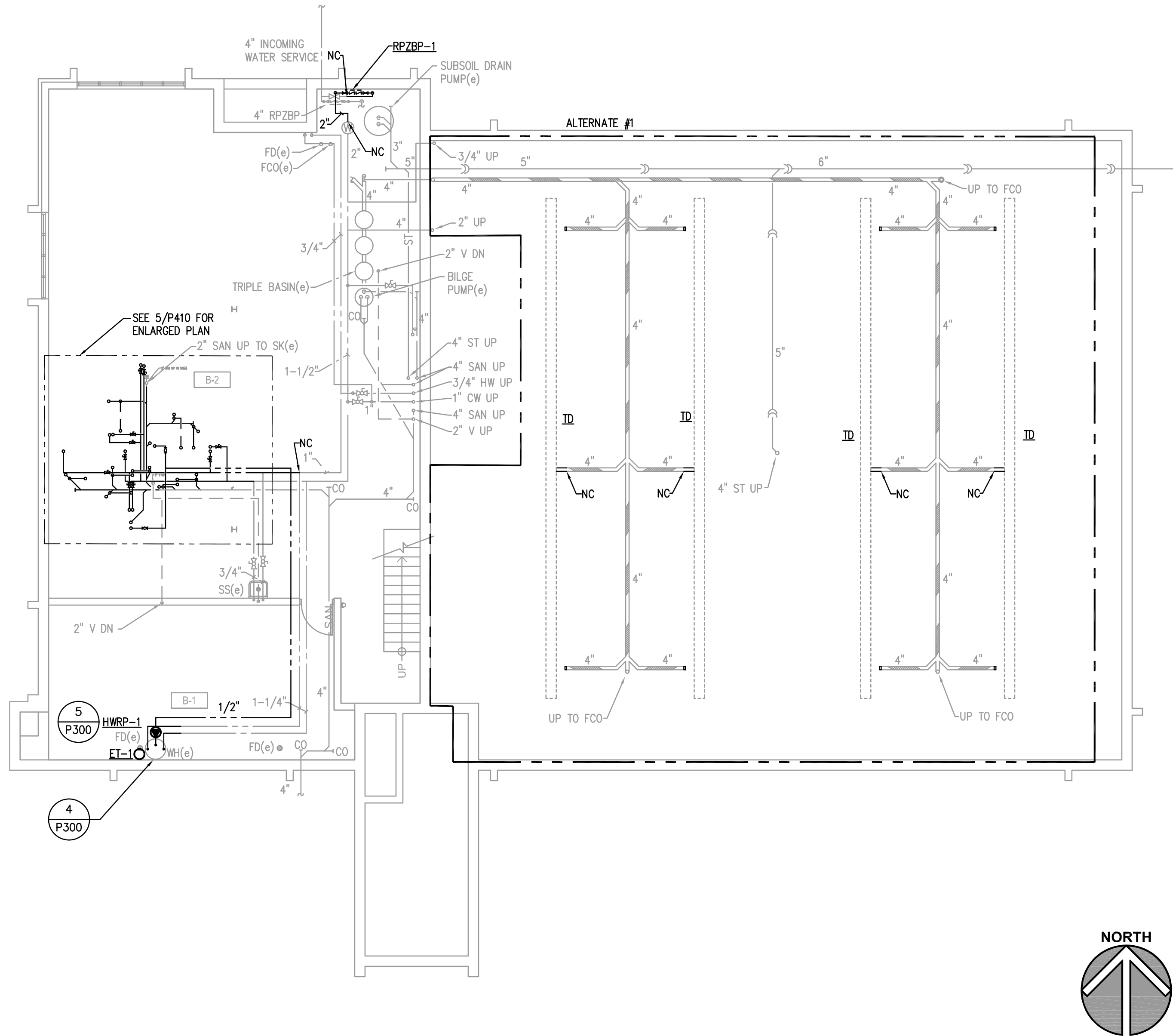
GAS FIRED WATER HEATER DETAIL

SCALE: NTS 4



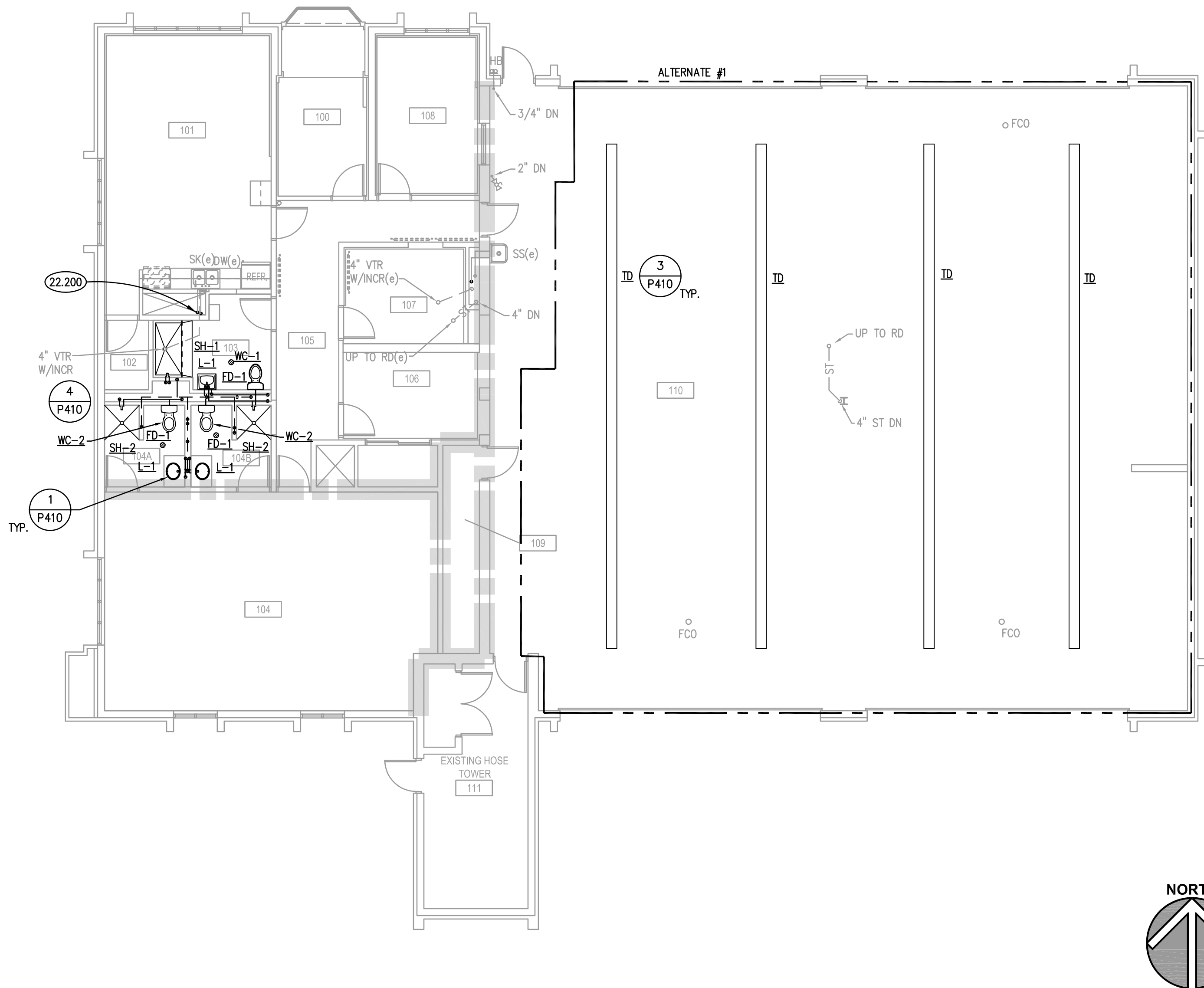
HOT WATER RECIRCULATION PUMP DETAIL

SCALE: NTS 5



BASEMENT PLUMBING PLAN

SCALE: 1/8" = 1'-0" 2



FIRST FLOOR PLUMBNG PLAN

SCALE: 1/8" = 1'-0" 1

KEYNOTES

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KENNOTED ITEM IN A DETAIL IS THE SAME AS A KENNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

22.200 PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO EXTEND EXISTING PIPING FOR NEW FIXTURE. FIELD VERIFY EXISTING PIPE SIZES AND LOCATION.

ROOM SCHEDULE

RM. NO.	ROOM NAME	RM. NO.	ROOM NAME
B-1	EXISTING MECHANICAL ROOM		
B-2	EXISTING SHOP & STORAGE		
100	EXISTING OFFICE		
101	EXISTING DAY ROOM / KITCHEN		
102	EXISTING MEN'S TOILET & SHOWER		
103	EXISTING STORAGE		
104	EXISTING SLEEPING QUARTERS		
105	EXISTING CORRIDOR		
106	EXISTING OFFICE		
107	EXISTING TOILET		
108	EXISTING OFFICE		
109	EXISTING STAIRS		

GENERAL NOTES

1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
2. ALL SANITARY, WASTE AND STORM PIPES UP TO AND INCLUDING 3 INCHES SHALL SLOPE AT 1/4 INCH PER FOOT, 4 INCHES AND LARGER SHALL SLOPE AT 1/8 INCH PER FOOT, UNLESS OTHERWISE NOTED.
3. ALL PIPING IS SHOWN DIAGRAMMATICALLY AND DOES NOT SHOW ALL OFFSETS, DROPS AND RISERS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE AND WORKING SYSTEM.
4. OBTAIN AND PAY ALL COSTS FOR PERMITS, LICENSES, CERTIFICATE FILING AND INSPECTIONS BY AUTHORITIES HAVING JURISDICTION.
5. EXISTING PIPING INDICATED ON THESE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATIONS, QUANTITY AND PIPE SIZES.
6. DO NOT CUT THROUGH STRUCTURAL ELEMENTS WHEN INSTALLING OPENINGS REQUIRED FOR ALL PIPING, CONDUITS OR OTHER WORK. COORDINATE WITH THE STRUCTURAL DRAWINGS AND MASON CONTRACTOR FOR ALL STRUCTURAL ELEMENT LOCATIONS. CONTRACTOR CUTTING THROUGH OR OTHERWISE DAMAGING THESE ELEMENTS WILL BE RESPONSIBLE FOR ALL ASSOCIATED ENGINEERING FEES AND SUBSEQUENT RETRO-FIT/REINFORCING DEEMED NECESSARY TO REINSTATE THE CONTINUITY OF THE DISRUPTED ELEMENTS.
7. SPACE ALLOCATION, COORDINATION WITH ELECTRICAL, ARCHITECTURAL & OTHER PLUMBING COMPONENTS HAVE BEEN MADE WITH RESPECT TO ALL EQUIPMENT SCHEDULED ON THESE DRAWINGS AND IN THE SPECIFICATIONS OF THE FIRST NAMED MANUFACTURER ONLY. OTHER MANUFACTURERS ARE ACCEPTABLE PROVIDED THEY MEET PERFORMANCE REQUIREMENTS AND AFOREMENTIONED COORDINATION.
8. COORDINATE ROUGH-INS FOR AND INSTALLATION OF PLUMBING FIXTURES WITH ACCESSIBILITY AND MOUNTING INFORMATION CONTAINED ON ARCHITECTURAL DRAWINGS.
9. COORDINATE LOCATIONS OF ROUGH-INS FOR SINKS WITH CASEWORK ELEVATIONS CONTAINED ON ARCHITECTURAL DRAWINGS.
10. DRAINAGE AND VENT SYSTEM SHALL BE PRESSURE TESTED WITH WATER OR AIR.
11. ALL BACKFLOW PREVENTER ASSEMBLIES SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR (CCCDI) BEFORE INITIAL OPERATION, AND AT LEAST ANNUALLY THEREAFTER.

Kluber
Architects + Engineers

Kluber, Inc.
Aurora, Illinois 60506
Tel: 630.465.2113
Bloomington, Illinois 61704
Tel: 309.430.0460
www.kluberinc.com

FIRE STATION 81 RENOVATIONS

1440 ARDMORE AVENUE
VILLA PARK, ILLINOIS 60181

ISSUED	100% CONSTRUCTION DOCUMENTS
02/2025	

JOB NO. 24-477-1583
DRAWN KJD
CHECKED DDW
APPROVED DDW

SHEET TITLE
FIRST FLOOR & BASEMENT PLUMBING PLAN

SHEET NUMBER

P300

TAG	DESCRIPTION	COLD	HOT	WASTE	VENT	REMARKS
WC-1	WATER CLOSET-FLUSH TANK	3/4"	-	4"	2"	ADAAG COMPLIANT/LEFT HAND TRIP LEVER
WC-2	WATER CLOSET-FLUSH TANK	3/4"	-	4"	2"	ADAAG COMPLIANT/RIGHT HAND TRIP LEVER
L-1	LAVATORY BOWL - DIV 12	1/2"	1/2"	1-1/2"	1-1/4"	ADAAG COMPLIANT
SH-1	SHOWER	3/4"	3/4"	2"	1-1/2"	ADAAG COMPLIANT
SH-2	SHOWER	3/4"	3/4"	2"	1-1/2"	

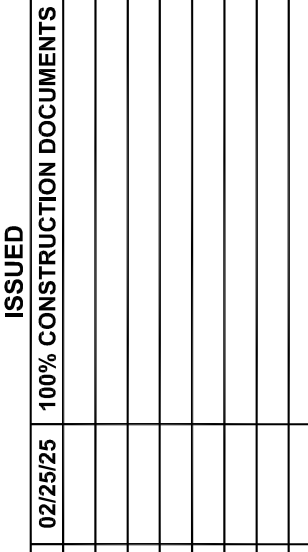
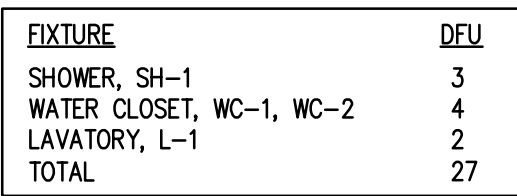
- | PUMP SCHEDULE | |
|-----------------------|------------------|
| MARK | HWRP-1 |
| MODEL | ECOCIRC e3 - 4 |
| WATER FLOW RATE (GPM) | 1 |
| HEAD (FT) | 1.75 |
| TYPE | INLINE |
| MOTOR SIZE (HP) | ECM 5-28 |
| ELECTRICAL (V/PH/Hz) | 115/1/60 |
| MOTOR SPEED (RPM) | - |
| SERVICE | HOT WATER RECIRC |
| REMARKS | 1, 2 |

- | EXPANSION TANK SCHEDULE | |
|---------------------------------|---------|
| MARK | ET-1 |
| MODEL | ST-12 |
| TANK VOLUME (GAL) | 6.4 |
| TANK ACCEPTANCE (GAL) | 3.2 |
| LENGTH x DIAMETER (IN x IN) | 18 x 12 |
| MAXIMUM DESIGN PRESSURE (PSIG) | 150 |
| MAXIMUM DESIGN TEMPERATURE (°F) | 200 |
| REMARKS | 1 |

- | FIXTURE | CWFU | HFU/FU |
|--------------------------|------|--------|
| SHOWER, SH-1, SH-2 | 3 | 3 |
| WATER CLOSET, WC-1, WC-2 | 3 | - |
| LAVATORY, L-1 | 1 | 1 |
| TOTAL | 21 | 12 |



TRENCH DRAIN CROSS SECTION DETAIL



JOB NO. 24-477-158
DRAWN KJL
CHECKED DDW
APPROVED DDW

**PLUMBING
SCHEDULES, DETAILS,
RISERS, & ENLARGED
PLAN**

SHEET NUMBER

P410

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A	AMPS	I	INTERMEDIATE DISTRIBUTION FRAME	P	PUSH BUTTON
AC	ABOVE COUNTER	IG	ISOLATED GROUND	PC	PLUMBING CONTRACTOR
AF	AMPERE FRAME/AMPERE FUSE	INC	INCANDESCENT	PDU	POWER DISTRIBUTION UNIT
AFF	ABOVE FINISHED FLOOR	INT	INTEGRAL	PH	PHASE
AHU	AIR HANDLING UNIT	IR	IN ROOM	PANEL	FURNISHED, INSTALLED, WIRED AND CONNECTED COMPLETE BY CONTRACTOR
AIC	AMPERE INTERRUPTING CURRENT	IU	IN UNIT	PROVIDE	POLYVINYL CONDUIT
AT	AMPERE TRIP	J	JUNCTION BOX	PW	PRE-WIRED
ATS	AUTOMATIC TRANSFER SWITCH			Q	QUANTITY
AWG	AMERICAN WIRE GAGE	JB	JUNCTION BOX	QTY.	QUANTITY
B	BREAKER	K	1000 CIRCULAR MILS	R	REQUIRED
BOL	BUILT-IN OVERLOAD	Kcmil	KILOVOLT	RTU	ROOF TOP UNIT
BWE	BAKED WHITE ENAMEL	KV	KILOVOLT	S	SEPARATE CIRCUIT
BTU	BRITISH THERMAL UNIT	KVA	KILOVOLT-AMPS	SC	SMOKE DETECTOR
C	CONDUIT	KVAR	KILOVOLT-AMPS REACTIVE	SF	SQUARE FEET
CATV	CABLE TELEVISION SYSTEM	KW	KILOWATT	SPOT	SINGLE-POLE, DOUBLE-THROW
C/B	CIRCUIT BREAKER	KWH	KILOWATT-HOUR	SS	SINGLE-POLE, SINGLE-THROW
CCTV	CLOSED CIRCUIT TELEVISION	L	LOW VOLTAGE	SW	STAINLESS STEEL
CKT	CIRCUIT	LVT	LOW-VOLTAGE THERMOSTAT	SWBD	SWITCH
CU	COPPER	M	MAGNETIC MOTOR STARTER	T	THERMOSTAT
DPDT	DOUBLE-POLE, DOUBLE-THROW	MAG	MANUAL MOTOR STARTER	TELE	TELEPHONE
DPST	DOUBLE-POLE, SINGLE-THROW	MAN	MANUAL MOTOR STARTER	TC	TIME CLOCK
DS	DOWNSPOUT	MC	W/THERMAL OVERLOAD PROTECTION	TCP	TEMPERATURE CONTROL PANEL
E	ELECTRIC BASEBOARD HEATER	MCA	MECHANICAL CONTRACTOR	TS	TOGGLE SWITCH
EC, E.C.	ELECTRIC CONTRACTOR	MCB	MAXIMUM CURRENT AMPACITY	TB	TELEPHONE TERMINAL BOARD
ECH	ELECTRIC CABINET HEATER	MCC	MOTOR CONTROL CENTER	TTC	TELEPHONE TERMINAL CABINET
EF	EXHAUST FAN	MD	MOTORIZED DAMPER	TWJ	THRU WALL AIR CONDITIONING UNIT
EM	EMERGENCY	MDP	MAIN DISTRIBUTION FRAME	TYP.	TYPICAL
EMT	ELECTRICAL METALLIC TUBING	MFR	MAIN DISTRIBUTION PANEL	U	UNDERGROUND
EW	ELECTRIC WATER COOLER	MH	MANUFACTURER	UG	UNIT HEATER
EW	ELECTRIC WATER HEATER	MLO	METAL HALIDE	UL	UNDERWRITERS LABORATORIES, INC.
F	FUSED	MNS	MAIN LUG ONLY	U.N.O.	UNLESS NOTED OTHERWISE
FAAP	FIRE ALARM ANNUNCIATOR PANEL	MOC	MASS NOTIFICATION SYSTEM	UM	UNIT MANUFACTURER
FACP	FIRE ALARM CONTROL PANEL	MS	MINIMUM OVERCURRENT PROTECTION	UPS	UNINTERRUPTIBLE POWER SUPPLY
FC	FUSE CLIP SIZE	MSB	MANUAL SWITCH	V	VOLT
FB	FAN POWERED BOX	MTD	MAIN SWITCH BOARD	VA	VOLT-AMPERES
FBO	FURNISHED BY OTHERS	MUA	MOUNTED	VAC	VOLT ALTERNATING CURRENT
FLA	FULL LOAD AMPS	N	MAKE-UP AIR UNIT	VAV	VARIABLE AIR VOLUME
FLR	FLOOR	N/A	NOT APPLICABLE	VFD	VARIABLE FREQUENCY DRIVE
FPC	FIRE PROTECTION CONTRACTOR	N.C.	NORMALLY CLOSED	W	WATT
FS	FLOAT SWITCH	NF	NON-FUSED	W/	WITH
FVNR	FULL-VOLTAGE, NON-REVERSING	N.I.C.	NOT IN CONTRACT	W/O	WITHOUT
G	GENERAL CONTRACTOR	NL	NIGHT LIGHT	WG	WIRE GUARD
GC	GROUND FAULT CIRCUIT INTERRUPTER	N.O.	NORMALLY OPEN	WP	WEATHER PROOF
GRD	GROUND	N.T.S., NTS	NOT TO SCALE	X	EXISTING EQUIPMENT
GRS	GALVANIZED RIGID STEEL	NU	NEAR UNIT	XFMR	TRANSFORMER
H	HAND-OFF-AUTOMATIC	O	OVERHEAD	XP	EXPLOSION-PROOF
HP	HORSEPOWER	O.H.	OVERHEAD		
HPS	HIGH PRESSURE SODIUM	OU	ON UNIT		
HVAC	HEATING AND VENTILATING CONTRACTOR	OCPD	OVERCURRENT PROTECTION DEVICE		
HWGC	HEAVY WALL GALVANIZED CONDUIT				

THIS IS A MASTER LEGEND AND NOT ALL SYMBOLS, ABBREVIATIONS, ETC., ARE NECESSARILY USED IN THIS PROJECT.

ELECTRICAL SYMBOLS LIST

SYMBOL			DESCRIPTION
CEILING	WALL	FLOOR	
			2X4 RECESSED TROFFER FIXTURE TYPE. SEE LIGHTING FIXTURE SCHEDULE.
			DOWNLIGHT FIXTURE TYPE. SEE LIGHTING FIXTURE SCHEDULE.
			EMERGENCY LIGHT FIXTURE TYPE. SEE LIGHTING FIXTURE SCHEDULE.
			SINGLE POLE TOGGLE SWITCH. 15A OR 20A AS REQUIRED. 120/277V a=SWITCHING CONTROL, P=PILOT LIGHT, K=KEYED SW., LV=LOW VOLTAGE
			3-WAY TOGGLE SWITCH. 15A OR 20A AS REQUIRED. 120/277V 3D=3 WAY DIMMER
			DUPLEX RECEPTACLE. 20A 125V 2P 3W GRD. NEMA5-20R. Ø18" AFF. TR = TAMPER RESISTANT. D=DEDICATED CIRCUIT. 1" =MTD. C=CONTROLLED Ø48" AFF. OR Ø6" ABOVE COUNTER.
			DOUBLE DUPLEX RECEPTACLE. Ø18" AFF. 20A 125V 2P 3W GRD. NEMA5-20R. PD=POP UP RECEPTACLE
			COMMUNICATIONS OUTLET. FILLED IN IS TELE. Ø18" AFF. REFER TO COMMUNICATION OUTLET DETAIL. B = BLANK JACK, AV= AUDIO/VISUAL JACK, MIC= MICROPHONE JACK. 6" = 6" ABOVE COUNTER, AUX = AUX. CONNECT. PD=POP UP LOW VOLTAGE SECTION. PD=PEDESTAL MOUNTED.
			JUNCTION BOX TS = TOMBSTONE TYPE. IN WALL, OR SURFACE TYPE.
			WIRING IN CONDUIT CONCEALED ABOVE CEILING, IN WALL AND UNDER FLOOR OR UNDERGROUND.
			WIRING IN CONDUIT EXPOSED ON CEILING OR WALL.
			BRANCH CIRCUIT WIRING IN CONDUIT HOMERUN TO PANEL ONE ARROW PER HOMERUN. SLASHES INDICATE NUMBER OF CONDUCTORS.
			INDICATES GROUND CONDUCTOR.
			INDICATES ISOLATED GROUND CONDUCTOR.
			FIRE ALARM HORN/STROBE COMBINATION. Ø80" AFF. NUMBER INDICATES CANDELA LEVEL (110cd UNLESS NOTED OTHERWISE)
			MOTOR. HP= HORSE-POWER RATING.
			PANEL 240V & BELOW.
			PANEL ABOVE 240V.
MOUNTING HEIGHT			
FIRE ALARM PULL STATION			48"
STROBES			80"
FIRE ALARM BELLS(EXTERIOR)			12"-0"
FACP & FAAP			48"
EXIT SIGNS(BOTTOM)			80"
TV OUTLET			18"
INTERCOM			48"
PHOTOCELL			12"-0"
RECEPTACLE(CENTERLINE)			18"
RECEPTACLE(EXTERIOR)			24"
RECEPTACLE(WAREHOUSE)			30"
TELEPHONE OUTLET(PUBLIC)			54"
TELEPHONE OUTLET			18"
SWITCH			48"
SAFETY SWITCHES			48"
PANELS(TOP)			72"
CLOCK(CENTERLINE)			96"
VIDEO OUTLET			96"
MISCELLANEOUS			
			HVAC EQUIPMENT IDENTIFICATION
			KEYNOTE IDENTIFICATION
			DETAIL IDENTIFICATION

HVAC/PLUMBING EQUIPMENT SCHEDULE

NO.	DESCRIPTION	FLA	KW	HP	VOL	PH	DISC. FURN BY	STARTER		CIRCUIT WIRING	NOTE
								TYPE	BY		
HWRP-1	HOT WATER RECIRC PUMP	-	-	F	120	1	INT.	INT.	MANUFACTURER	2#12,#12G,3/4"C	-
EF-1	EXHAUST FAN	1.2	-	F	120	1	INT.	ECM	INT	2#12,#12G,3/4"C	-
EF-2	EXHAUST FAN	1.2	-	F	120	1	INT.	ECM	INT	2#12,#12G,3/4"C	-
EF-3	EXHAUST FAN	1.2	-	F	120	1	INT.	ECM	INT	2#12,#12G,3/4"C	-
S-1	AIR HANDLER - SPLIT SYSTEM	2	-	-	208	3	INT.	VFD	MANUFACTURER	4#12,#12G,3/4"C	-
CU-1	CONDENSING UNIT - SPLIT SYSTEM	34	-	-	208	3	INT	VFD	MANUFACTURER	4#8,#10GND,3/4"C	1
S-2	AIR HANDLER	14	-	-	120	1	VFD	VFD	MANUFACTURER	2#12,#12G,3/4"C	-

NOTES:
1. PROVIDE NEW 50A/3P MOCIP IN PLACE OF EXISTING AIR COND IN MAIN SWITCHBOARD. SQUARE D
2. PROVIDE NEW 20A/1P MOCIP IN PLACE OF EXISTING BASEMENT AIR HANDLER IN ADJACENT PANEL #3

INTERIOR LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MFGR.	CATALOG NUMBER	VOLTAGE	WATTAGE	MOUNTING	NOTE
A	2X2 LED RECESSED TROFFER DIMMABLE 0-10V, 4000K	DAYBRITE	HLS22GLR33L40ULAG	UNV	39.6	RECESSED	
		COLUMBIA	LCAT22 SERIES				
		LITHONIA	2BLT2 SERIES				
B	2X4 LED RECESSED TROFFER DIMMABLE 0-10V, 4000K	DAYBRITE	HLS24GLR37L40ULAG	UNV	40	RECESSED	
		COLUMBIA	LCAT24 SERIES				
		LITHONIA	2BLT4 SERIES				
C	6" LED DOWNLIGHT, RECESSED	LIGHTOLIER	6RN, P6RDL20940MCLZ10U	UNV	18.5	RECESSED	
		PRESCOLITE	LTR-6RD SERIES				
		GOTHAM	NV6D SERIES				
D	6" LED DOWNLIGHT, RECESSED, WET LOCATION LISTED	LIGHTOLIER	6RN, P6RSL20940MCLZ10U	UNV	18.5	RECESSED	
		PRESCOLITE	LTR-6RD SERIES				
		GOTHAM	NV6D SERIES				
EX	EXIT SIGNAGE	CHLORIDE	CLX SERIES	UNV	5	SEE PLAN	
		COMPASS	CE SERIES				
		LITHONIA	LQM SERIES				

PANEL : PANEL #1

CKT. NO.	BRKR	DESCRIPTION	PHASE			DESCRIPTION	BRKR	CKT. NO.
			A	B	C			
1	1P20	SE LIGHTS				SW LIGHTS	1P20	2
3	1P20	NE APPR LIGHTS				NW APPR LIGHTS	1P20	4
5	1P20	NEW APPR LIGHTS				GARAGE FANS	1P20	6
7	1P20	NE APPR LIGHTS				SE APPR LIGHTS	1P20	8
9	1P20	GFCI RECEPTS & BATHROOM LIGHTING		1080		KITCHEN GFCI'S	1P20	10
11	1P20	EXHAUST FANS			900	OFFICE 106	1P20	12
13	1P20	BEDROOM OUTLETS	712		360	TV OFFICE 107 & OFFICE LIGHTING	1P20	14
15	1P20	LOUNGE OUTLETS		900		OFFICE 107	1P20	16
17	1P20	CORD REELS			1014	LIGHTING	1P20	18
19	1P20	WATER COOLER OUTLET				APPAR. HEATERS	1P20	20
21	1P20	UNKNOWN				APPAR ROOM EXHAUST FAN	1P20	22
23	1P20	OFFICE OUTLETS				CORD REELS	1P20	24
25	1P20	SOUTH DOORS OVER HEAD				NE CORNER OUTLETS	1P20	26
27	1P20	SOUTH OVER HEAD DOORS				APPAR. ALL SOUTH SIE OUTLETS	1P20	28
29	1P20	SOUTH OVERHEAD DOORS				HOSE TOWER & LOWER TOWER LGHTS	1P20	30
31	3P20	TOWER HOIST HOSE				UPPER TOWER LIGHTS	1P20	32
33	/					TOWER EXHAUST FAN	1P20	34
35	/					KITCHEN GFCI'S	1P20	36
37	1P20	CORD REEL APPAR. ROOM				EXHAUST REMOVAL SYSTEM	3P60	38
39	1P20	OUTDOOR LED				/	/	40
41	1P20	OUTDOOR LED				/	/	42

TOTAL PHASE A: 712
TOTAL PHASE B: 1980
TOTAL PHASE C: 2274
DEMAND VA: 4966
DEMAND AMPS: 13.78423768

NOTES:
MOUNTING: SURFACE
RATING: 10,000
ENCLOSURE: NEMA 1
FED FROM: EXISTING
FEEDER SIZE: EXISTING
LOCATION: GARAGE
VOLTAGE (LN): 120
VOLTAGE (LL): 208
PHASE: 3
WIRE: 4

TYP. WALL PENETRATION DETAIL

SCALE: N.TS.

2

NOTES:
1. NEATLY CORE ALL MASONRY AND BLOCK WALLS.
2. RIGIDLY SUPPORT ALL RACEWAYS.
3. PROVIDE FIRE BARRIER CAULK AT FLOOR, CORRIDOR AND FIRE SEPARATION WALLS.

TYP. FLOOR PENETRATION DETAIL

SCALE: N.TS.

1

NOTES:
1. NEATLY CORE ALL MASONRY AND BLOCK WALLS.
2. RIGIDLY SUPPORT ALL RACEWAYS.
3. PROVIDE FIRE BARRIER CAULK AT FLOOR, CORRIDOR AND FIRE SEPARATION WALLS.

ISSUED

100% CONSTRUCTION DOCUMENTS

02/2022

100% CONSTRUCTION DOCUMENTS

JOB NO. 24-477-1583

DRAWN JWK

CHECKED ATR

APPROVED MTK

SHEET TITLE

ELECTRICAL SYMBOLS LIST, ABBREVIATIONS, SCHEDULES AND DETAILS

SHEET NUMBER

E050

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KLUBER

Architects + Engineers

Kluber, Inc.
Aurora, Illinois 60506
tel. 630.465.2113
Bloomington, Illinois 61704
tel. 309.330.0440
www.kluberc.com

FIRE STATION 81 RENOVATIONS

1440 ARDMORE AVENUE
VILLA PARK, ILLINOIS 60181

NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.
Page 274 of 327

KEYNOTES

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

26.300 LOCATION OF NEW EMERGENCY TV MONITOR BOARD.
26.301 INTERCEPT AND EXTEND EXISTING COPIER & SHREDDER CIRCUITS TO NEW LOCATION. PROVIDE NEW RECEPTACLE & DATA PORT AS REQUIRED. REUSE EXISTING IF POSSIBLE.

Kluber
Architects + Engineers

Kluber, Inc.
Aurora, Illinois 60506
tel. 630.465.2113
Bloomington, Illinois 61704
tel. 309.430.0400
www.klubermc.com

FIRE STATION 81 RENOVATIONS

1440 ARDMORE AVENUE
VILLA PARK, ILLINOIS 60181

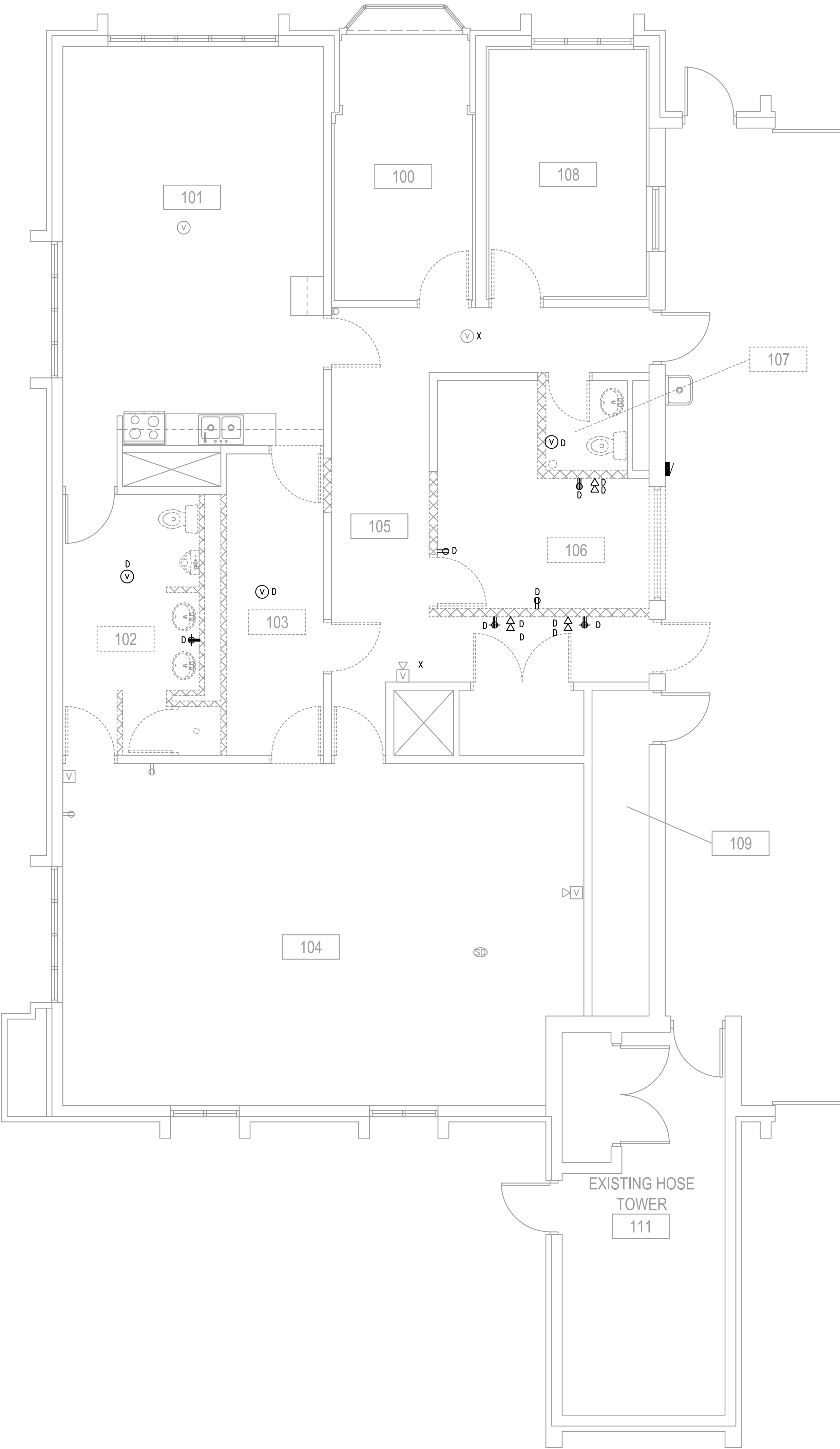
ISSUED	100% CONSTRUCTION DOCUMENTS									
	DATE	BY	CHKD	APPD	DESCRIPTION	DATE	BY	CHKD	APPD	DESCRIPTION
02/25/25										

JOB NO. 24-477-1583
DRAWN JWK
CHECKED ATR
APPROVED MTK

SHEET TITLE
**FIRST FLOOR
ELECTRICAL POWER
& DEMOLITION PLAN**

SHEET NUMBER

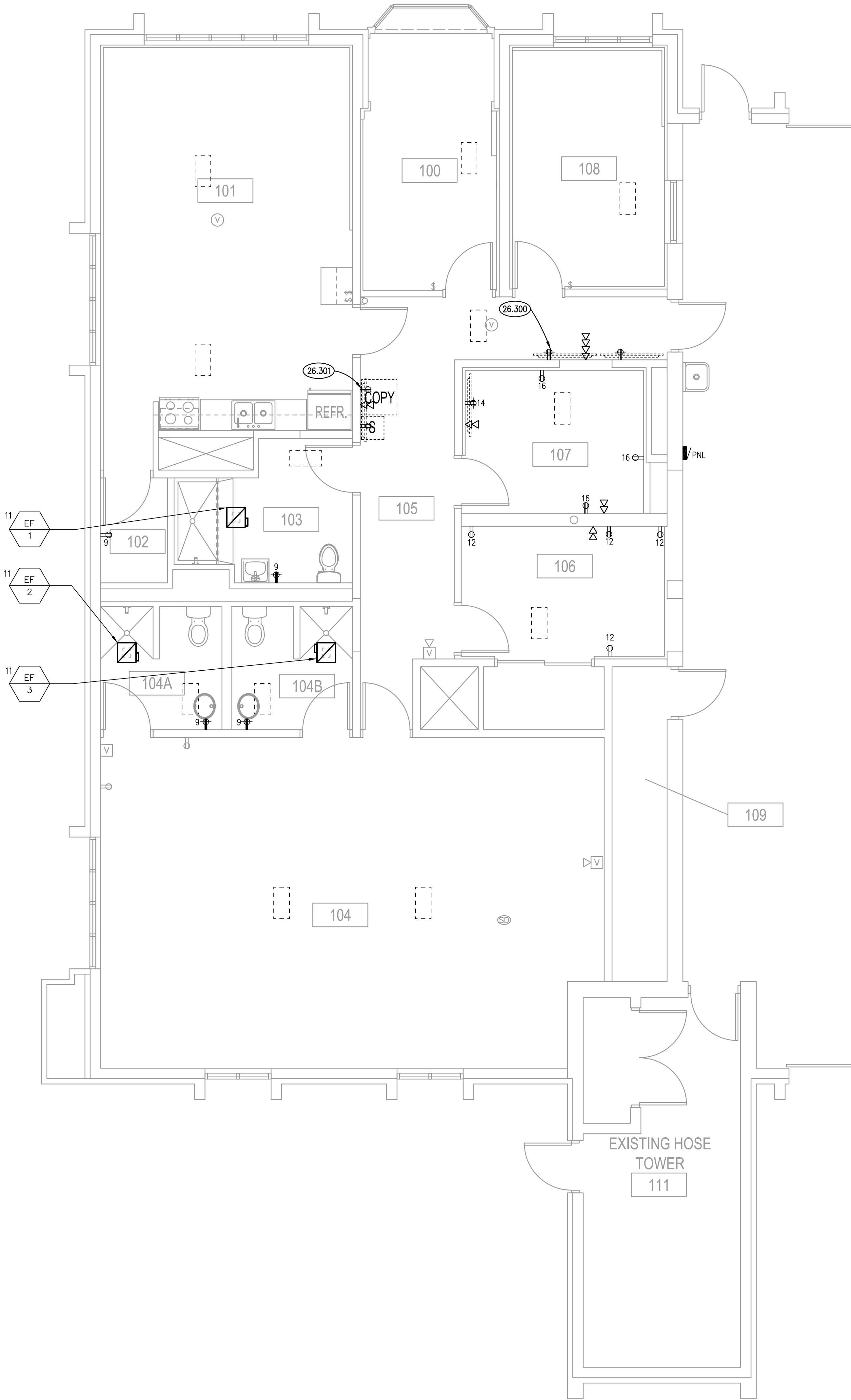
E310



FIRST FLOOR ELECTRICAL DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

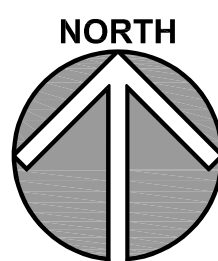
1



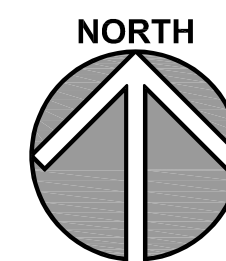
FIRST FLOOR ELECTRICAL POWER PLAN

SCALE: 1/4" = 1'-0"

2



①



2

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

Klüber
Architects + Engineers

Kluber, Inc.
Aurora, Illinois 60506
tel. 630.406.1213
Bloomington, Illinois 61704
tel. 309.430.6460
www.kluberinc.com

1440 ARDMORE AVENUE
VILLA PARK, ILLINOIS 60181

[illegible]

JOB NO.	24-477-158
DRAWN	JW
CHECKED	AT
APPROVED	MT

ROOM SCHEDULE			
RM. NO.	ROOM NAME	RM. NO.	ROOM NAME
B-1	EXISTING MECHANICAL ROOM		
B-2	EXISTING SHOP & STORAGE		
100	EXISTING OFFICE		
101	EXISTING DAY ROOM / KITCHEN		
102	STORAGE		
103	ADA TOILET & SHOWER		
104	EXISTING SLEEPING QUARTERS		
104A	TOILET & SHOWER		
104B	TOILET & SHOWER		
105	EXISTING CORRIDOR		
106	OFFICE		
107	OFFICE		
108	EXISTING OFFICE		
109	EXISTING STAIRS		

**FIRST FLOOR
ELECTRICAL
LIGHTING &
DEMOLITION PLAN**

SHEET NUMBER

E410

NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES



MEMORANDUM

TO: Village Board of Trustees

FROM: Steve Stapleton, Fire Chief

DATE: April 14, 2025

SUBJECT: A Resolution Authorizing the Expansion of the Scope of Work For The Villa Park Temporary Fire Station Relocation Project and the Approval of an Amendment to the Professional Architectural and Engineering Consulting Services Agreement with Kluber, Inc., at an Increased Amount From \$24,700.00 To \$49,550.00

RECOMMENDED ACTION:

This resolution authorizes the Village Manager to execute an agreement with Kluber Inc. for professional architectural and engineering consulting services related to the temporary relocation of Fire Station 81 to the Iowa Community Center (ICC) at 338 N. Iowa Avenue, Villa Park, Illinois. Due to an expanded project scope, the cost of these consulting services has increased to \$49,550. Staff recommends approval of this resolution.

BACKGROUND: On November 11, 2024, the Village Board approved Resolution #24075, authorizing professional architectural and engineering consulting services for the temporary relocation of Fire Station 81. The original scope of work included installing two overhead doors in the existing gym, incorporating a CO exhaust system for vehicle emissions, and constructing a single shower in one of the existing restrooms. The initial estimated cost for consulting services was \$24,700. However, due to an expanded project scope, this cost has increased to \$49,550. The total estimated project cost is now \$655,445 though the final amount may change slightly based on final adjustments to the overall project.

Key factors contributing to the cost increase include:

- **HVAC Upgrades:** The existing HVAC system cannot adequately vent vehicle exhaust, requiring additional modifications, including the addition of a roof mounted ventilation system connected to CO detection in the vehicle storage area.
- **Plumbing Code Compliance:** While trench drains and a triple basin were not initially included, their installation is now required under Illinois Plumbing Code since the gym will be used for vehicle storage after the fire department vacates the space.

- **Building Code Compliance:** To comply with current building codes, a fire-rated separation must be installed between the vehicle storage area and the rest of the facility, necessitating a fire-rated door.
- **Vehicle Impact Protection:** Installation of bollards inside and outside the building's overhead doors, as well as necessary excavation and concrete work to achieve proper grading.
- **Electrical Work:** Additional electrical modifications are required to support fire vehicle charging in the gym, along with minor upgrades in the temporary sleeping quarters.
- **Demolition:** Removal of the stage to provide additional storage space.
- **Safety Enhancements:** Installation of a fence along the east side of the parking lot to improve pedestrian safety.
- **Administrative Costs:** The budget accounts for architectural and engineering fees, general contractor fees, contractor bonding and insurance, and a 10% construction contingency.

By consolidating these projects, the Village aims to optimize contractor pricing, minimize future disruptions, and ensure long-term code compliance and functionality. Staff recommends proceeding with the revised scope and budget to effectively address these critical infrastructure needs.

DISCUSSION:

This agreement encompasses three phases. The first phase involves construction design, which includes the preparation of technical drawings, the development of a final cost estimate, and the creation of bid documents. During the second phase, the consultant will collaborate with the Village to review bids and select a contractor. In the final phase, Kluber will oversee the project, conduct site visits, and ensure the contractor adheres to the approved plans. Additionally, the Village will perform inspections to verify compliance with building code requirements.

Resolution No. _____

**A RESOLUTION AUTHORIZING THE EXPANSION OF THE SCOPE OF WORK
FOR THE VILLA PARK TEMPORARY FIRE STATION RELOCATION PROJECT
AND THE APPROVAL OF AN AMENDMENT TO THE PROFESSIONAL
ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES AGREEMENT
WITH KLUBER, INC., AT AN INCREASED AMOUNT FROM \$24,700.00 TO \$49,550.00**

WHEREAS, the Village of Villa Park (the “Village”) is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the Village is undertaking the temporary relocation of Fire Station 81 to the Recreation Center located at 338 N. Iowa Avenue, Villa Park, Illinois (“Project”) and has approved a professional services agreement with Kluber, Inc., entitled *Agreement between the Village of Villa Park, Illinois and Kluber, Inc., for the furnishing of Professional Architectural and Engineering Consulting Services for the Temporary Fire Station at the Recreational Center* (“Professional Services Agreement”), dated November 12, 2024, in an initial amount of \$24,700.00; and

WHEREAS, Village staff recommends expanding the scope of certain work for the Project, resulting in the expansion of the professional services to be provided by Kluber, Inc., at a cost increase from the initial amount of \$24,700.00 to the amount of \$49,550.00; and

WHEREAS, the corporate authorities of the Village have determined that it is in the best interests of the Village to amend the Professional Services Agreement to address the scope of services provided by Kluber, Inc., and to increase the amount of said Professional Services Agreement, in order to allow for the expansion of the Project and construction of necessary improvements for the temporary relocation of Fire Station 81.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Villa Park, DuPage County, State of Illinois, as follows:

Section 1: The facts and statements contained in the preamble clauses to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 2: The increased scope of the Project is hereby approved and the *Amendment to the Professional Services Agreement* for the Temporary Fire Station at the Recreational Center,

Resolution No. _____

attached hereto as Exhibit A, be and the same is hereby approved in substantially the form as attached, and the Village Manager is hereby authorized and directed to execute same on behalf of the Village of Villa Park, with such changes therein as may be approved by the Village Manager and Village Attorney, the execution thereof to constitute conclusive evidence of the approval of such changes, if any.

Section 3: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this ____ day of _____ 2025, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this ____ day of _____ 2025.

Nick Cuzzone, President of the
Village of Villa Park, DuPage County, Illinois

ATTESTED and filed in my office,
this ____ day of _____ 2025.

Hosanna Korynecky, Clerk of the Village
of Villa Park, DuPage County, Illinois

Resolution No. _____

EXHIBIT A

Amendment to the Professional Services Agreement



AIA[®]

Document G802[®] – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
1583-01 - Village of Villa Park -
Temporary Fire Station 81 Relocation
338 North Iowa Avenue
Villa Park, Illinois 60181

AGREEMENT INFORMATION:
Date: November 12, 2024

AMENDMENT INFORMATION:
Amendment Number: 001

Date: March 19, 2025

OWNER: *(name and address)*
Village of Villa Park
20 South Ardmore Avenue
Villa Park, Illinois 60181

ARCHITECT: *(name and address)*
Kluber, Inc.
41 W. Benton Street
Aurora, Illinois 60506

The Owner and Architect amend the Agreement as follows:

The Owner has increased the Scope of Services for the Project based on the Owner review meeting on 3/5/2025. Summary of the increased Services include the following:

1. Incorporate trench drains and oil separator.
2. Demolition of the stage to allow additional vehicle storage. This may impact the HVAC system.
3. Site work improvements will be limited to the extension/addition of chain link fence (6') which will be included as part of the bid documents.
4. Add bunk room walls for separation.
5. Add blackout blinds in select locations.
6. Add additional painting of interior walls.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Construction Documents:	\$44,050.00 (previous \$21,200.00)
Procurement:	\$ 0.00 (previous \$ 0.00)
Construction Administration:	\$ 5,500.00 (previous \$ 3,500.00)
Total Consulting Services Fee:	\$49,550.00 (previous \$24,700.00)

Schedule Adjustment:

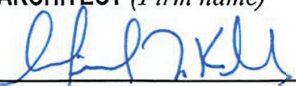
To be determined as mutually agreed.

The remaining terms and conditions of the *Agreement between the Village of Villa Park, Illinois and Kluber, Inc., for the furnishing of Professional Architectural and Engineering Consulting Services for the Temporary Fire Station at the Recreational Center* unaffected by this Amendment are hereby ratified and shall remain in full force and effect.

SIGNATURES:

Kluber, Inc.

ARCHITECT *(Firm name)*



SIGNATURE

Michael T. Kluber, President

PRINTED NAME AND TITLE

March 19, 2025

DATE

Village of Villa Park

OWNER *(Firm name)*

SIGNATURE
Matthew C. Harline, Village
Manager

PRINTED NAME AND TITLE

DATE

AGREEMENT
between
THE VILLAGE OF VILLA PARK, ILLINOIS
and
KLUBER, INC.
for the furnishing of
PROFESSIONAL ARCHITECTURAL AND ENGINEERING
CONSULTING SERVICES
for the
TEMPORARY FIRE STATION AT THE RECREATIONAL CENTER

THIS AGREEMENT made and entered into by and between the VILLAGE OF VILLA PARK, ILLINOIS, hereinafter referred to as the "VILLAGE," and KLUBER, INC., hereinafter referred to as the "CONSULTANT," has been prepared and executed to provide for professional architectural and engineering consulting services for the renovations for the temporary relocation of Fire Station #81 to the Recreation Center of the Village of Villa Park, hereinafter referred to as the "PROJECT".

This agreement is hereinafter referred to as the "AGREEMENT". The work associated with this AGREEMENT is as described below as Consulting Services.

In consideration of these premises and of the mutual covenants herein set forth, the

A. THE CONSULTANT AGREES:

1. The CONSULTANT shall serve as the VILLAGE'S professional architectural and engineering consultant with respect to the PROJECT to which this AGREEMENT applies.

2. The CONSULTANT shall perform the following Consulting Services for the Village:

OVERVIEW OF PROJECT SCOPE

The PROJECT consists of renovations to the existing recreational facility to accommodate the temporary fire station relocation while the new facility is undergoing improvements. The improvements are identified below.

1. Create two (2) overhead doors within the existing gymnasium space to allow for interior storage of the fire department vehicles.
2. Incorporate a CO2 exhaust system (intent would be exhaust and/or direct hose to the exterior exhaust rather than a snorkel system).
3. Incorporate a single shower in one of the existing bathroom areas.
4. Trench drains and oil separator will not be incorporated into the facility as this is a temporary condition. This has been confirmed by the building department.
5. The living quarters will utilize the existing classroom spaces, and the

- improvements are limited to temporary partitions/enclosures that will be set up by the Owner.
6. Emergency notification system will be provided by Owner. Kluber assistance is not required.

SERVICES

CONSULTANT will provide usual and customary architectural and engineering Consulting Services for the PROJECT as set forth herein, conditioned upon:

Construction Document Phase:

- Prepare specifications (part of overall project)
 1. Village bidding requirements
 2. Technical requirements for architectural and engineering systems
- Prepare technical drawings
- Prepare final estimate of Cost of the Work
- Administer virtual meetings with Design Team & vendors to review PROJECT
- Review final documents with Village prior to bidding
- Prepare documents for permit submission by the Contractor and respond to permit comments from the Authority Having Jurisdiction.

Procurement Phase:

- The scope of Basic Services will be included as part of the overall Project, a separate Procurement Phase is not required.

Construction Administration Phase:

- The scope of Basic Services will be concurrent with the overall PROJECT. The Construction Administration Phase will be limited for the temporary solution.
- Issue ASI's and RFP's as required
- Respond to Contractor questions
- Review progress pay requests if requested
- Participate in conference calls administered by the Contractor with Contractor, Village, Vendors and Design Team
- Review Contractor change order requests and prepare change order documents
- Perform site visits for progress meetings, to address contractor questions and to observe the work is proceeding in general conformance with the contract documents with a maximum of two (2) visits
- Perform up to two (2) reviews of each construction submittal
- Perform one (1) site visit to confirm Substantial Completion and identify punch list items
- Perform one (1) site visit to verify completion of punch list items and confirm Final Completion of the Work
- Issue Certificate of Substantial Completion
- Assumed Construction duration: 3 months (excluding lead times of equipment)

SUPPLEMENTAL AND ADDITIONAL SERVICES

Supplemental Services are not included in the Consulting Services described above, but may be required for the Project or specifically requested by the Village. The list below indicates Supplemental Services that will be provided by Kluber, Village, To Be Determined (TBD) or Not Provided for the Project. The table below outlines the general understanding of CONSULTANT'S Consulting Services and those services not included within the scope of this Agreement.

Supplemental Services:	Provided by:
Programming, or Validation of Village's Project Program, as described below	Not Provided
Existing Facilities:	
Survey of existing facility(ies) (required if Village's "as-built" drawings are discovered to be unavailable, inaccurate, incomplete or otherwise inconsistent with actual existing conditions)	Not Provided
Measured drawings documenting existing conditions of existing facility(ies)	Not Provided
Other Facility Support Services (as described in AIA B210 – 2017)	Not Provided
Environmental Testing for hazardous materials	Village
Site Evaluation and Design:	
Site Evaluation and Planning (in accordance with AIA B203 – 2017)	Not Provided
Civil Engineering	Not Provided
Landscape Design	Not Provided
Architectural and Interior Design:	
Multiple preliminary designs/options during Schematic Design Phase	Not Provided
Building information modeling (BIM)	Not Provided
Renderings, models, mockups, or other presentation materials requested by Village	Not Provided
Historic Preservation (in accordance with AIA B205 – 2017)	Not Provided
Architectural Interior Design, including assistance with selection of interior finish colors, preparation of color boards, (in accordance with AIA B252 – 2019)	Not Provided
Furniture, Furnishings and Equipment (FF&E) (in accordance with AIA B253 – 2019)	Not Provided
Green Design:	
Extensive environmentally responsible design	Not Provided
LEED Certification (in accordance with AIA B214 – 2012)	Not Provided
Engineered Systems:	
Commissioning of engineered systems	Not Provided
Telecommunications/data systems design	Not Provided
Door Control & Security Access design	Not Provided
Audio Visual system design	Not Provided
Cost Control:	
Value Analysis (in accordance with AIA B204 – 2007)	Not Provided
Detailed opinions of probable construction cost (beyond conceptual costs as determined by per unit area or unit volume techniques)	Not Provided
Opinion of total project cost (including incorporation of soft costs such as A/E fees, permit fees, land acquisition costs, and costs of Additional Services not provided by Kluber, Inc.)	Not Provided
Architect's Instruments of Service:	
As-designed record drawings (incorporating Work documented in Supplemental Instructions, Change Orders and Change Directives) (Included as part of Consulting Services)	Kluber
As-built record drawings (incorporating conditions as constructed by the Contractor)	Not Provided
Measured drawings, Design Documents, Construction Documents, as-designed record drawings or as-built record drawings furnished to Village in AutoCAD .dwg format	Not Provided
Project Delivery, Coordination and Management:	
Coordination of design/engineering consultants employed directly by Village. Limited to as required for the Architect to prepare its Instruments of Service.	Not Provided
Multiple prime construction contracts	Not Provided
Fast-track project delivery/design services	Not Provided
Construction:	
Confirmed construction documents (incorporating Addenda and permit revisions) (Included as part of Consulting Services)	Kluber
On-site project representation (not including the site visits noted under the Construction Administration Phase)	Not Provided
Post-occupancy evaluation	Not Provided
Construction Testing Services	Village or Contractor

Additional Services are not included in the Consulting Services described above, but may be required for the PROJECT. The list below indicates Additional Services that may arise at no fault of the CONSULTANT and approved by the VILLAGE are as follows.

1. Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Village, or a material change in the Project including size, quality, complexity, the Village's schedule or budget for Cost of the Work, or procurement or delivery method.

2. Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service.

3. Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care.

4. Services necessitated by decisions of the Village not rendered in a timely manner or any other failure of performance on the part of the Village or the Village's consultants or contractors.

5. Preparing digital models or other design documentation for transmission to the Village's consultants and contractors, or to other Village-authorized recipients.

6. Preparation of design and documentation for alternate bid or proposal requests proposed by the Village.

7. Preparation for, and attendance at, a public presentation, meeting or hearing.

8. Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the CONSULTANT is party thereto.

9. Evaluation of the qualifications of entities providing bids or proposals.

10. Consultation concerning replacement of Work resulting from fire or other cause during construction.

11. Assistance to the Initial Decision Maker (third party consultant, such as Village's Representative), if other than the CONSULTANT.

3. The CONSULTANT will perform Consulting Services under this AGREEMENT in accordance with generally accepted and currently recognized architectural and 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 Chicagoland area.

4. The CONSULTANT shall procure and maintain for the duration of its AGREEMENT, and for three years thereafter, insurance against errors and omissions and claims for injuries to its employees which may arise from, or are in conjunction with, the performance of the work hereunder by the CONSULTANT, its agents, representatives, employees, or subcontractors.

a. Minimum Scope of Insurance

Coverage shall be at least as broad as:

- (1) Insurance Services Office Commercial General Liability occurrence form CG 0001 (Ed. 11/85);

- (2) Insurance Services Office form number CA 0001 (ed. 1/87) covering Automobile Liability, symbol 01 "any auto" and endorsement CA 0029 (Ed. 12/88) changes in Business Auto and Truckers coverage forms - Insured Contract or ISO form number CA 0001 (Ed. 12/90);
- (3) Professional Liability/Malpractice Liability policy; and
- (4) Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.
- (5) Umbrella Liability

b. Minimum Limits of Insurance

The CONSULTANT shall maintain limits no less than:

- (1) Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. The general aggregate shall be \$2,000,000 per project.
- (2) Automobile Liability: \$1,000,000 combined single limit per accident or bodily injury and property damage.
- (3) Professional Liability: \$2,000,000 single limit for errors and omissions, professional/malpractice liability.
- (4) Workers' Compensation and Employers' Liability: Workers' Compensation insurance of \$1,000,000, and Employers' Liability limits of \$500,000 per accident.
- (5) Umbrella Liability: \$2,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. Minimum Aggregate shall be no less than \$2,000,000 per person, per aggregate.

c. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the VILLAGE. At the option of the VILLAGE, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the VILLAGE, its officials, employees and volunteers; or the CONSULTANT shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

d. Other Insurance Provisions

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

(1) General Liability and Automobile Liability Coverages

- (a)** The VILLAGE, its officials, employees and volunteers are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the CONSULTANT; or automobiles owned, leased, hired or borrowed by the CONSULTANT. The coverage shall contain no special limitations on the scope of protection afforded to the VILLAGE, its officials, employees, and volunteers.
- (b)** The CONSULTANT'S insurance coverage shall be primary as respects the additional insureds. Any insurance or self-insurance maintained by the VILLAGE, its officials, agents, employees, and volunteers shall be in excess of the CONSULTANT'S insurance and shall not contribute with it.
- (c)** Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the VILLAGE, its officials, agents, employees, and volunteers.
- (d)** The CONSULTANT'S insurance shall contain a severability of interests' clause or language stating that the CONSULTANT'S insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(2) All Coverages

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

e. Acceptability of Insurers

The insurance carrier used by the CONSULTANT shall have a minimum insurance rating of A+ according to the AM Best Insurance Rating Schedule and licensed to do business in the State of Illinois.

f. Verification of Coverage

The CONSULTANT shall furnish the VILLAGE with certificates of insurance and with copies of endorsements affecting coverage. The certificates and endorsement for the insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements may be on forms provided by the insurance carrier and are to be received and approved by the VILLAGE before any work commences. The VILLAGE reserves the right to request full certified copies of the insurance policies.

5. To the fullest extent permitted by law, the CONSULTANT shall indemnify and hold harmless the VILLAGE, its officials, employees and volunteers against injuries, deaths, loss, damages, claims, suits, liabilities, judgments, cost and expenses, which may in anyway accrue against the VILLAGE, its officials, employees and volunteers, arising in whole or in part in consequence of the negligent acts, errors or omissions or willful misconduct of the services by the CONSULTANT, its employees, or subcontractors, or which may in any way result therefor, except that arising out of the negligence or willful act of the VILLAGE, its officials, employees and volunteers. The CONSULTANT shall, at its own expense, appear, defend and pay all reasonable charges of attorneys and all reasonable costs and other expenses arising therefore or incurred in conjunction therewith, and, if any judgment shall be rendered against the VILLAGE, its officials, agents, employees and volunteers, in any such action, the CONSULTANT shall, at its own expense, satisfy and discharge the same. Nothing contained herein shall be construed as prohibiting the VILLAGE, its officials, employees and volunteers from defending, through the selection and use of their own agents, attorneys and experts, any injuries, deaths, loss, damages, claims, suits, liabilities, and judgments brought against them. The VILLAGE'S participation in its defense shall not remove the CONSULTANT'S duty to indemnify, defend and hold harmless the VILLAGE as set forth herein.

6. Any insurance policies required by this AGREEMENT, or otherwise provided by the CONSULTANT, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the VILLAGE, its officials, agents, employees and volunteers and herein provided.

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

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

8. The CONSULTANT will comply with all applicable federal and Illinois statutes, and local ordinances of the VILLAGE and shall operate within and uphold the ordinances, rules and regulations of the VILLAGE while engaged in Consulting Services herein described.

9. The VILLAGE reserves the right by written change order or amendment to make changes in requirements, amount of work, or Consulting time schedule adjustments, and the CONSULTANT and VILLAGE shall negotiate appropriate adjustments acceptable to both parties to accommodate such changes.

10. The VILLAGE may, at any time, by written order to the CONSULTANT (Suspension of Services Order) require the CONSULTANT to stop all, or any part, of the Consulting Services required by this AGREEMENT. Upon receipt of such an order, the CONSULTANT shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. The VILLAGE, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the resumption of the services upon expiration of the Suspension of Services Order. The CONSULTANT 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.

11. This AGREEMENT may be terminated by the VILLAGE, upon seven (7) days' written notice to the CONSULTANT, at its last known post office address. Provided that, should this AGREEMENT be terminated by the VILLAGE, the CONSULTANT shall be paid for any Consulting Services completed and any Consulting Services partially completed. All field notes, test records, drawings, and reports completed or partially completed at the time of termination shall become the property of, and made available to, the VILLAGE. Within five (5) business days after notification and request, the CONSULTANT shall deliver to the successor VILLAGE all property, books and effects of every description in its possession belonging to the VILLAGE and pertaining to the PROJECT.

12. This AGREEMENT may also be terminated by the VILLAGE upon written notice to the CONSULTANT, at its last known post office address, upon the

occurrence of any one or more of the following events, without cause and without prejudice to any other right or remedy:

- a. If the CONSULTANT commences a voluntary case under any chapter of the Bankruptcy Code (Title 11, United States Code), as now or hereinafter in effect, or if the CONSULTANT takes any equivalent or similar action by filing a petition or otherwise under any other federal or state law in effect at such time relating to bankruptcy or insolvency;
- b. If a petition is filed against the CONSULTANT under any chapter of the Bankruptcy Code as now or hereafter in effect at the time of filing, or if a petition is filed seeking any such equivalent or similar relief against the CONSULTANT under any other federal or state law in effect at the time relating to bankruptcy or insolvency.
- c. If the CONSULTANT makes a general assignment for the benefit of creditors;
- d. If a trustee, receiver, custodian or agent of the CONSULTANT is appointed under applicable law or under contract, whose appointment or authority to take charge of property of the CONSULTANT is for the purpose of enforcing a Lien against such property or for the purpose of general administration of such property for the benefit of the CONSULTANT'S creditors;
- e. If the CONSULTANT admits in writing an inability to pay its debts generally as they become due.

13. Upon termination, the CONSULTANT shall deliver to the VILLAGE, copies of partially completed plans, drawings, specifications, partial and completed estimates, and data, if any, from investigations and observations, with the understanding that all such material becomes the property of the VILLAGE. In such case, the CONSULTANT shall be paid for all Consulting Services and any expense sustained, less all costs incurred by the VILLAGE, to have the services performed which were to have been performed by the CONSULTANT.

14. The CONSULTANT is qualified technically and is conversant with the policies applicable to the performance of subject consultation and that sufficient, properly trained, and experienced personnel will be retained to perform the Consulting Services enumerated herein.

15. The CONSULTANT will maintain all books, documents, papers, accounting records, and other evidence pertaining to its costs incurred and to make such materials available at the CONSULTANT'S office at all reasonable times during the AGREEMENT period and retain such records for a period of three (3) years from the date of final payment under this AGREEMENT.

16. The CONSULTANT warrants that he has not employed or retained any company or person, other than an employee working solely for the CONSULTANT, to secure this AGREEMENT, and that he has not paid or agreed to pay any company or person any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this AGREEMENT. For breach or violation of this warranty, the VILLAGE shall have the right to annul this AGREEMENT without liability, or, in its discretion, to deduct from the AGREEMENT price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gifts, or contingent fee.

17. The CONSULTANT, during the period commencing upon the execution of this Agreement and concluding one (1) year following the completion of the PROJECT, shall not accept employment from any developer developing land within the VILLAGE or any contractor, subcontractor or material supplier performing work or supplying material to the VILLAGE without the express written consent of the VILLAGE.

18. This AGREEMENT shall be deemed to be exclusive between the VILLAGE and the CONSULTANT. This AGREEMENT shall not be assigned by the CONSULTANT without first obtaining permission in writing from the VILLAGE.

19. All PROJECT deliverables (see Section 2), including drafts of said PROJECT deliverables, created or modified by the CONSULTANT relating in any manner to the work performed by the CONSULTANT or by anyone else and used by the CONSULTANT in performance of the Consulting Services under this AGREEMENT (the "Work") shall be a "work made for hire" as defined by the laws of the United States regarding copyrights.

20. The CONSULTANT hereby assigns to the VILLAGE and its successors and assigns all of its right, title, interest and ownership in the PROJECT deliverables, including, but not limited to, copyrights, trademarks, patents, and trade secret rights and the rights to secure any renewals, reissues, and extensions thereof. The CONSULTANT grants permission to the VILLAGE to register the copyright and other rights in the Work in the VILLAGE'S name for use on the PROJECT. The CONSULTANT shall give the VILLAGE, or any other person designated by the VILLAGE all assistance reasonably necessary to perfect its rights under this AGREEMENT and to sign such applications, documents, assignment forms and other papers as the VILLAGE requests from time to time to further confirm this assignment. The CONSULTANT further grants to the VILLAGE full and complete ownership of the PROJECT deliverables. The CONSULTANT shall not use the PROJECT deliverables for the benefit of anyone other than the VILLAGE, without the VILLAGE'S prior written permission. Upon completion of the Work or other termination of this AGREEMENT the CONSULTANT shall deliver to the VILLAGE all copies of PROJECT deliverables relating or pertaining to this AGREEMENT.

21. The reports and any other PROJECT deliverables prepared by the CONSULTANT in connection with the Consulting Services furnished hereunder shall be delivered to the VILLAGE for the use of the VILLAGE. The CONSULTANT shall have the right to retain copies of all PROJECT deliverables for its files. Furthermore, it is understood and agreed that the PROJECT deliverables prepared for the PROJECT, whether in hard copy or machine-readable form (PDF), are instruments of professional service intended for one-time use. The VILLAGE 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. Any reuse of PROJECT deliverables, without the express written consent of the CONSULTANT, shall be at the VILLAGE'S sole risk; and the VILLAGE shall indemnify and hold harmless the CONSULTANT from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom. The CONSULTANT shall have the right to include representations of the design of the PROJECT, including photographs of the exterior and interior, among the CONSULTANT'S promotional and professional materials. The CONSULTANT'S materials shall not include the VILLAGE'S confidential and proprietary information.

22. The CONSULTANT will not at any time, either directly or indirectly, disclose, use or communicate or attempt to disclose, use or communicate to any person, firm, or corporation any confidential information or any other information concerning the business, services, finances or operations of the VILLAGE except as expressly authorized by the VILLAGE. The CONSULTANT shall treat such information at all times as confidential. The CONSULTANT acknowledges that each of the following can contain confidential information of the VILLAGE and that the disclosure of any of the following by the CONSULTANT without the VILLAGE'S express authorization would be harmful and damaging to the VILLAGE'S interests:

- a.** Compilations of resident names and addresses, resident lists, resident payment histories, resident information reports, any other resident information, computer programs, computer software, printouts, backups, computer disks and diskettes, and computer databases and which are not otherwise known to the public.
- b.** All information relating to the Consulting Services being performed by the CONSULTANT under this AGREEMENT, regardless of its type or form and which are not otherwise known to the public.
- c.** Ideas, concepts, designs and plans which are specifically involved with the Consulting Services being performed by the CONSULTANT under this AGREEMENT which are created, designed, enhanced by the CONSULTANT and which are not otherwise known to the public.
- d.** Financial information and police records.

This itemization of confidential information is not exclusive; there may be other information that is included within this covenant of confidentiality. This information is confidential whether or not it is expressed on paper, disk, diskette, magnetic media,

optical media, monitor, screen, or any other medium or form of expression. The phrase "directly or indirectly" includes, but is not limited to, acting through CONSULTANT'S wife, children, parents, brothers, sisters, or any other relatives, friends, partners, trustees, agents or associates.

23. All books, papers, records, lists, files, forms, reports, accounts, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, printouts, backups, and computer databases relating in any manner to the VILLAGE'S business, services, programs, software or residents, whether prepared by the CONSULTANT or anyone else, are the exclusive property of the VILLAGE. In addition, all papers, notes, data, reference material, documentation, programs, diskettes (demonstration or otherwise), magnetic media, optical media, printouts, backups, and all other media and forms of expression that in any way include, incorporate or reflect any confidential information of the VILLAGE (as defined above) are the exclusive property of the VILLAGE. The CONSULTANT shall immediately return said items to the VILLAGE upon termination of the CONSULTANT'S engagement or earlier at the VILLAGE'S request at any time.

24. In the event of breach of the confidentiality provisions of this AGREEMENT, it shall be conclusively presumed that irreparable injury would result to the VILLAGE and there would be no adequate remedy at law. The VILLAGE shall be entitled to obtain temporary and permanent injunctions, without bond and without proving damages, to enforce this AGREEMENT. The VILLAGE is entitled to damages for any breach of the injunction, including, but not limited to, compensatory, incidental, consequential, exemplary and punitive damages. The confidentiality provisions of this AGREEMENT survive the termination or performance of this AGREEMENT.

25. The CONSULTANT will comply with all laws, codes, ordinances and regulations which are in effect as of the date of this AGREEMENT.

B. THE VILLAGE AGREES:

The VILLAGE shall pay the CONSULTANT, for the Consulting Services above described, a fee in the amount of Twenty-Four Thousand Seven Hundred and 00/100 Dollars (\$24,700.00). Reimbursable Expenses incurred in connection with the Consulting Services will be charged on the basis of cost, without additional markup. It is understood that anticipated reimbursable expenses for this PROJECT include expedited courier services, printing and plotting (report binders), document reproduction (scanning of VILLAGE'S existing drawings), premiums for professional liability insurance in excess of usual and customary coverage and models, renderings or professional photography, and are anticipated not to exceed \$500.00.

2. The CONSULTANT shall indicate to the VILLAGE the information needed for rendering of the Consulting Services of this AGREEMENT. The VILLAGE shall provide to the CONSULTANT such information as is available to the VILLAGE

and the VILLAGE'S consultants and contractors, and the CONSULTANT shall be entitled to rely upon the accuracy and completeness thereof.

3. Payment of CONSULTANT'S Fee. The VILLAGE, for and in consideration of the rendering of the Consulting Services enumerated herein shall pay to the CONSULTANT for rendering such Consulting Services the fee hereinbefore established in the following manner:

- a. Upon receipt of monthly statements from the CONSULTANT and the approval thereof by the VILLAGE, payments for the work performed shall be due and payable to the CONSULTANT within thirty (30) days after approval by the VILLAGE.
- b. Payments shall be made in accordance with the Local Government Prompt Payment Act (50 ILCS 505/1 *et seq.*).

4. Payment for Additional Services. In the event the VILLAGE requests that CONSULTANT perform Additional Services, in accordance with Section 2, above, the CONSULTANT shall perform Additional Services based upon the following hourly rates for 2024 and amended annually in accordance with CONSULTANT'S hourly rate schedule:

Kluber Architects + Engineers Staff	Hourly Rate
Principal	\$232.00
Project Manager... ..	\$181.00
Project Mechanical Engineer III	\$171.00
Project Mechanical Engineer II	\$144.00
Project Mechanical Engineer I	\$118.00
Project Electrical Engineer III	\$171.00
Project Electrical Engineer II	\$144.00
Project Electrical Engineer I	\$118.00
Project Structural Engineer III	\$171.00
Project Structural Engineer II	\$144.00
Project Structural Engineer I	\$118.00
Project Technologist.....	\$171.00
Project Architect III.....	\$139.00
Project Architect II	\$118.00
Project Architect I	\$98.00
Interior Designer III.....	\$118.00
Interior Designer II	\$98.00
Interior Designer I	\$81.00
Construction Observer.....	\$98.00
Senior Project Coordinator	\$81.00
Project Coordinator	\$61.00
Mark-up for Hourly Projects (indirect cost, OH & P)...	20.0%

C. IT IS MUTUALLY AGREED:

1. The CONSULTANT shall commence Consulting Services upon the execution of this AGREEMENT and the parties agree that the work for the PROJECT will be completed within six (6) months after the full execution of this Agreement.

2. The CONSULTANT 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 CONSULTANT shall not be considered to be the agent of the VILLAGE. Nothing contained in this AGREEMENT shall create a contractual relationship with a cause of action in favor of a third party against either the VILLAGE or CONSULTANT.

3. Each party to this AGREEMENT shall designate one or more persons to act with authority on its behalf with respect to appropriate aspects of the PROJECT. The persons designated shall review and respond promptly to all communications received from the other party. The VILLAGE'S representative for the PROJECT is Marc McLaughlin. The CONSULTANT'S representative for the PROJECT is Charli Johnsos.

4. Written notices between the VILLAGE and the CONSULTANT shall be deemed sufficiently given after being placed in the United States mail, registered or certified, postage pre-paid, addressed to the appropriate party as follows:

a. If to the VILLAGE:

VILLAGE OF VILLA PARK
20 S. Ardmore Avenue
Villa Park, Illinois 60181
Attn: Village Manager
cc: Director of Community & Economic Development

b. If to the CONSULTANT:

KLUBER, INC.
41 W. Benton Street
Aurora, IL 60506
Attn: Michael T. Kluber, President

c. Either party may change its mailing address by giving written notice to the other party as provided above. Whenever this AGREEMENT requires one party to give the other notice, such notice shall be given only in the form and to the addresses described in this paragraph.

5. This AGREEMENT represents the entire and integrated contract between the parties and supersedes all prior negotiations, representations or understandings, whether written or oral. This AGREEMENT may only be amended by written instrument executed by authorized signatories of the VILLAGE and the CONSULTANT.

6. The terms of this AGREEMENT shall be binding upon and inure to the benefit of the parties and their respective successors.

7. 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.

8. If any term, covenant, or condition of this AGREEMENT or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this contract shall not be affected thereby; and each term, covenant or condition of this AGREEMENT shall be valid and shall be enforced to the fullest extent permitted by law.

9. This AGREEMENT shall be construed under and governed by the laws of the State of Illinois, and all actions brought to enforce the dispute resolution provisions of this AGREEMENT shall be so brought in the Circuit Court of DuPage County, State of Illinois.

10. This AGREEMENT may be signed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same instrument.

11. This AGREEMENT shall become effective only after an appropriation therefor has been made. The term of this AGREEMENT shall be for one year following the effective date of the appropriation.

D. CERTIFICATION OF CONSULTANT

1. The CONSULTANT certifies that the CONSULTANT, its shareholders holding more than five percent (5%) of the outstanding shares of the CONSULTANT, its officers and directors are:

- a. not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1;
- b. not barred from contracting as a result of a violation of either Section 33E-3 (bid rigging) or Section 33E-4 (bid rotating) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4);

- c. not in default, as defined in 5 ILCS 385/2, on an educational loan, as defined in 5 ILCS 385/1;
- d. in compliance with the Veterans Preference Act (330 ILCS 55/0.01 *et seq.*);
- e. in compliance with equal employment opportunities and that during the performance of the AGREEMENT, the CONSULTANT shall:
 - (1) Not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.
 - (2) If it hires additional employees in order to perform this AGREEMENT or any portion hereof, it will determine the availability (in accordance with the Illinois Department of Human Right's Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit, and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
 - (3) In all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.
 - (4) Send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the CONSULTANT'S obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or representative fails or refuses to cooperate with the CONSULTANT in its efforts to comply with such Act and Rules and Regulations, the CONSULTANT will promptly so notify the Illinois Department of Human Rights; and the VILLAGE and will

recruit employees from other sources when necessary to fulfill its obligations thereunder.

- (5) Submit reports as required by the Illinois Department of Human Rights, Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.
- (6) Permit access to all relevant books, records, accounts, and work sites by personnel of the contracting agency and the Illinois Department of Human Rights for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.
- (7) Not maintain or provide for its employees any segregated facilities at any of its establishments, and not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. As used in this section, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin because of habit, local custom, or otherwise.
- (8) CONSULTANT (except where it has obtained identical certifications from proposed Subcontractors and material suppliers for specific time periods), obtain certifications in compliance with this subparagraph from proposed subcontractors or material suppliers prior to the award of a subcontract or the consummation of material supply agreements, exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that CONSULTANT will retain such certifications in its files.
- (9) In the event of the CONSULTANT'S non-compliance with the provisions of this Equal Employment Opportunity Clause, the Act or the Rules and Regulations of the Department, the CONSULTANT may be declared

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

f. in compliance with 775 ILCS 5/2-105(A)(4) by having in place and enforcing a written sexual harassment policy.

g. in agreement that in the event of non-compliance with the provisions of this certification relating to equal employment opportunity, the Illinois Human Rights Act or the Illinois Department of Human Rights, Rules and Regulations, the CONSULTANT may be declared ineligible for future contracts with the VILLAGE, and this AGREEMENT may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.

h. in compliance with 30 ILCS 580/1 *et seq.* (Drug Free Workplace Act) by providing a drug-free workplace by:

(1) Publishing a statement:

(a) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the CONSULTANT'S workplace.

(b) Specifying the actions that will be taken against employees for violations of such prohibition.

(c) Notifying the employee that, as a condition of employment on such AGREEMENT, the employee will:

(i) abide by the terms of the statement; and

(ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(2) Establishing a drug-free awareness program to inform employees about:

- (a) the dangers of drug abuse in the workplace;
 - (b) the CONSULTANT'S policy of maintaining a drug-free workplace;
 - (c) any available drug counseling, rehabilitation, and employee assistance program; and
 - (d) the penalties that may be imposed upon employees for drug violations.
- (3) Making it a requirement to give a copy of the statement required by subparagraph D.1.h.(1) to each employee engaged in the performance of the AGREEMENT, and to post the statement in a prominent place in the workplace.
 - (4) Notifying the VILLAGE within ten (10) days after receiving notice under Subparagraph D.1.h.(1)(c)(ii) from any employee or otherwise receiving actual notice of such conviction.
 - (5) Imposing a sanction on or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by any employee who is so convicted, as required by 30 ILCS 580/5.
 - (6) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.
 - (7) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this section.
- i in compliance with the Substance Abuse Prevention on Public Works Projects Act (820 ILCS 265/1, *et seq.*), is a party to a collective bargaining agreement dealing with the subject matter of the Substance Abuse Prevention on Public Works Projects Act, or has in place and is enforcing a written program which meets or exceeds the program requirements of the Substance Abuse Prevention on Public Works Projects Act.
 - j. not a VILLAGE official, spouse or dependent child of a VILLAGE official, agent on behalf of any VILLAGE official or trust in which

a VILLAGE official, the spouse or dependent child of a VILLAGE official.

- k. not having solicited any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from the CONSULTANT.
- l. not having given to any officer or employee of the VILLAGE any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer.
- m. the CONSULTANT acknowledges that, pursuant to the provisions of the Illinois Freedom of Information Act, (5 ILCS 140/1 *et seq.*), documents or records prepared or used in relation to work performed under this AGREEMENT are considered a public record of the VILLAGE; and therefore, the CONSULTANT shall review its records and promptly produce to the VILLAGE any records in the CONSULTANT'S possession which the VILLAGE requires in order to properly respond to a request made pursuant to the Illinois Freedom of Information Act (5 ILCS 140/1 *et seq.*), and the CONSULTANT shall produce to the VILLAGE such records within three (3) business days of a request for such records from the VILLAGE at no additional cost to the VILLAGE.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have caused this AGREEMENT to be executed, by their duly authorized officers as of the dates below indicated.

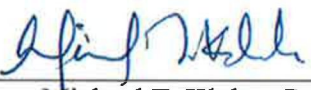
Executed by the VILLAGE, this 12th day of November, 2024.

VILLAGE OF VILLA PARK
20 S. Ardmore Avenue
Villa Park, Illinois 60181

By 
Matthew Harline, Village Manager

Executed by the CONSULTANT, this 12th day of November, 2024.

KLUBER, INC.
41 W. Benton Street
Aurora, IL 60605

By 
Michael T. Kluber, President

Opinion of Probable Costs

Project Cost Summary

Project: Temp Station Renovation
Owner: Village of Villa Park
Date: 2/4/2025
Proj. No: 24-477-1583.01
Proj. Status: 100% Construction Documents
Est. By: NCO/CDJ



Project Size:
 New Construction Area: 0 SF
 Remodeled Area: 3,328 SF
 Total Project Area: 3,328 SF

LINE	COST ITEM	COST
01	Building Remodel Construction Raw Cost	\$468,645
02	Building Design Contingency (2.00%)	\$9,373
03	SUBTOTAL BUILDING CONSTRUCTION COST	\$478,018
04	General Contractor OH & P (15.00%)	\$71,703
05	General Contractor Bond & Insurance (2.00%)	\$10,994
06	TOTAL BUILDING CONSTRUCTION COSTS	\$560,715
07	Total Site Work Construction Raw Cost	\$10,605
08	Site Design Contingency (2.00%)	\$212
09	SUBTOTAL SITE CONSTRUCTION COST	\$10,817
10	General Contractor OH & P (15.00%)	\$1,623
11	General Contractor Bond & Insurance (2.00%)	\$249
11	TOTAL SITE CONSTRUCTION COSTS	\$12,689
12	Building Construction Contingency (10.00%)	\$56,072
13	Site Construction Contingency (10.00%)	\$1,269
14	Estimated Permit Fees	\$0
15	Fixtures Furniture and Equipment (0.00%)	\$0
16	A/E Fees	\$24,700
17	TOTAL SOFT COSTS	\$82,041
18	TOTAL PROJECT COST	\$655,445

Notes:

Opinion of Probable Costs

Construction Cost Summary



Project: Temp Station Renovation
Owner: Village of Villa Park
Date: 2/4/2025
Proj. No: 24-477-1583.01
Proj. Status: 100% Construction Documents
Est. By: NCO/CDJ

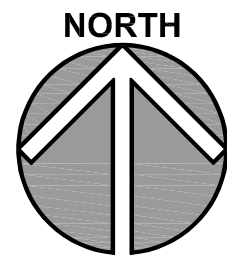
Project Size:
 New Construction Area: 0 SF
 Remodeled Area: 3,328 SF
 Total Project Area: 3,328 SF

DIVISION	DESCRIPTION	TOTAL COST
Facility Construction		\$292,580
DIV 01	GENERAL CONDITIONS	\$85,875
DIV 02	EXISTING CONDITIONS	\$28,128
DIV 03	CONCRETE	\$9,190
DIV 04	MASONRY	\$264
DIV 05	METALS	\$13,014
DIV 06	WOODS, PLASTICS AND COMPOSITES	\$1,000
DIV 07	THERMAL AND MOISTURE PROTECTION	\$20,000
DIV 08	OPENINGS	\$126,412
DIV 09	FINISHES	\$8,500
DIV 10	SPECIALTIES	\$197
DIV 11	EQUIPMENT	\$0
DIV 12	FURNISHINGS	\$0
DIV 13	SPECIAL CONSTRUCTION	\$0
DIV 14	CONVEYING EQUIPMENT	\$0
Facility Services		\$176,065
DIV 21	FIRE SUPPRESSION	\$0
DIV 22	PLUMBING	\$54,325
DIV 23	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	\$84,500
DIV 25	INTEGRATED AUTOMATION	\$0
DIV 26	ELECTRICAL	\$34,540
DIV 27	COMMUNICATIONS	\$0
DIV 28	ELECTRONIC SAFETY AND SECURITY	\$2,700
TOTAL BUILDING CONSTRUCTION RAW COST		\$468,645
Site and Infrastructure		\$10,605
DIV 31	EARTHWORK	\$7,000
DIV 32	EXTERIOR IMPROVEMENTS	\$3,605
DIV 33	UTILITIES	\$0
DIV 34	TRANSPORTATION	\$0
TOTAL SITE WORK CONSTRUCTION RAW COST		\$10,605

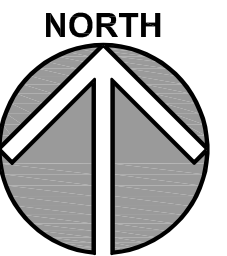
P:\1583-01 - Village of Villa Park - Temporary Fire Station Relocation\30_Design\Drawgs\DD-CD\01_Gen\1583-01 G0100.dwg, 3/4/2025 8:41:26 PM, NCO

GENERAL NOTES					
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY IBC 2021 EDITION AND SHALL CONFORM TO ALL OTHER APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE ILLINOIS ACCESSIBILITY CODE (2018) AND THE AMERICANS WITH DISABILITIES ACT.					
A. GENERAL NOTES			B. MISCELLANEOUS AND DEMOLITION NOTES		
1. ALL CONTRACTORS ARE REQUIRED TO VISIT THE SITE AND BE KNOWLEDGEABLE REGARDING EXISTING CONDITIONS AND THEIR EFFECT ON THE PROPOSED WORK. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR, ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE PROJECT.			1. COORDINATE PENETRATIONS AND/OR SLEEVES REQUIRED IN WALLS, FLOORS, CEILINGS OR ROOFS FOR MECHANICAL AND ELECTRICAL WORK REQUIRED BY ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.		
2. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY UTILITY.			2. SEAL WITH UL APPROVED MATERIALS PENETRATIONS OF DUCTWORK, CONDUIT AND PIPES THROUGH FIRE-RATED ASSEMBLIES, TO MAINTAIN THE RATING INTEGRITY OF THOSE ASSEMBLIES. PROVIDE FIRE DAMPERS AS INDICATED ON THE DRAWINGS.		
3. PROTECT AND KEEP IN SERVICE ACTIVE UNDERGROUND UTILITIES, PIPES, OR CONDUITS, WHETHER INDICATED ON THE DRAWINGS OR NOT, UNLESS SPECIFICALLY CALLED FOR TO BE REMOVED, RELOCATED, OR DISCONNECTED AND ABANDONED.			3. SEAL WITH ACOUSTICAL SEALANT PENETRATIONS OF DUCTWORK, CONDUIT AND PIPES THROUGH NON-RATED FLOORS, FULL-HEIGHT WALLS/PARTITIONS, ACOUSTICALLY INSULATED WALLS/PARTITIONS, AND SOUND-RATED WALLS/PARTITIONS, TO MAINTAIN THE ACOUSTICAL INTEGRITY OF THOSE ASSEMBLIES.		
4. CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH THAT OF OTHER TRADES.			4. APPLY APPROPRIATE & COMPATIBLE SEALANT MATERIALS AS REQUIRED TO SEPARATE DISSIMILAR METALS, FILL GAPS IN EXISTING ASSEMBLIES OR WHERE NEW AND EXISTING ASSEMBLIES MEET OR WHERE OTHERWISE REQUIRED BY THE SPECIFICATIONS.		
5. NO WORK WILL BE PERMITTED TO BE INSTALLED WITHOUT RECEIPT AND SUBSEQUENT REVIEW OF FULL AND COMPLETE SUBMITTALS BY THE ARCHITECT/ENGINEER.			5. BRING ANY UNFORESEEN OR CONFLICTING CONDITIONS TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.		
6. DO NOT SCALE DRAWINGS, DIMENSIONS INDICATED TAKE PRECEDENCE OVER SCALE.			6. REPAIR, PATCH, OR REPLACE FINISH MATERIALS OR VISIBLE ASSEMBLIES THAT ARE SOILED, CUT OR DAMAGED IN ANY FASHION DURING THE COURSE OF THE WORK, PERFORM PATCHING SUCH THAT EDGES BLEND INTO CONTIGUOUS SURFACES SMOOTHLY, MATCHING TEXTURE AND COLOR OF ADJACENT SURFACES.		
7. VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD. WHERE DISCREPANCIES ARE FOUND BETWEEN DIMENSIONS OR ELEVATIONS SHOWN AND ACTUAL FIELD CONDITIONS, NOTIFY ARCHITECT/ENGINEER.					
8. WHERE CONFLICTS MAY EXIST BETWEEN THE REQUIREMENTS OF PORTIONS OF THE CONTRACT DOCUMENTS, THE GREATER QUANTITY, HIGHER QUALITY OR MORE STRINGENT REQUIREMENT SHALL GOVERN. THEREFORE, BY EXECUTING A CONTRACT FOR CONSTRUCTION, THE CONTRACTOR AGREES THAT, IF IT RAISED NO QUESTIONS REGARDING SUCH CONFLICTS DURING THE BIDDING PROCESS, AND IN THE ABSENCE OF A CLARIFYING ADDENDUM ISSUED DURING THE BIDDING PROCESS, IT HAS VOLUNTEERED TO COMPLY WITH THE MORE EXPENSIVE REQUIREMENT AS PART OF ITS BASE BID AND IS NOT ENTITLED TO ANY ADDITIONAL COMPENSATION TO RESOLVE THE CONFLICT.					
9. THE CONTRACT DOCUMENTS REQUIRE THE CONTRACTOR TO FURNISH AND INSTALL COMPLETE PRODUCTS, SYSTEMS AND SERVICES, BY EXECUTING A CONTRACT FOR CONSTRUCTION, THE CONTRACTOR AGREES THAT THE DRAWINGS SET FORTH THE DESIGN INTENT AND, THEREFORE, MAY NOT EXPRESSLY DEPICT EVERY LENGTH, SEGMENT, PIECE, PART, COMPONENT OR UNIT OF A PRODUCT, SYSTEM OR SERVICE. THE CONTRACTOR FURTHER AGREES THAT, AS PART OF ITS BID, IT MUST FURNISH AND INSTALL EVERY LENGTH, SEGMENT, PIECE, PART, COMPONENT OR UNIT OF A PRODUCT, SYSTEM OR SERVICE AND, CONSEQUENTLY, THE CONTRACTOR IS NOT ENTITLED TO ANY ADDITIONAL COMPENSATION FOR ANY LENGTH, SEGMENT, PIECE, PART COMPONENT OR UNIT OF A PRODUCT, SYSTEM OR SERVICE BECAUSE IT IS NOT EXPRESSLY DEPICTED HEREIN.					
10. IN ACCORDANCE WITH THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), SECTION C401.3, PROVIDE A PERMANENT THERMAL ENVELOPE CERTIFICATE. POST THE CERTIFICATE IN A MECHANICAL ROOM OR OTHER LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT. INCLUDE A COPY OF THE CERTIFICATE IN THE OPERATION AND MAINTENANCE MANUAL PROVIDED AT PROJECT CLOSEOUT. SEE SPECIFICATION SECTION 01 79 00 - CLOSEOUT SUBMITTALS FOR ADDITIONAL INFORMATION.					
11. THE CONTRACT DOCUMENTS REQUIRE THE CONTRACTOR TO INSTALL A CONTINUOUS AIR BARRIER THROUGHOUT THE BUILDING ENVELOPE, IN COMPLIANCE WITH THE 2021 IECC, SECTION C402.5 - AIR LEAKAGE. CONTRACTOR AND ITS SUBCONTRACTORS AGREE TO BE JOINTLY AND SEPARATELY RESPONSIBLE FOR COORDINATING AND VERIFYING THAT ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE APPROPRIATELY SEALED AIR-TIGHT USING CODE-COMPLIANT ALTERNATIVES AS APPROPRIATE FOR EACH MATERIAL AND CONDITION/LOCATION. PROVIDE AIR BARRIER MATERIALS HAVING AN AIR PERMEABILITY NO GREATER THAN 0.004 dnm* (0.02 l/m²) UNDER PRESSURE DIFFERENTIAL OF 0.3 INCH WATER GAUGE (75 Pa) WHEN TESTED IN ACCORDANCE WITH ASTM E2178, AND COMPLY WITH THE 2021 IECC, SECTION C402.5.1.3 - MATERIALS.					
STANDARD ABBREVIATIONS					
@ A B ABR ACP ACT AFF AFG ACOU ACOU ADDN ADD'L ADJ AL ALT ANCHR AP APPROX ASPH AUTO AVG BSMT B BD BET BIT BLDG BLKG BM B.M. BRG BRKT BRK BT STL PL CJ CAB CEM PL-(1) CT PAV-(1) CIP CLG CLR C.O. CMU COL COMB COMP CONC CONC OPNG COND CONT CONTR CPT-(1) CT-(1) CTR CTR SK CTRS CUH CUV DIA DIM DN DO DR DWGS DTL DWL'S EA EJ EL ELEC ELEC CONTR ELEV EMBED EMER EQ EQU EW EWC EWH	AT ANCHOR BOLT ABRASIVE ACOUSTICAL CEILING PANEL ACOUSTICAL CEILING TILE ABOVE FINISH FLOOR ABOVE FINISH GRADE ACOUSTIC ADDITION ADDITIONAL ADJACENT OR ADJUSTABLE ALUMINUM ALTERNATE ANCHOR ACCESS PANEL APPROXIMATE ASPHALT AUTOMATIC AVERAGE BASEMENT BOTTOM OF BOARD BETWEEN BITUMINOUS BUILDING BLOCKING (WOOD) BEAM BENCH MARK BEARING BRACKET BRICK BENT STEEL PLATE CONSTRUCTION OR CONTRACTION JOINT CABINET CEMENT PLASTER (TYPE) CERAMIC PAVER TILE (TYPE) CAST-IN-PLACE CEILING CLEAR CLEAN-OUT CONCRETE MASONRY UNIT COLUMN COMBINATION COMPRESSIBLE OR COMPACTED CONCRETE CONCRETE OPENING CONDITION CONTINUOUS CONTRACT (OR) CARPET (TYPE) CERAMIC TILE (TYPE) COUNTER COUNTER SINK CENTER(S) CABINET UNIT HEATER CABINET UNIT VENTILATOR DIAMETER DIMENSION DOWN DOOR OPENING DRAWINGS DETAIL DOWELS EACH EXPANSION JOINT ELEVATION ELECTRIC/ELECTRICAL ELECTRICAL CONTRACTOR ELEVATOR OR ELEVATION EMBEDMENT EMERGENCY EPOXY EQUAL EACH WAY ELECTRIC WATER COOLER ELECTRIC WATER HEATER	EXIST EXP EXP CONST FD FDN FNDN FE FEC FHC FIN FLR FRT FUR CHNL FTG GA GALV GEN CONTR GC GL GYP BD-(1) GYP PL-(1) H HD HDNR HD WD-(1) HDWR HT HM HP HORIZ HTG HVAC IN INCL INSUL JOINT KD LONG LAM LAV LH LP LT WT LL LLH LLV LVR MO MT MAS MATL MAX MB (16) MECH MECH CONTR MFR MIN MISC MSB MT(D) MTL NIC NOM NTS NO OA OC OD OF OPNG OPP PSF PS PT PTN PVMT	EXISTING EXPANSION EXPPOSED CONSTRUCTION FLOOR DRAIN FOUNDATION FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FINISH FLOOR FIRE RETARDANT TREATED FURRING CHANNEL FOOTING GAUGE GALVANIZED GENERAL CONTRACTOR GENERAL CONTRACTOR GLASS GYPSUM WALL BOARD (TYPE) GYPSUM PLASTER (TYPE) HIGH HEAVY DUTY OR HARD HARDENER HARD WOOD (TYPE) HARDWARE HEIGHT HOLLOW METAL HIGH POINT HORIZONTAL HEATING HEATING/VENTILATING/AIR CONDITIONING INCH INSIDE DIAMETER INCLUDE/INCLUDING/INCLUDED INSULATION/INSULATING/INSULATED JOINT KNOCK DOWN LONG LAMINATE/LAMINATING/LAMINATED LAVATORY LEFT HAND LOW POINT LIGHTWEIGHT LIVE LOAD LONG LEG HORIZONTAL LONG LEG VERTICAL LOUVER MASONRY OPENING METAL THRESHOLD MASONRY MATERIAL MAXIMUM MARKERBOARD (LENGTH IN FEET) MECHANICAL MECHANICAL CONTRACTOR MANUFACTURER MINIMUM OR MINUTE(S) MISCELLANEOUS MOP SERVICE BASIN (SINK) MOUNT(ED) METAL NOT IN CONTRACT NOMINAL NOT TO SCALE NUMBER OVERALL OR OUTSIDE AIR ON CENTER OUTSIDE DIAMETER OUTSIDE FACE OR OPPOSITE FACE OPENING OPPOSITE OR OPPOSITE HAND POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED OR PAINT PARTITION PAVEMENT	PC PL PLAM PL PLB'G PLB'G CONTR PLYWD PNT PO PVC PL-(1) R R OR RAD RD RO RF (1) RH REF REINF RM SF SI SK SS SSK SQ SCHD SEAL/HDNR SEC SHT SIM SOG SPEC(S) SPC'G SPKR STD STD WT STL STRUCT SUSP SYM T T&G TIBeam TIBeam T/C T/FNDN T/STL T/WALL TB (4) T/MAS TYP UD UNO VBC VBS VCT VEN PL (1) VERT W WI W/O WCG WD WDW WT WP WWF WSB	PIECE PLATE PLASTIC LAMINATE(D) PLASTER PLUMBING PLUMBING CONTRACTOR PLYWOOD PAINT PRECAST (CONCRETE) OPENING POLYVINYL CHLORIDE GYPSUM PLASTER (TYPE) RISER RADIUS ROOF DRAIN ROUGH OPENING RUBBER FLOORING (TYPE) RIGHT HAND REFERENCE REINFORCE/REINFORCING/REINFORCED REQ'D REQUIRED ROOM SQUARE FOOT SQUARE INCH SINK STAINLESS STEEL SERVICE SINK SQUARE SCHEDULE SEALER/HARDENER SECTION SHEET SIMILAR SLAB ON GRADE SPECIFICATION(S) SPACING SPEAKER STANDARD STANDARD WEIGHT STEEL STRUCTURE OR STRUCTURAL SUSPEND(EO) SYMMETRICAL TREAD TONGUE AND GROOVE TOP OF TOP OF BEAM TOP OF CURB TOP OF FOUNDATION TOP OF STEEL TOP OF WALL TACKBOARD (LENGTH IN FEET) TOP OF MASONRY TYPICAL (WINDOW) UNIT DIMENSION UNLESS NOTED OTHERWISE VINYL BASE COVERED VINYL BASE STRAIGHT VINYL COMPOSITION TILE VENEER PLASTER (TYPE) VERTICAL WIDE OR WIDTH WITH WITHOUT WALL CORNER GUARD WOOD WINDOW WEIGHT WATER PROOF WELDED WIRE FABRIC WALL SERVICE BASIN
THE MATERIALS, ABBREVIATIONS, AND DRAFTING SYMBOLS LEGEND ARE EACH AN ALL INCLUSIVE MASTER LIST USED BY THIS FIRM. THE INCLUSION OF THESE LEGENDS INTO THESE DOCUMENTS DOES NOT IMPLY THAT ALL THE SYMBOLS OR MATERIALS INCLUDED IN THESE LEGENDS ARE INCORPORATED INTO THIS PROJECT. ABBREVIATIONS MAY APPEAR WITH PERIODS OR OTHER PUNCTUATION SEPARATING CHARACTERS ON THE DRAWINGS; THE MEANING REMAINS THE SAME.					

PROJECT		OWNER		ARCHITECT/ ENGINEER	
		TEMPORARY FIRE STATION 81 RELOCATION 338 NORTH IOWA AVENUE VILLA PARK, ILLINOIS 60181		VILLAGE OF VILLA PARK 20 SOUTH ARDMORE AVENUE VILLA PARK, ILLINOIS 60181 KLUBER ARCHITECTS + ENGINEERS 41 W BENTON STREET AURORA, ILLINOIS 60506 TEL (630) 406-1213 FAX (630) 406-9472 www.kluberinc.com	
REQUIRED CODE COMPLIANCE INFORMATION		APPLICABLE CODES		SEALS & CERTIFICATIONS	
REQUIRED PLAN COVER SHEET INFORMATION FOR REVIEW UNDER 2021 INTERNATIONAL CODES, STATE OF ILLINOIS ACCESSIBILITY CODE, AND THE STATE OF ILLINOIS PLUMBING CODE CODE REVIEW DATA		2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2021 INTERNATIONAL EXISTING BUILDING CODE 2021 INTERNATIONAL FIRE CODE 2020 NATIONAL ELECTRICAL CODE LOCAL AMENDMENTS TO THE ABOVE CODES 2014 ILLINOIS PLUMBING CODE 2021 ILLINOIS ENERGY CONSERVATION CODE (2021 INTERNATIONAL ENERGY CONSERVATION CODE W/STATE AMENDMENTS) 2018 ILLINOIS ACCESSIBILITY CODE		I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH IBC 2021 EDITION, THE ENVIRONMENTAL BARRIERS ACT AND THE ILLINOIS ACCESSIBILITY CODE. KLUBER, INC. ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE #184-001284	
GENERAL STATEMENT OF OVERALL PROJECT SCOPE AND INTENT: PROJECT CONSISTS OF INTERIOR & EXTERIOR ALTERATIONS AND REMODELING TO AN EXISTING ELEMENTARY BUILDING. BUILDING COMPONENTS AND SYSTEMS MODIFIED OR REPLACED AS PART OF THE WORK OF THIS PROJECT HAVE BEEN BROUGHT UP TO MEET THE REQUIREMENTS OF THE APPLICABLE CURRENT CODES. THE AREAS ALTERED ARE CLASSIFIED AS S-2.		A. USE AND OCCUPANCY GROUP(S) CLASSIFICATION: S-2. B. TYPE OF CONSTRUCTION: IIB C. SQUARE FOOTAGE OF BUILDING: NO CHANGE IN BUILDING AREA; RENOVATED AREAS SQUARE FOOTAGE IS 3,328. ALLOWABLE SQUARE FOOTAGE: NOT APPLICABLE. NON-SPRINKLERED; ALARMED D. MEANS OF EGRESS OCCUPANT LOAD BASED ON INTERNATIONAL BUILDING CODE: 11 E. OCCUPANT LOAD BASED ON ILLINOIS PLUMBING CODE: CHANGE OF OCCUPANCY FROM ASSEMBLY TO STORAGE REDUCED PLUMBING OCCUPANT LOAD, ADDITIONAL PLUMBING NOT REQUIRED. F. DESIGNED LIVE LOADS: REFER TO STRUCTURAL DRAWINGS. G. THE DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE ARE IDENTIFIED IN THE SEALS AND CERTIFICATES AREA, BELOW.		ARCHITECT'S SEAL STRUCTURAL ENGINEER'S SEAL MECHANICAL ENGINEER'S SEAL ELECTRICAL ENGINEER'S SEAL "G" SERIES, "A" SERIES "G" SERIES, "S" SERIES "G" SERIES, "P" SERIES, "M" SERIES, "F" SERIES "G" SERIES, "E" SERIES	
ISSUED 02/25/25 100% CONSTRUCTION DOCUMENTS		JOB NO. 24-477-1583.01 DRAWN NCO CHECKED CDH APPROVED CDJ SHEET TITLE COVER SHEET, GENERAL NOTES, SYMBOLS AND DRAWING INDEX SHEET NUMBER G100		Copyright © 2025 KLUBER, INC. Kluber, Inc. Aurora, Illinois 60506 tel. 630.406.1213 Bloomington, Illinois 61704 tel. 309.430.6460 www.kluberinc.com Architects + Engineers	



2



1

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

- 32.121 EXISTING ASPHALT PAVING TO REMAIN; NO WORK.
32.122 EXISTING ASPHALT PAVING MARKINGS TO REMAIN; NO WORK.
32.123 EXISTING CONCRETE CURB AND GUTTER TO REMAIN; NO WORK.

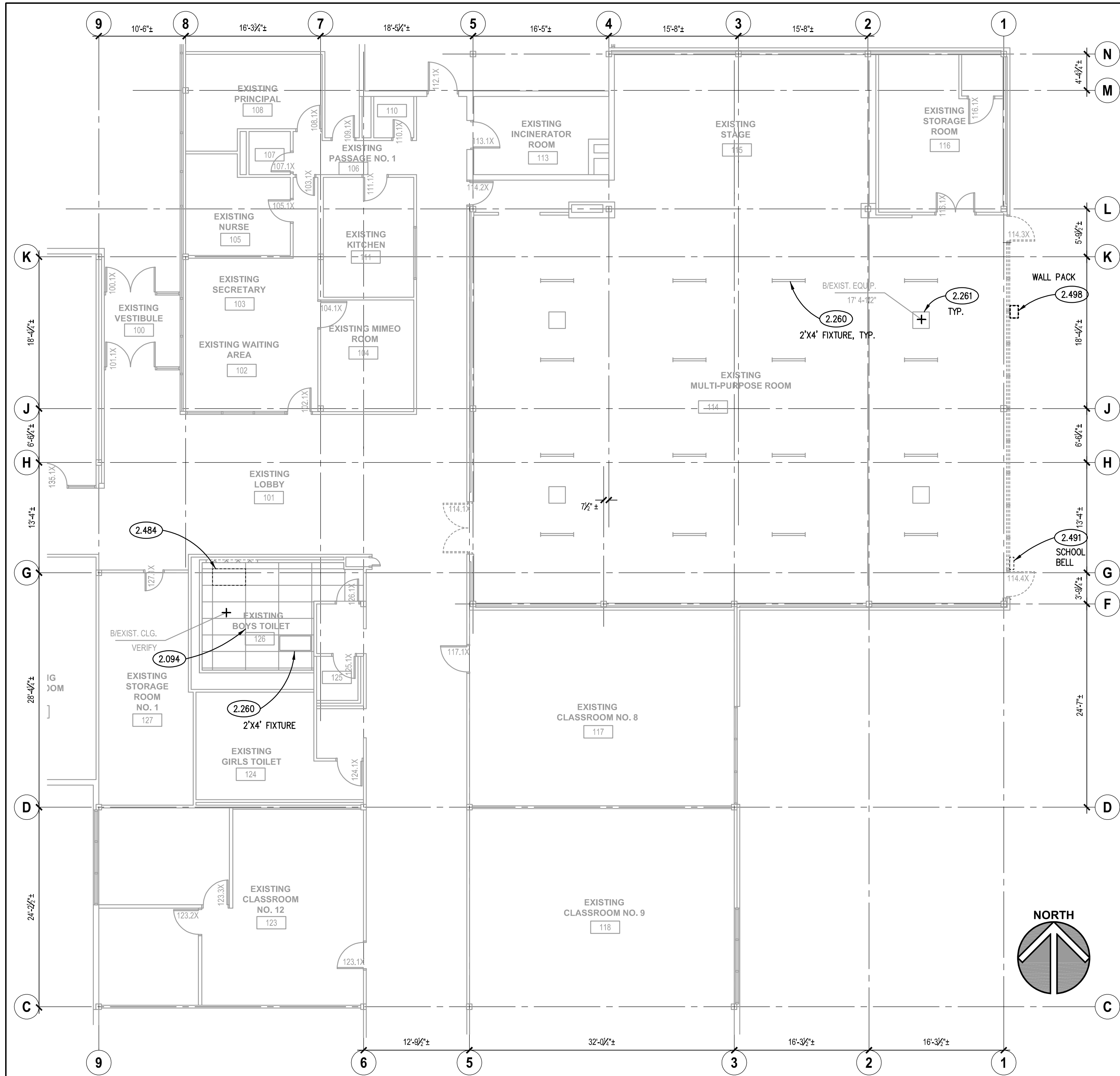
1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES

JOB NO. 24-477-1583.01

DRAWN	NCO
CHECKED	CDH
APPROVED	CDJ

SHEET NUMBER

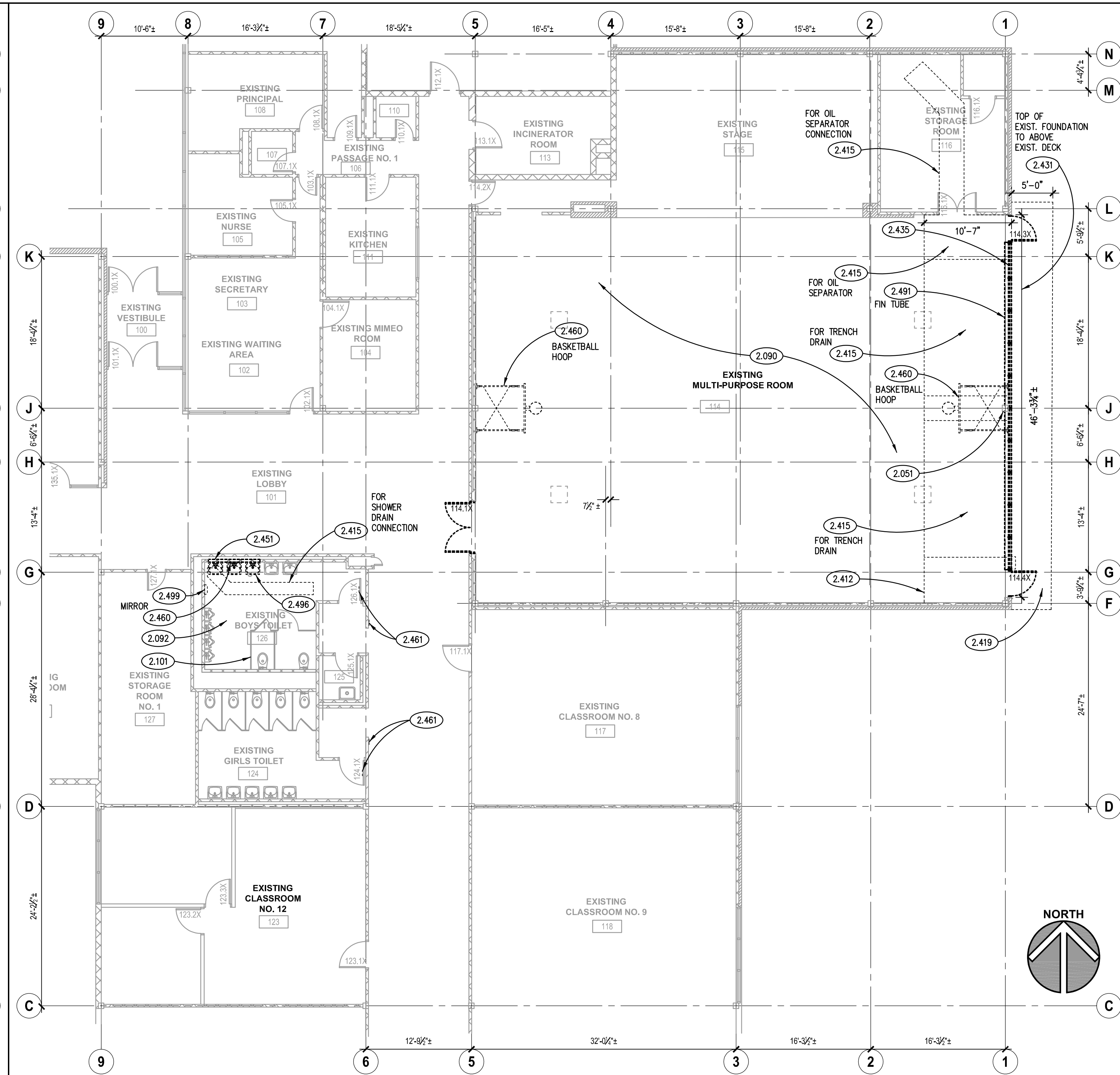
NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.



FIRST FLOOR REFLECTED DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

2



FIRST FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

1

KEYNOTES

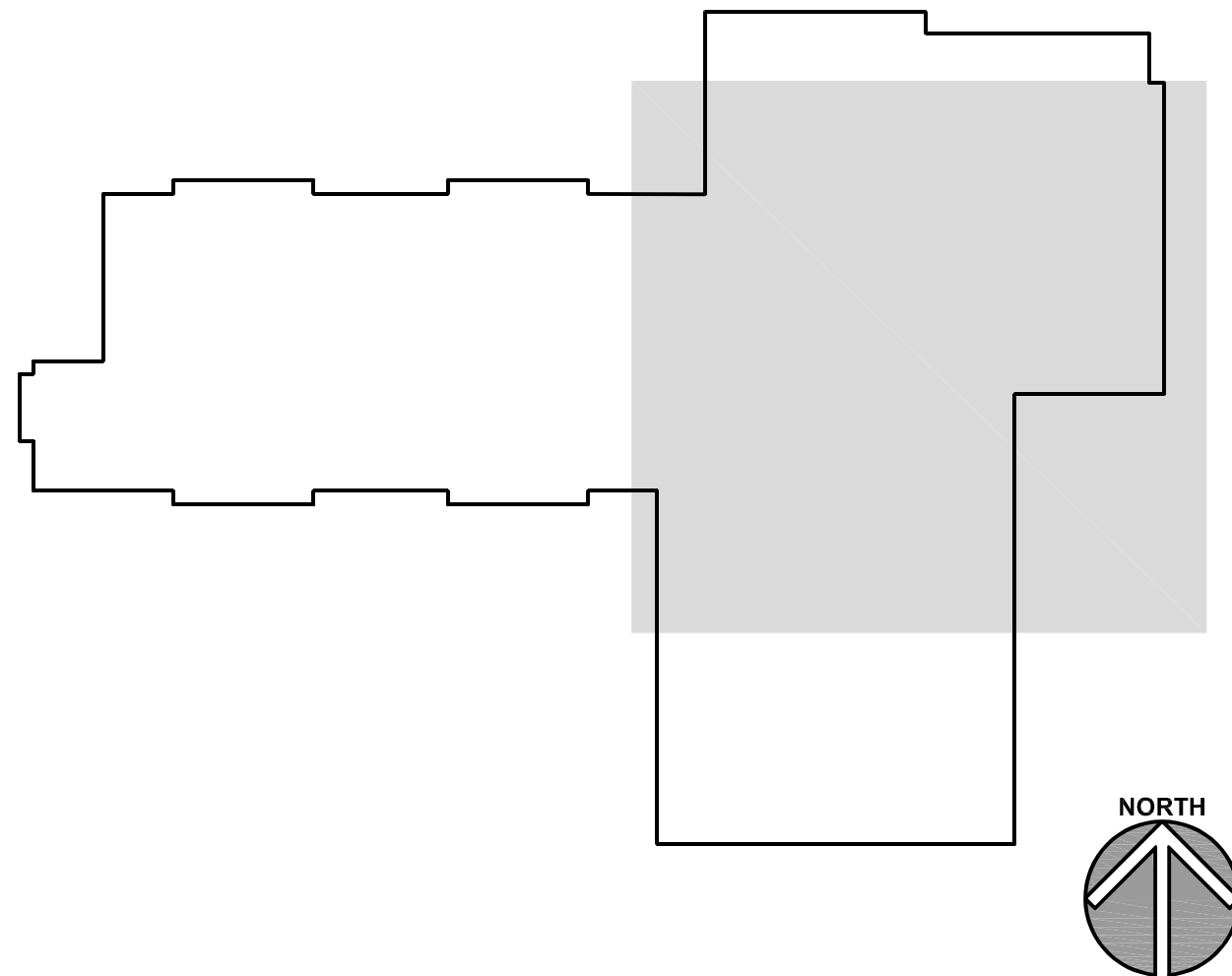
KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

- 2.051 EXISTING STRUCTURAL STEEL TUBE COLUMN ENCASED IN CONCRETE WITH STEEL COVER.
- 2.090 EXISTING FLOORING REMOVED BY OTHERS.
- 2.092 EXISTING QUARRY TILE FLOORING.
- 2.094 EXISTING ACOUSTICAL CEILING TILE.
- 2.101 EXISTING TOILET PARTITION TO REMAIN.
- 2.260 EXISTING ELECTRICAL SYSTEM COMPONENT: AS INDICATED.
- 2.261 EXISTING AIR FILTRATION SYSTEM.
- 2.412 REMOVE EXISTING SUBSTRUCTURE: CONCRETE SLAB-ON-GRADE; SAW CUT SLAB AT LIMITS OF REMOVED AREA; REFER TO STRUCTURAL DRAWINGS.
- 2.415 REMOVE EXISTING SUBSTRUCTURE: REMOVE AND REPLACE EXISTING SLAB AND SUB BASE MATERIAL AS INDICATED.
- 2.419 REMOVE EXISTING ASPHALT PAVING.
- 2.431 SELECTIVE DEMOLITION OF EXTERIOR WALL CONSTRUCTION: CMU BLOCK WALL; BRICK VENEER.
- 2.435 REMOVE EXISTING EXTERIOR WINDOW: GLAZED ALUMINUM STOREFRONT; METAL PROTECTIVE SCREEN; CUT STONE SILL.
- 2.451 SELECTIVE DEMOLITION OF CMU BLOCK WALL AS REQUIRED.
- 2.460 REMOVE EXISTING INTERIOR SPECIALTY ITEM: AS INDICATED.
- 2.461 SALVAGE EXISTING BATHROOM SIGNAGE TO OWNER.
- 2.484 TEMPORARILY REMOVE AND REINSTALL EXISTING ACOUSTICAL PANEL FOR CEILING MOUNTED SHOWER ROD.
- 2.491 REMOVE EXISTING MECHANICAL SYSTEM COMPONENT: AS INDICATED; REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 2.496 REMOVE EXISTING PLUMBING FIXTURE: PORCELAIN CHINA LAVATORY; FAUCET.
- 2.498 REMOVE EXISTING LIGHT FIXTURE.
- 2.499 SALVAGE EXISTING HAND DRYER.

GENERAL NOTES

- 1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
- 2. UNLESS NOTED OTHERWISE, WHERE EXISTING FLOOR, WALL AND CEILING SURFACES ARE SCHEDULED TO RECEIVE FINISHES, DEMOLISH EXISTING FINISH MATERIALS (EXCEPT PROPERLY ADHERED PAINT) AND SALVAGE SURFACE-MOUNTED ITEMS; PROPERLY PREPARE SURFACES TO RECEIVE NEW FINISHES; REINSTALL SURFACE-MOUNTED ITEMS AT NEW LOCATIONS DETERMINED BY OWNER UNLESS SPECIFIC LOCATIONS ARE INDICATED ON DRAWINGS.
- 3. STORE SALVAGED ITEMS AS DIRECTED BY OWNER.
- 4. REMOVE SALVAGED ITEMS THAT WILL NOT BE RE-USED TO OWNER'S DESIGNATED PERMANENT STORAGE LOCATION ON SITE.
- 5. PROTECT SALVAGED ITEMS FROM DAMAGE UNTIL INCORPORATED INTO THE WORK OR UNTIL MOVED TO OWNER'S PERMANENT STORAGE.
- 6. ADDITIONAL DEMOLITION RECONSTRUCTION AND REMOVAL/REPLACEMENT OF ARCHITECTURAL AND STRUCTURAL ELEMENTS IS REQUIRED TO COMPLETE THE WORK OF THIS PROJECT. COORDINATE WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, AND PROVIDE DEMOLITION/RECONSTRUCTION AND REMOVAL/REPLACEMENT OF ARCHITECTURAL AND STRUCTURAL ELEMENTS AS REQUIRED TO COMPLETE THE WORK SHOWN ON THOSE DRAWINGS.

KEY PLAN



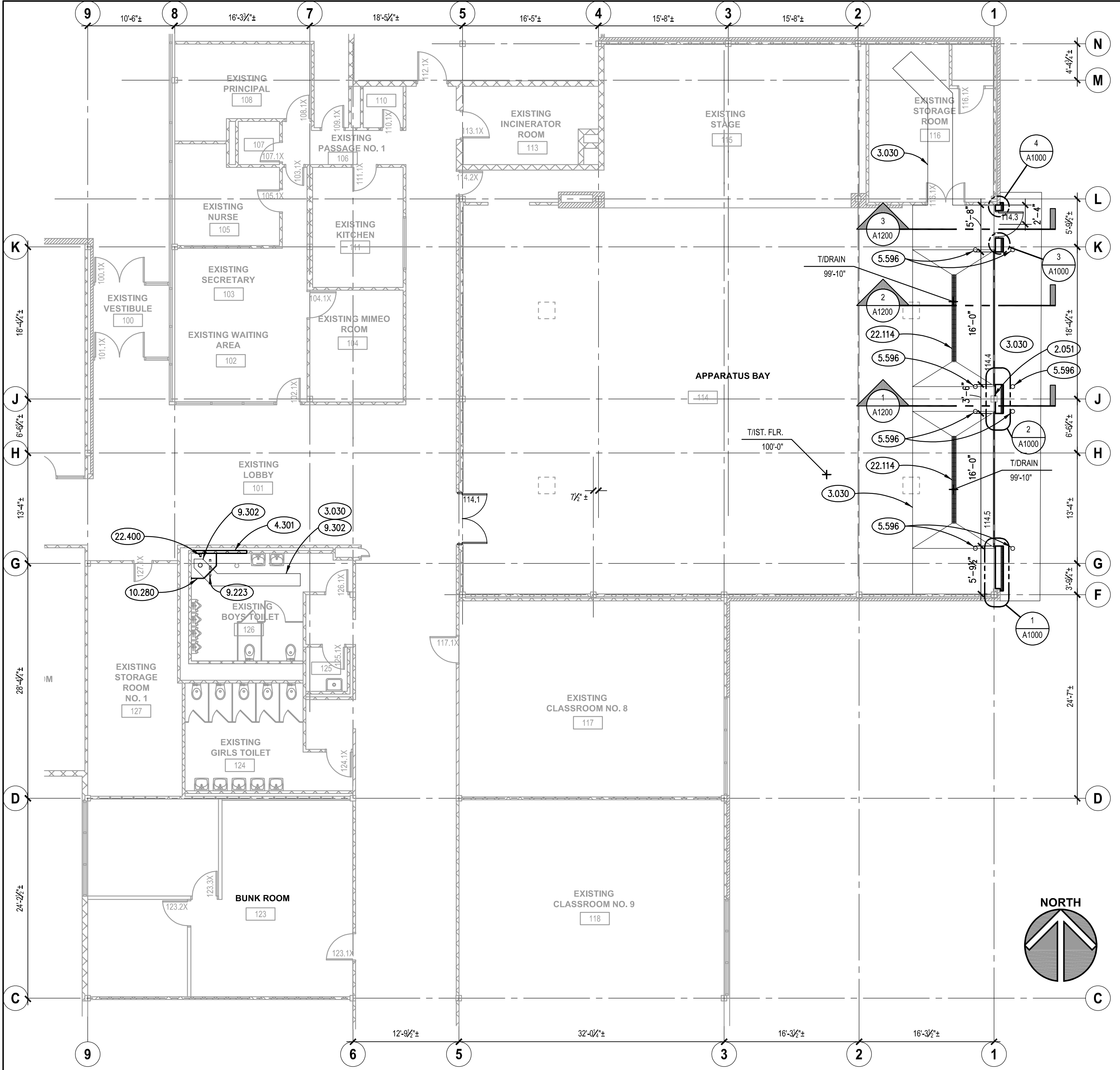
ISSUED	100% CONSTRUCTION DOCUMENTS
02/25/25	

JOB NO. 24-477-1583.01
DRAWN NCO
CHECKED CDH
APPROVED CDJ

SHEET TITLE
FIRST FLOOR & REFLECTED DEMOLITION PLAN

SHEET NUMBER

A210



FIRST FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

KEYNOTES

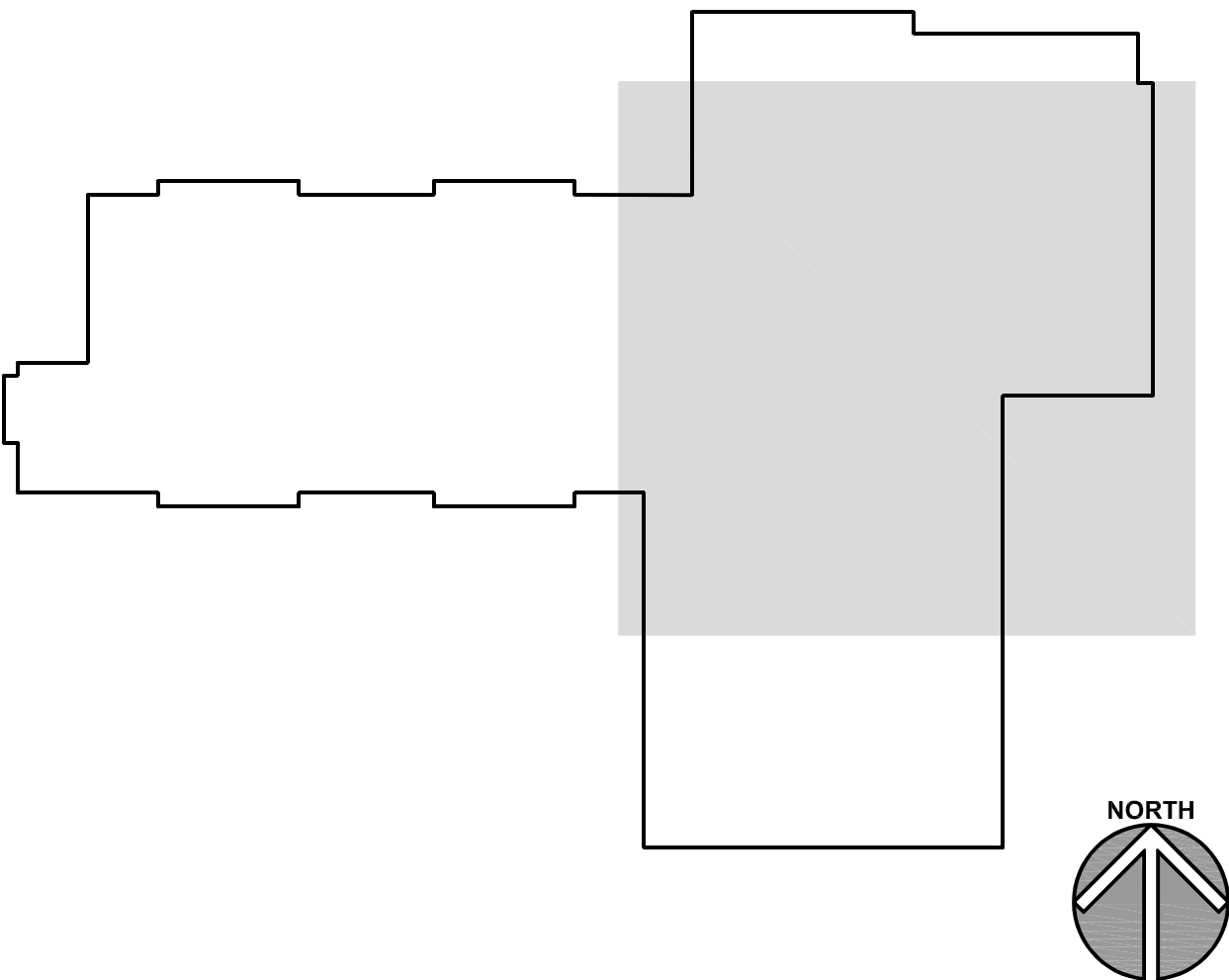
KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

- 2.051 EXISTING STRUCTURAL STEEL TUBE COLUMN ENCASED IN CONCRETE WITH STEEL COVER.
- 3.030 CAST-IN-PLACE CONCRETE: REFER TO STRUCTURAL DRAWINGS.
- 4.301 PATCH CONCRETE BLOCK WALL.
- 5.596 METAL FABRICATION: STEEL BOLLARD; 6" O.D.; CONCRETE FILLED.
- 9.223 METAL STUD FRAMING: 3-5/8" STUD; 20 GAUGE UNLESS NOTED OTHERWISE; LAY STUD PARALLEL TO GRID TO SPAN ACROSS GRID FOR SHOWER ROD SUPPORT ABOVE ACOUSTICAL CEILING.
- 9.302 QUARRY FLOOR TILE; MATCH EXISTING.
- 10.280 TOILET ACCESSORY: NEO-ANGLE SHOWER ROD WITH CEILING SUPPORT; MOUNT SHOWER ROD TO UNDERSIDE OF ACOUSTICAL CEILING PANELS; FASTEN TO METAL STUD SUPPORT LAID ACROSS CEILING GRID.
- 22.114 PLUMBING PIPING SPECIALTY: TRENCH DRAIN; REFER TO PLUMBING DRAWINGS; SLOPE FLOOR TO DRAIN AS INDICATED.
- 22.400 PLUMBING FIXTURE: REFER TO PLUMBING DRAWINGS.

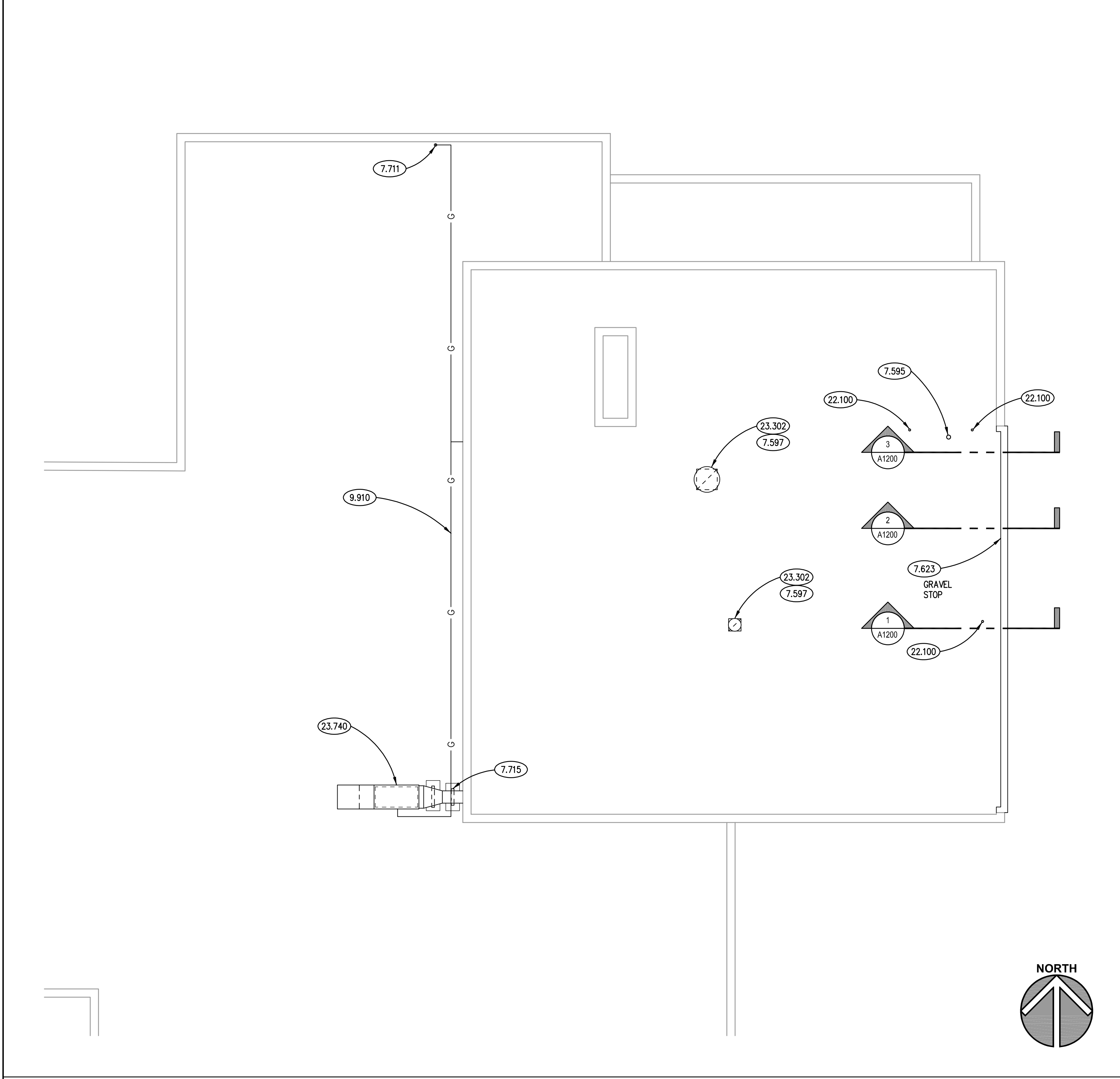
GENERAL NOTES

- 1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
- 2. SPOT ELEVATIONS ARE DESIGNATED NOMINAL HEIGHTS ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. COORDINATE FINAL HEIGHTS OF CEILING ELEMENTS WITH INFORMATION CONTAINED ON STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL DRAWINGS.

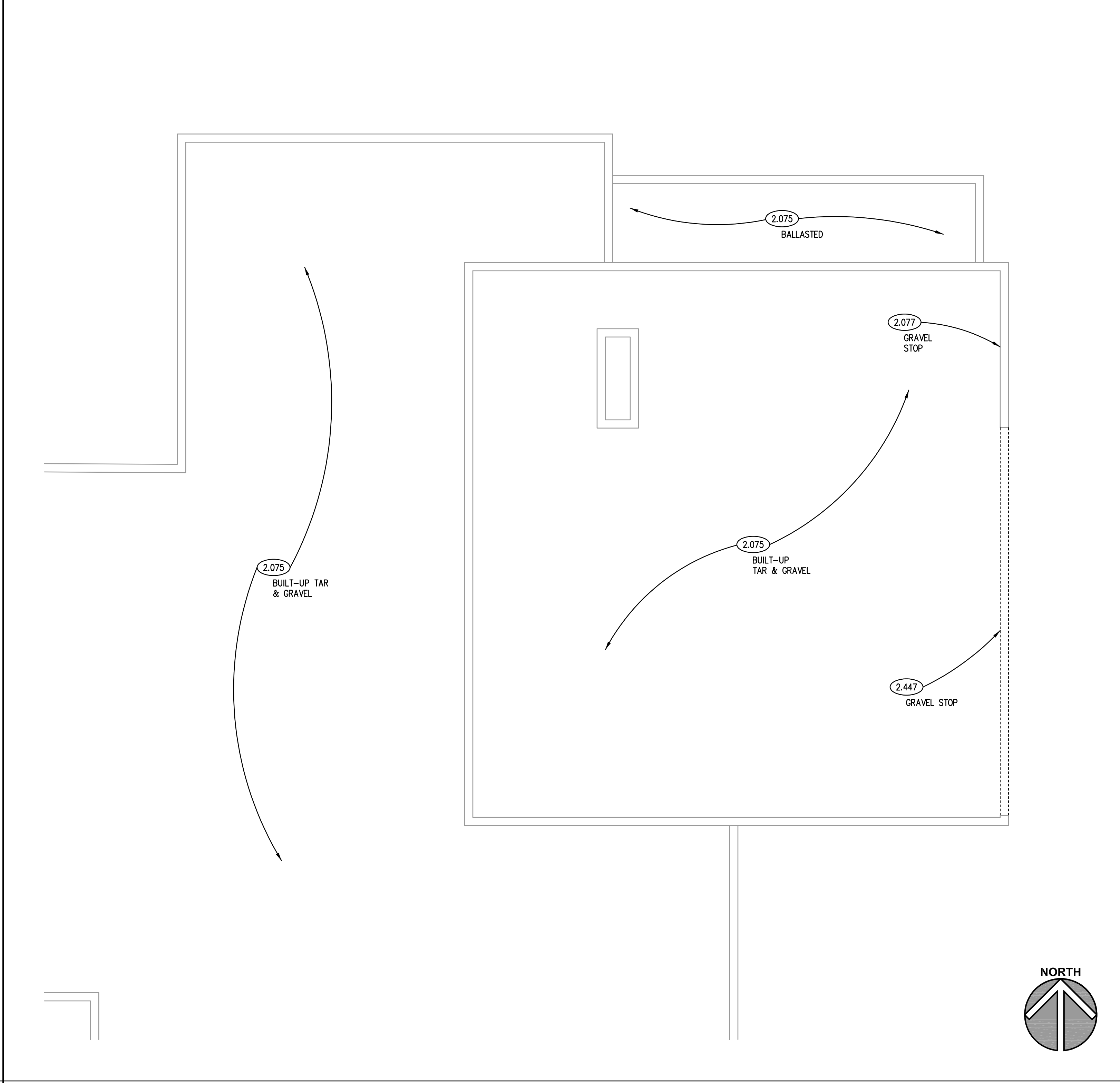
KEY PLAN



ISSUED	100% CONSTRUCTION DOCUMENTS
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JOB NO. 24-477-1583.01	
DRAWN NCO	
CHECKED CDH	
APPROVED CDJ	
SHEET TITLE	
FIRST FLOOR PLAN	
SHEET NUMBER	
A310	



ROOF PLAN 2
SCALE: 1/8" = 1'-0"



DEMOLITION ROOF PLAN 1
SCALE: 1/8" = 1'-0"

KEYNOTES

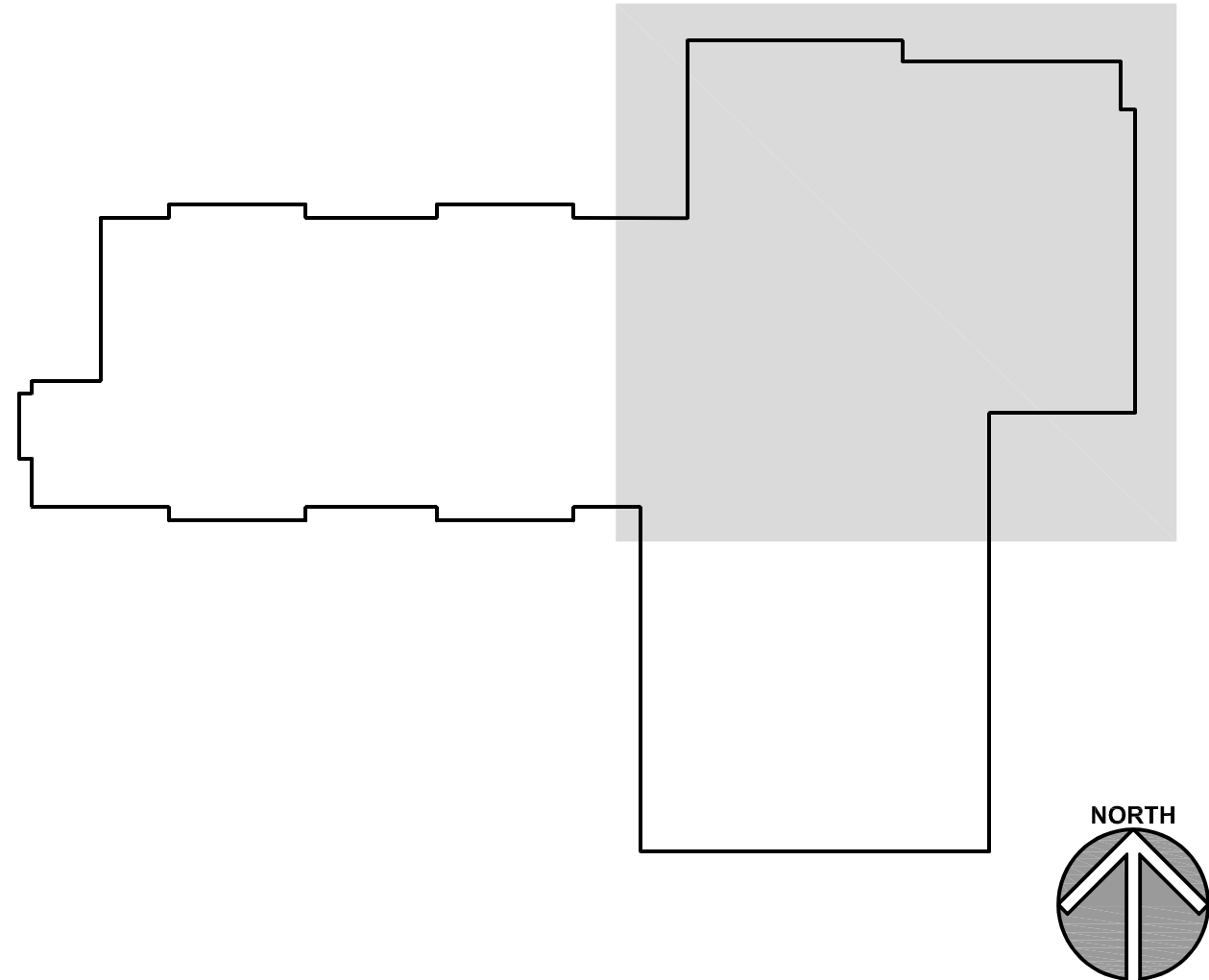
KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

- 2.075 EXISTING ROOFING: AS INDICATED.
- 2.077 EXISTING ROOF SPECIALTY: AS INDICATED.
- 2.447 REMOVE EXISTING ROOFING COMPONENT: METAL FLASHING.
- 7.595 ROOFING ASSEMBLY: FLASH HOT B-VENT THROUGH ROOF IN ACCORDANCE WITH ROOFING MANUFACTURER'S INSTRUCTIONS.
- 7.597 ROOFING ASSEMBLY: FLASH ROOF CURB.
- 7.623 METAL ROOF EDGE FLASHING: MATERIAL, THICKNESS AND FINISH AS SPECIFIED.
- 7.711 ROOF SPECIALTY: SINGLE PORT ROOF PORTAL WITH RUBBER BOOT AND CLAMPING RING.
- 7.715 ROOF SPECIALTY: PREFABRICATED EQUIPMENT RAIL, WITH 2X WOOD NAILER AND 20 GA. GALVANIZED SHEET STEEL CAP; 4" WIDTH X LENGTH PER EQUIPMENT REQUIREMENTS. DEMOLISH EXISTING ROOF INSULATION DOWN TO DECK, SET EQUIPMENT RAIL ON DECK, PATCH INSULATION AROUND RAIL AND FLASH INTO EXISTING ROOFING SYSTEM.
- 9.910 PAINT GAS PIPING: SAFETY YELLOW COLOR PIPING.
- 22.100 PLUMBING PIPING: VENT THROUGH ROOF; REFER TO PLUMBING DRAWINGS.
- 23.302 MECHANICAL EXHAUST FAN: WITH PREFABRICATED INSULATED ROOF CURB; REFER TO MECHANICAL DRAWINGS.
- 23.740 MECHANICAL ROOFTOP UNIT: REFER TO MECHANICAL DRAWINGS; COORDINATE STEEL SUPPORT WITH MANUFACTURER; MAX. WEIGHT TO BE AS NOTED IN M.E.P. SCHEDULES.

GENERAL NOTES

- REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
- GENERAL TRADES CONTRACTOR PROVIDE CARPENTER-BUILT CURBS AND RAILS FOR MECHANICAL UNITS AND DUCTWORK SHOWN ON THIS DRAWING AND ON MECHANICAL DRAWINGS EXCEPT WHERE MECHANICAL UNITS ARE PROVIDED WITH PREFABRICATED ROOF CURBS BY MECHANICAL UNIT MANUFACTURER.
- ROOFING CONTRACTOR PROVIDE BOOTED ROOF PORTALS FOR GAS PIPING OUTSIDE ROOF CURBS TO MECHANICAL UNITS AND REMOTE CONDENSER UNITS. COORDINATE WITH MECHANICAL DRAWINGS.
- ENSURE THAT PIPING AND CONDUITS PENETRATING ROOF THROUGH PORTALS ARE ADEQUATELY AND PROPERLY SUPPORTED BENEATH ROOF WITH SUPPORTS CONNECTED SECURELY TO ROOF FRAMING MEMBERS. DO NOT ALLOW CAPS ON ROOF PORTALS TO PROVIDE SUPPORT FOR PENETRATING ITEMS.
- ROOFING CONTRACTOR PROVIDE STACK BOOTS ON MECHANICAL AND PLUMBING VENTS.

KEY PLAN



ISSUED	100% CONSTRUCTION DOCUMENTS
02/25/25	
JOB NO. 24-477-1583.01	
DRAWN NCO	
CHECKED CDH	
APPROVED CDJ	
SHEET TITLE	
DEMOLITION & ROOF PLAN	
SHEET NUMBER	
A330	

DOOR TYPES	FRAME TYPES	GENERAL NOTES
N4 OS	1 2	2.041 EXISTING MASONRY WALL. 2.053 EXISTING STRUCTURAL STEEL LINTEL. 2.055 EXISTING MISC. METAL COMPONENT: AS INDICATED. 3.030 CAST-IN-PLACE CONCRETE: REFER TO STRUCTURAL DRAWINGS. 7.420 METAL WALL PANELS: CORRUGATED STEEL HORIZONTAL SIDING. 7.424 METAL WALL PANEL TRIM: HEAD EXTRUSION. 7.425 METAL WALL PANEL TRIM: JAMB EXTRUSION. 7.623 METAL ROOF EDGE FLASHING: MATERIAL, THICKNESS AND FINISH AS SPECIFIED. 7.920 JOINT SEALANT: REFER TO SCHEDULE IN SPECIFICATION SECTION 07 92 00; PROVIDE BACKER ROD OR BOND BREAKER. 8.110 STEEL DOOR FRAME: REFER TO DOOR, FRAME AND BORROWED LIGHT SCHEDULE. 8.112 STEEL DOOR: REFER TO DOOR, FRAME AND BORROWED LIGHT SCHEDULE. 8.115 STEEL FRAME ACCESSORY: DOOR FRAME ANCHORS (PROVIDE AT JAMBS ONLY). 8.360 SECTIONAL OVERHEAD DOOR. 8.800 GLAZING: REFER TO SPECIFICATIONS.

HEAD DETAIL ②
SCALE: 3" = 1'-0"

JAMB DETAIL ①
SCALE: 3" = 1'-0"

Y FIRE STATION 81 RELOCATION

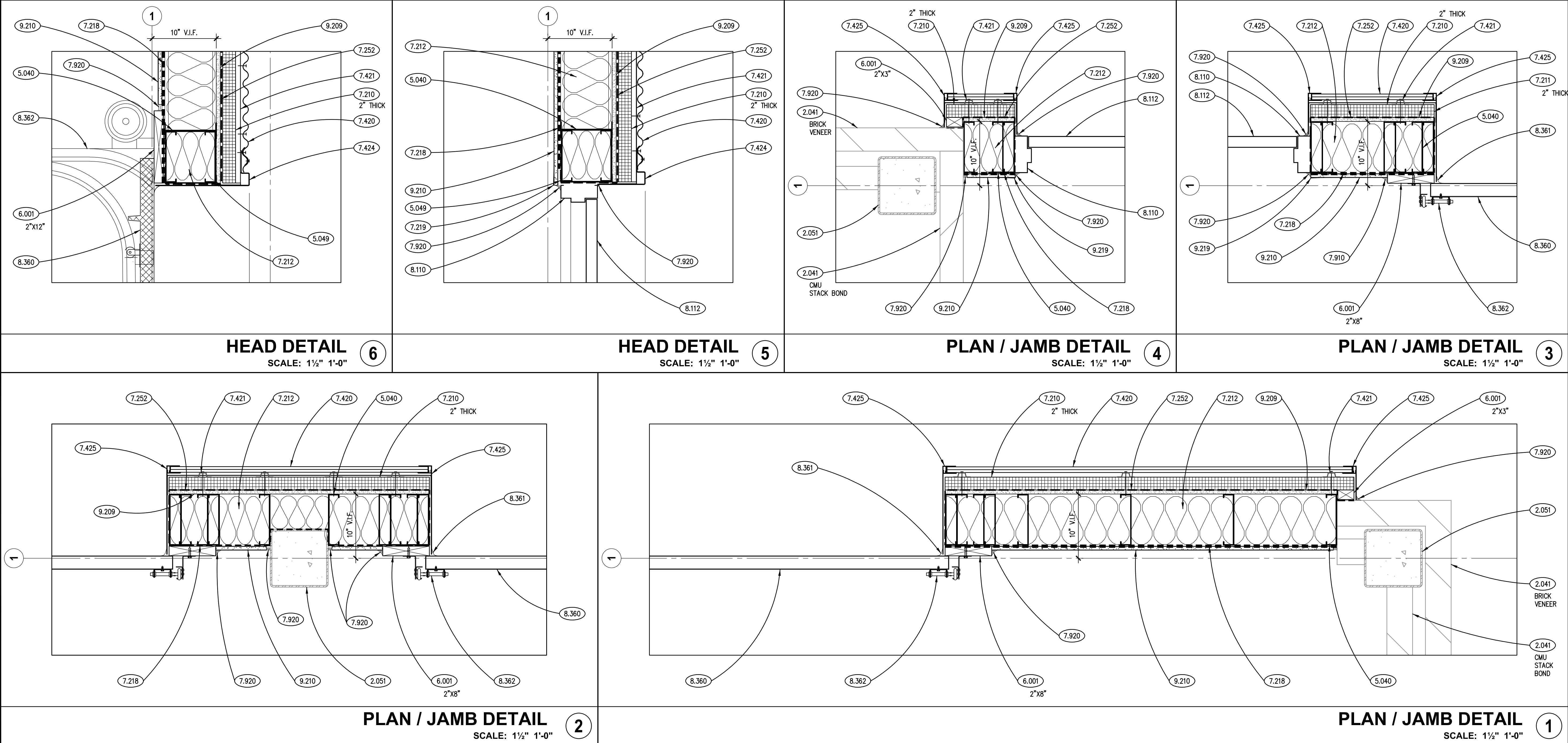
338 NORTH IOWA AVENUE
VILLA PARK, ILLINOIS 60181



KEYNOTES

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN IN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

- 2.041 EXISTING MASONRY WALL.
2.051 EXISTING STRUCTURAL STEEL TUBE COLUMN ENCASED IN CONCRETE WITH STEEL COVER.
- 5.040 COLD-FORMED METAL FRAMING: REFER TO STRUCTURAL DRAWINGS.
5.049 COLD-FORMED METAL FRAMING ASSEMBLY: BOX BEAM; REFER TO STRUCTURAL DRAWINGS.
- 6.001 ROUGH CARPENTRY: WOOD BLOCKING; DIMENSIONAL LUMBER; SIZE AS INDICATED; REFER TO SCHEDULE FOR TREATMENT.
- 7.210 INSULATION: BOARD; EXTRUDED POLYSTYRENE (XPS); MIN. R-5.4 PER INCH THICKNESS; THICKNESS AS INDICATED.
7.211 INSULATION: BOARD; EXTRUDED POLYSTYRENE (XPS); MIN. R-5.4 PER INCH THICKNESS; DRAINABLE; THICKNESS AS INDICATED.
7.212 INSULATION: THERMAL BATT; UNFACED FIBERGLASS; THICKNESS TO FILL CAVITY, UNLESS INDICATED OTHERWISE; R-VALUE AS INDICATED.
7.218 INSULATION ACCESSORY: SHEET VAPOR RETARDER.
7.219 FOAMED-IN-PLACE INSULATION: CLOSED CELL TYPE; MIN. R VALUE OF 6.9 PER INCH THICKNESS; WITH PROTECTIVE INTUMESCENT COATING.
- 7.252 WEATHER BARRIER SHEET MEMBRANE: REFER TO SPECIFICATIONS.
7.420 METAL WALL PANELS: CORRUGATED STEEL HORIZONTAL SIDING.
7.421 METAL WALL PANEL SYSTEM: VERTICAL SUBORT FASTENED TO METAL WALL STUDS AT 36" O.C. MAX.
7.424 METAL WALL PANEL TRIM: HEAD EXTRUSION.
7.425 METAL WALL PANEL TRIM: JAMB EXTRUSION.
7.910 PREFORMED JOINT SEALER: REFER TO SPECIFICATIONS.
7.920 JOINT SEALANT: REFER TO SCHEDULE IN SPECIFICATION SECTION 07 92 00; PROVIDE BACKER ROD OR BOND BREAKER.
- 8.110 STEEL DOOR FRAME: REFER TO DOOR, FRAME AND BORROWED LIGHT SCHEDULE.
8.112 STEEL DOOR: REFER TO DOOR, FRAME AND BORROWED LIGHT SCHEDULE.
8.360 SECTIONAL OVERHEAD DOOR.
8.361 SECTIONAL OVERHEAD DOOR WEATHERSTRIPPING.
8.362 SECTIONAL OVERHEAD DOOR JAMB TRACK ASSEMBLY.
- 9.209 GYPSUM BOARD: 5/8" THK.; EXTERIOR GRADE, GLASS MAT FACED.
9.210 GYPSUM BOARD: 5/8" THICK; TYPE "X".
9.219 GYPSUM BOARD ACCESSORY: EDGE TRIM; "J" PROFILE.



GENERAL NOTES

1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.

TEMPORARY FIRE STATION 81 RELOCATION

338 NORTH IOWA AVENUE
VILLA PARK, ILLINOIS 60161

Kluber
Architects + Engineers

Kluber, Inc.
Aurora, Illinois 60008
tel. 630.406.1213
Bloomington, Illinois 61704
tel. 309.430.6460
www.kluberninc.com

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JOB NO. 24-477-1583.01
DRAWN NCO
CHECKED CDH
APPROVED CDJ

SHEET TITLE

DOOR & PLAN
DETAILS

SHEET NUMBER

A1000

KEYNOTES

KEYNOTES ARE NOT ALWAYS REPEATED ACROSS ALL DRAWINGS ON THIS SHEET. AN UNKEYNOTED ITEM ON THIS SHEET IS THE SAME AS A KEYNOTED ITEM ON THIS SHEET HAVING THE SAME GRAPHIC APPEARANCE.

- 2.031 EXISTING CONCRETE FOUNDATION WALL.
2.052 EXISTING STRUCTURAL STEEL BEAM.
2.058 EXISTING GYPSUM ROOF DECK.
2.072 EXISTING ROOF DECK FORMBOARD; VERIFY TYPE IN FIELD.
2.075 EXISTING ROOFING; AS INDICATED.
- 3.030 CAST-IN-PLACE CONCRETE: REFER TO STRUCTURAL DRAWINGS.
3.038 CAST-IN-PLACE CONCRETE ACCESSORY: RIGID BOARD INSULATION; 2" THK. EXTRUDED POLYSTYRENE (XPS); MIN. R-5.4 PER INCH THICKNESS; 60 PSI COMPRESSIVE STRENGTH FOR HORIZONTAL APPLICATIONS; 25 PSI FOR VERTICAL APPLICATIONS.
- 5.040 COLD-FORMED METAL FRAMING: REFER TO STRUCTURAL DRAWINGS.
- 6.001 ROUGH CARPENTRY: WOOD BLOCKING; DIMENSIONAL LUMBER; SIZE AS INDICATED; REFER TO SCHEDULE FOR TREATMENT.
- 7.210 INSULATION: BOARD; EXTRUDED POLYSTYRENE (XPS); MIN. R-5.4 PER INCH THICKNESS; THICKNESS AS INDICATED.
7.211 INSULATION: BOARD; EXTRUDED POLYSTYRENE (XPS); MIN. R-5.4 PER INCH THICKNESS; DRAINABLE; THICKNESS AS INDICATED.
7.212 INSULATION: THERMAL BATT; UNFACED FIBERGLASS; THICKNESS TO FILL CAVITY, UNLESS INDICATED OTHERWISE; R-VALUE AS INDICATED.
7.218 INSULATION ACCESSORY: SHEET VAPOR RETARDER.
7.251 WEATHER BARRIER COATING; SPRAY-APPLIED; REFER TO SPECIFICATIONS.
7.252 WEATHER BARRIER SHEET MEMBRANE; REFER TO SPECIFICATIONS.
7.255 WEATHER BARRIER ACCESSORY: BASE FLASHING; 0.032" ALUMINUM; CLEAR ANODIZED.
7.420 METAL WALL PANELS: CORRUGATED STEEL HORIZONTAL SIDING.
7.421 METAL WALL PANEL SYSTEM: VERTICAL SUBORT FASTENED TO METAL WALL STUDS AT 36" O.C. MAX.
7.425 METAL WALL PANEL TRIM: JAMB EXTRUSION.
7.426 METAL WALL PANEL TRIM: BASE TRIM.
7.524 MODIFIED BITUMEN ROOFING MATERIAL: FLEXIBLE FLASHING.
7.529 MODIFIED BITUMEN ROOFING ROOFING ACCESSORY: CANT STRIP.
7.623 METAL ROOF EDGE FLASHING: MATERIAL, THICKNESS AND FINISH AS SPECIFIED.
7.624 METAL CLEAT: CONTINUOUS; MATERIAL AND THICKNESS AS SPECIFIED.
7.920 JOINT SEALANT: REFER TO SCHEDULE IN SPECIFICATION SECTION 07 92 00; PROVIDE BACKER ROD OR BOND BREAKER.
- 8.110 STEEL DOOR FRAME: REFER TO DOOR, FRAME AND BORROWED LIGHT SCHEDULE.
8.112 STEEL DOOR: REFER TO DOOR, FRAME AND BORROWED LIGHT SCHEDULE.
8.360 SECTIONAL OVERHEAD DOOR.
8.362 SECTIONAL OVERHEAD DOOR JAMB TRACK ASSEMBLY.
8.718 DOOR THRESHOLD: ALUMINUM, REFER TO SPECIFICATIONS.
- 9.209 GYPSUM BOARD: 5/8" THK.; EXTERIOR GRADE, GLASS MAT FACED.
9.210 GYPSUM BOARD: 5/8" THICK; TYPE "X".

TEMPORARY FIRE STATION 81 RELOCATION

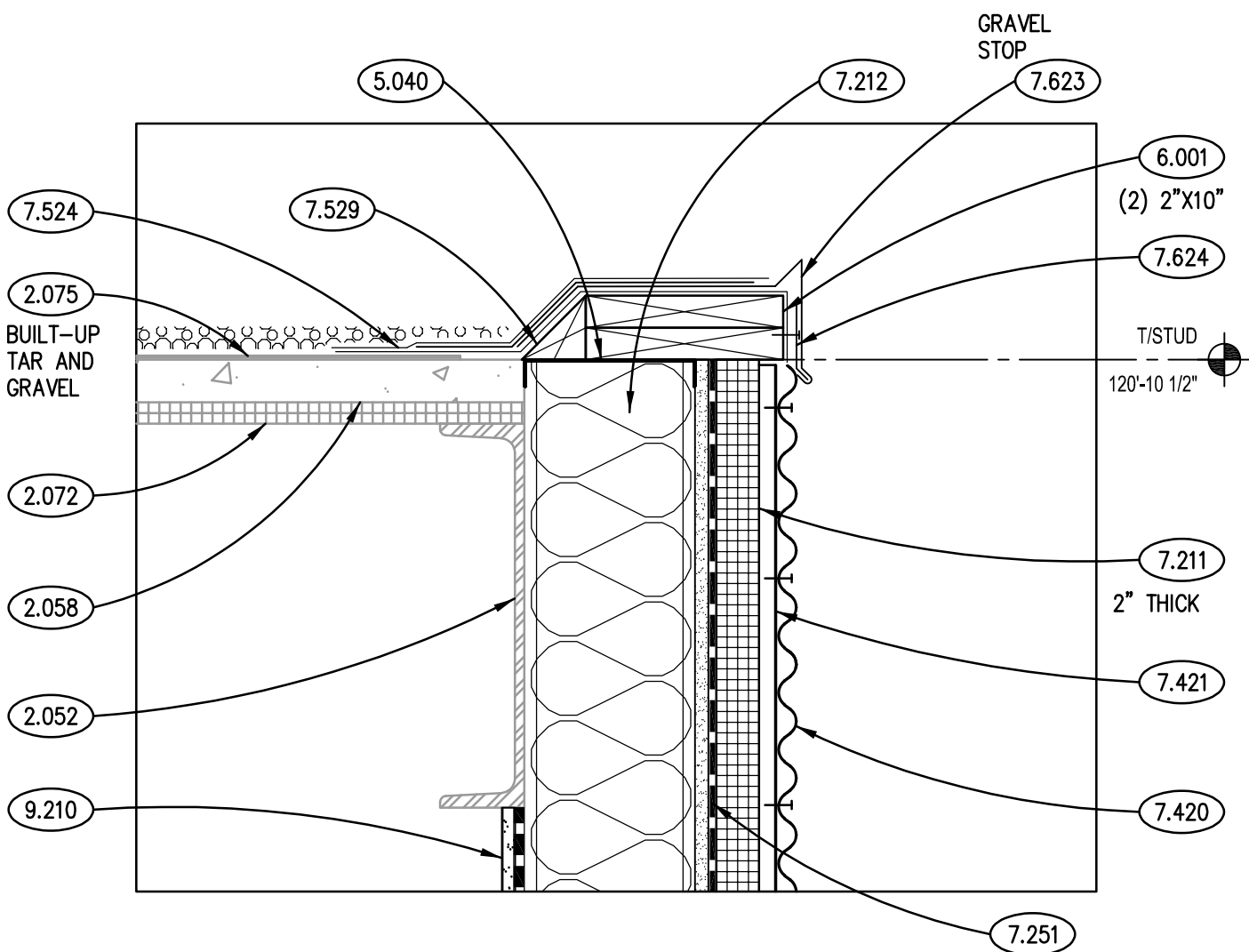
328 NORTH IOWA AVENUE
VILLA PARK, ILLINOIS 60161

Kluber, Inc.
Aurora, Illinois 60508
tel. 630.406.1213
Bloomington, Illinois 61704
tel. 309.430.6460
www.klubernic.com

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GENERAL NOTES

1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
2. REFER TO STRUCTURAL LINTEL DRAWINGS FOR BOTTOM OF LINTEL ELEVATIONS.
3. IN METAL STUD/GYPSUM BOARD PARTITIONS AND WALLS, PROVIDE 2X FIRE RETARDANT TREATED WOOD BLOCKING FOR WALL-MOUNTED ITEMS REQUIRING MECHANICAL ANCHORAGE.

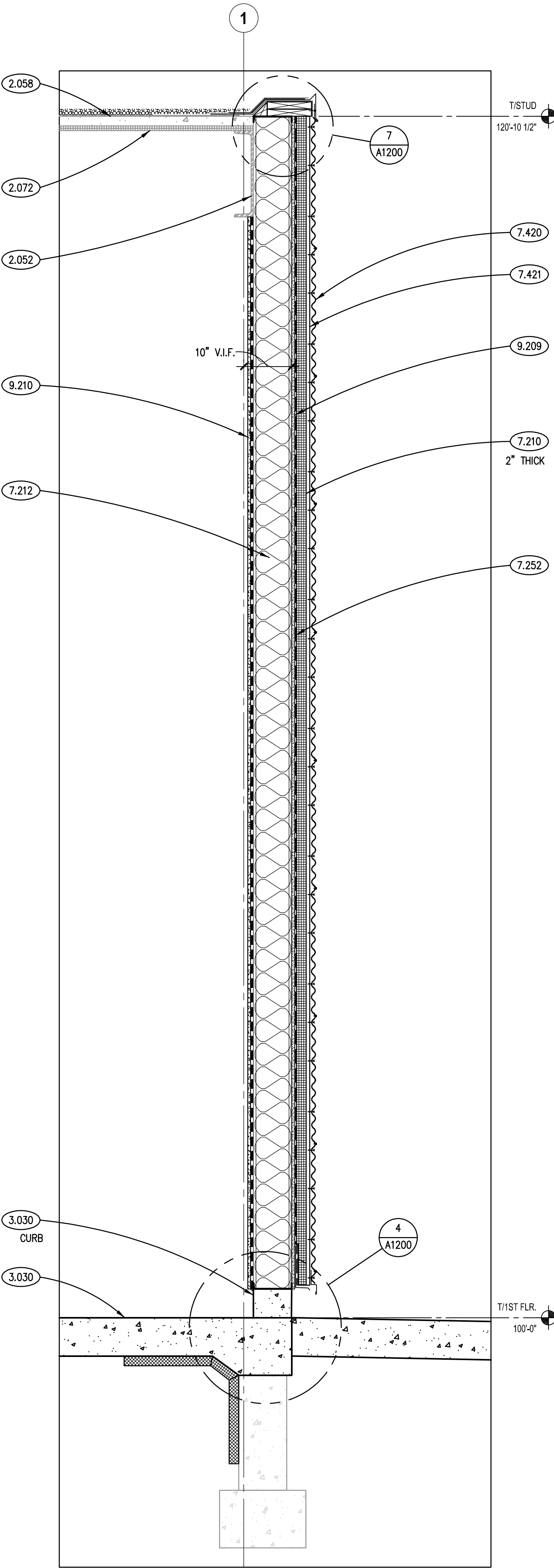


DETAIL SECTION 7

SCALE: 1/2" = 1'-0"

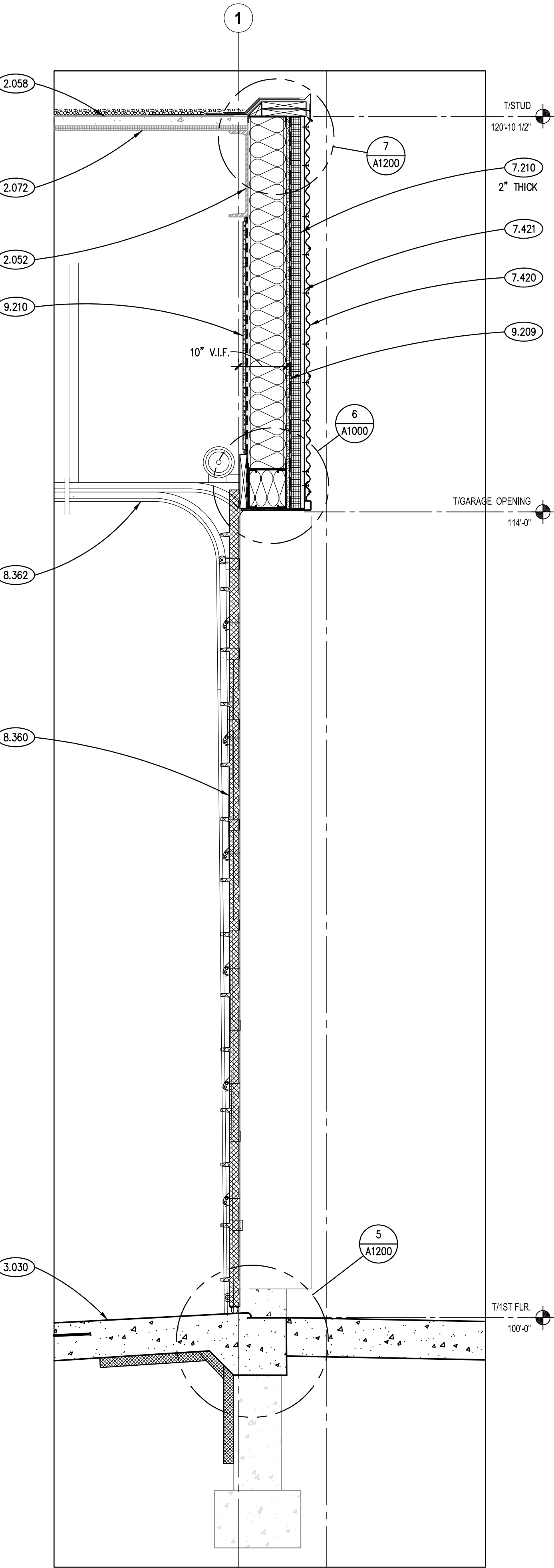
WALL SECTION 1

SCALE: 3/4" = 1'-0"



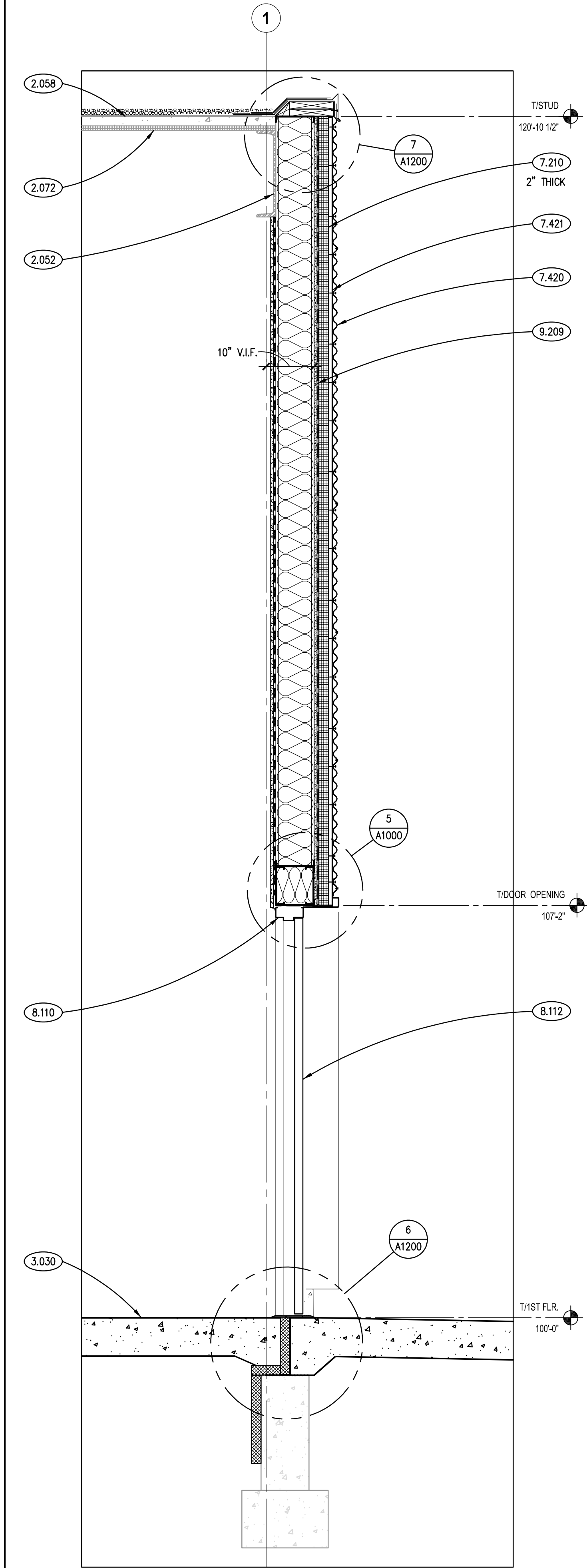
WALL SECTION 2

SCALE: 3/4" = 1'-0"



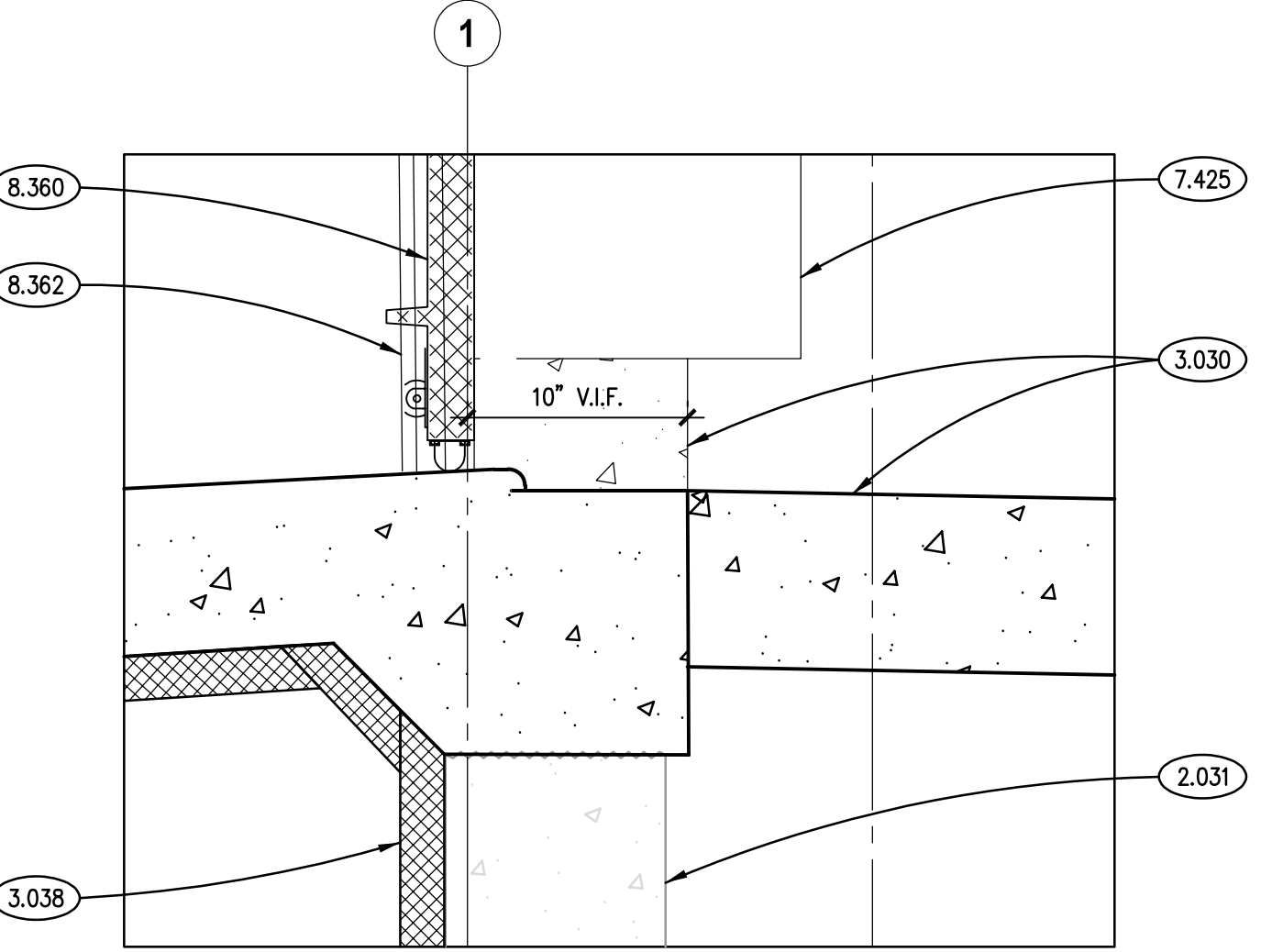
WALL SECTION 3

SCALE: 3/4" = 1'-0"



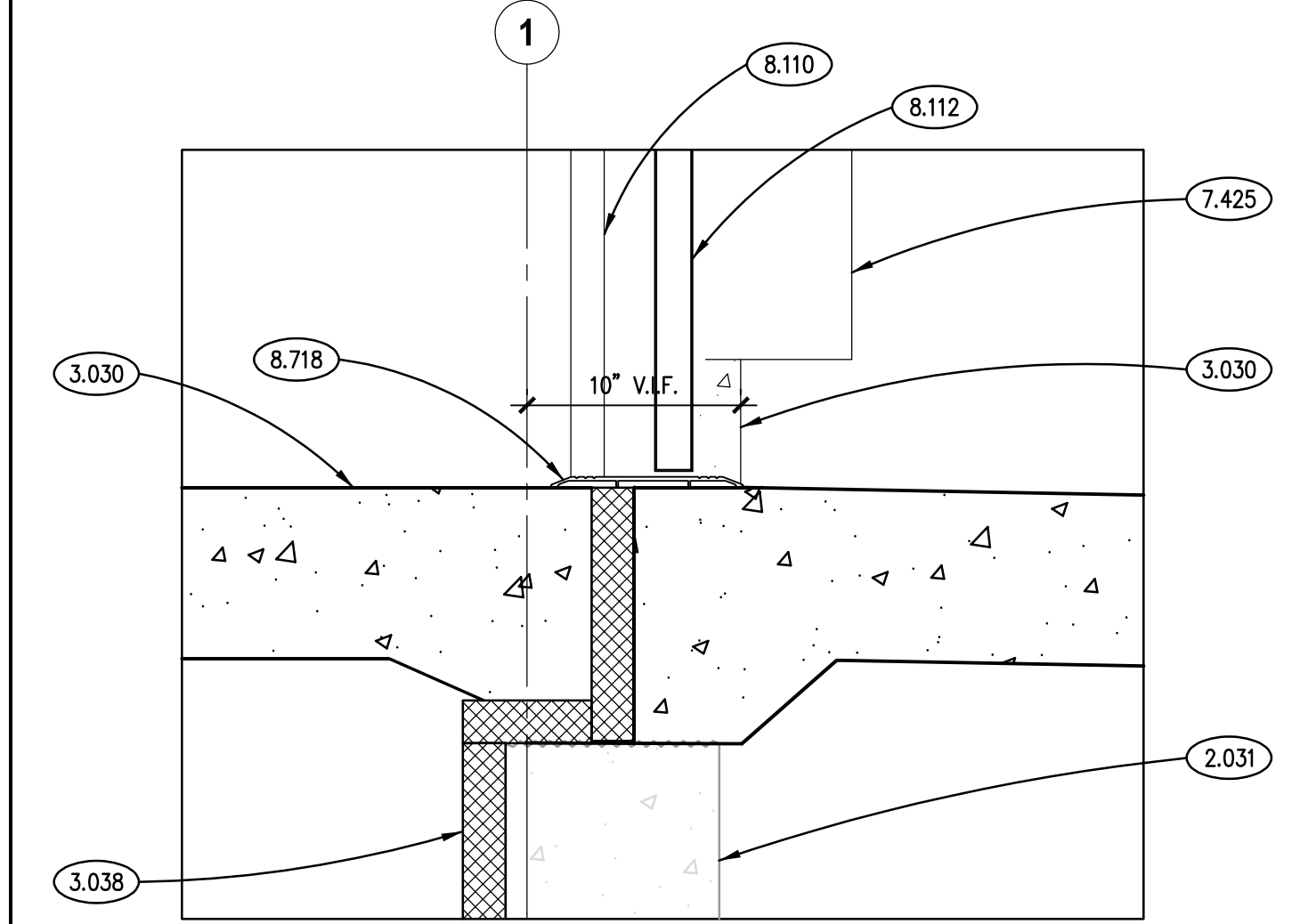
DETAIL SECTION 5

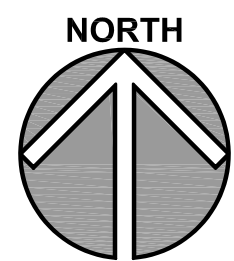
SCALE: 1 1/2" = 1'-0"



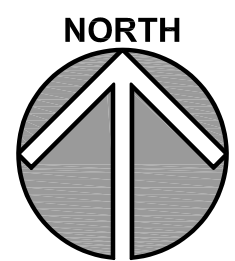
DETAIL SECTION 6

SCALE: 1 1/2" = 1'-0"





2



1

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL.
AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED
ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

23.005 M.E.P. ITEM: TRENCH DRAIN: REFER TO PLUMBING DRAWINGS.
23.007 M.E.P. ITEM: OIL SEPARATOR: REFER TO PLUMBING DRAWINGS.
23.070 MECHANICAL EQUIPMENT: REFER TO MECHANICAL DRAWINGS.



SHEET NUMBER

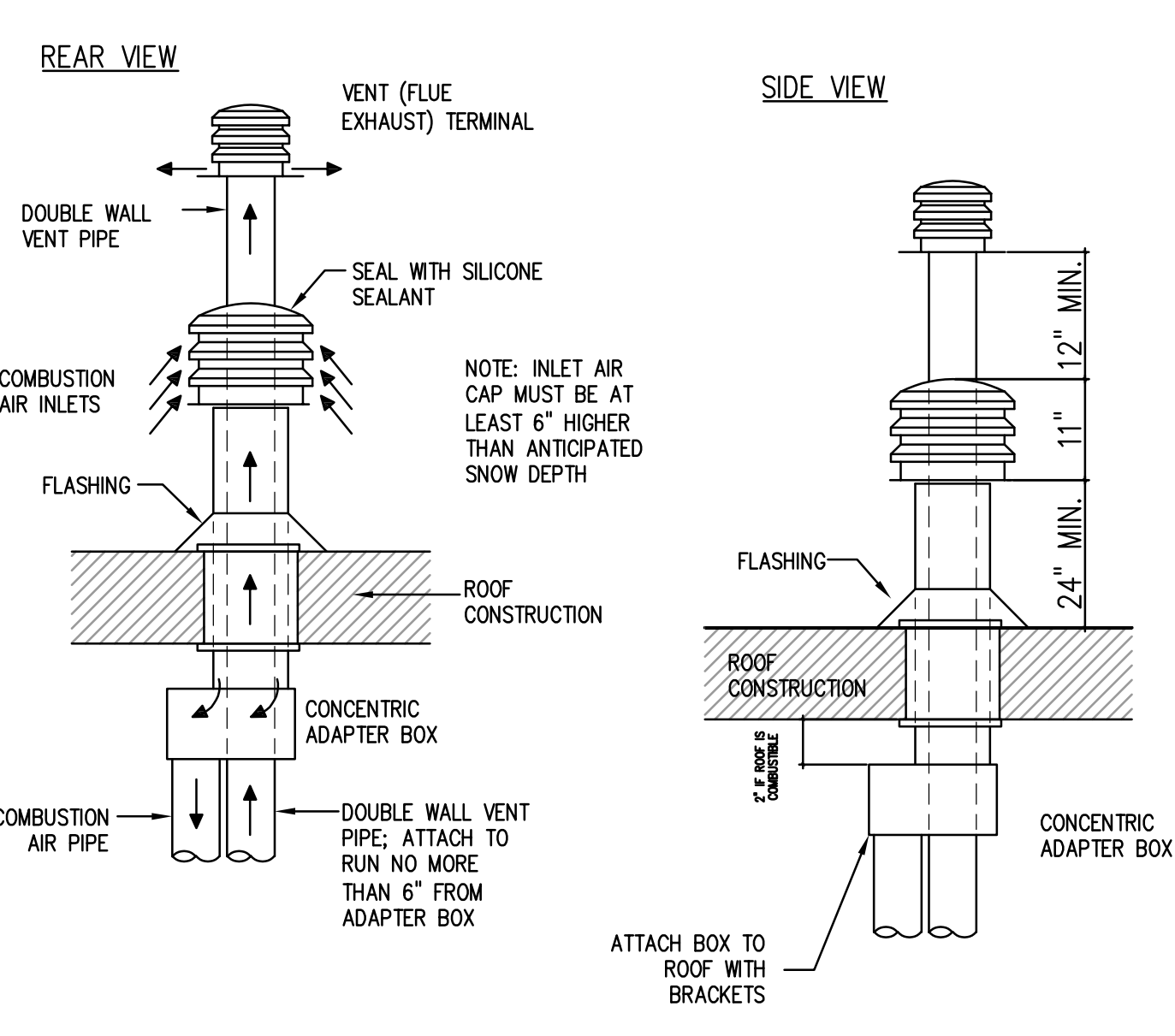
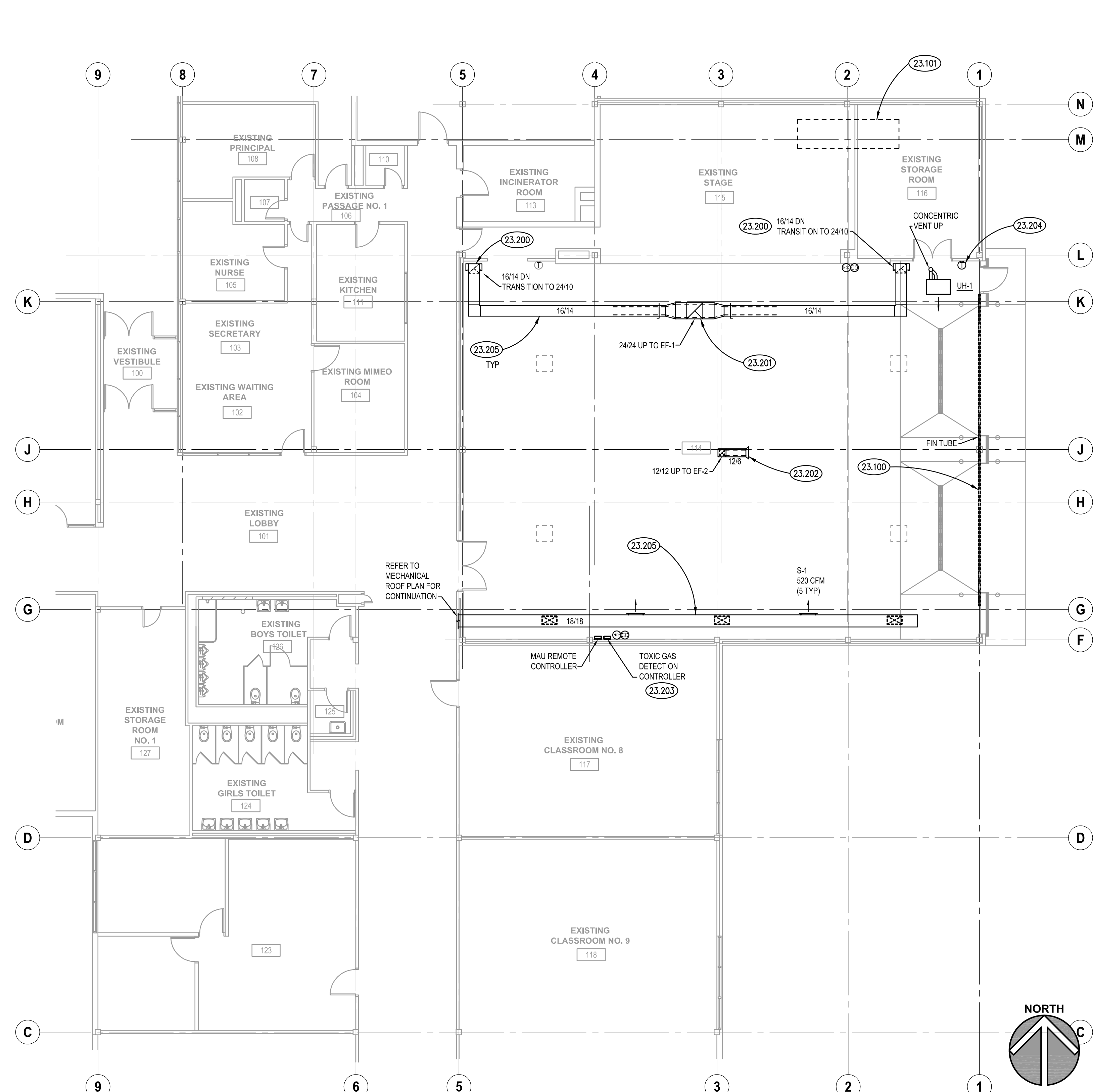
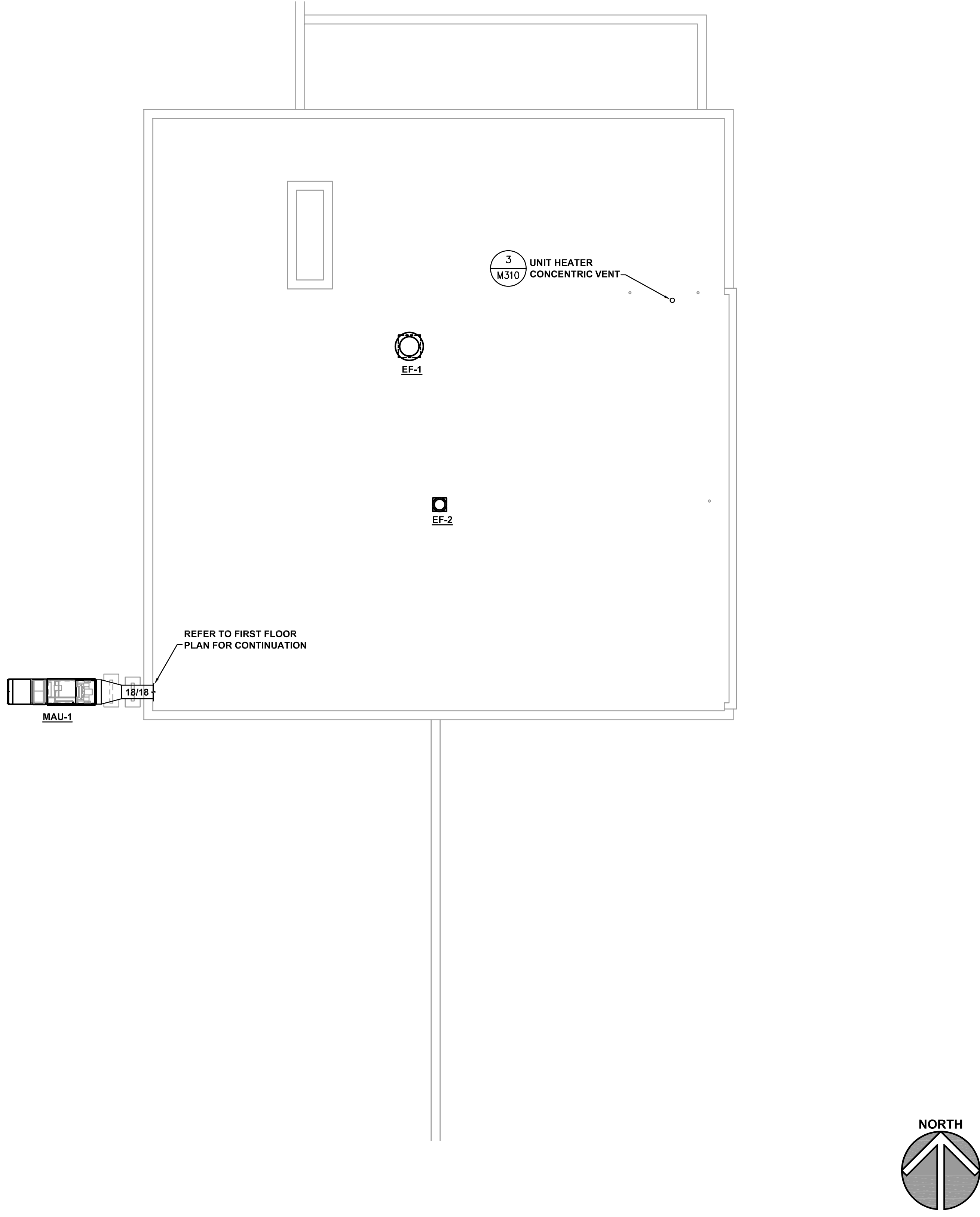
S310

DIFFUSER SCHEDULE					
MARK	MODEL	SIZE	DAMPER	MATERIAL	REMARKS
S-1	300RL	22 / 12	OBD	ST	1
NOTES: 1. MODEL BASED ON TITUS.					

FAN SCHEDULE							
MARK	AIR FLOW RATE (CFM)	EXTERNAL S.P. (IN WG)	DRIVE TYPE	MOTOR (HP)	ELECTRICAL (V/PH/Hz)	FAN ENERGY INDEX (FEI)	MODEL
EF-1	2,600	0.65	BELT	3/4	120/1/60	N/A	ACE-B
EF-2	185	0.35	DIRECT / ECM	1/20	120/1/60	N/A	ACE-D VF
NOTES: 1. MODEL BASED ON LOREN COOK. 2. PROVIDE WITH GRAVITY BACKDRAFT DAMPER.							

GAS UNIT HEATER SCHEDULE									
MARK	AIR FLOW RATE (CFM)	GAS INPUT (MBH)	GAS OUTPUT (MBH)	MIN THERMAL EFFICIENCY (%)	SUPPLY FAN (HP)	ELECTRICAL (V/PH/Hz)	MOUNTING HEIGHT (AFF)	MODEL	NOTES
UH-1	1,980	62.5 / 125	51.2 / 102.5	82	1/8	120/1/60	16"	HDS 125	1, 2, 3, 4
NOTES: 1. MODEL BASED ON MODINE. 2. TYPE - SEPARATED COMBUSTION, 2-STAGE GAS BURNER. 3. PROVIDE CONCENTRIC VENTING AND ALL REQUIRED ACCESSORIES AS RECOMMENDED BY MANUFACTURER. 4. PROVIDE WITH 30" DOWNWARD DEFLECTOR HOOD.									

DIRECT-FIRED MAKE UP AIR UNIT SCHEDULE												
MARK	AIR FLOW (CFM)	MINIMUM OA (CFM)	ENT AIR TEMP (db °F)	LVG AIR TEMP (db °F)	HEATING GAS INPUT (MBH)	GAS OUTPUT (MBH)	MODULATION TURNDOWN	SUPPLY FAN (HP)	EXTERNAL STATIC PRESS (IN WGS)	ELECTRICAL V/PH/Hz	MCA	MAX OPERATING WEIGHT (LB)
MAU-1	2,600	2,600	-2.0	75.0	235.0	216.2	25:1	1-1/2	0.65	208/3/60	8.9	990
NOTES: 1. MODEL BASED ON GREENHECK. 2. PROVIDE WITH REMOTE CONTROL PANEL. 3. PROVIDE WITH LOW LEAKAGE INLET DAMPER.												
MODEL: DGX-P115-H12-MF												



SEQUENCE OF OPERATIONS

GAS DETECTION SYSTEM:

EF-2 SHALL RUN CONTINUOUSLY TO PROVIDE CODE REQUIRED (0.05 CFM/SF) EXHAUST.

THE TOXIC GAS DETECTION SYSTEM SHALL MONITOR ALL GAS SENSORS IN THE SPACE.

1ST STAGE ALARM:

UPON A SENSOR DETECTING A GAS CONCENTRATION OF 25 PPM CARBON MONOXIDE (CO) OR 0.7 PPM NITROGEN DIOXIDE (NO2), THE ASSOCIATED ZONE SHALL GO INTO 1ST STAGE ALARM. THE FOLLOWING ALARM SEQUENCE SHALL OCCUR:

- THE ASSOCIATED EXHAUST FAN (EF-1) SHALL BE ENERGIZED.
- THE MAKE-UP AIR UNIT (MAU-1) SHALL BE ENERGIZED.
- A VISUAL ALARM SHALL BE INDICATED ON THE GAS DETECTION CONTROLLER.

THE 1ST STAGE ALARM SHALL REMAIN ACTIVE UNTIL THE ZONE GAS CONCENTRATION IS BELOW THE 1ST STAGE ALARM LEVEL.

2ND STAGE ALARM:

UPON ANY SENSOR DETECTING A GAS CONCENTRATION OF 100 PPM CARBON MONOXIDE (CO) OR 1.5 PPM NITROGEN DIOXIDE (NO2), THE FOLLOWING ALARM SEQUENCE SHALL OCCUR:

- THE FIRST STAGE ALARM SEQUENCE SHALL REMAIN ACTIVATED.
- THE HORN/STROBE SHALL BE ENERGIZED TO PROVIDE AN AUDIBLE AND VISUAL ALARM THROUGHOUT THE SPACE.

THE 2ND STAGE ALARM SHALL REMAIN ACTIVE UNTIL ALL ZONES GAS CONCENTRATION LEVELS ARE BELOW THE 1ST STAGE ALARM LEVEL.

MAKE-UP AIR UNIT (MAU-1):

THE MAKE-UP AIR UNIT SHALL BE CONTROLLED BY THE TOXIC GAS DETECTION SYSTEM AS DESCRIBED ABOVE. WHEN ENERGIZED, THE MAKE-UP AIR UNIT'S OUTSIDE AIR DAMPER SHALL OPEN AND THE FAN SHALL OPERATE AT A CONSTANT SPEED. IF THE OUTSIDE AIR TEMPERATURE IS BELOW 60 DEGREES F (ADJ.), THE UNIT MODULATING GAS HEAT EXCHANGER SHALL MODULATE AS REQUIRED TO MAINTAIN THE DISCHARGE AIR TEMPERATURE SETPOINT OF 70 DEGREES F (ADJ.). THE GAS BURNER SHALL BE DISABLED IF THE OUTSIDE AIR TEMPERATURE IS ABOVE 60 DEGREES F (ADJ.).

GENERAL NOTES

- REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
- ALL TAPES AND MASTICS USED TO SEAL DUCTWORK LISTED AND LABELED IN ACCORDANCE WITH UL 181A SHALL BE MARKED ACCORDINGLY. ALL TAPES AND MASTICS USED TO SEAL FLEXIBLE DUCTS AND AIR CONNECTORS SHALL COMPLY WITH UL 181B AND MARKED ACCORDINGLY.
- SPACE ALLOCATION, COORDINATION WITH ELECTRICAL, ARCHITECTURAL & OTHER MECHANICAL COMPONENTS HAVE BEEN MADE WITH RESPECT TO ALL EQUIPMENT SCHEDULED ON THESE DRAWINGS AND IN THE SPECIFICATIONS OF THE FIRST NAMED MANUFACTURER ONLY. OTHER MANUFACTURERS ARE ACCEPTABLE PROVIDED THEY MEET PERFORMANCE REQUIREMENTS AND AFOREMENTIONED COORDINATION.
- DO NOT CUT THROUGH THE STRUCTURAL ELEMENTS WHEN INSTALLING OPENINGS REQUIRED FOR ALL DUCTWORK, PIPING, CONDUITS OR OTHER WORK. COORDINATE WITH THE STRUCTURAL DRAWINGS FOR THE STRUCTURAL ELEMENT LOCATIONS. CONTRACTOR CUTTING THROUGH OR OTHERWISE DAMAGING THESE ELEMENTS WILL BE RESPONSIBLE FOR ALL ASSOCIATED ENGINEERING FEES AND SUBSEQUENT RETRO-FIT/REINFORCING DEEMED NECESSARY TO RESTORE THE CONTINUITY OF THE DISRUPTED ELEMENTS.
- ALL ROOFTOP EQUIPMENT (ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC.) AND THEIR CORRESPONDING CURBS TO BE ATTACHED TO THE STRUCTURAL FRAMING AS REQUIRED TO RESIST THE WIND AND SEISMIC FORCES IDENTIFIED ON SHEET S010. ANCHORAGE TO METAL DECKING IS NOT ACCEPTABLE. CONTRACTOR/MANUFACTURER TO CONSULT AN INDEPENDENT STRUCTURAL ENGINEER TO REVIEW, DESIGN AND DETAIL THE REQUIRED CONNECTIONS.
- OBTAIN AND PAY ALL COSTS FOR PERMITS, LICENSES, CERTIFICATE FILING AND ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION.

KEYNOTES

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

23.100 REMOVE FIN TUBE. REMOVE HOT WATER SUPPLY AND RETURN PIPING BACK TO MAIN. PROVIDE PERMANENT, INSULATED CAP ON PIPE.

23.101 EXISTING AIR HANDLING UNIT LOCATED ON THE MECHANICAL MEZZANINE. DISCONNECT OUTSIDE AIR AND EXHAUST AIR DAMPERS AND LOCK IN THE CLOSED POSITION. MODIFY CONTROLS OF AIR HANDLING UNIT SUCH THAT AIR HANDLING UNIT IS IN RE-CIRCULATION MODE ONLY. EXISTING SPACE TEMPERATURE CONTROL TO REMAIN.

23.200 PROVIDE EXHAUST DUCT DOWN TO WITHIN 48-INCHES OF FLOOR AND PROVIDE SCREENED OPENING ON BOTTOM OF DUCT. BALANCE DUCT DROP FOR EQUAL AIRFLOW BETWEEN DUCT DROPS.

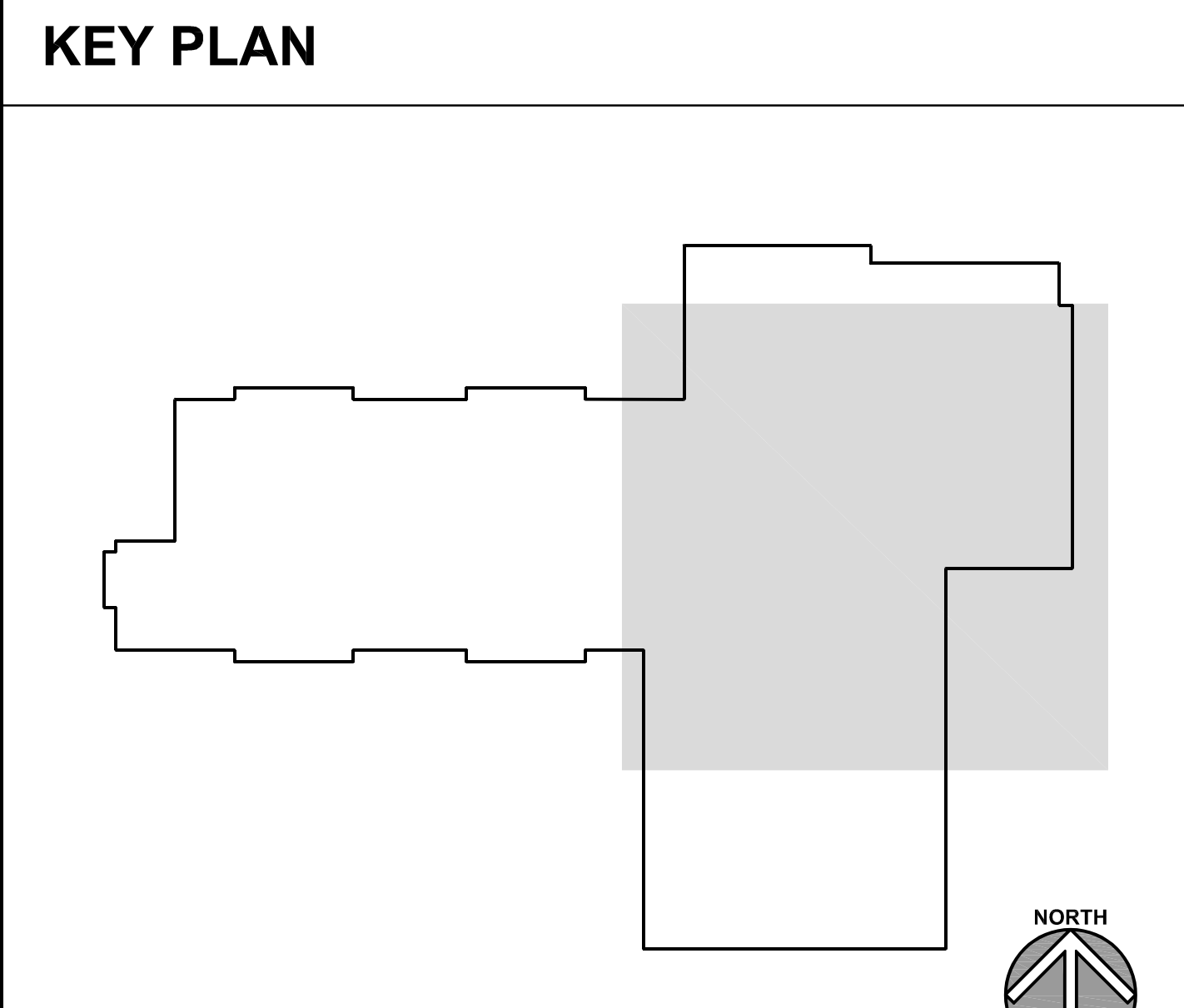
23.201 PROVIDE DUCT LINER FOR DUCT DROP AND FIRST 10-FEET OF EACH DUCT BRANCH.

23.202 PROVIDE LINED EXHAUST DUCTWORK. PROVIDE FLARED AND SCREEN ON END OF DUCT OPENING.

23.203 PROVIDE GAS DETECTION SYSTEM AND ASSOCIATED GAS DETECTORS AS SPECIFIED. INTERLOCK OPERATION OF GAS DETECTION SYSTEM WITH THE EXHAUST FAN AND MAKEUP AIR UNIT AS NOTED IN THE SEQUENCE OF OPERATION.

23.204 PROVIDE 2-STAGE THERMOSTAT FOR UNIT HEATER.

23.205 PROVIDE DUCTWORK ROUTED TIGHT TO BOTTOM CHORD OF JOIST.



KLUBER

Architects + Engineers

KLUBER, INC.

Aurora, Illinois 60506

tel. 630.406.1213

Bloomington, Illinois 61704

tel. 309.430.6460

www.kluberinc.com

TEMPORARY FIRE STATION 81 RELOCATION

338 NORTH IOWA AVENUE

VILLA PARK, ILLINOIS 60161

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12/25/25

JOB NO. 24-477-1583.01

DRAWN BWG

CHECKED DDW

APPROVED DDW

SHEET TITLE

MECHANICAL PLANS, SCHEDULES, & DETAILS

SHEET NUMBER

M310



1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
2. ALL SANITARY, WASTE AND STORM PIPES UP TO AND INCLUDING 3 INCHES SHALL SLOPE AT 1/4 INCH PER FOOT 4 INCHES AND LARGER SHALL SLOPE AT 1/8 INCH PER FOOT, UNLESS OTHERWISE NOTED.
3. ALL PIPING IS SHOWN DIAGRAMMATICALLY AND DOES NOT SHOW ALL OFFSETS, DROPS AND RISERS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL MATERIAL, LABOR AND A COMPLETE AND WORKING SYSTEM.
4. OBTAIN AND PAY ALL COSTS FOR PERMITS, LICENSES, CERTIFICATE FILING AND INSPECTIONS BY AUTHORITIES HAVING JURISDICTION.
5. EXISTING PIPING INDICATED ON THESE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATIONS, QUANTITY AND PIPE SIZE.
6. DO NOT CUT THROUGH STRUCTURAL ELEMENTS WHEN INSTALLING OPENINGS REQUIRED FOR ALL PIPING, CONDENSATES OR OTHER WORK. COORDINATE WITH THE STRUCTURAL ENGINEER AND MASON CONTRACTOR FOR ALL STRUCTURAL ELEMENT LOCATIONS. CONTRACTOR CUTTING THROUGH OR OTHERWISE DAMAGING THESE ELEMENTS WILL BE RESPONSIBLE FOR ALL ASSOCIATED ENGINEERING FEES AND SUBSEQUENT RETRO-FIT/REINFORCING DEEMED NECESSARY TO RENOVATE THE CONTINUITY OF THE DISRUPTED ELEMENTS.
7. SPACE ALLOWANCE, COORDINATION WITH ELECTRICAL, ARCHITECTURAL & OTHER PLUMBING COMPONEDS HAVE BEEN MADE WITH RESPECT TO ALL ELEMENT SCHEDULED ON THESE DRAWINGS AND IN THE SPECIFICATIONS OF THE FIRST NAMED MANUFACTURER ONLY. OTHER MANUFACTURERS ARE ACCEPTABLE PROVIDED THEY MEET PERFORMANCE REQUIREMENTS AND AFOREMENTIONED COORDINATION.
8. COORDINATE ROUGH-INS FOR AND INSTALLATION OF PLUMBING FIXTURES WITH ACCESSIBILITY AND MOUNTING INFORMATION CONTAINED ON ARCHITECTURAL DRAWINGS.
9. DRAINAGE AND VENT SYSTEM SHALL BE PRESSURE TESTED WITH WATER OR AIR.

22.100 REMOVE SANITARY PIPING AND PROVIDE TEMPORARY CAPS AS REQUIRED FOR SHOWER DRAIN CONNECTION. FOR NEW CONNECTION REFER TO NEW WORK PLAN

22.101 REMOVE PLUMBING FIXTURE AND ASSOCIATED WASTE AND WATER PIPES AND PROVIDE PERMANENT CAP ON WASTE PIPE AND TEMPORARY CAP ON WATER PIPES.

22.102 REMOVE SANITARY PIPING AND PROVIDE TEMPORARY CAPS AS REQUIRED FOR SANITARY CONNECTION. FOR NEW CONNECTION REFER TO NEW WORK PLAN

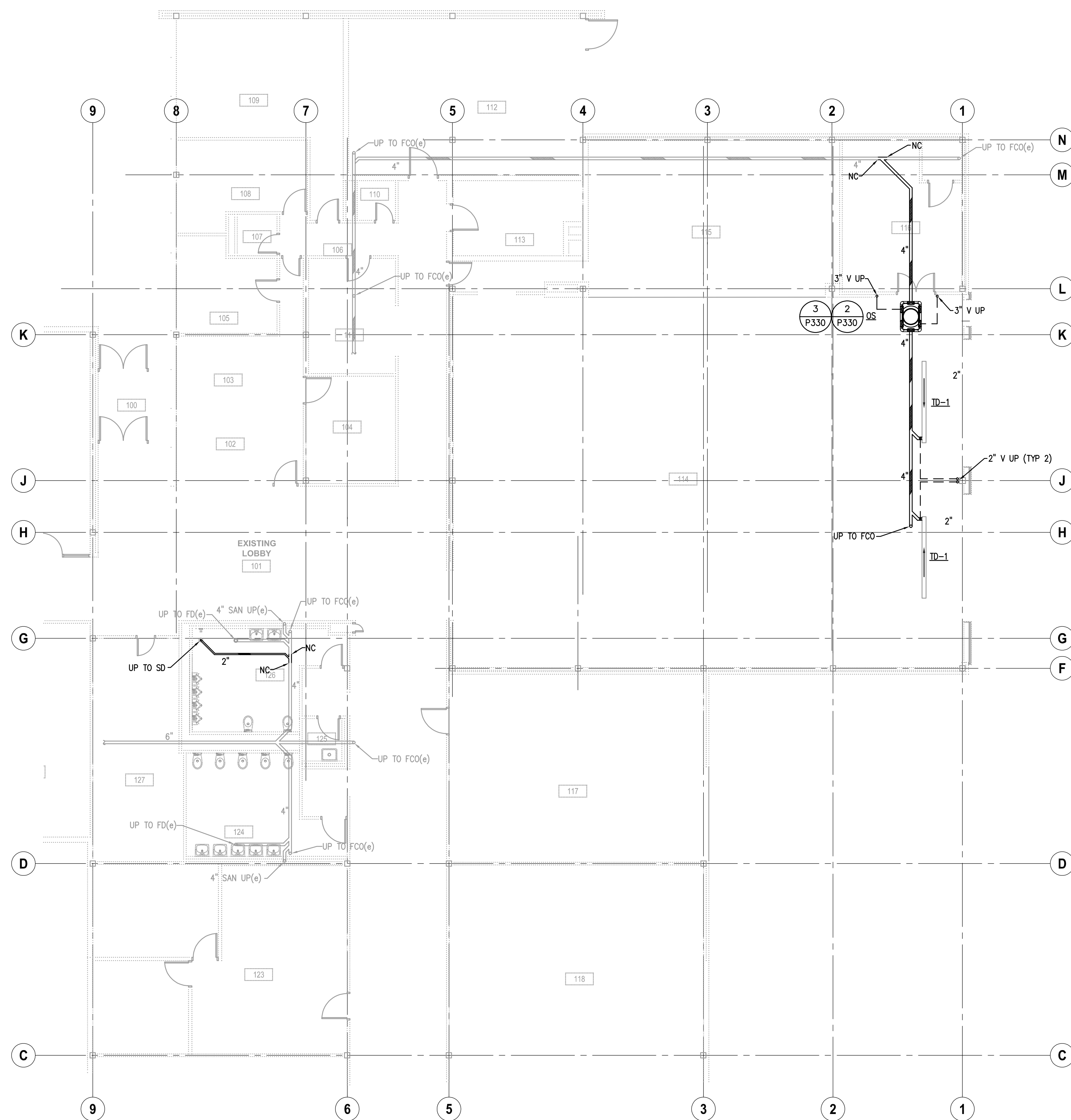
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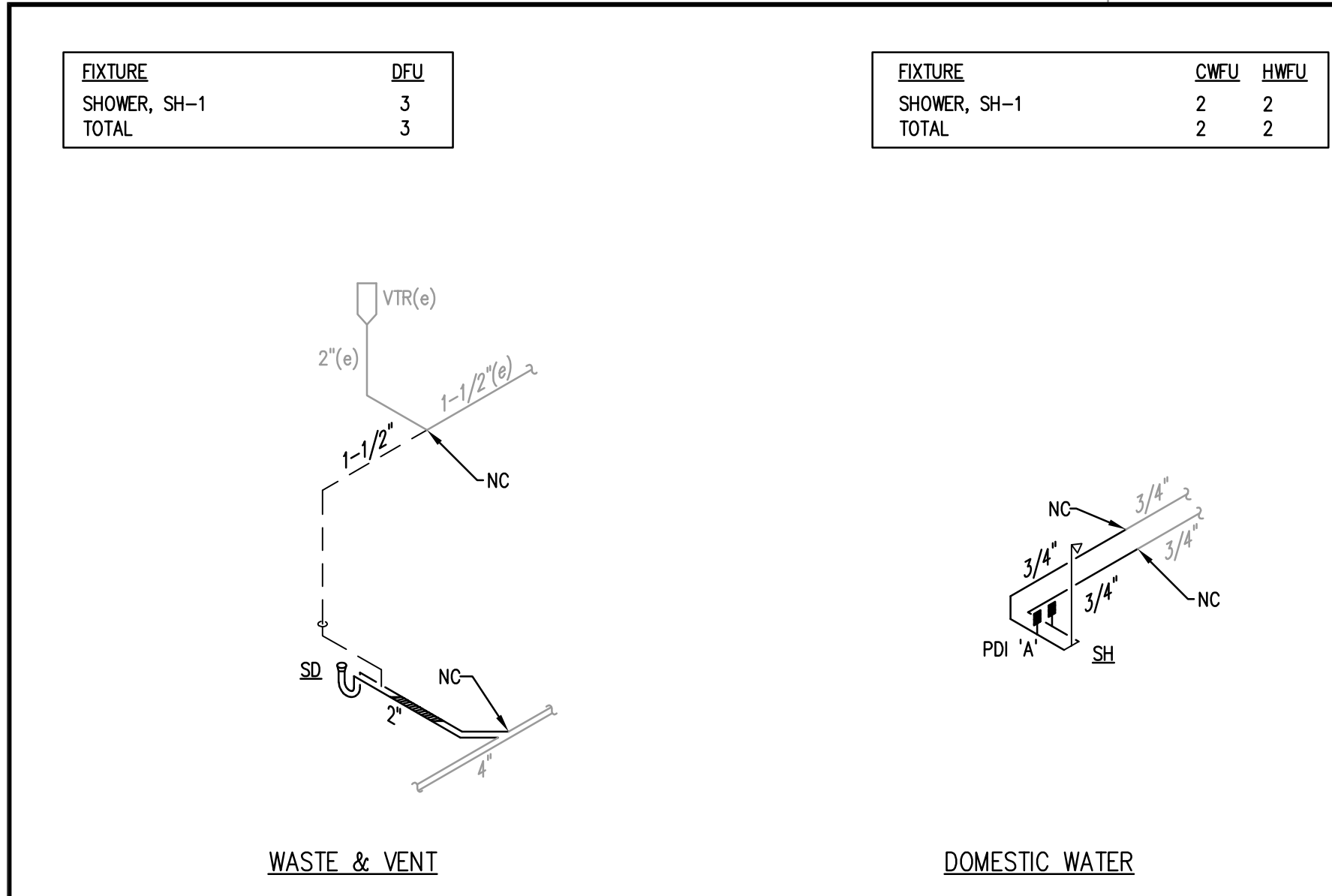
JOB NO. 24-477-1583.01
DRAWN KJD
CHECKED DDW
APPROVED DDW

**FIRST FLOOR AND
UNDERGROUND
DEMOLITION
PLUMBING PLANS**

SHEET NUMBER

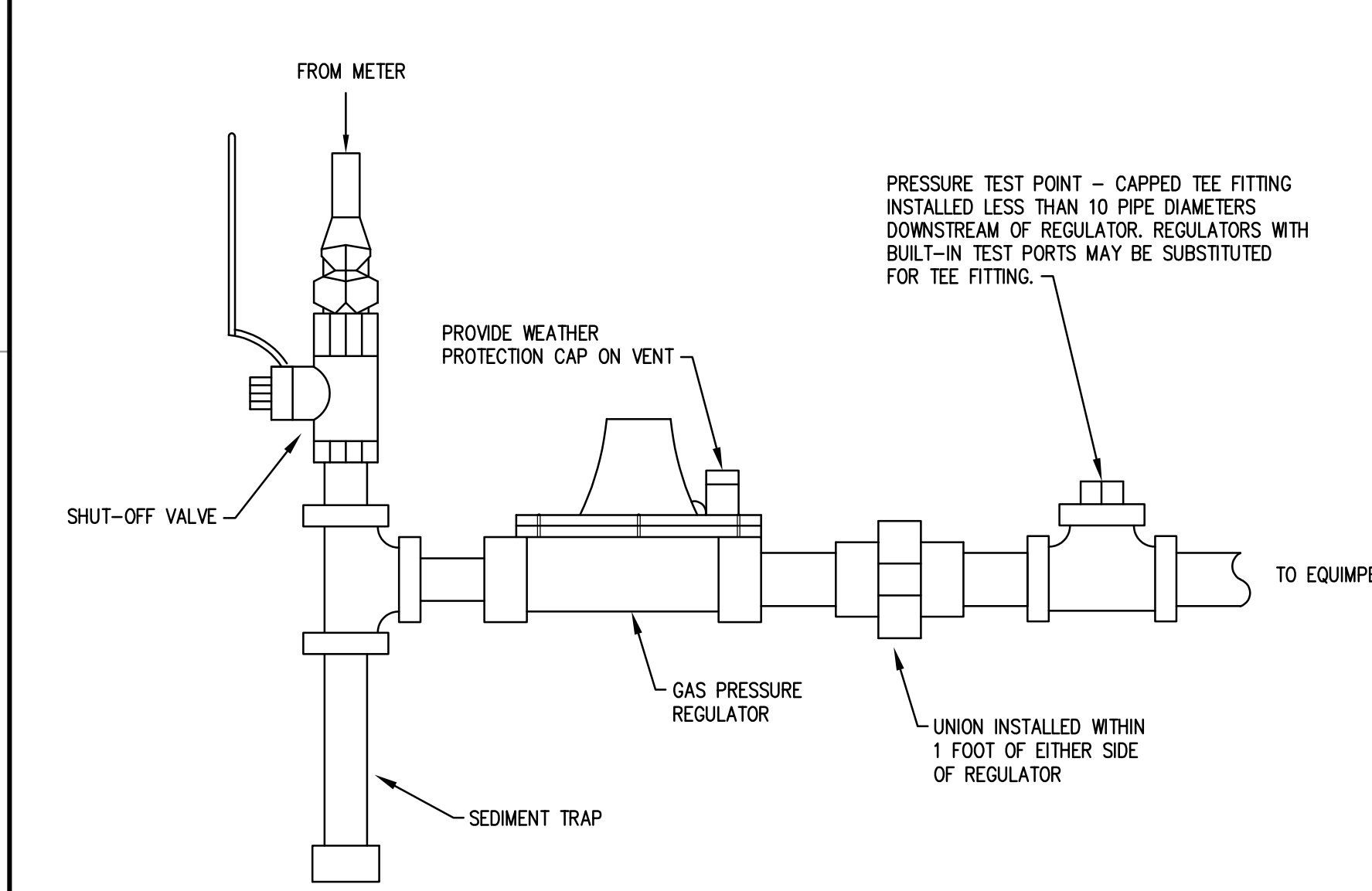
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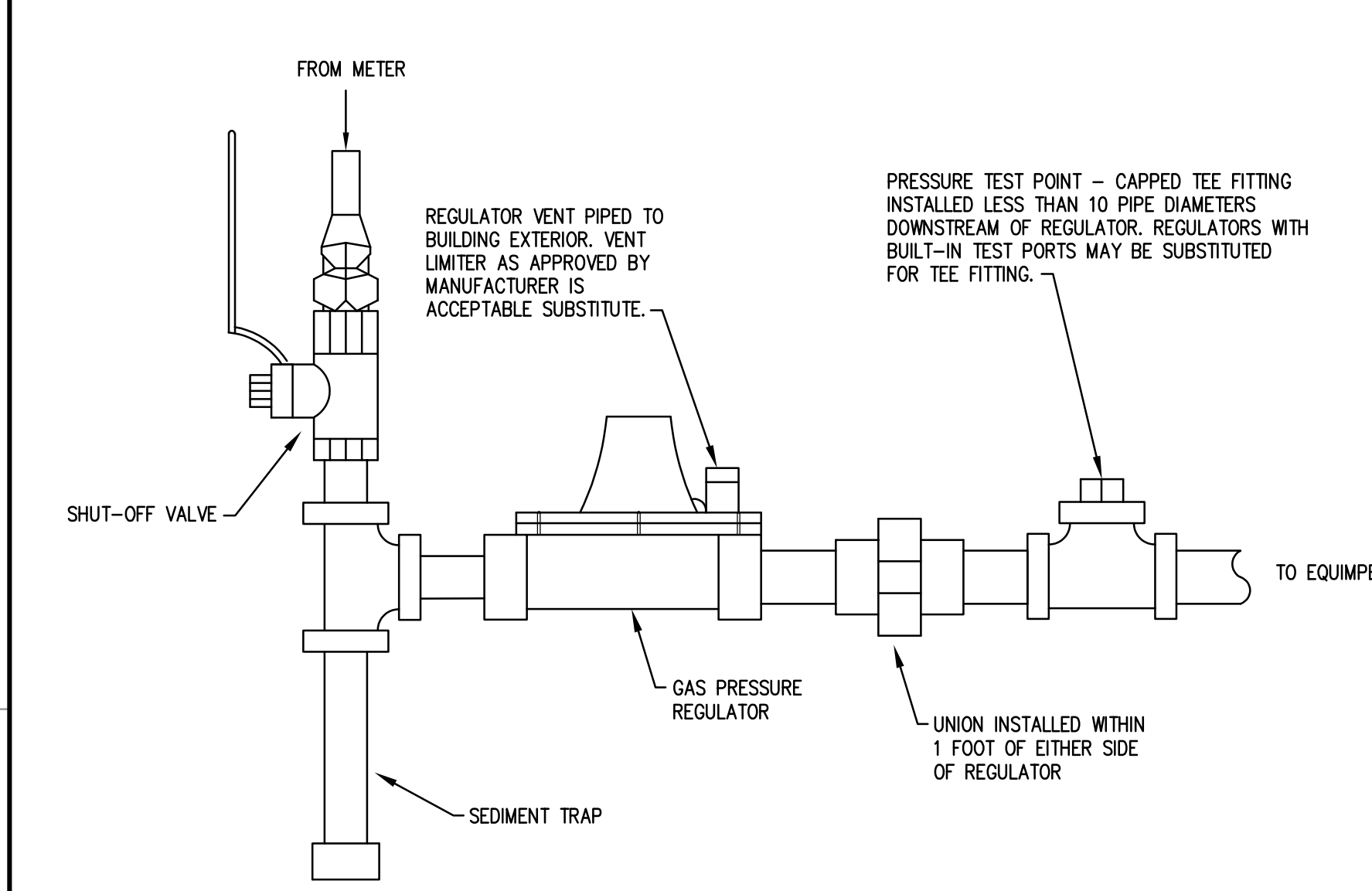
RISER DIAGRAM
SCALE: NTS

4



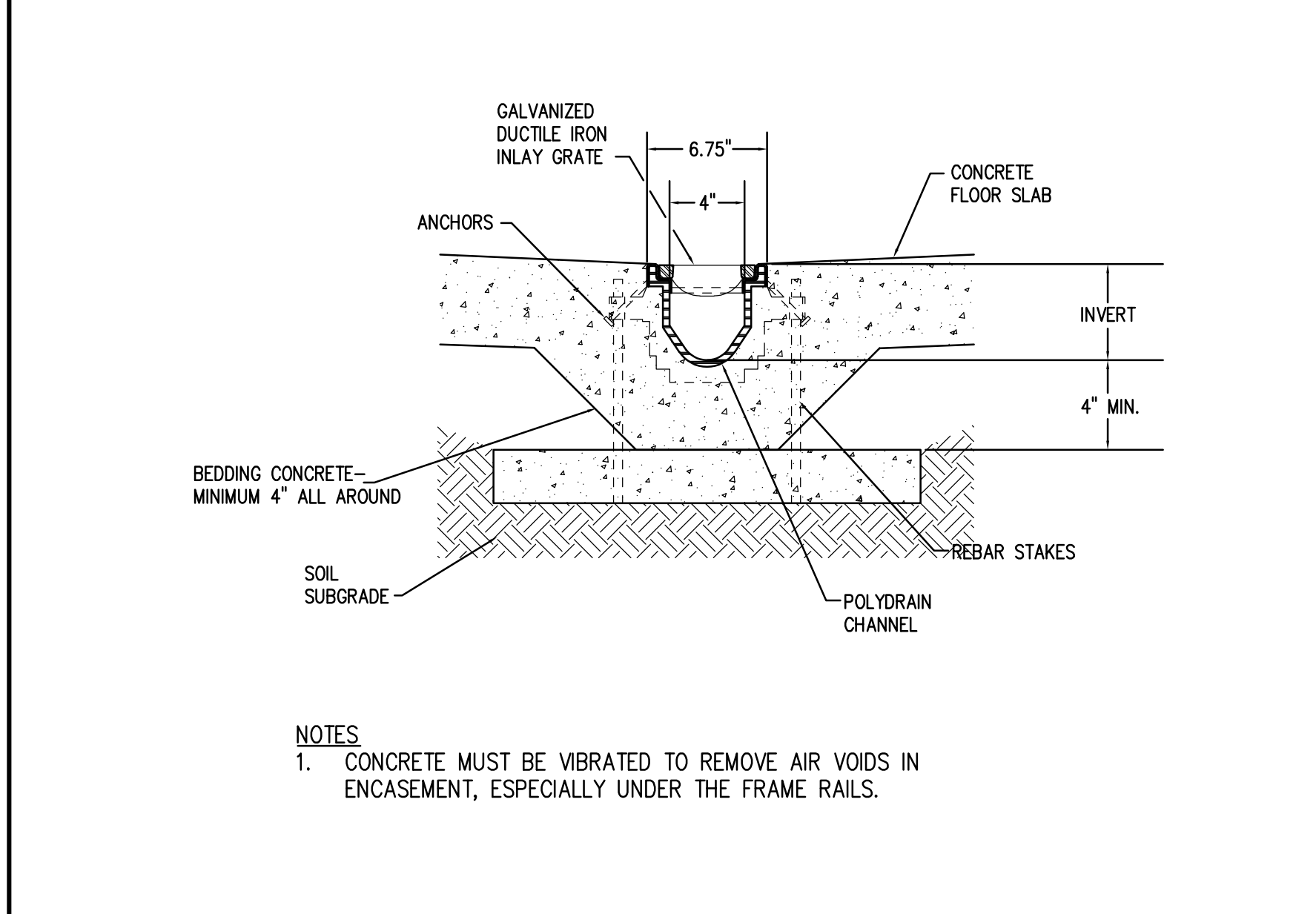
EXTERIOR GAS PRESSURE REGULATOR DETAIL
SCALE:NTS

5



INTERIOR GAS PRESSURE REGULATOR DETAIL
SCALE:NTS

6



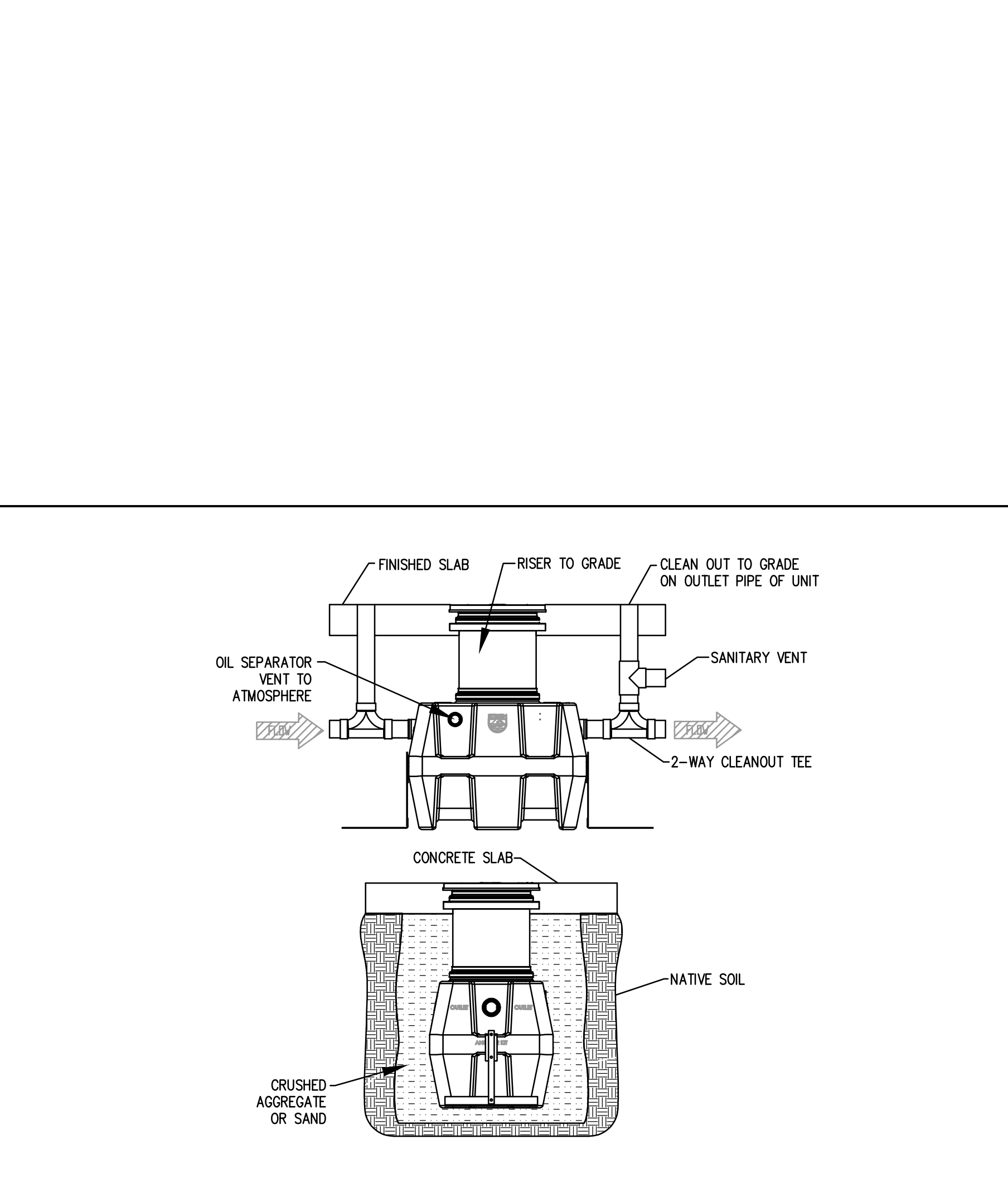
TRENCH DRAIN SECTION DETAIL
NTS

7

PLUMBING FIXTURE SCHEDULE						
TAG	DESCRIPTION	COLD	HOT	WASTE	VENT	REMARKS
SH-1	SHOWER	3/4"	3/4"	2"	1-1/2"	
1. ALL PLUMBING MATERIALS AND INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL PLUMBING RULES AND REGULATIONS CURRENTLY IN EFFECT, GOVERNED BY THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION. 2. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL TRAPS AND CLEANOUTS AS NECESSARY OF THE LOCALITY. 3. THE OPENINGS IN WALLS FOR THE PASSAGE OF PIPES SHALL BE TOTALLY FIRE SEALED TO THE SATISFACTION OF THE PLUMBING INSPECTOR AND/OR THE AUTHORITY HAVING JURISDICTION.						

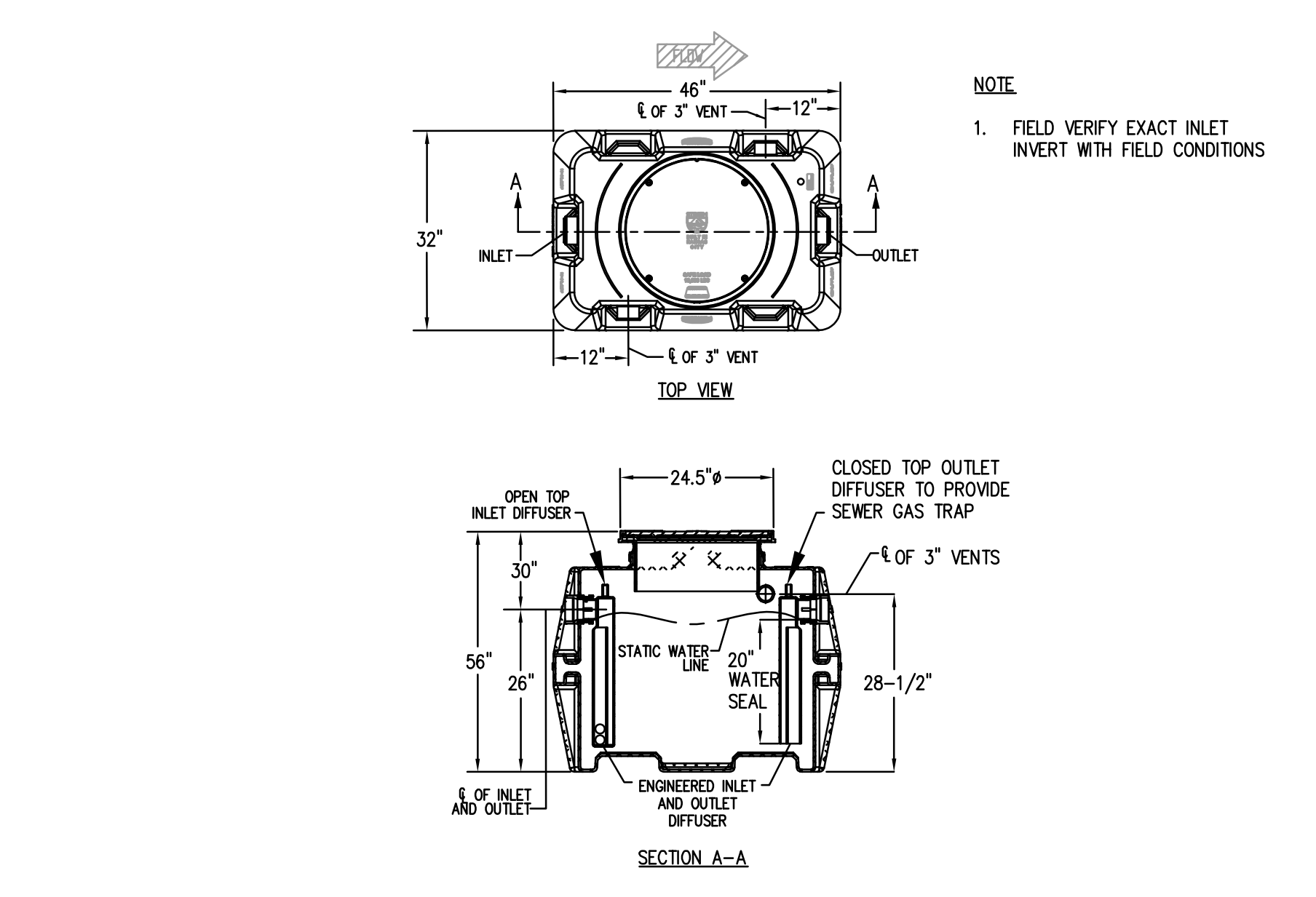
GAS DEMAND SCHEDULE			
SYMBOL	DESCRIPTION	MBH	REMARKS
MAU-1	MAKE UP AIR UNIT	235	
UH-1	UNIT HEATER	125	
TOTAL MBH		360	

NOTES:
COORDINATE WITH LOCAL GAS SUPPLIER ON EXISTING EQUIPMENT, GAS SUPPLY PRESSURE, AND METER CAPACITY.



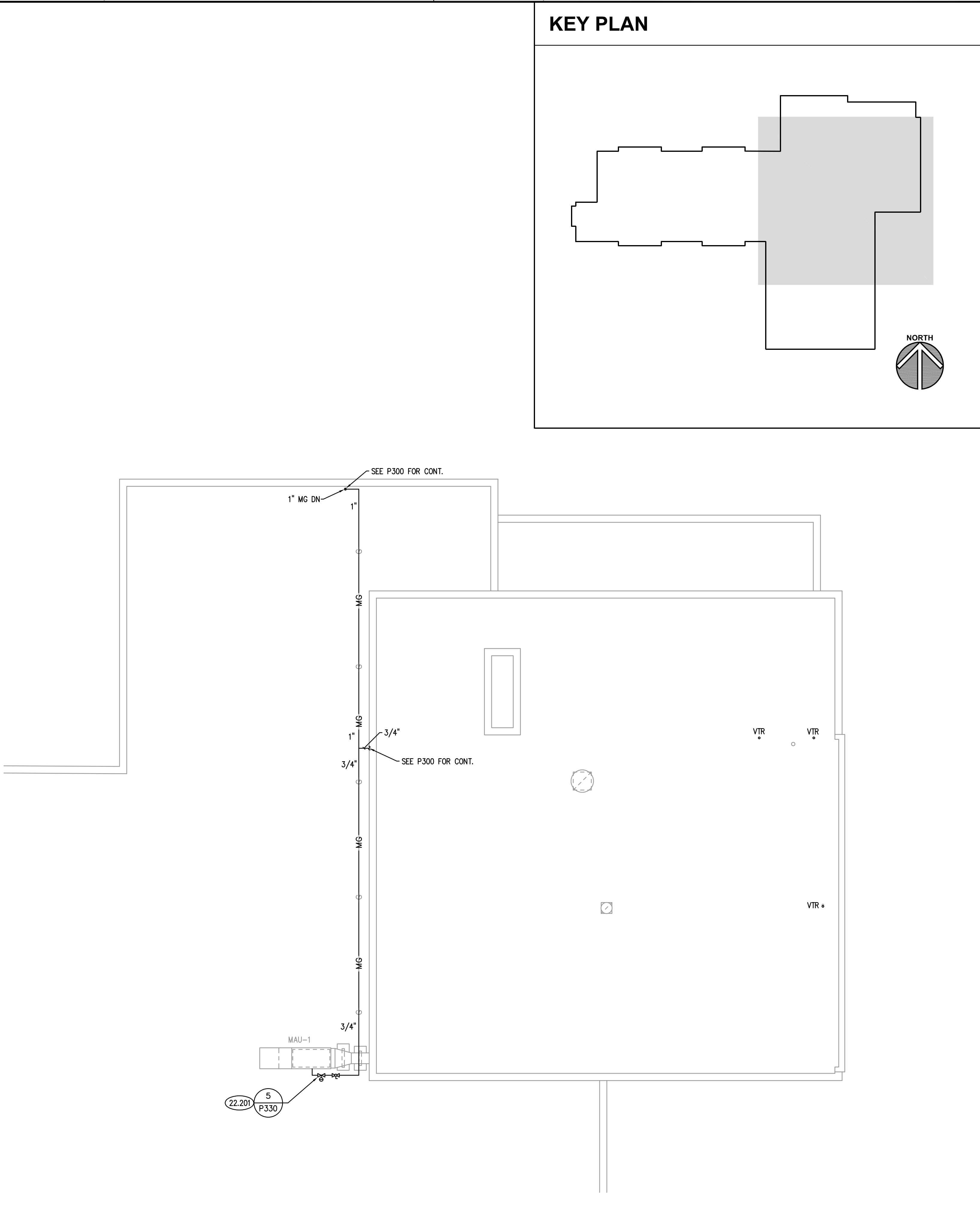
OIL SEPARATOR (OS) INSTALLATION DIAGRAM
SCALE : NTS

2



OIL SEPARATOR (OS) DETAIL
SCALE: NTS

3



GENERAL NOTES

1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
2. ALL SANITARY, WASTE AND STORM PIPES UP TO AND INCLUDING 3 INCHES SHALL SLOPE AT 1/4 INCH PER FOOT, 4 INCHES AND LARGER SHALL SLOPE AT 1/8 INCH PER FOOT, UNLESS OTHERWISE NOTED.
3. ALL PIPING IS SHOWN DIAGMATICALLY AND DOES NOT SHOW ALL OFFSETS, DROPS AND RISES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE AND WORKING SYSTEM.
4. OBTAIN AND PAY ALL COSTS FOR PERMITS, LICENSES, CERTIFICATE FILING AND INSPECTIONS BY AUTHORITIES HAVING JURISDICTION.
5. EXISTING PIPING INDICATED ON THESE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATIONS, QUANTITY AND PIPE SIZES.
6. DO NOT CUT THROUGH STRUCTURAL ELEMENTS WHEN INSTALLING OPENINGS REQUIRED FOR ALL PIPING, CONDUITS OR OTHER WORK. COORDINATE WITH THE STRUCTURAL DRAWINGS AND MASON CONTRACTOR FOR ALL STRUCTURAL ELEMENT LOCATIONS. CONTRACTOR CUTTING THROUGH OR OTHERWISE DAMAGING THESE ELEMENTS WILL BE RESPONSIBLE FOR ALL ASSOCIATED ENGINEERING FEES AND SUBSEQUENT RETRO-FIT/REINFORCING DEEMED NECESSARY TO REINSTATE THE CONTINUITY OF THE DISRUPTED ELEMENTS.
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8. COORDINATE ROUGH-INS FOR AND INSTALLATION OF PLUMBING FIXTURES WITH ACCESSIBILITY AND MOUNTING INFORMATION CONTAINED ON ARCHITECTURAL DRAWINGS.
9. DRAINAGE AND VENT SYSTEM SHALL BE PRESSURE TESTED WITH WATER OR AIR.

KEYNOTES

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

- 22.201 PROVIDE FINAL GAS CONNECTION TO MECHANICAL EQUIPMENT. PROVIDE REQUIRED PRESSING REGULATOR AND SHUT-OFF VALVE. PROVIDE SHUT-OFF VALVE WITH PRESSURE TEST PORT UPSTREAM AND DOWNSTREAM OF PRESSURE REGULATOR. PRESSURE REGULATOR SHALL BE PROVIDED WITH OUTSIDE VENT PROTECTORS. PROVIDE DIRT LEG UPSTREAM OF PRESSURE REGULATOR.

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A		I		P	
AC	AMPS	IDF	INTERMEDIATE DISTRIBUTION FRAME	PB	PUSH BUTTON
AF	ABOVE COUNTER	IG	ISOLATED GROUND	PC	PLUMBING CONTRACTOR
AFF	AMPERE FRAME/AMPERE FUSE	INC	INCANDESCENT	PDU	POWER DISTRIBUTION UNIT
AHU	ABOVE FINISHED FLOOR	INT	INTEGRAL	PH	PHASE
AIC	AIR HANDLING UNIT	IR	IN ROOM	PNL	PANEL
AT	AMPERE INTERRUPTING CURRENT	IU	IN UNIT	PNL	FURNISHED, INSTALLED, WIRED AND CONNECTED COMPLETE BY CONTRACTOR
ATS	AMPERE TRIP			PVC	POLYVINYL CONDUIT
AWG	AUTOMATIC TRANSFER SWITCH			PW	PRE-WIRED
	AMERICAN WIRE GAGE				
B		J		Q	
BKR	BREAKER	JB	JUNCTION BOX	QTY.	QUANTITY
BOL	BUILT-IN OVERLOAD				
BWE	BAKED WHITE ENAMEL			R	
BTU	BRITISH THERMAL UNIT			REQ'D	REQUIRED
				RTU	ROOF TOP UNIT
C		K		S	
CATV	CABLE TELEVISION SYSTEM	Kcmil	1000 CIRCULAR MILS	SC	SEPARATE CIRCUIT
C/B	CIRCUIT BREAKER	KV	KILOVOLT	SD	SMOKE DETECTOR
CCTV	CLOSED CIRCUIT TELEVISION	KVA	KILOVOLT-AMPS	SF	SQUARE FEET
CKT	CIRCUIT	KVAR	KILOVOLT-AMPS REACTIVE	SPOT	SINGLE-POLE, DOUBLE-THROW
CU	COPPER	KW	KILOWATT	SPST	SINGLE-POLE, SINGLE-THROW
		KWH	KILOWATT-HOUR	SS	STAINLESS STEEL
D		L		SW	SWITCH
DPDT	DOUBLE-POLE, DOUBLE-THROW	LP	LOW PRESSURE	SWBD	SWITCHBOARD
DPST	DOUBLE-POLE, SINGLE-THROW	LV	LOW-VOLTAGE		
DS	DOWNSPOUT	LVT	LOW-VOLTAGE THERMOSTAT		
		M		T	
E		MAG	MAGNETIC MOTOR STARTER	T	THERMOSTAT
EBH	ELECTRIC BASEBOARD HEATER	MAN	MANUAL MOTOR STARTER	TELE	TELEPHONE
EC, E.C.	ELECTRICAL CONTRACTOR	MC	MECHANICAL CONTRACTOR	TC	TIME CLOCK
ECH	ELECTRIC CABINET HEATER	MCA	MAXIMUM CURRENT AMPACITY	TC	TEMPERATURE CONTROL PANEL
EF	EXHAUST FAN	MCB	MAIN CIRCUIT BREAKER	TS	TOGGLE SWITCH
EM	EMERGENCY	MCC	MOTOR CONTROL CENTER	TB	TELEPHONE TERMINAL BOARD
EMT	ELECTRICAL METALLIC TUBING	MD	MOTORIZED DAMPER	TTC	TELEPHONE TERMINAL CABINET
EWC	ELECTRIC WATER COOLER	MDP	MAIN DISTRIBUTION FRAME	TWJ	THRU WALL AIR CONDITIONING UNIT
EW	ELECTRIC WATER HEATER	MFR	MANUFACTURER	TYP.	TYPICAL
		MH	METAL HALIDE		
F		MLO	MAIN LUG ONLY	U	
F	FUSED	MNS	MASS NOTIFICATION SYSTEM	UG	UNDERGROUND
FAAP	FIRE ALARM ANNUNCIATOR PANEL	MOC	MINIMUM OVERCURRENT PROTECTION	UH	UNIT HEATER
FACP	FIRE ALARM CONTROL PANEL	MS	MANUAL SWITCH	UL	UNDERWRITERS LABORATORIES, INC.
FC	FUSE CLIP SIZE	MSBD	MAIN SWITCH BOARD	U.N.O.	UNLESS NOTED OTHERWISE
FB	FAN POWERED BOX	MTD	MOUNTED	UM	UNIT MANUFACTURER
FBO	FURNISHED BY OTHERS	MUA	MAKE-UP AIR UNIT	UPS	UNINTERRUPTIBLE POWER SUPPLY
FLA	FULL LOAD AMPS				
FLR	FLOOR	N		V	
FPC	FIRE PROTECTION CONTRACTOR	N/A	NOT APPLICABLE	V	VOLT
FS	FLOAT SWITCH	N.C.	NORMALLY CLOSED	VA	VOLT-AMPERES
FVNR	FULL-VOLTAGE, NON-REVERSING	NF	NON-FUSED	VAC	VOLT ALTERNATING CURRENT
		N.I.C.	NOT IN CONTRACT	VAV	VARIABLE AIR VOLUME
G		NL	NIGHT LIGHT	VFD	VARIABLE FREQUENCY DRIVE
GC	GENERAL CONTRACTOR	N.O.	NORMALLY OPEN		
GRD	GROUND FAULT CIRCUIT INTERRUPTER	N.T.S., NTS	NOT TO SCALE	W	
GRS	GROUND	NU	NEAR UNIT	W	WATT
		O		W/	WITH
H		O.H.	OVERHEAD	W/O	WITHOUT
HOA	HAND-OFF-AUTOMATIC	OU	ON UNIT	WG	WIRE GUARD
HP	HORSEPOWER	OCPO	OVERCURRENT PROTECTION DEVICE	WP	WEATHER PROOF
HPS	HIGH PRESSURE SODIUM			X	
HVAC	HEATING AND VENTILATING CONTRACTOR			X	EXISTING EQUIPMENT
HWGC	HEAVY WALL GALVANIZED CONDUIT			XFMR	TRANSFORMER
				XP	EXPLOSION-PROOF

ELECTRICAL SYMBOLS LIST

SYMBOL			DESCRIPTION
CEILING	WALL	FLOOR	
			2X4 RECESSED TROFFER FIXTURE TYPE. SEE LIGHTING FIXTURE SCHEDULE.
			SHADOW-NIGHT LIGHT
			DOWN LIGHT FIXTURE TYPE. SEE LIGHTING FIXTURE SCHEDULE.
			EMERGENCY LIGHT FIXTURE TYPE. SEE LIGHTING FIXTURE SCHEDULE.
			SINGLE POLE TOGGLE SWITCH. 15A OR 20A AS REQUIRED. 120/277V a=SWITCHING CONTROL, P=PILOT LIGHT, K=KEYED SW., LV=LOW VOLTAGE
			3-WAY TOGGLE SWITCH. 15A OR 20A AS REQUIRED. 120/277V 3D=3 WAY DIMMER
			DUPLEX RECEPTACLE. 20A 125V 2P 3W GRD. NEMA5-20R. Ø18" AFF. TR = TAMPER RESISTANT. D=DEDICATED CIRCUIT. '1' =MTD. C=CONTROLLED Ø48" AFF. OR Ø6" ABOVE COUNTER.
			DOUBLE DUPLEX RECEPTACLE. Ø18" AFF. 20A 125V 2P 3W GRD. NEMA5-20R. PD=POP UP RECEPTACLE
			COMMUNICATIONS OUTLET. FILLED IN IS TELE. Ø18" AFF. REFER TO COMMUNICATION OUTLET DETAIL. B = BLANK JACK, AV= AUDIO/VISUAL JACK, MIC= MICROPHONE JACK. '7' = 6" ABOVE COUNTER, AUX = AUX. CONNECT. PD=POP UP LOW VOLTAGE SECTION. PD=PEDESTAL MOUNTED.
			JUNCTION BOX TS = TOMBSTONE TYPE. IN WALL, OR SURFACE TYPE.
			WIRING IN CONDUIT CONCEALED ABOVE CEILING, IN WALL AND UNDER FLOOR OR UNDERGROUND.
			WIRING IN CONDUIT EXPOSED ON CEILING OR WALL.
			BRANCH CIRCUIT WIRING IN CONDUIT HOMERUN TO PANEL ONE ARROW PER HOMERUN. SLASHES INDICATE NUMBER OF CONDUCTORS.
			INDICATES GROUND CONDUCTOR.
			INDICATES ISOLATED GROUND CONDUCTOR.
			FIRE ALARM HORN/STROBE COMBINATION. Ø80" AFF. NUMBER INDICATES CANDELA LEVEL (110cd UNLESS NOTED OTHERWISE)
			MOTOR. HP= HORSE-POWER RATING.
			PANEL 240V & BELOW.
			PANEL ABOVE 240V.
MOUNTING HEIGHT			
FIRE ALARM PULL STATION			48"
STROBES			80"
FIRE ALARM BELLS(EXTERIOR)			12'-0"
FACP & FAAP			48"
EXIT SIGNS(BOTTOM)			80"
TV OUTLET			18"
INTERCOM			48"
PHOTOCELL			12'-0"
RECEPTACLE(CENTERLINE)			18"
RECEPTACLE(EXTERIOR)			24"
RECEPTACLE(WAREHOUSE)			30"
TELEPHONE OUTLET(PUBLIC)			54"
TELEPHONE OUTLET			18"
SWITCH			48"
SAFETY SWITCHES			48"
PANELS(TOP)			72"
CLOCK(CENTERLINE)			96"
VIDEO OUTLET			96"
MISCELLANEOUS			
			HVAC EQUIPMENT IDENTIFICATION
			KEYNOTE IDENTIFICATION
			DETAIL IDENTIFICATION

THIS IS A MASTER LEGEND AND NOT ALL SYMBOLS, ABBREVIATIONS, ETC., ARE NECESSARILY USED IN THIS PROJECT.

TEMPORARY FIRE STATION 81 RELOCATION

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KLUBER
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KLUBER INC.
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www.klubermc.com

PANEL : DP

CKT. NO.	BRKR	DESCRIPTION	PHASE			DESCRIPTION	BRKR	CKT. NO.
			A	B	C			
1	3P50	EQUIPMENT ROOM FEEDER	10670			MAU-1	3P15	2
3	/			10670			/	4
5	/				10670		/	6
7	3P70	STAGE PANEL	16560			EF-1	1P20	8
9	/			2000		EF-2	1P20	10
11	/				7000	UH-1	1P20	12
13	1P20	GDS-1	3000			GYM PANEL	3P70	14
15	2P20	OVERHEAD DOOR MOTOR		9000			/	16
17					9000		/	18
19	2P20	OVERHEAD DOOR MOTOR	1000900			CORD REEL - NW	1P20	20
21				1000900		CORD REEL - SW	1P20	22
23	1P20	CORD REEL - N			10001000	CORD REEL - NE	1P20	24
25	1P20	CORD REEL - S	10001000			CORD REEL - SE	1P20	26
27	1P20	EXTERIOR FIXTURES		1500		SPACE		28
29		SPACE			00	SPACE		30
31		SPACE	00			SPACE		32
33		SPACE		00		SPACE		34
35		SPACE			00	SPACE		36
37		SPACE	00			SPACE		38
39		SPACE		00		SPACE		40
41		SPACE			00	SPACE		42

NOTES:

TOTAL PHASE A: 6923
TOTAL PHASE B: 4217
TOTAL PHASE C: 4667
DEMAND VA: 15807
DEMAND AMPS: 43.87584474

MOUNTING: SURFACE VOLTAGE (LN): 120
RATING: EXISTING VOLTAGE (LL): 208
ENCLOSURE: NEMA 1 PHASE: 3
FED FROM: MAIN WIRE: 4
FEEDER SIZE: EXISTING
LOCATION: JANITOR CLOSET 125

INTERIOR LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MFGR.	CATALOG NUMBER	VOLTAGE	WATTAGE	MOUNTING	NOTE
OA	LED WALLPACK	GARDCO	PWS-48L-300-NW-G2-4-EBPC-UNV-BL-IMR13-PCB-BK	120	47	WALL	
		KIM LIGHTING	WDM SERIES				
		LUMARK	PRV SERIES				
Notes:							

HVAC/PLUMBING EQUIPMENT SCHEDULE

NO.	DESCRIPTION	FLA	KW	HP	VOL	PH	STARTER		CIRCUIT WIRING	NOTE	
							DISC. FURN. BY	TYPE			
GDS-1	GAS DETECTION SYSTEM	.5	-	-	120	1	E.C.	N/A	N/A	2#12,#12G,3/4"C	
UH-1	GAS FIRED UNIT HEATER	4.75	-	1/8	120	1	E.C.	INT.	MANUFACTURER	2#12,#12G,3/4"C	
EF-1	EXHAUST FAN	13.8	-	3/4	120	1	INT.	SWITCH	E.C.	2#12,#12G,3/4"C	
EF-2	EXHAUST FAN	-	-	F	120	1	INT.	ECM	MANUFACTURER	2#12,#12G,3/4"C	
MAU-1	MAKE-UP AIR UNIT	8.9	-		208	3	INT.	INT.	MANUFACTURER	4#12,#12G,3/4"C	
Notes:											

TYP. WALL PENETRATION DETAIL

SCALE: N.T.S.

2

NOTES:
1. NEATLY CORE ALL MASONRY AND BLOCK WALLS.
2. RIGIDLY SUPPORT ALL RACEWAYS.
3. PROVIDE FIRE BARRIER CAULK AT FLOOR, CORRIDOR AND FIRE SEPARATION WALLS.

TYP. FLOOR PENETRATION DETAIL

SCALE: N.T.S.

1

NOTES:
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2. RIGIDLY SUPPORT ALL RACEWAYS.
3. PROVIDE FIRE BARRIER CAULK AT FLOOR, CORRIDOR AND FIRE SEPARATION WALLS.

ISSUED

100% CONSTRUCTION DOCUMENTS

02/2022

JOB NO. 24-477-1583.01

DRAWN JWK

CHECKED ATR

APPROVED MTK

SHEET TITLE

ELECTRICAL SYMBOLS LIST, ABBREVIATIONS, SCHEDULES AND DETAILS

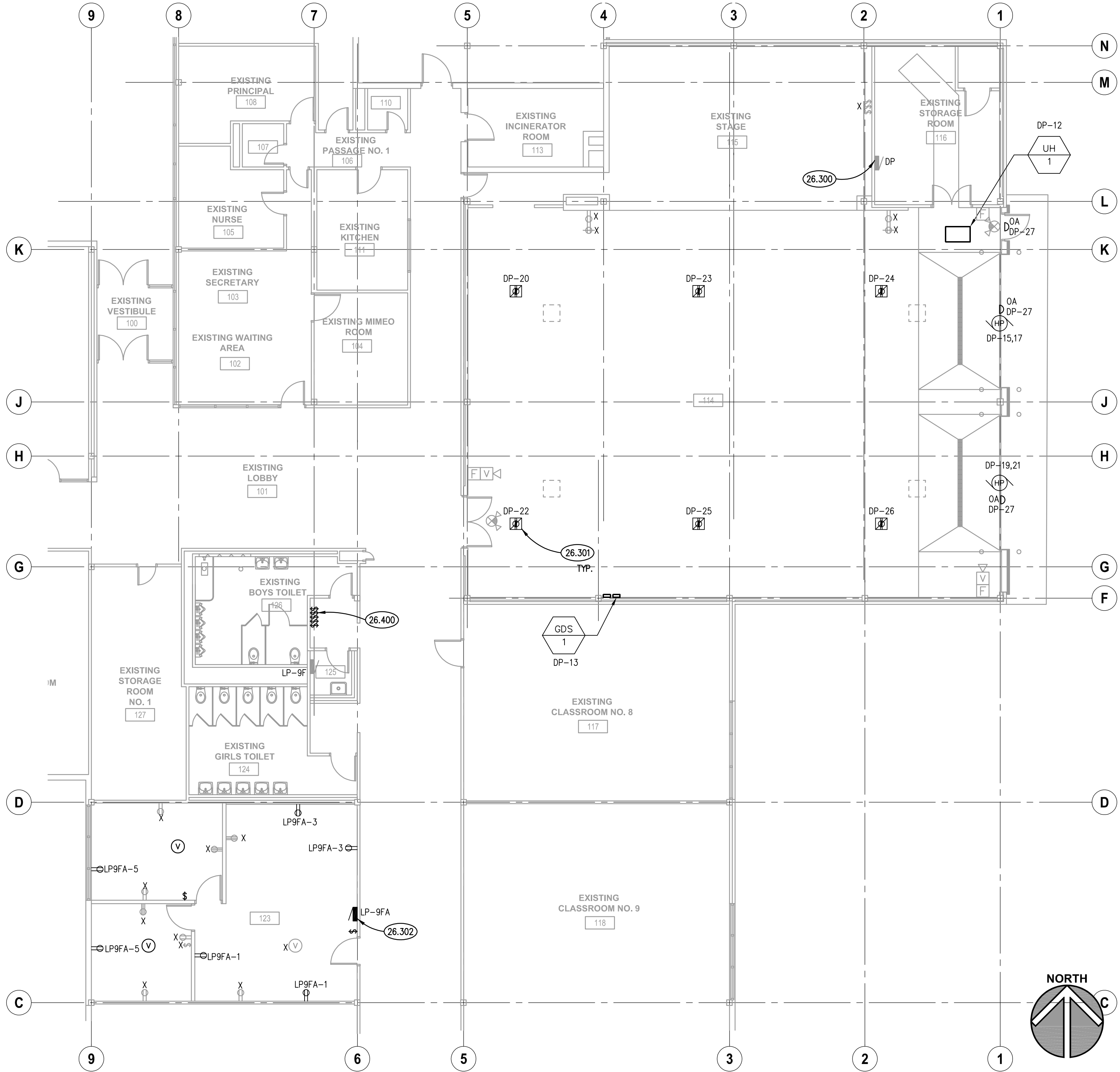
SHEET NUMBER

E050

NOTE: SCALES DEPICTED ON THIS DRAWING ARE NOT CORRECT UNLESS PLOTTED SHEET SIZE IS 30 X 42 INCHES.

Page 322 of 327

PANEL : NEW LP-9FA					100 AMP MAIN LUG				
CKT. NO.	BRKR	DESCRIPTION	PHASE			DESCRIPTION	BRKR	CKT. NO.	
			A	B	C				
1	1P20	GENERAL RECEPS	360	0		CIRCUITS MOVED OVER FROM LP-9F	1P20	2	
3	1P20	GENERAL RECEPS		360		0	CIRCUITS MOVED OVER FROM LP-9F	1P20	4
5	1P20	GENERAL RECEPS				360	CIRCUITS MOVED OVER FROM LP-9F	1P20	6
7	1P20	SPARE	0	0		SPARE	1P20	8	
9	1P20	SPARE		0		SPARE	1P20	10	
11	1P20	SPARE				0	SPARE	1P20	12
13	1P20	SPARE	0	0		SPARE	1P20	14	
15	1P20	SPARE		0		SPARE	1P20	16	
17	1P20	SPARE				0	SPARE	1P20	18
19		SPACE				SPACE		20	
21		SPACE				SPACE		22	
23		SPACE				SPACE		24	
25		SPACE				SPACE		26	
27		SPACE				SPACE		28	
29		SPACE				SPACE		30	
TOTAL PHASE A:		360	NOTES:			MOUNTING:	SURFACE	VOLTAGE (LN):	120
TOTAL PHASE B:		360				RATING:	10,000	VOLTAGE (LL):	208
TOTAL PHASE C:		360				ENCLOSURE:	NEMA 1	PHASE:	3
DEMAND VA:		1080				FED FROM:	LP-9F	WIRE:	4
DEMAND AMPS:		2.997780244				FEEDER SIZE: SEE KEYNOTE			
						LOCATION: BUNK ROOM 123			





MEMORANDUM

TO: Village Board of Trustees
FROM:
DATE: April 14, 2025
SUBJECT: Discussion on Limiting New Liquor Licenses and Gaming

RECOMMENDED ACTION:

This is for discussion only about strategies to limit the spread of video gaming without inhibiting the development of new restaurants. There is no staff recommendation.

BACKGROUND:

DISCUSSION:



MEMORANDUM

TO: Village Board of Trustees
FROM:
DATE: April 14, 2025
SUBJECT: Paid Parental Leave

RECOMMENDED ACTION:

BACKGROUND:

DISCUSSION:



MEMORANDUM

TO: Village Board of Trustees

FROM:

DATE: April 14, 2025

SUBJECT: Pursuant to 5 ILCS 120/2
(c) (2) collective negotiating matters between the public body and its employees
or their representative or deliberations concerning salary schedules for one or
more classes of employees.

RECOMMENDED ACTION:

BACKGROUND:

DISCUSSION:



MEMORANDUM

TO: Village Board of Trustees

FROM:

DATE: April 14, 2025

SUBJECT: Pursuant to 5ILCS 120/2
(c) (11) regarding litigation, when action against, affecting or on behalf of the Village has been filed and is pending before a court or when the Village finds that an action is probable or imminent.

RECOMMENDED ACTION:

BACKGROUND:

DISCUSSION: