

Public participation is invited on each agenda item prior to the Board's deliberation. **When called upon, please approach the microphone and state your name and the address where you live. Kindly limit your remarks to three (3) minutes.**

Board of Trustees

Next ORD No. 4339

Next RESO No. 23-18

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

Village Board of Trustees

April 10, 2023

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

1. Call to Order - Roll Call

2. Pledge of Allegiance

3. Public Comments on Agenda Items

4. Amendments to the Agenda

5. Proclamations

5.a Arbor Day Proclamation for April 28, 2023

[Arbor Day Proclamation 2023 - 2023-04-10.docx](#)

6. Consent Agenda

6.a Minutes from the Board of Trustees meeting on March 27, 2023, Special Meeting of the Village Board on April 3, 2023 and Coffee with the Village Board on April 1, 2023

Approval of Minutes from the Board of Trustees meeting on March 27, 2023 and Special Meeting of the Village Board on April 3, 2023 and Coffee with the Village Board on April 1, 2023

[Minutes Mar 27 2023.docx](#)

[Special_Meeting_Minutes_Apr_3_2023.docx](#)

[Minutes Coffee with the Board April 1, 2023.docx](#)

- 6.b Bill Listing for the Weeks of March 27 and April 4, 2023 in a Total Amount of \$1,780,249.44
[2023-0327 CY23 Weekly Chk Report.pdf](#)
[2023-0403 CY23 Weekly Chk Report.pdf](#)

7. Appointment to Boards or Commissions

7.a Video Production Commission

Reappointment of Commissioner Robert Wagner for the term of 5/1/2023 to 4/30/2026.

7.b Community F.U.N. Commission

Reappointment of Commissioners Kathy Halloran and Leslie Allison-Seei for the term of 5/1/2023 to 4/30/2026.

7.c Economic Development Commission

Reappointment of Commissioners Ghada Abdelhafez-Fahmy, Matthew Schmit and Tony Oddo for a term from 5/1/2023 to 4/30/2026.

7.d Environmental Concerns Commission

Reappointment of Commissioner Sandy Hill for a term from 5/1/2023 to 4/30/2026, and appointment of Tamara Lambert-Wasilewski for a term to begin upon sworn oath through April 30, 2025.

7.e Board of Fire and Police Commission

Reappointment of Commissioners Rae Rupp-Srch and Glenn Nystrom to a term from 5/1/2023 to 4/30/2026.

7.f Parks and Recreation Advisory Commission

Reappointment of Commissioners Cheryl Tucker and Sam Bousum Jr. for a term from May 1, 2023 to April 30, 2025.

7.g Police Pension Fund Board

Reappointment of Chris Aiello for the term of 5/1/2023 to 4/30/2025.

7.h Senior Concerns Commission

Reappointment of Commissioners Nadia Hajduk, Irene Kaylor and Ruby Burns to the Senior Concerns Commission for a term from 5/1/2023 to 4/30/2026.

7.i Traffic and Safety Commission

Reappointment of Commissioners Ed McMurray and Bob Wagner to a term from 5/1/2023 to 4/30/2026.

7.j Zoning and Planning Commission

Reappointment of Commissioners Justin Shlensky, Dominic Romano and Eric Luedke to a term from 5/1/2023 to 4/30/2026.

8. First Reading on Ordinances

- 8.a An Ordinance of the Village of Villa Park, DuPage County, Illinois Amending Section 3-313(a) of the Municipal Code Increase the Maximum Number of Licenses Permitted Under the Class D-1 Liquor License

The current owners for the Villa Park Shell located at 401 E. St Charles have applied for a Class D-1 liquor license. The Class D-1 license allows for the sale of beer and wine in original packages for consumption off premises. This would bring the total number of Class D-1 licenses to four (4). All owners have successfully completed the background check by the Police Department. The Liquor Commission has approved the issuance of this license.

[Memo - Villa Park Shell Increase D1 liquor license.docx](#)

[ORD_-_Add_Class_D1_License_-Villa Park Shell.docx](#)

- 8.b An Ordinance of the Village of Villa Park, DuPage County, Illinois, Amending Section 3-313(a) of the Municipal Code to Increase the Maximum Number of Licenses Permitted Under the Class D-1 Liquor License

The current owners of Casey's #6447, located at 45 E North Avenue, have applied for a Class D-1 liquor license. The Class D-1 license allows for the sale of beer and wine in original packages for consumption off premises. Along with the previous ordinance up for review by the Board, this would bring the total number of Class D-1 licenses to five (5). All owners have successfully completed the background check by the Police Department. The Liquor Commission has approved the issuance of this license.

[Memo - Casey's Increase D1 liquor license.docx](#)

[ORD_-_Add_Class_D1_License_-Casey's.docx](#)

9. Ordinances

- 9.a An Ordinance of the Village of Villa Park, DuPage County, Illinois to approve Petition PZ-22-0016 for a Special Use for a Museum and Cultural Facility and a Special Use for Religious Assembly.

The contract purchaser of 721 E Madison St, Ahlul Bait Cultural Center NFP, is seeking approval of a Special Use for a Museum and Cultural Facility and a Special Use for a Religious Assembly. The Planning and Zoning Commission held a public hearing on March 9, 2023 where they recommended approval of the request 5-2.

[Board Memo - 721 E Madison - Museum and Cultral Center and Religious Assembly.pdf](#)

[Minutes PZ-22-0016 3-9-23.pdf](#)

[Ordinance - PZ-23-0016 - 721 E. Madison - Speciaal Use - Museum and Cultural Center and Religous Assembly Use.docx](#)

- 9.b An Ordinance of the Village of Villa Park, DuPage County, Illinois Prohibiting the Use of the Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or By Any Other Method.

On June 13, 2022, the Village of Villa Park passed Ordinance 4286 to repeal and replace Ordinance 4246 passed on October 11, 2021. Both ordinances were designed to limit potential threats to human health for the same parcels described in this proposed Ordinance with Exhibits A and B. The Illinois Environmental Protection Agency subsequently found that each ordinance was defective and staff and the consultant EPS Environmental Services, Inc. of Chicago have rewritten the Ordinance and this form and content has been approved by IEPA. Staff recommends passage of the ordinance.

[BOT_Memo_ORD_Groundwater Wldwood 10Apr23.docx](#)

[Villa Park Ordinance Groundwater Potable Water - 4-3-23.pdf](#)

10. Resolutions

- 10.a An Resolution of the Village of Villa Park, DuPage County, Illinois Authorizing and Approving a Highway Authority Agreement with Charles Pickerill

The Village of Villa Park has requested that Charles Pickerill, the owner and operator of Charley's Auto Service enter into a Highway Authority Agreement with the Village to provide assurances that any contamination from a former underground storage tank (UST) will remain entombed under asphaltic concrete pavement, unless IEPA or another authority require it be removed. This agreement further assures that any future required remediation will fall upon the owner or his successors - not the Village. Staff recommends approval of the ordinance.

[BOT_Memo_RES - HAA with Charley's Auto 10Apr23.docx](#)

[RESO_-](#)

[_Authorizing_and_Approving_Highway_Authority_Agreement_with_Charles_Picke Revised_.docx](#)

[Villa Park Highway Authority Agreement - Charles Pickerill - 4.6.23\(1125397.1\).doc](#)

[BoT - Charley's Auto HAA - Exhibit A.pdf](#)

[BoT - Charley's Auto HAA - Exhibit B.pdf](#)

[BoT - Charley's Auto HAA - Exhibit C.pdf](#)

11. Old Business

- 11.a Discussion and Decision to Proceed on Recreation Center Construction

Direction provided at the April 3 Special Meeting of the Village Board was to proceed to develop and bid the 4 designated early bid packages and finish developing the core building. This way the balance of the trade packages can be bid this summer and construction could proceed in the fall. Additional direction must be provided regarding the indoor track. Because the Village has already received \$10,000,000 from a IDNR grant for this project, we will not be eligible for a PARC grant. Staff recommends bidding the track as an alternate item and develop funding options during the 2024 Budget process.

- 12. Public Comments on Non-Agenda Items**
- 13. New Business**
- 14. Village Clerk's Report**
- 15. Village Trustees' Report**
- 16. Village President's Report**
- 17. Village Manager's Report**
- 18. Executive Session**
- 19. 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.

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Admin Asst

Submitting Department: Village Manager's Office

Item Type: Proclamations

Agenda Section: Proclamations

Subject:

Arbor Day Proclamation for April 28, 2023

Suggested Action:

Attachments:

[Arbor Day Proclamation 2023 - 2023-04-10.docx](#)



PROCLAMATION

OF APRIL 28, 2023, 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 38th year in a row Villa Park has been designated as a Tree City USA; and
- WHEREAS,** For the 2nd 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 28, 2023.
- NOW, THEREFORE,** I, Nick Cuzzone, Village President of the Village of Villa Park, do hereby proclaim April 28, 2023, 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** 10th day of April, 2023.

Village President

ATTEST:

Village Clerk

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Admin Asst

Submitting Department: Village Manager's Office

Item Type: Minutes

Agenda Section: Consent Agenda

Subject:

Minutes from the Board of Trustees meeting on March 27, 2023, Special Meeting of the Village Board on April 3, 2023 and Coffee with the Village Board on April 1, 2023

Suggested Action:

Approval of Minutes from the Board of Trustees meeting on March 27, 2023 and Special Meeting of the Village Board on April 3, 2023 and Coffee with the Village Board on April 1, 2023

Attachments:

[Minutes Mar 27 2023.docx](#)

[Special_Meeting_Minutes_Apr_3_2023.docx](#)

[Minutes Coffee with the Board April 1, 2023.docx](#)

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

Village Board of Trustees

March 27, 2023

7:00 PM

Village President Nick Cuzzone
Village Clerk Hosanna Korynecky
Village Trustees David Cilella, Jack Corkery, Jack Kozar, Deepa Kumar, Christine Murphy, 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 27, 2023**

1. Call to Order – Roll Call.

President Cuzzone called the meeting to order and Clerk Korynecky called the roll.
Trustee Corkery was absent.

2. Pledge of Allegiance.

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

3. Presentations.

3.a. Swearing in of Steve Stapleton as Fire Chief of Villa Park.
Clerk Korynecky administered the oath of office.

3.b. Update on Recreation Center.

Andrew Caputo from Williams Architects gave a PowerPoint presentation update on the design development and grant opportunities. He also responded to questions from the board along with Tom Poulos from Williams Architects and Dan Polfuss from WB Olson.

4. Public Comments on Agenda Items.

Cheryl Tucker, commissioner on the Parks and Recreation Advisory Commission, referred to Item 3.b. and spoke about funding for the new recreation center and additional amenities.

Bob Wagner, commissioner on the Environmental Concerns Commission, referred to Item 9.d. and spoke in favor of the resolution.

Resident Henry Martens referred to Item 11.g. and said the minutes did not include information on the entire meeting. Manager Harline said this was only a report summary from the Commission Chair and not the actual minutes.

Business owner Anthony Oddo referred to Item 3.b. and spoke about potential parking issues.

5. Amendments to the Agenda.

6. Consent Agenda.

6.a. Minutes from Board of Trustee meeting and Committee of the Whole meeting on March 13, 2023.

6.b. Bill Listing for the Weeks of March 13, 2023 in a Total Amount of \$725,030.74.

Motion to approve Consent Agenda was made by Trustee Kumar and seconded by Trustee Murphy.

Trustee Kozar noted discussion at the COW was on speed cameras not red light cameras. Roll call vote tallied six (6) ayes made by Trustees Patrick, Kumar, Cilella, Kozar, Murphy and President Cuzzone. There were no nays. Motion carried.

7. First Reading on Ordinances to be Codified.

7.a. Ordinance of the Village of Villa Park, DuPage County, Illinois, Amending Chapter 2 to Change the Name and Mission of the Cable TV Commission.

The Cable TV Commission seeks to change the name of the Commission and, at the request of Trustee Patrick, is presenting a proposed rewrite of Chapter XXX Sections 2.3001 to 2.3008. The proposed ordinance is consistent with contemporary viewing habits. Staff recommends passage along with adoption of production and broadcast/streaming guidelines.

Motion to waive first reading was made by Trustee Patrick and seconded by Trustee Kumar. Discussion ensued on cost to the Village. Commission Chair Al Stasch provided information on the availability of in-house training. Roll call vote tallied six (6) ayes made by Trustees Cilella, Murphy, Kozar, Kumar, Patrick and President Cuzzone. There were no nays. Motion carried.

Motion to approve the ordinance was made by Trustee Patrick and seconded by Trustee Kumar. There were no questions, comments or discussion. Roll call vote tallied six (6) ayes made by Trustees Murphy, Cilella, Kozar, Kumar, Patrick and President Cuzzone. There were no nays. Motion carried.

8. Ordinances.

8.a. An Ordinance of the Village of Villa Park, DuPage County, Illinois, for Extension of Ordinance 4245 for a Special Use for a Cannabis Dispensing Facility at 305 W. North Avenue.

Per Section 11.4.9 Lapse of Approval A. a Special Use will lapse after one (1) year unless a building permit has been issued, a Certificate of Occupancy has been issued or the Special Use has been established. Owners of this proposed facility are still actively pursuing this project and have submitted plans for review. Staff recommends approval of an additional six (6) month extension to Ordinance 4245 for a Special Use for a Cannabis Dispensing Facility per Section 11.4.9 Lapse of approval.

Motion to approve the ordinance was made by Trustee Patrick and seconded by Trustee Kumar. Discussion ensued on the timeline of the project and tax revenue. Economic Development Director Burke provided clarification and additional information. Attorney Wolf also provided clarification. Roll call vote tallied six (6) ayes made by Trustees Cilella, Murphy, Patrick, Kumar, Kozar and President Cuzzone. There were no nays. Motion carried.

9. Resolutions.

9.a. A Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the Purchase of a 2023 Western Star 47X Tandem-Axle Plow Truck through the Sourcewell Cooperative Purchasing Program in an Amount Not to Exceed \$253,555.

Public Works and Fleet Maintenance staff have identified a need for the replacement of an existing, twenty-plus year old plow truck that has reached end-of-life. Staff requests approval of the purchase of a 2023 Western Star 47X Tandem-Axle Plow Truck through the Sourcewell Cooperative Purchasing Program from Lindco Equipment of Merrillville, Indiana, in an amount not to exceed \$253,555.00. Funding would be taken from the Equipment Replacement Fund account number 65.502.02.401.

This satisfied the Village's Long-Term Routine Strategic Plan Goal "Continue to commit to a long-term equipment/fleet replacement plan including a replacement schedule."

Motion to approve the resolution was made by Trustee Kumar and seconded by Trustee Cilella. Discussion ensued on the purpose of the old truck along with its current condition and warranties on a new truck. Public Works Director Guerra provided additional information. Motion to postpone the vote on the resolution to the April 10 Board meeting was made by Trustee Kozar and seconded by Trustee Patrick. Roll call vote tallied four (4) nays made by Trustees Cilella, Murphy, Kumar and President Cuzzone and two (2) ayes made by Trustees Patrick and Kozar. Motion failed.

Roll call vote to approve the resolution tallied five (5) ayes made by Trustees Murphy, Patrick, Cilella, Kumar and President Cuzzone and one (1) nay by Trustee Kozar. Motion carried.

9.b. A Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the Purchase of Two 2023 Dodge Durango Police Pursuit Vehicles Through the Thomas Dodge Chrysler-Jeep Dealership Located in Highland, Indiana, in the Total Amount of \$84,014.

The Police Department maintains 14 squad cars for emergency response and patrol duties. The past pattern and practice of the Police Department is to replace three (3) squad cars annually to ensure each vehicle in the fleet does not exceed 5-6 years of age and/or mileage of 90-100k. The ongoing shortage of vehicles means that staff must look at all available options to secure vehicles for fleet replacement. Staff has identified two (2) 2023 Dodge Durango Pursuit Police vehicles from Thomas Dodge Chrysler-Jeep Dealership in Highland, Indiana, which can be delivered by April 2023 in a total amount of \$84,014. Staff recommends approval of this resolution.

Motion to approve the resolution was made by Trustee Patrick and seconded by Trustee Kumar. Discussion ensued on the alternate motor. Deputy Police Chief McCann provided additional information. Roll call vote tallied six (6) ayes made by Trustees Cilella, Murphy, Kozar, Kumar, Patrick and President Cuzzone. There were no nays. Motion carried.

9.c. A Resolution of the Village of Villa Park, DuPage County, Illinois, Approving a Contract with Globe Construction, Inc. of Addison, Illinois, for Construction of the 2023 Sidewalk Program in an Amount Not to Exceed \$147,219.38.

The replacement of substandard public sidewalk at various locations throughout the Village is proposed as a part of the 2023 Sidewalk Program. Globe Construction was the lowest bidder for a competitive joint bidding process held by the Village of Woodridge in 2022. The terms and conditions of the 2022 competitive joint bid will be carried forward to the Village of Villa Park. Globe Construction has performed satisfactory work for previous sidewalk programs in the Village. Staff recommends approval of a contract with Globe Construction, Inc. of Addison, Illinois, for construction of the 2023 Sidewalk Program in an amount not to exceed \$147,219.38. Funds for the sidewalk program are budgeted in CY 2023 in Capital Projects Fund account number 64.502.10.299.

This item satisfies the Village's Short-Term Complex Strategic Plan Goal #1 "Continue using an aggressive infrastructure replacement/development plan that covers sewers, water mains, streets, etc."

Motion to approve the resolution was made by Trustee Murphy and seconded by Trustee Cilella. Discussion ensued on the number of sidewalks replaced to date and the use of local contractors. Director Guerra provided clarification and additional information. Roll call vote tallied six (6) ayes made by Trustees Kumar, Patrick, Murphy, Kozar, Cilella and President Cuzzone. There were no nays. Motion carried.

9.d. Resolution of the Village of Villa Park, DuPage County, Illinois, to Enact a No-Mow 'til Mother's Day Program.

At the recommendation of the Environmental Concerns Commission, staff is recommending establishing a No-Mow until Mother's Day Policy. The communities of Lombard, Westmont and many others have successfully implemented such a program shown to be beneficial to pollinator species like honeybees. Staff recommends having households sign up with Code Enforcement so that they can track those who are participating officially versus those who are merely participating by inaction.

Motion to approve the resolution was made by Trustee Kumar and seconded by Trustee Patrick. Discussion ensued on extending the resolution to the end of May and registration requirements. Attorney Wolf provided clarification. Motion to amend the resolution to suspend enforcement of grass height until June 1 with no registration requirements was made by Trustee Kozar and seconded by Trustee Patrick. Roll call vote tallied four (4) ayes by Trustees Cilella, Patrick, Kumar and Kozar and two (2) nays by Trustee Murphy and President Cuzzone. Motion carried.

Motion to approve the resolution as amended was made by Trustee Kumar and seconded by Trustee Patrick tallied four (4) ayes made by Trustees Kozar, Cilella, Kumar and Patrick and two (2) nays made by Trustee Murphy and President Cuzzone. Motion carried.

10. Public Comments on Non-Agenda Items.

There were no participants.

11. Village Commission Reports.

11.a. Cable TV Commission.

Minutes from the February 8, 2023 meeting.

11.b. Community F.U.N. Commission

Minutes from the January 24, 2023 meeting.

11.c. Economic Development Commission

Minutes from the February 15, 2023 meeting.

11.d. Environmental Concerns Commission (Bicycle, Pedestrian and Transit Subcommittee)

Minutes from the January 26, 2023 meeting.

11.e. Historical Preservation Commission

Minutes from the February 2, 2023 meeting.

11.f. Parks and Recreation Advisory Commission

Minutes from the February 21, 2023 meeting.

11.g. Planning and Zoning Commission

Report of Chair dated March 9, 2023.

11.h. Traffic & Safety Commission

Minutes from the February 7, 2023 meeting.

Acceptance of minutes as presented was made by Trustees Patrick, Murphy, Kumar, Kozar, Cilella and President Cuzzone.

12. Village Clerk's Report.

Clerk Korynecky had no report or recommendations.

13. Village Trustees' Report.

Trustee Patrick congratulated the new Villa Park Video Production Commission and the work they do. He thanked the Environment Concerns Commission on their initiative for No-Mow May. He also congratulated new Fire Chief Stapleton.

Trustee Kozar spoke about recording the Parks and Recreation Advisory Commission's meetings. Manager Harline said the commission is not comfortable with recording their meetings. Trustee Murphy, liaison to the commission, provided clarification of discussions at commission meetings. Parks and Recreation Director Gola said the commission does not want to move their meetings to Village Hall or video tape their meetings. Trustee Kumar said she did not support forcing the commission meetings to be on camera. Consensus of the board was not to video the Parks and Recreation Advisory Commission meetings.

Trustee Cilella had no report or recommendations.

Trustee Kumar reminded residents to vote on April 4th. She asked residents to provide feedback on the proposed community center. She also said the Economic Development Commission is planning to visit local businesses.

Trustee Murphy announced the SCARCE and City of Wheaton recycling event at DuPage County Fairgrounds on April 1. She also informed residents that pick up of lawn waste paper bags will begin on April 3. There was also a discourse between Trustee Murphy and Trustee Kozar.

14. Village President's Report.

President Cuzzone announced the annual Illinois Prairie Path clean-up on April 29 at 9 a.m. He said Coffee with the Board is on April 1 at 9 a.m. at Village Hall. He asked residents to get out and vote on April 4. He also announced the birth of a daughter to Justin Shlensky and the birth of a daughter to Asst. Director McVey.

15. Village Manager's Report.

Manager Harline announced that the Village received a grant to purchase new carts from LRS. He said information for the public on distribution of the carts will be provided by LRS along with the Villa Park Video Production Commission. He said the VFW is looking for corporate sponsors for the 4th of July parade. He also congratulated Fire Chief Stapleton.

16. Executive Session.

16.a. Pursuant to 5 ILCS 120/2:

(c)(2) regarding 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; and (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.

Motion to approve Executive Session was made by Trustee Patrick and seconded by Trustee Kumar. There were no questions, comments or discussion. Roll call vote tallied five (5) ayes made by Trustees Cilella, Patrick, Kumar, Kozar and President Cuzzone and one (1) nay by Trustee Murphy. Motion carried.

17. Adjournment.

Motion to adjourn was made by Trustee Patrick and seconded by Trustee Kumar. Voice vote passed with all ayes. Motion carried. Meeting adjourned at 10:53 p.m.

Respectfully submitted

Hosanna Korynecky
Village Clerk

Next Meeting Scheduled on April 10, 2023.

VILLAGE OF VILLA PARK

Board Room Chambers

Village Hall

20 South Ardmore Avenue

Villa Park, IL 60181

Special Meeting of Village Board of Trustees

April 3, 2023

7:00 PM

Village President Nick Cuzzone

Village Clerk Hosanna Korynecky

Village Trustees David Cilella, Jack Corkery, Jack Kozar, Deepa Kumar, Christine Murphy, Kevin Patrick

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. Public Comments on Agenda Items.

Resident Cheryl Tucker expressed concern about TIF 7 being used to finance the gymnasium extension.

Business owner Anthony Oddo expressed concern about parking at the recreation center and what would trigger the need for a third parking lot.

4. Discussion and Decision to Proceed with Design and Bid of Lions Community Center.

4.a. Discussion and decision on how to proceed on Recreation Center construction.

After deliberation about the costs and features desired by the Board of Trustees, the Board may wish to give direction to staff on how to proceed with the bidding and continued design work on the Lion's Park Community Center. Staff recommends giving Williams Architects and Construction Manager WB Olson direction to proceed to develop and bid the 4 designated early bid packages and finish developing the core building so that the balance of the trade packages can be bid this summer, and so that construction could proceed this fall.

Staff recommends that the bid should include Option 1 as an alternate and an electrical connection for a portable generator.

Staff further recommends working with Williams Architects to submit a PARC grant for funds to add the indoor suspended track.

Manager Harline provided an overview of the direction needed by staff to proceed with the construction.

Discussion ensued on costs to the Village in regards to the grant, bidding on the four designated bid packages, the running track and extension of the building. Tom Poulos and Andrew Caputo from Williams Architects and Dan Polfuss from WB Olson responded to questions from the board.

Motion to proceed to develop and bid the four (4) designated early bid packages and finish developing the core building was made by Trustee Murphy and seconded by Trustee Kumar. Roll call vote tallied seven (7) ayes made by Trustees Corkery, Patrick, Murphy, Cilella, Kozar, Kumar and President Cuzzone. There were no nays. Motion carried.

Discussion ensued on the 2500 s.f. extension, consideration of a third gymnasium and funding requirements.

Attorney Wolf provided additional clarification. Manager Harline reviewed funding options. Gina Racanelli, Asst. Director of Parks, Recreation and Fleet, responded to questions from the board regarding a third gymnasium and the outside basketball courts. Discussion also ensued on the outside facilities and grant fees. The board agreed to delay any decision on the 2500 s.f. extension until more information is provided by Williams Architects.

5. Adjournment.

Motion to adjourn was made by Trustee Kumar and seconded by Trustee Murphy. Voice vote passed with all ayes. Meeting adjourned at 8.12 p.m.

Respectfully submitted,

Hosanna Korynecky
Village Clerk

MINUTES

Coffee with the Board

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

April 1, 2023

9:00a.m.

Village Board Present: President Cuzzone, Trustee D. Cilella, Trustee C. Murphy and Trustee J. Kozar

Attendees: Donna Noxon, Al Gorski, John Jevitz, Joe Amore, Linda Datillo, Jeremy Farrar, Buddy Martens, Marcia DeLaRosa, Steve DeLaRosa, Jorge Cordova, Henry Martens, Rolf Laukant, Al Bulthuis, John S., Steve S., additional unknown attendees.

Executive Assistant to Village Manager, Cheryl Wagner present.

Meeting called to order at 9:00 A.M.

Discussion Items:

Joe Amore discussed railroad safety and advised Villa Park is recognized for the great efforts it makes. The Parks Department works with DuPage County on railroad safety. Railroad safety is not just for parents & kids, each year Metra has a Safety Blitz to advise everyone. Metra's 2023 Schedule was posted without Villa Park, Mr. Amore contacted Metra and had Villa Park added. The safety blitz date is Tuesday, April 11th from 5:30am to 9:00a.m. at the Villa Park Metra Station. Mr. Amore encouraged people to attend to learn about railroad safety and meet new people and see your neighbors.

The next topic Joe Amore discussed was Bike Safety. He stated the Environmental Concerns Commission and its sub-commission (the Bike Pedestrian and Transit Commission) had one Public Meeting regarding Bike safety with regard to Villa Ave and also a possible railroad underpass. He advised a 2nd Public Meeting will be coming (Editor's note: There is no scheduled meeting to discuss these items). He feels the planning for these items wasn't brought into the forefront years ago, and improvements should not be missed due to funding, or later would be a better time.

Mr. Amore discussed the Board of Trustees passing the No-Mow May Resolution. He stated the effort was headed by the Environmental Concerns Commission and Trustee Kevin Patrick. He also went on to discuss the other reasons No-Mow May is beneficial, it is not just about the bees.

The last topic Mr. Amore discussed was his feeling on Code enforcement by the Village. He feels the Village is more aggressive on enforcing violations and they need to work with the public more because they work for the residents. He would like to see the Village be more concerned with helping the residents. He feels that parking enforcement is also too aggressive now.

President Cuzzone discussed the fact that we have a new Community Development Director, Marc McLaughlin, and that he is trying to do his best to see that the inspectors are getting out there and things are being handled according to our Code.

Al Gorski advised he has not received a CodeRED in six months, since Safari Land. He wants to know why residents are not receiving CodeREDs in Villa Park. Trustee Kozar stated he received a storm warning and inquired if that was Villa Park. Residents advised it was his phone carrier. Mr. Gorski said he expects a response with a month. President Cuzzone advised Public Works sends out the CodeREDs, and yes, he will look into it and have an answer next week.

Mr. Gorski's next comment was regarding the Ardmore project by Metra. He said it is going nowhere and looks like a war zone. He brought up construction projects such as Casey's and the Big and Tall shop as moving forward, but this project looks like it will never be finished. President Cuzzone advised a status update will be presented at an April Board meeting.

Mr. Gorski last topic was Princeton and Plymouth parking issues. Cars are being parked up to the crosswalk rather than 20 feet away. This happens on a daily basis, and he wants enforcement. He plans to call Chief Rivas.

Linda Datillo advised her property is the lowest property on her block. She bought her house in March 2016. She advised her property floods often and has standing water. Her neighbor bought his property in June 2016 and put a sewer in. She said the Village engineer has been out 4 times and told her she needs to put a sewer in or will have to place her above ground tubing out before the anticipated storms. She said she cannot afford a \$12k sewer, and wants underground tubing instead. She said she had it before, but the neighbor took it out. She advised the Engineer told her she would have to do above ground tubing and put it out when the storms come. She stated she is 64 years old and cannot do that. She then discussed a violation notice she received about her garage. She said she is aware of the needed repairs, but the weather has not permitted her to paint. She then inquired how she could stop the flooding. Mr. Amore added that the flooding is bad, and it is not healthy to have standing water. If water does not drain it is a breeding ground for bacteria and possible malaria. He has neighbors that have ducks permanently because of standing water. Trustee Kozar inquired if Ms. Datillo's letter was a warning or actual hearing date. She advised the notices were warnings, and she had until June 1st. Trustee Kozar advised he understands the courage it takes to come here to the meeting. Ms. Datillo inquired if an inspector would come every month.

Steve DeLaRosa feels there are communication issues with the Village. He hears all the CodeRED issues and feels the residents are asking for help, but wants to know how long they will wait. He understands this is Coffee with the Board and not a formal meeting, but advised they don't want to waste their time. He feels the Village does a pretty good job preserving the Public Meetings, but the webpage isn't working well. He also discussed Board meetings being recorded on YouTube, and the Village site should have a crawler caption that allows people who do not speak English the option to click on a link to let them choose a language other than English to watch the meetings. He stated YouTube has the resources to do that.

The discussion turned to recording meetings, and specifically that the Parks and Recreation Commission do not want to be recorded. Trustee Kozar asked Parks and Recreation Commissioner Jorge Cordova to address this since he was at the meeting. Jorge advised it was the consensus that the Commission is not in favor of being recorded. Further discussion ensued which led Trustee Kozar to state the Village Hall is an ADA building, there is an elevator. Trustee Kozar requested the LRS carts (displayed for residents as a visual to determine their options until April 21) be moved. (Editor's note-the cans were moved after the meeting). Trustee Kozar inquired when the next PRAC meeting date is and was advised it was April 11th. Rolf Laukant interjected he wants status on all projects the Parks Department is currently working on. President Cuzzone discussed the Special Meeting on Monday at 7pm for the Rec Center and suggested people attend. He discussed the Lufkin project this summer and the upcoming plans. Mr. DeLaRosa asked if Lufkin was going to be made deeper. Jorge Cordova advised it was. Comments about cutting down trees were discussed. Jorge Cordova advised trees were cut down for upcoming improvements. Some residents

said they had no notice or were not advised of the plans. Donna Noxon advised the urgency was because of the long-ear bats, and the trees had to be cut before April 1st or they could not start the project this summer. Mr. DeLaRosa stated that if the Village is working with DuPage County on this project and they are doing shoreline remediation the trees still did not have to come out. President Cuzzone advised the trees will be replaced. Mr. DeLaRosa stated our departments need to work together, and have better communication on things. He then inquired if the pond would have an aerator. He asked Jorge Cordova to find out. Mr. DeLaRosa then inquired if we could have a large color banner placed on Lufkin site so residents would be able to see the finished plan. Jorge Cordova suggested a QR code, but that was not what Mr. DeLaRosa wanted, he stated he wants a vision, but then added, I don't know who will pay for it.

Rolf advised the new management needs to do something about the Village website. He feels the permit portal for Community Development permits is difficult to search. He advised Oakbrook Terrace is easier to use. Trustee Kozar advised it is all about priority. He then stated the Special Meeting Agenda for Monday should have been up on Tuesday morning, not find it on a Friday afternoon. (Editor's note: the Village Calendar had the Special Meeting notice added on Tuesday 3/28. President Cuzzone addressed the Community Development permit page and advised the Director is trying to implement things, but it is about priorities, and he is working on other things as well.

Mr. Amore advised inspectors may see something while inspecting something else, it isn't always due to someone calling the Village about you. He then inquired why the utilities can cut his trees, but nobody wants to do anything about flooding in the easement. He wanted to know whose problem it becomes. President Cuzzone advised that it is still the owners' property.

Mr. Henry Martens from Madison Street inquired about Zoning. If something comes up as a P & Z item on the Agenda, can it go to the Board and not be passed? President Cuzzone advised that yes, it can happen. Trustee Kozar inquired if the resident was talking about 721 E. Madison? The resident advised he was and is concerned about parking. He said the owner advised it was only a headquarter office, and that 4-5 people would be in the building. The resident discussed how the owners want to hold religious events, weddings and refugee classes. It keeps growing. President Cuzzone advised the building has a 50 person limit. The discussion moved to indoor sprinklers, and Mr. Martens said neighbors are concerned. He said they have 18k square feet, but pay less taxes than the surrounding homeowners. Trustee Kozar stated he would like to see 721 E. Madison's tax bill. He said \$5k of the taxes goes directly to Villa Park. Mr. Martens stated if the owners are thinking of expanding in order to receive a larger tax break, they can't, they are on a floodplain. President Cuzzone advised the item it is scheduled for the April 10th Board of Trustee Agenda. Mr. Martens inquired if the neighborhood should come to the meeting to voice themselves. President Cuzzone said it is always good to come to the meetings and be heard. Trustee Kozar advised yes. Rolf asked if a Planning and Zoning representative could be at the meeting. President Cuzzone advised that Marc will be at the meeting, yes, someone will be there. Mr. Martens also stated driveways are being blocked due to the line to get into the lot. He said the company website says they serve 150 families, which means that could total 400-500 people inside.

No other attendees wished to speak.

Meeting adjourned at 9:52 A.M

Respectfully submitted,

President Cuzzone

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Suzanne McVey

Submitting Department: Finance Department

Item Type: Bill Listing

Agenda Section: Consent Agenda

Subject:

Bill Listing for the Weeks of March 27 and April 4, 2023 in a Total Amount of \$1,780,249.44

Suggested Action:

Attachments:

[2023-0327 CY23 Weekly Chk Report.pdf](#)

[2023-0403 CY23 Weekly Chk Report.pdf](#)



VILLAGE OF VILLA PARK

List of Bills Presented to the Board of Trustees at its Meeting on April 10, 2023

Covering weekly check runs dated for:

March 27, 2023/CY23..... \$447,017.26

1 of 1

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice.Batch = "WF0327","0321 INT","0327"

Invoice.Detail.Type = {<>} "Adjustment"

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
01.110050 UTILITY CASH CLEARING							
UTILITY BILLING REFUNDS	10-10600-01R1	0	FIN CREDIT BAL; 704 N WISCONSIN AVE	234.22 ✓	.00		0327
UTILITY BILLING REFUNDS	11-07130-10R1	0	FIN CREDIT BAL; 200 N YALE AVE	122.60 ✓	.00		0327
UTILITY BILLING REFUNDS	11-07700-03R1	0	FIN CREDIT BAL; 240 N HARVARD AVE	123.98 ✓	.00		0327
UTILITY BILLING REFUNDS	11-09590-03R1	0	FIN CREDIT BAL; 231 N ADDISON RD	20.58 ✓	.00		0327
UTILITY BILLING REFUNDS	11-09820-01R1	0	FIN CREDIT BAL; 130 N ADDISON RD	6.23 ✓	.00		0327
UTILITY BILLING REFUNDS	11-14250-02R1	0	FIN CREDIT BAL; 109 S MICHIGAN AVE	107.86 ✓	.00		0327
UTILITY BILLING REFUNDS	12-04550-03R1	0	FIN CREDIT BAL; 529 S ARDMORE AVE	128.12 ✓	.00		0327
UTILITY BILLING REFUNDS	12-18510-03R1	0	FIN CREDIT BAL; 53 E SAINT CHARLES	157.40 ✓	.00		0327
UTILITY BILLING REFUNDS	13-04880-01R1	0	FIN CREDIT BAL; 1047 S LESLIE LN	21.12 ✓	.00		0327
UTILITY BILLING REFUNDS	13-13520-01R1	0	FIN CREDIT BAL; 1101 S VILLA AVE	107.50 ✓	.00		0327
UTILITY BILLING REFUNDS	14-01690-01R1	0	FIN CREDIT BAL; 1001 N ELLSWORTH A	272.02 ✓	.00		0327
Total 01.110050 UTILITY CASH CLEARING:				1,301.63	.00		
Total :				1,301.63	.00		
Total CASH ALLOCATIONS FUND:				1,301.63	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.110050 SUBURBAN BANK							
FOLEY, RYAN	06072022 REISSUE	0	REISSUE UB REFUND	26.13 ✓	.00		WF0327
Total 10.110050 SUBURBAN BANK:				26.13	.00		
10.190515 DUE TO/FROM LIBRARY (BENEFITS)							
THE HORTON GROUP, INC	10009	0	WELLNESS VIRGIN PULSE Q1 PARTICIP	207.36 ✓	.00		WF0327
Total 10.190515 DUE TO/FROM LIBRARY (BENEFITS):				207.36	.00		
10.210508 ESCROW: P. W. PROJECTS							
SPEED PLUMBING SEWER & DRAINAGE INC	PRRW202201243	0	BOND REFUND 218 S ARDMORE	1,200.00 ✓	.00		WF0327
Total 10.210508 ESCROW: P. W. PROJECTS:				1,200.00	.00		
10.40002 PERS PROP REPLACEMENT TAXES							
VILLA PARK PUBLIC LIBRARY	03.2023	0	TO REIMBURSE PPRT - MARCH 2023	18,098.03 ✓	.00		WF0327
Total 10.40002 PERS PROP REPLACEMENT TAXES:				18,098.03	.00		
Total :				19,531.52	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.511.00.202 TRAINING & CONFERENCES							
VILLA PARK CHAMBER OF COMMERCE	278	0	SCHOLARSHIP LUNCHEON	25.00 ✓	.00		WF0327
Total 10.511.00.202 TRAINING & CONFERENCES:				25.00	.00		
10.511.00.211 LEGAL SERVICES							
GARDINER KOCH WEISBERG	13393	0	LEGAL SVCS - NORTH AVE TIFQ	1,661.37 ✓	.00		WF0327
ROBBINS SCHWARTZ	943436	0	LEGAL SERVICES - PROSECUTIONS - F	2,843.75 ✓	.00		WF0327
STORINO RAMELLO & DURKIN	87932	0	LEGAL SERVICE OVALTINE TIF	1,173.60 ✓	.00		WF0327
STORINO RAMELLO & DURKIN	87937	0	LEGAL SERVICE 2023 FIRE NEGOTIATIO	982.20 ✓	.00		WF0327
Total 10.511.00.211 LEGAL SERVICES:				6,660.92	.00		
10.511.00.212 LEGAL SERVICES-POLICE							
OTTOSEN DINOLFO	153406	0	HEARING COURT 2/2/2023	572.00 ✓	.00		WF0327
Total 10.511.00.212 LEGAL SERVICES-POLICE:				572.00	.00		
10.511.00.299 OTHER CONTRACTUAL SERVICES							
COMMONWEALTH EDISON CO	0351149123	0	MUNICIPAL AGGREGATION REFRESH FE	127.00 ✓	.00		WF0327
WILDFIRE HARLEY DAVIDSON	5.2022-7.2022	0	BUSINESS DISTRICT TAX MAY - JULY 20	7,484.44 ✓	.00		WF0327
WILDFIRE HARLEY DAVIDSON	8.2022-10.2022	0	BUSINESS DISTRICT TAX AUG-OCT 2022	5,456.92 ✓	.00		WF0327
Total 10.511.00.299 OTHER CONTRACTUAL SERVICES:				13,068.36	.00		
10.511.00.399 OTHER SUPPLIES							
CILELLA, DAVID	03042023	0	SUPPLIES - COFFEE & DONUTS	52.97 ✓	.00		WF0327
Total 10.511.00.399 OTHER SUPPLIES:				52.97	.00		
10.511.00.653 SENIOR CITIZENS COMMISSION							
HI VIEW FAMILY RESTAURANT	00755	0	SALT LUNCHEON MEETING 3/21/23	550.00 ✓	550.00	03/21/2023	0321 INT
Total 10.511.00.653 SENIOR CITIZENS COMMISSION:				550.00	550.00		
10.511.00.656 FIRE & POLICE COMMISSION							
C.O.P.S AND F.I.R.E PERSONNEL	107958	0	POLYGRAPHS FOR FF/PM CANDIDATES	350.00 ✓	.00		WF0327
Total 10.511.00.656 FIRE & POLICE COMMISSION:				350.00	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
Total PUBLIC AFFAIRS:				21,279.25	550.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.512.00.299 OTHER CONTRACTUAL SERVICES							
COMCAST INTERNET	168654073 3/23	0	PHONE SERVICE; 3/15-4/14/23	2,051.05 ✓	.00		WF0327
Total 10.512.00.299 OTHER CONTRACTUAL SERVICES:				2,051.05	.00		
10.512.01.299 OTHER CONTRACTUAL SERVICES							
CIVIC PLUS	256675	0	VP INTRANET DEPT HEADER ANNUAL F	799.42 ✓	.00		WF0327
CURRENT TECHNOLOGIES CORP	731254	0	IT CONSULTANT	165.00 ✓	.00		WF0327
LIFTOFF LLC	7075add3	0	MICROSOFT OFFICE 365 LICENSES	1,100.00 ✓	.00		WF0327
Total 10.512.01.299 OTHER CONTRACTUAL SERVICES:				2,064.42	.00		
Total MANAGER:				4,115.47	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.513.00.299 OTHER CONTRACTUAL SERVICES							
AMERICAN PRINTING TECHNOLOGIES	23-VP02	0	PRODUCTION SVCS UTIL BILL RUN#2 20	625.05 ✓	.00		WF0327
GOVTEMPSUSA LLC	4142443	0	CONTRACTED FINANCE DIRECTOR; 2/2	7,840.00 ✓	.00		WF0327
Total 10.513.00.299 OTHER CONTRACTUAL SERVICES:				8,465.05	.00		
10.513.00.317 OFFICE SUPPLIES							
AMERICAN PRINTING TECHNOLOGIES	3111	0	UTILITY SERVICE BILL ENVELOPES	3,050.72 ✓	.00		WF0327
Total 10.513.00.317 OFFICE SUPPLIES:				3,050.72	.00		
Total FINANCE:				11,515.77	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.514.00.202 TRAINING & CONFERENCES							
BENES, GEORGE	March 2023	0	PLUMBING SEMINAR	100.00 ✓	.00		WF0327
ROTARY CLUB OF VILLA PARK	572	0	DUES, LUNCHES AUG-OCT 2022 & CHRI	345.00 ✓	.00		WF0327
Total 10.514.00.202 TRAINING & CONFERENCES:				445.00	.00		
10.514.00.299 OTHER CONTRACTUAL SERVICES							
WASHU LLC	171	0	CD CAR WASH FEB 2023	3.00 ✓	.00		WF0327
Total 10.514.00.299 OTHER CONTRACTUAL SERVICES:				3.00	.00		
Total COMMUNITY DEVELOPMENT:				448.00	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.515.00.210 TELEPHONE							
PEERLESS NETWORK	18606 3/23	0	PHONE SERVICE; 3/15-4/14/23	1,015.36 ✓	.00		WF0327
Total 10.515.00.210 TELEPHONE:				1,015.36	.00		
10.515.00.250 EMPLOYEE BENEFITS							
THE HORTON GROUP, INC	10009	0	WELLNESS VIRGIN PULSE Q1 PARTICIP	345.76 ✓	.00		WF0327
Total 10.515.00.250 EMPLOYEE BENEFITS:				345.76	.00		
10.515.00.260 OTHER INSURANCE							
IRMA	01312023	0	STORAGE TANKS ANNUAL PREMIUM	3,676.30 ✓	.00		WF0327
IRMA	01312023	0	VOLUNTEER COVERAGE ANNUAL PREM	850.00 ✓	.00		WF0327
IRMA	01312023	0	POLICE COMMISSIONER BONDS	9.00 ✓	.00		WF0327
Total 10.515.00.260 OTHER INSURANCE:				4,535.30	.00		
10.515.00.270 MAINT OF OFFICE EQUIPMENT							
GFC LEASING	100807901	0	COPIERS/PRINTERS LEASE; 4/5-5/4/23	2,389.73 ✓	.00		WF0327
Total 10.515.00.270 MAINT OF OFFICE EQUIPMENT:				2,389.73	.00		
Total CENTRAL SERVICES:				8,286.15	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.516.00.223 WATER & SEWER SERVICE							
SALT CREEK SANITARY DISTRICT	5150060 3/2023	0	MUSEUM; 11/15/22-2/15/23	19.80 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150065 3/2023	0	100 S. VILLA AVE.; 11/15/22-2/15/23	7.01 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150070 3/2023	0	FIRE #81; 11/15/22-2/15/23	156.57 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150150 3/2023	0	FIRE #82; 11/15/22-2/15/23	114.85 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150180 3/2023	0	PW STORAGE BLDG; 11/15/22-2/15/23	8.75 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150190 3/2023	0	VILLAGE HALL; 11/15/22-2/15/23	50.78 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150200 3/2023	0	PARKS GARAGE; 11/15/22-2/15/23	58.20 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150210 3/2023	0	PW GARAGE; 11/15/22-2/15/23	26.20 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150230 3/2023	0	VEH MAINT; 11/15/22-2/15/23	32.60 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150245 3/2023	0	CENTRAL PUMP STATION; 11/15/22-2/15/23	29.27 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150250 3/2023	0	PUBLIC WORKS; 11/15/22-2/15/23	96.60 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150260 3/2023	0	POLICE STATION; 11/15/22-2/15/23	167.00 ✓	.00		WF0327
Total 10.516.00.223 WATER & SEWER SERVICE:				767.63	.00		
10.516.00.299 OTHER CONTRACTUAL SERVICES							
MIDLAND PLUMBING & SEWER	8526	0	VH MAIN SEWER LINE HYDRO-JETTED	1,300.00 ✓	.00		WF0327
RADON DETECTION SPECIALISTS	TS-01525	0	ICC RADON TESTING - FOLLOW UP	570.00 ✓	.00		WF0327
Total 10.516.00.299 OTHER CONTRACTUAL SERVICES:				1,870.00	.00		
10.516.00.315 BUILDING MAINT SUPPLIES							
GRAINGER	9633920120	0	PD CORNER WALL GUARDS	315.24 ✓	.00		WF0327
Total 10.516.00.315 BUILDING MAINT SUPPLIES:				315.24	.00		
Total BUILDINGS & GROUNDS:				2,952.87	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.517.00.223 WATER & SEWER SERVICE							
SALT CREEK SANITARY DISTRICT	5150170 3/2023	0	METRA STN; 11/15/22-2/15/23	19.80 ✓	.00		WF0327
Total 10.517.00.223 WATER & SEWER SERVICE:				19.80	.00		
Total COMMUTER PARKING LOT:				19.80	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.518.00.215 SHOP SERVICES							
CINTAS CORPORATION #344	4148922287	0	FLT UNIFORM & TOWELS	46.46 ✓	.00		WF0327
Total 10.518.00.215 SHOP SERVICES:				46.46	.00		
10.518.00.250 EMPLOYEE BENEFITS							
THE HORTON GROUP, INC	10009	0	WELLNESS VIRGIN PULSE Q1 PARTICIP	51.87 ✓	.00		WF0327
Total 10.518.00.250 EMPLOYEE BENEFITS:				51.87	.00		
10.518.00.309 GAS & DIESEL FUEL							
AL WARREN OIL COMPANY INC	W1544031	0	FLT UNLEADED FUEL 5554 GALS.	16,131.59 ✓	.00		WF0327
AL WARREN OIL COMPANY INC	W1544032	0	FLT BIO DIESEL 1209 GALS	4,297.99 ✓	.00		WF0327
Total 10.518.00.309 GAS & DIESEL FUEL:				20,429.58	.00		
10.518.00.310 MOTOR VEHICLE PARTS & ACCESS							
WENTWORTH TIRE SERVICE	40064312	0	PD 189 REPLACE FT RT TIRE	165.20 ✓	.00		WF0327
Total 10.518.00.310 MOTOR VEHICLE PARTS & ACCESS:				165.20	.00		
Total GARAGE:				20,693.11	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.519.00.303 DUES & PUBLICATIONS							
ROTARY CLUB OF VILLA PARK	596	0	ROTARY DUES NOV-JAN 2023	230.00	.00		WF0327
Total 10.519.00.303 DUES & PUBLICATIONS:				230.00	.00		
Total ENGINEERING:				230.00	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.520.01.250 EMPLOYEE BENEFITS							
THE HORTON GROUP, INC	10009	0	WELLNESS VIRGIN PULSE Q1 PARTICIP	795.34 ✓	.00		WF0327
Total 10.520.01.250 EMPLOYEE BENEFITS:				795.34	.00		
10.520.01.261 INSURANCE CLAIM LOSSES							
IRMA	01312023	0	JAN 2023 CLOSED CLAIM	929.03 ✓	.00		WF0327
Total 10.520.01.261 INSURANCE CLAIM LOSSES:				929.03	.00		
10.520.01.263 POST RETIREMENT BENEFITS							
BREGMAN, MARC	MAR 2023	0	POST RETIREMENT BENEFIT; MAR 2023	125.00 ✓	.00		WF0327
MCNAMARA, JAMES J	MAR 2023	0	POST RETIREMENT BENEFIT; MAR 2023	125.00 ✓	.00		WF0327
ZORICH, EDWARD	MAR 2023	0	POST RETIREMENT BENEFIT; MAR 2023	125.00 ✓	.00		WF0327
Total 10.520.01.263 POST RETIREMENT BENEFITS:				375.00	.00		
10.520.09.333 RANGE SUPPLIES							
O'HERRON CO INC, RAY	2255340	0	RSNHR AMMUNITION	3,980.00 ✓	.00		WF0327
Total 10.520.09.333 RANGE SUPPLIES:				3,980.00	.00		
Total POLICE:				6,079.37	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.521.01.250 EMPLOYEE BENEFITS							
THE HORTON GROUP, INC	10009	0	WELLNESS VIRGIN PULSE Q1 PARTICIP	51.87 ✓	.00		WF0327
Total 10.521.01.250 EMPLOYEE BENEFITS:				51.87	.00		
10.521.01.263 POST RETIREMENT BENEFITS							
BLASKOVICH, ERIC	MAR 2023	0	POST RETIREMENT BENEFIT; MAR 2023	125.00 ✓	.00		WF0327
SPARGER, JEFFREY	MAR 2023	0	POST RETIREMENT BENEFIT; MAR 2023	125.00 ✓	.00		WF0327
VICELLI, LOUIS	MAR 2023	0	POST RETIREMENT BENEFIT; MAR 2023	125.00 ✓	.00		WF0327
Total 10.521.01.263 POST RETIREMENT BENEFITS:				375.00	.00		
10.521.01.271 MAINT OF RADIO EQUIPMENT							
DU-COMM	18450	0	MULTIPLEXER QMA CABLE CONNECTO	680.50 ✓	.00		WF0327
Total 10.521.01.271 MAINT OF RADIO EQUIPMENT:				680.50	.00		
10.521.01.299 OTHER CONTRACTUAL SERVICES							
VERIZON WIRELESS	9929463448	0	WIRELESS SERVICE (4) AIRLINKS (7) IPA	487.07 ✓	.00		WF0327
Total 10.521.01.299 OTHER CONTRACTUAL SERVICES:				487.07	.00		
10.521.01.314 JANITORIAL SUPPLIES							
STATE INDUSTRIAL PRODUCTS	902821690	0	DRAIN MAINT. PROG.	154.97 ✓	.00		WF0327
STATE INDUSTRIAL PRODUCTS	902829908	0	ECOLUTION HYPOALLERGENIC LAUND	151.46 ✓	.00		WF0327
Total 10.521.01.314 JANITORIAL SUPPLIES:				306.43	.00		
10.521.01.315 BUILDING MAINT SUPPLIES							
MENARDS	5536	0	SHALLOW MAGNET, WIRE COAT RACK	30.97 ✓	.00		WF0327
Total 10.521.01.315 BUILDING MAINT SUPPLIES:				30.97	.00		
10.521.22.299 OTHER CONTRACTUAL SERVICES							
HIGHWAY SERVICE INC	098685-1	0	REISSUE - (2) CHAINS FOR EXTRICATIO	68.50 ✓	.00		WF0327
Total 10.521.22.299 OTHER CONTRACTUAL SERVICES:				68.50	.00		
10.521.22.301 UNIFORMS							
ENTENMANN-ROVIN COMPANY	172039	0	BADGES, FF/PM 77-82, CHIEF	1,367.95 ✓	.00		WF0327

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
Total 10.521.22.301 UNIFORMS:				1,367.95	.00		
10.521.22.399 OTHER SUPPLIES EQUIPMENT MANAGEMENT COMPANY	61975	0	ELECTRICAL MAINT. REPAIR	545.00 ✓	.00		WF0327
Total 10.521.22.399 OTHER SUPPLIES:				545.00	.00		
Total FIRE:				3,913.29	.00		

PAYMENT APPROVAL REPORT - BY GL NUMBER

Report dates: 1/1/2023-3/31/2023

Mar 22, 2023 02:57PM

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.523.02.250 EMPLOYEE BENEFITS							
THE HORTON GROUP, INC	10009	0	WELLNESS VIRGIN PULSE Q1 PARTICIP	414.96 ✓	.00		WF0327
Total 10.523.02.250 EMPLOYEE BENEFITS:				414.96	.00		
10.523.02.261 INSURANCE CLAIM LOSSES							
IRMA	01312023	0	JAN 2023 CLOSED CLAIM	858.80 ✓	.00		WF0327
Total 10.523.02.261 INSURANCE CLAIM LOSSES:				858.80	.00		
Total AMBULANCE/PARAMEDIC:				1,273.76	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.525.01.210 TELEPHONE							
SALERNO, RICHARD	February 2023	0	PERS DEVICE PHONE REIMB; FEBRUAR	24.99 ✓	.00		WF0327
SALERNO, RICHARD	February 2023	0	USAGE REIMBURSEMENT; FEBRUARY 2	24.99 ✓	.00		WF0327
Total 10.525.01.210 TELEPHONE:				49.98	.00		
10.525.01.250 EMPLOYEE BENEFITS							
THE HORTON GROUP, INC	10009	0	WELLNESS VIRGIN PULSE Q1 PARTICIP	172.90 ✓	.00		WF0327
Total 10.525.01.250 EMPLOYEE BENEFITS:				172.90	.00		
10.525.01.261 INSURANCE CLAIM LOSSES							
IRMA	01312023	0	JAN 2023 CLOSED CLAIM	2,120.00 ✓	.00		WF0327
Total 10.525.01.261 INSURANCE CLAIM LOSSES:				2,120.00	.00		
10.525.01.270 MAINT OF OFFICE EQUIPMENT							
GFC LEASING	I00807901	0	COPIERS/PRINTERS LEASE; 4/5-5/4/23	163.68 ✓	.00		WF0327
Total 10.525.01.270 MAINT OF OFFICE EQUIPMENT:				163.68	.00		
10.525.01.299 OTHER CONTRACTUAL SERVICES							
WASHU LLC	170	0	1 CAR WASH FEBRUARY 2023	3.00 ✓	.00		WF0327
Total 10.525.01.299 OTHER CONTRACTUAL SERVICES:				3.00	.00		
10.525.25.322 HAND TOOLS							
VILLA PARK ELECTRIC SUPPLY CO	241064-00	0	HIGH LEVERAGE CABLE CUTTER	39.06 ✓	.00		WF0327
Total 10.525.25.322 HAND TOOLS:				39.06	.00		
10.525.25.393 STREET LIGHTING MATERIALS							
VILLA PARK ELECTRIC SUPPLY CO	241063-00	0	MATERIALS TO REPAIR STREET LIGHTS	172.42 ✓	.00		WF0327
Total 10.525.25.393 STREET LIGHTING MATERIALS:				172.42	.00		
10.525.27.341 SALT/CALCIUM CHLORIDE							
K-TECH SPECIALTY COATINGS INC	202303-K0017	0	BEET HEET CONCENTRATE	7,881.12 ✓	.00		WF0327
Total 10.525.27.341 SALT/CALCIUM CHLORIDE:				7,881.12	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.525.27.342 ASPHALT MIX							
DUPAGE MATERIALS COMPANY LLC.	21032	0	HIGH PERFORMANCE COLD	320.00	.00		WF0327
DUPAGE MATERIALS COMPANY LLC.	21034	0	HIGH PERFORMANCE COLD	320.00	.00		WF0327
Total 10.525.27.342 ASPHALT MIX:				640.00	.00		
Total STREET:				11,242.16	.00		
Total CORPORATE FUND:				111,580.52	550.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
27.502.01.299 OTHER CONTRACTUAL SERVICES							
CIVILTECH ENGINEERING INC	52117	0	TRI-TRAIL CONNECTOR PROJECT PHAS	2,142.66	.00		WF0327
Total 27.502.01.299 OTHER CONTRACTUAL SERVICES:				2,142.66	.00		
Total GENERAL:				2,142.66	.00		
Total TIF 5 FUND - KENILWORTH:				2,142.66	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
28.502.01.299 OTHER CONTRACTUAL SERVICES							
CIVILTECH ENGINEERING INC	52117	0	TRI-TRAIL CONNECTOR PROJECT PHAS	17,342.04 ✓	.00		WF0327
STORINO RAMELLO & DURKIN	87931	0	LEGAL SERVICES ST CHARLES TIF	1,481.53 ✓	.00		WF0327
Total 28.502.01.299 OTHER CONTRACTUAL SERVICES:				18,823.57	.00		
Total GENERAL:				18,823.57	.00		
Total TIF 4 FUND - ST. CHARLES RD:				18,823.57	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
35.502.01.210 TELEPHONE							
PEERLESS NETWORK	18606 3/23	0	PHONE SERVICE; 3/15-4/14/23	238.82 ✓	.00		WF0327
Total 35.502.01.210 TELEPHONE:				238.82	.00		
35.502.01.250 EMPLOYEE BENEFITS							
THE HORTON GROUP, INC	10009	0	WELLNESS VIRGIN PULSE Q1 PARTICIP	190.19 ✓	.00		WF0327
Total 35.502.01.250 EMPLOYEE BENEFITS:				190.19	.00		
35.502.01.270 MAINT OF OFFICE EQUIPMENT							
GFC LEASING	100807901	0	COPIERS/PRINTERS LEASE; 4/5-5/4/23	261.89 ✓	.00		WF0327
GFC LEASING	100807901	0	COPIERS/PRINTERS LEASE; 4/5-5/4/23	307.16 ✓	.00		WF0327
Total 35.502.01.270 MAINT OF OFFICE EQUIPMENT:				569.05	.00		
35.502.01.317 OFFICE SUPPLIES							
GARVEY'S OFFICE PRODUCTS	PINV2395241	0	ICC OFFICE SUPPLIES	87.40 ✓	.00		WF0327
Total 35.502.01.317 OFFICE SUPPLIES:				87.40	.00		
35.502.16.223 WATER & SEWER SERVICE							
SALT CREEK SANITARY DISTRICT	5150020 3/2023	0	LIONS FIELD; 11/15/22-2/15/23	199.00 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150030 3/2023	0	ROTARY PK RESTROOMS; 11/15/22-2/15/	7.00 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150120 3/2023	0	ICC; 11/15/22-2/15/23	147.80 ✓	.00		WF0327
Total 35.502.16.223 WATER & SEWER SERVICE:				353.80	.00		
35.502.16.299 OTHER CONTRACTUAL SERVICES							
RADON DETECTION SPECIALISTS	TS-01525	0	ICC RADON TESTING - FOLLOW UP	570.00 ✓	.00		WF0327
Total 35.502.16.299 OTHER CONTRACTUAL SERVICES:				570.00	.00		
Total GENERAL:				2,009.26	.00		
Total RECREATION FUND:				2,009.26	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
36.502.01.202 TRAINING & CONFERENCES							
LANDGREBE, ERIC	2023 CDL	0	CDL RENEWAL 2023 E. LANDGREBE	61.35 ✓	.00		WF0327
Total 36.502.01.202 TRAINING & CONFERENCES:				61.35	.00		
36.502.01.210 TELEPHONE							
PEERLESS NETWORK	18606 3/23	0	PHONE SERVICE; 3/15-4/14/23	43.30 ✓	.00		WF0327
Total 36.502.01.210 TELEPHONE:				43.30	.00		
36.502.01.223 WATER & SEWER SERVICE							
SALT CREEK SANITARY DISTRICT	5150010 3/2023	0	THE DEPOT; 11/15/22-2/15/23	12.13 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150110 3/2023	0	N TERR PARK; 11/15/22-2/15/23	13.40 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150165 3/2023	0	TWIN LAKES; 11/15/22-2/15/23	7.00 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150220 3/2023	0	PK GARAGE #2; 11/15/22-2/15/23	26.20 ✓	.00		WF0327
Total 36.502.01.223 WATER & SEWER SERVICE:				58.73	.00		
36.502.01.250 EMPLOYEE BENEFITS							
THE HORTON GROUP, INC	10009	0	WELLNESS VIRGIN PULSE Q1 PARTICIP	138.32 ✓	.00		WF0327
Total 36.502.01.250 EMPLOYEE BENEFITS:				138.32	.00		
36.502.01.270 MAINT OF OFFICE EQUIPMENT							
GFC LEASING	100807901	0	COPIERS/PRINTERS LEASE; 4/5-5/4/23	130.94 ✓	.00		WF0327
Total 36.502.01.270 MAINT OF OFFICE EQUIPMENT:				130.94	.00		
Total GENERAL:				432.64	.00		
Total PARKS FUND:				432.64	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
41.502.01.210 TELEPHONE							
PEERLESS NETWORK	18606 3/23	0	PHONE SERVICE; 3/15-4/14/23	40.50 ✓	.00		WF0327
Total 41.502.01.210 TELEPHONE:				40.50	.00		
41.502.01.223 WATER & SEWER SERVICE							
SALT CREEK SANITARY DISTRICT	5150130 3/2023	0	JEFF POOL; 11/15/22-2/15/23	7.00 ✓	.00		WF0327
SALT CREEK SANITARY DISTRICT	5150140 3/2023	0	JEFF POOL FLTR; 11/15/22-2/15/23	7.00 ✓	.00		WF0327
Total 41.502.01.223 WATER & SEWER SERVICE:				14.00	.00		
Total GENERAL:				54.50	.00		
Total SWIMMING POOL FUND:				54.50	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
60.502.02.250 EMPLOYEE BENEFITS							
THE HORTON GROUP, INC	10009	0	WELLNESS VIRGIN PULSE Q1 PARTICIP	51.87	.00		WF0327
Total 60.502.02.250 EMPLOYEE BENEFITS:				51.87	.00		
60.502.03.292 ENGINEERING SERVICES							
CIVILTECH ENGINEERING INC	51863	0	WISCONSIN & WESTMORE IMPROVEME	1,717.93	.00		WF0327
CIVILTECH ENGINEERING INC	51983	0	WISCONSIN & WESTMORE IMPROVEME	3,674.90	.00		WF0327
CIVILTECH ENGINEERING INC	52119	0	WISCONSIN & WESTMORE IMPROVEME	31,516.09	.00		WF0327
Total 60.502.03.292 ENGINEERING SERVICES:				36,908.92	.00		
60.502.10.292 ENGINEERING SERVICES							
CIVILTECH ENGINEERING INC	52178	0	VILLA AVENUE IMPROVEMENT PROJEC	1,263.82	.00		WF0327
CIVILTECH ENGINEERING INC	52179	0	VILLA AVENUE IMPROVEMENT PROJEC	6,156.00	.00		WF0327
CIVILTECH ENGINEERING INC	52295	0	VILLA AVENUE IMPROVEMENT PROJEC	4,901.40	.00		WF0327
Total 60.502.10.292 ENGINEERING SERVICES:				12,321.22	.00		
Total GENERAL:				49,282.01	.00		
Total STREET IMPROVEMENT FUND:				49,282.01	.00		

PAYMENT APPROVAL REPORT - BY GL NUMBER

Report dates: 1/1/2023-3/31/2023

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
65.502.02.402 NON-CAPITAL OUTLAY							
STRYKER SALES CORPORATION	4090148	0	SHPNG,ASSY,CHG PKS KITS	1,105.00	.00		WF0327
Total 65.502.02.402 NON-CAPITAL OUTLAY:				1,105.00	.00		
Total GENERAL:				1,105.00	.00		
Total EQUIPMENT REPLACEMENT FUND:				1,105.00	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
82.502.01.210 TELEPHONE							
PEERLESS NETWORK	18606 3/23	0	PHONE SERVICE; 3/15-4/14/23	29.33 ✓	.00		WF0327
Total 82.502.01.210 TELEPHONE:				29.33	.00		
82.502.01.250 EMPLOYEE BENEFITS							
THE HORTON GROUP, INC	10009	0	WELLNESS VIRGIN PULSE Q1 PARTICIP	121.03 ✓	.00		WF0327
Total 82.502.01.250 EMPLOYEE BENEFITS:				121.03	.00		
82.502.01.270 MAINT OF OFFICE EQUIPMENT							
GFC LEASING	100807901	0	COPIERS/PRINTERS LEASE; 4/5-5/4/23	163.68 ✓	.00		WF0327
Total 82.502.01.270 MAINT OF OFFICE EQUIPMENT:				163.68	.00		
82.502.01.299 OTHER CONTRACTUAL SERVICES							
COMCAST INTERNET	168654073 3/23	0	PHONE SERVICE; 3/15-4/14/23	53.97 ✓	.00		WF0327
Total 82.502.01.299 OTHER CONTRACTUAL SERVICES:				53.97	.00		
82.502.01.321 PURCHASE OF WATER							
DUPAGE WATER COMMISSION	FEBRUARY 2023 P	0	FEBRUARY WATER PUMPAGE BILL 2023	212,100.28 ✓	.00		WF0327
Total 82.502.01.321 PURCHASE OF WATER:				212,100.28	.00		
82.502.01.399 OTHER SUPPLIES							
IMAGING ESSENTIALS	SINV103588	0	PLOTTER INK CARTRIDGE	164.00 ✓	.00		WF0327
Total 82.502.01.399 OTHER SUPPLIES:				164.00	.00		
82.502.02.223 WATER & SEWER SERVICE							
SALT CREEK SANITARY DISTRICT	5150240 3/2023	0	WTR/SWR; 11/15/22-2/15/23	40.76 ✓	.00		WF0327
Total 82.502.02.223 WATER & SEWER SERVICE:				40.76	.00		
82.502.02.292 ENGINEERING SERVICES							
CIVILTECH ENGINEERING INC	51863	0	WISCONSIN & WESTMORE IMPROVEME	281.16 ✓	.00		WF0327
CIVILTECH ENGINEERING INC	51983	0	WISCONSIN & WESTMORE IMPROVEME	601.45 ✓	.00		WF0327
CIVILTECH ENGINEERING INC	52119	0	WISCONSIN & WESTMORE IMPROVEME	5,158.02 ✓	.00		WF0327

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
Total 82.502.02.292 ENGINEERING SERVICES:				6,040.63	.00		
Total GENERAL:				218,713.68	.00		
Total WATER SUPPLY FUND:				218,713.68	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
83.502.01.210 TELEPHONE							
PEERLESS NETWORK	18606 3/23	0	PHONE SERVICE; 3/15-4/14/23	29.33 ✓	.00		WF0327
Total 83.502.01.210 TELEPHONE:				29.33	.00		
83.502.01.250 EMPLOYEE BENEFITS							
THE HORTON GROUP, INC	10009	0	WELLNESS VIRGIN PULSE Q1 PARTICIP	121.03 ✓	.00		WF0327
Total 83.502.01.250 EMPLOYEE BENEFITS:				121.03	.00		
83.502.01.270 MAINT OF OFFICE EQUIPMENT							
GFC LEASING	100807901	0	COPIERS/PRINTERS LEASE; 4/5-5/4/23	163.68 ✓	.00		WF0327
Total 83.502.01.270 MAINT OF OFFICE EQUIPMENT:				163.68	.00		
83.502.01.299 OTHER CONTRACTUAL SERVICES							
COMCAST INTERNET	168654073 3/23	0	PHONE SERVICE; 3/15-4/14/23	53.97 ✓	.00		WF0327
Total 83.502.01.299 OTHER CONTRACTUAL SERVICES:				53.97	.00		
83.502.02.292 ENGINEERING SERVICES							
CIVILTECH ENGINEERING INC	51863	0	WISCONSIN & WESTMORE IMPROVEME	289.54 ✓	.00		WF0327
CIVILTECH ENGINEERING INC	51983	0	WISCONSIN & WESTMORE IMPROVEME	619.37 ✓	.00		WF0327
CIVILTECH ENGINEERING INC	52119	0	WISCONSIN & WESTMORE IMPROVEME	5,311.70 ✓	.00		WF0327
Total 83.502.02.292 ENGINEERING SERVICES:				6,220.61	.00		
83.502.02.299 OTHER CONTRACTUAL SERVICES							
MEM ELECTRIC	223057	0	INSTALL NEW UNDERGROUND ELECTRI	1,806.62 ✓	.00		WF0327
Total 83.502.02.299 OTHER CONTRACTUAL SERVICES:				1,806.62	.00		
83.502.04.292 ENGINEERING SERVICES							
CIVILTECH ENGINEERING INC	51863	0	WISCONSIN & WESTMORE IMPROVEME	1,544.20 ✓	.00		WF0327
CIVILTECH ENGINEERING INC	51983	0	WISCONSIN & WESTMORE IMPROVEME	3,303.28 ✓	.00		WF0327
CIVILTECH ENGINEERING INC	52119	0	WISCONSIN & WESTMORE IMPROVEME	28,329.07 ✓	.00		WF0327
Total 83.502.04.292 ENGINEERING SERVICES:				33,176.55	.00		
Total GENERAL:				41,571.79	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
Total WASTEWATER FUND:				41,571.79	.00		
Grand Totals:				447,017.26	550.00		

	<u>Amount Paid</u>
CASH ALLOCATIONS FUND	
Total CASH ALLOCATIONS FUND:	<u>1,301.63</u>
CORPORATE FUND	
Total CORPORATE FUND:	<u>111,580.52</u>
TIF 5 FUND - KENILWORTH	
Total TIF 5 FUND - KENILWORTH:	<u>2,142.66</u>
TIF 4 FUND - ST. CHARLES RD	
Total TIF 4 FUND - ST. CHARLES RD:	<u>18,823.57</u>
RECREATION FUND	
Total RECREATION FUND:	<u>2,009.26</u>
PARKS FUND	
Total PARKS FUND:	<u>432.64</u>
SWIMMING POOL FUND	
Total SWIMMING POOL FUND:	<u>54.50</u>
STREET IMPROVEMENT FUND	
Total STREET IMPROVEMENT FUND:	<u>49,282.01</u>
EQUIPMENT REPLACEMENT FUND	
Total EQUIPMENT REPLACEMENT FUND:	<u>1,105.00</u>
WATER SUPPLY FUND	
Total WATER SUPPLY FUND:	<u>218,713.68</u>
WASTEWATER FUND	
Total WASTEWATER FUND:	<u>41,571.79</u>

Grand Totals:

Amount Paid

447,017.26

THE PRECEDING LIST OF BILLS PAYABLE WAS REVIEWED AND APPROVED FOR PAYMENT.

DATE _____

3/23/23

APPROVED BY

Charles Henry
W. Perkins

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice Detail.Adjustmentid = {IS NULL}

Invoice.Batch = "WF0327","0327","0321 INT"



VILLAGE OF VILLA PARK

List of Bills Presented to the Board of Trustees at its Meeting on April 10, 2023

Covering weekly check runs dated for:

April 3, 2023/CY23\$1,333,232.18

1 of 1

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice.Batch = "WF040323","WF0403"

Invoice Detail.Type = {<>} "Adjustment"

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.130204 GROUP INSURANCE REC							
BLUE CROSS BLUE SHIELD	04012023	0	HEALTH INSURANCE; APRIL 2023	30,500.00 ✓	.00		WF04032
Total 10.130204 GROUP INSURANCE REC:				30,500.00	.00		
10.190515 DUE TO/FROM LIBRARY (BENEFITS)							
BLUE CROSS BLUE SHIELD	04012023	0	HEALTH INSURANCE; APRIL 2023	12,066.08 ✓	.00		WF04032
Total 10.190515 DUE TO/FROM LIBRARY (BENEFITS):				12,066.08	.00		
10.210508 ESCROW: P. W. PROJECTS							
ST. PAUL LUTHERAN CHURCH	PRSW202101455	0	BOND REFUND 545 S ARDMORE	7,101.60 ✓	.00		WF04032
Total 10.210508 ESCROW: P. W. PROJECTS:				7,101.60	.00		
Total :				49,667.68	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.511.00.211 LEGAL SERVICES							
ROBBINS SCHWARTZ	941242	0	LEGAL SERVICES - PROSECUTIONS - JA	2,843.75 ✓	.00		WF04032
STORINO RAMELLO & DURKIN	87918	0	GENERAL (FEBRUARY 2023)	8,865.88 ✓	.00		WF04032
STORINO RAMELLO & DURKIN	87933	0	LEGAL SERVICE ELECTIONAL OBJECTI	4,538.98 ✓	.00		WF04032
Total 10.511.00.211 LEGAL SERVICES:				16,248.61	.00		
10.511.00.212 LEGAL SERVICES-POLICE							
OTTOSEN DINOLFO	153422	0	HEARING COURT JAN-FEB 2023	2,538.00 ✓	.00		WF04032
Total 10.511.00.212 LEGAL SERVICES-POLICE:				2,538.00	.00		
10.511.00.656 FIRE & POLICE COMMISSION							
C.O.P.S AND F.I.R.E PERSONNEL	107985	0	PSYCHH EVAL FOR NEW HIRES	3,150.00 ✓	.00		WF04032
Total 10.511.00.656 FIRE & POLICE COMMISSION:				3,150.00	.00		
Total PUBLIC AFFAIRS:				21,936.61	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.513.00.210 TELEPHONE							
SETTLES, JULIE	FEB-MARCH 2023	0	USAGE REIMBURSEMENT; FEBRUARY 2	24.99 ✓	.00		WF04032
SETTLES, JULIE	FEB-MARCH 2023	0	USAGE REIMBURSEMENT; MARCH 2023	24.99 ✓	.00		WF04032
SETTLES, JULIE	FEB-MARCH 2023	0	PERS PHONE REIMBURSEMENT; FEBRU	24.99 ✓	.00		WF04032
SETTLES, JULIE	FEB-MARCH 2023	0	PERS PHONE REIMBURSEMENT; MARC	24.99 ✓	.00		WF04032
Total 10.513.00.210 TELEPHONE:				99.96	.00		
10.513.00.230 PRINTING SERVICES							
SIR SPEEDY PRINT SIGNS MARKETING	85428	0	10 BUDGET BOOKS	1,508.37 ✓	.00		WF04032
SIR SPEEDY PRINT SIGNS MARKETING	85429	0	6 BUDGET BOOKS	268.99 ✓	.00		WF04032
SIR SPEEDY PRINT SIGNS MARKETING	85430	0	1 BUDGET BOOK	76.18 ✓	.00		WF04032
Total 10.513.00.230 PRINTING SERVICES:				1,853.54	.00		
Total FINANCE:				1,953.50	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.514.00.230 PRINTING SERVICES							
SIR SPEEDY PRINT SIGNS MARKETING	85429	0 2 BUDGET BOOKS		89.67	.00		WF04032
Total 10.514.00.230 PRINTING SERVICES:				89.67	.00		
Total COMMUNITY DEVELOPMENT:				89.67	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.515.00.250 EMPLOYEE BENEFITS							
BLUE CROSS BLUE SHIELD	04012023	0	HEALTH INSURANCE; APRIL 2023	25,824.80 ✓	.00		WF04032
TAUCHEN, WILLIAM J	FEB 2023	0	POST RETIREMENT BENEFIT; FEB 2023	125.00 ✓	.00		WF04032
Total 10.515.00.250 EMPLOYEE BENEFITS:				25,949.80	.00		
10.515.00.261 INSURANCE CLAIM LOSSES							
KOVATCHIS, MICHELE	2.24.2023	0	CLAIM REIMBURSEMENT 2/24/2023	424.25 ✓	.00		WF04032
Total 10.515.00.261 INSURANCE CLAIM LOSSES:				424.25	.00		
Total CENTRAL SERVICES:				26,374.05	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.516.00.220 UTILITY - GAS							
NICOR GAS	00-93-47-2022 8 2/2	0	100 S VILLA ;2/3-3/7/23	499.58 ✓	.00		WF0403
NICOR GAS	39-44-49-5900 9 2/2	0	MUSEUM;2/3-3/7/23	510.85 ✓	.00		WF0403
NICOR GAS	70-22-77-0234 0 2/2	0	POLICE STN;2/3-3/7/23	549.28 ✓	.00		WF0403
Total 10.516.00.220 UTILITY - GAS:				1,559.71	.00		
10.516.00.299 OTHER CONTRACTUAL SERVICES							
ALLIED GARAGE DOOR INC	208176	0	100 W HOME N & S DOOR OPERATORS	5,911.12 ✓	.00		WF04032
JOHNSON CONTROLS SECURITY SOLUTIONS	38595913	0	FD82- FIRE ALARM WIRELESS MONITOR	108.00 ✓	.00		WF04032
JOHNSON CONTROLS SECURITY SOLUTIONS	38595944	0	FD81- FIRE ALARM WIRELESS MONITOR	161.25 ✓	.00		WF04032
NORATEK SOLUTIONS INC	C37555	0	ANNUAL LICENSE FOR PARKS	1,007.25 ✓	.00		WF04032
Total 10.516.00.299 OTHER CONTRACTUAL SERVICES:				7,187.62	.00		
Total BUILDINGS & GROUNDS:				8,747.33	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.517.00.220 UTILITY - GAS							
NICOR GAS	10-44-81-1000 6 2/2	0	METRA STATION;2/3-3/7/23	357.98 ✓	.00		WF0403
Total 10.517.00.220 UTILITY - GAS:				357.98	.00		
10.517.00.299 OTHER CONTRACTUAL SERVICES							
NORATEK SOLUTIONS INC	C37555	0	ANNUAL LICENSE FOR PARKS	1,007.25 ✓	.00		WF04032
Total 10.517.00.299 OTHER CONTRACTUAL SERVICES:				1,007.25	.00		
Total COMMUTER PARKING LOT:				1,365.23	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.518.00.215 SHOP SERVICES							
CINTAS CORPORATION #344	4149637392	0	CY23 MATS,TOWELS,UNIFORMS	74.96 ✓	.00		WF04032
Total 10.518.00.215 SHOP SERVICES:				74.96	.00		
10.518.00.250 EMPLOYEE BENEFITS							
BLUE CROSS BLUE SHIELD	04012023	0	HEALTH INSURANCE; APRIL 2023	4,387.28 ✓	.00		WF04032
Total 10.518.00.250 EMPLOYEE BENEFITS:				4,387.28	.00		
10.518.00.310 MOTOR VEHICLE PARTS & ACCESS							
DUPAGE TIRE & AUTO CENTER INC	164395	0	STOCK TIRES	495.83 ✓	.00		WF04032
Total 10.518.00.310 MOTOR VEHICLE PARTS & ACCESS:				495.83	.00		
Total GARAGE:				4,958.07	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.520.01.202 TRAINING & CONFERENCES							
LAY, STEVEN	02092023	0	REID INTERVW TECHNIQUE TRNG-MEA	43.21 ✓	.00		WF04032
LAY, STEVEN	02242023	0	BASIC INVESTIGATIONS 40HR-MEALS R	94.44 ✓	.00		WF04032
POLICE LAW INSTITUTE	23057	0	ANNUAL OSHA TRAINING	690.00 ✓	.00		WF04032
Total 10.520.01.202 TRAINING & CONFERENCES:				827.65	.00		
10.520.01.210 TELEPHONE							
VERIZON WIRELESS	9929051099	0	POLE CAMS,EMPL&SQUAD CELL SVC 2.	853.70 ✓	.00		WF04032
Total 10.520.01.210 TELEPHONE:				853.70	.00		
10.520.01.250 EMPLOYEE BENEFITS							
BLUE CROSS BLUE SHIELD	04012023	0	HEALTH INSURANCE; APRIL 2023	79,488.40 ✓	.00		WF04032
Total 10.520.01.250 EMPLOYEE BENEFITS:				79,488.40	.00		
10.520.01.299 OTHER CONTRACTUAL SERVICES							
SVARA, JAMES	03222023	0	DONUTS FOR S.A.L.T MTG-REIMBURSE	40.00 ✓	.00		WF04032
Total 10.520.01.299 OTHER CONTRACTUAL SERVICES:				40.00	.00		
10.520.01.317 OFFICE SUPPLIES							
SIR SPEEDY PRINT SIGNS MARKETING	85429	0	2 BUDGET BOOKS	89.67 ✓	.00		WF04032
Total 10.520.01.317 OFFICE SUPPLIES:				89.67	.00		
10.520.07.230 PRINTING SERVICES							
P.F. PETTIBONE & CO.	183512	0	CRASH REPORT CARDS FOR ACCIDEN	122.90 ✓	.00		WF04032
Total 10.520.07.230 PRINTING SERVICES:				122.90	.00		
10.520.08.299 OTHER CONTRACTUAL SERVICES							
LEADSONLINE LLC	403781	0	LEADS ONLINE INVESTIGATION SYST-S	3,987.00 ✓	.00		WF04032
Total 10.520.08.299 OTHER CONTRACTUAL SERVICES:				3,987.00	.00		
10.520.09.299 OTHER CONTRACTUAL SERVICES							
BEST TECHNOLOGY SYSTEMS INC	BTL-23013-1	0	BULLET TRAP INSPECT/CLEAN,INSTALL	1,775.00 ✓	.00		WF04032
EASTON, LOUIS	VPPC2201411	0	REIMBURSE SGT EASTON-FOOD FOR	130.30 ✓	.00		WF04032
EASTON, LOUIS	VPPC2201411	0	REIMBUSE SGT EASTON-DONUTS FOR	20.00 ✓	.00		WF04032

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
WASHU LLC	169	0	FEB 2023-41 CAR WASHES	123.00 ✓	.00		WF04032
Total 10.520.09.299 OTHER CONTRACTUAL SERVICES:				2,048.30	.00		
10.520.09.301 UNIFORMS							
JG UNIFORMS INC	111131	0	BULLETPROOF VEST & COVER -DET SG	1,275.00 ✓	.00		WF04032
P.F. PETTIBONE & CO.	182048	0	DET BANASZEWSKI BADGE	126.80 ✓	.00		WF04032
P.F. PETTIBONE & CO.	183645	0	D/C KUBISH, DET SGT KRUP, SGT LAND	913.95 ✓	.00		WF04032
Total 10.520.09.301 UNIFORMS:				2,315.75	.00		
10.520.09.333 RANGE SUPPLIES							
O'HERRON CO INC, RAY	2257333	0	OFC/RANGE AMMUNITION-STATE BID P	5,037.00 ✓	.00		WF04032
O'HERRON CO INC, RAY	2257959	0	AMMUNITION	250.00 ✓	.00		WF04032
Total 10.520.09.333 RANGE SUPPLIES:				5,287.00	.00		
10.520.09.399 OTHER SUPPLIES							
O'HERRON CO INC, RAY	2258210	0	ASSAULT SHIELD AND CARRIER	1,990.00 ✓	.00		WF04032
Total 10.520.09.399 OTHER SUPPLIES:				1,990.00	.00		
Total POLICE:				97,050.37	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.521.01.250 EMPLOYEE BENEFITS							
BLUE CROSS BLUE SHIELD	04012023	0	HEALTH INSURANCE; APRIL 2023	5,026.76 ✓	.00		WF04032
Total 10.521.01.250 EMPLOYEE BENEFITS:				5,026.76	.00		
10.521.22.301 UNIFORMS							
AIR ONE EQUIPMENT INC	191523	0	DEFENDDER HELMETS,EYE PROTECTI	3,065.00 ✓	.00		WF04032
Total 10.521.22.301 UNIFORMS:				3,065.00	.00		
Total FIRE:				8,091.76	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.523.02.250 EMPLOYEE BENEFITS							
BLUE CROSS BLUE SHIELD	04012023	0	HEALTH INSURANCE; APRIL 2023	29,948.38	.00		WF04032
Total 10.523.02.250 EMPLOYEE BENEFITS:				29,948.38	.00		
10.523.02.299 OTHER CONTRACTUAL SERVICES							
STRYKER SALES CORPORATION	4072802	0	HEART MONITOR MAIN AGREEMENT, (2)	3,060.00	.00		WF04032
Total 10.523.02.299 OTHER CONTRACTUAL SERVICES:				3,060.00	.00		
Total AMBULANCE/PARAMEDIC:				33,008.38	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.524.02.299 OTHER CONTRACTUAL SERVICES							
LAKESHORE RECYCLING SYSTEMS	3483597	0	TRASH & BRUSH REMOVAL MAR 2023	138,201.12 ✓	.00		WF04032
Total 10.524.02.299 OTHER CONTRACTUAL SERVICES:				138,201.12	.00		
Total GARBAGE:				138,201.12	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
10.525.01.250 EMPLOYEE BENEFITS							
BLUE CROSS BLUE SHIELD	04012023	0	HEALTH INSURANCE; APRIL 2023	20,758.30 ✓	.00		WF04032
Total 10.525.01.250 EMPLOYEE BENEFITS:				20,758.30	.00		
10.525.25.219 UTILITY - ELECTRIC							
AEP ENERGY	3017246055 2/202	0	1 S CENTRAL LITE RT/25; 2/8-3/9/23	433.17 ✓	.00		WF0403
AEP ENERGY	3017246077 2/202	0	118 S VILLA AVE; 2/8-3/9/23	44.32 ✓	.00		WF0403
Total 10.525.25.219 UTILITY - ELECTRIC:				477.49	.00		
10.525.25.299 OTHER CONTRACTUAL SERVICES							
H & H ELECTRIC COMPANY	41014	0	FEBRUARY TRAFFIC SIGNAL MAINTENA	624.00 ✓	.00		WF04032
Total 10.525.25.299 OTHER CONTRACTUAL SERVICES:				624.00	.00		
10.525.27.342 ASPHALT MIX							
DUPAGE MATERIALS COMPANY LLC.	21045	0	HIGH PERFORMANCE COLD	320.00 ✓	.00		WF04032
Total 10.525.27.342 ASPHALT MIX:				320.00	.00		
Total STREET:				22,179.79	.00		
Total CORPORATE FUND:				413,623.56	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
19.520.01.212 LEGAL SERVICES - POLICE DUI SMITH & FULLER	5833	0	LEGAL SVCS--FEB DUI PROSECUTIONS	3,063.60	.00		WF04032
Total 19.520.01.212 LEGAL SERVICES - POLICE DUI:				3,063.60	.00		
Total POLICE:				3,063.60	.00		
Total DUI TECHNOLOGY FUND:				3,063.60	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
35.210508 ESCROW: REC RENTAL DEPOSITS							
FLORES, ANDRES	154642	0	DEPOSIT REFUND	187.50 ✓	.00		WF04032
Total 35.210508 ESCROW: REC RENTAL DEPOSITS:				187.50	.00		
Total :				187.50	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
35.502.01.250 EMPLOYEE BENEFITS							
BLUE CROSS BLUE SHIELD	04012023	0	HEALTH INSURANCE; APRIL 2023	14,877.16 ✓	.00		WF04032
Total 35.502.01.250 EMPLOYEE BENEFITS:				14,877.16	.00		
35.502.01.317 OFFICE SUPPLIES							
SIR SPEEDY PRINT SIGNS MARKETING	85430	0	2 BUDGET BOOKS	152.35 ✓	.00		WF04032
Total 35.502.01.317 OFFICE SUPPLIES:				152.35	.00		
35.502.16.220 UTILITY - GAS							
NICOR GAS	47-30-07-8760 4 2/2	0	ICC;2/3-3/7/23	2,991.00 ✓	.00		WF0403
Total 35.502.16.220 UTILITY - GAS:				2,991.00	.00		
35.502.36.299 OTHER CONTRACTUAL SERVICES							
BMI	46926542	0	CY23 CONTRACTUAL LINCENSE FOR LI	272.00 ✓	.00		WF04032
DEFUSS, CARRIE	031323	0	STAGE DIRECTOR 2023 DANCE RECITAL	300.00 ✓	.00		WF04032
EAGLE ACADEMY OF MARTIAL ARTS	20230507	0	CY23 CONTRACTUAL MATIAL ARTS INST	3,409.00 ✓	.00		WF04032
Total 35.502.36.299 OTHER CONTRACTUAL SERVICES:				3,981.00	.00		
35.502.36.311 PROGRAM SUPPLIES							
MICHAEL ANTHONY'S PIZZA	139477	0	JAN 23 BIRTHDAY BINGO LUNCH	205.25 ✓	.00		WF04032
MICHAEL ANTHONY'S PIZZA	139509	0	FEB 23 BIRTHDAY BINGO LUNCH	394.50 ✓	.00		WF04032
MICHAEL ANTHONY'S PIZZA	139513	0	FJT LUNCH	45.00 ✓	.00		WF04032
MICHAEL ANTHONY'S PIZZA	139515	0	FUNTIME CHILDRENS LUNCH	47.00 ✓	.00		WF04032
MICHAEL ANTHONY'S PIZZA	139519	0	MARCH BIRTHDAY BINGO LUNCH	354.50 ✓	.00		WF04032
Total 35.502.36.311 PROGRAM SUPPLIES:				1,046.25	.00		
Total GENERAL:				23,047.76	.00		
Total RECREATION FUND:				23,235.26	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
36.502.01.220 UTILITY - GAS							
NICOR GAS	45-95-90-7159 3 2/2	0	MAINT BLDG;2/3-3/8/23	125.05 ✓	.00		WF0403
NICOR GAS	86-94-36-5332 8 2/2	0	N TERR PARK;2/6-3/8/23	209.34 ✓	.00		WF0403
Total 36.502.01.220 UTILITY - GAS:				334.39	.00		
36.502.01.250 EMPLOYEE BENEFITS							
BLUE CROSS BLUE SHIELD	04012023	0	HEALTH INSURANCE; APRIL 2023	16,282.56 ✓	.00		WF04032
Total 36.502.01.250 EMPLOYEE BENEFITS:				16,282.56	.00		
36.502.01.299 OTHER CONTRACTUAL SERVICES							
NORATEK SOLUTIONS INC	C37555	0	ANNUAL LICENSE FOR PARKS	1,007.25 ✓	.00		WF04032
Total 36.502.01.299 OTHER CONTRACTUAL SERVICES:				1,007.25	.00		
36.502.01.317 OFFICE SUPPLIES							
SIR SPEEDY PRINT SIGNS MARKETING	85430	0	2 BUDGET BOOKS	152.35 ✓	.00		WF04032
Total 36.502.01.317 OFFICE SUPPLIES:				152.35	.00		
36.502.02.299 OTHER CONTRACTUAL SERVICES							
NORATEK SOLUTIONS INC	C37555	0	ANNUAL LICENSE FOR PARKS	1,007.25 ✓	.00		WF04032
Total 36.502.02.299 OTHER CONTRACTUAL SERVICES:				1,007.25	.00		
Total GENERAL:				18,783.80	.00		
Total PARKS FUND:				18,783.80	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
41.502.01.220 UTILITY - GAS							
NICOR GAS	00-31-93-8763 5 2/2	0	JEFF POOL ;2/3-3/7/23	98.03 ✓	.00		WF0403
NICOR GAS	32-27-30-1000 2 2/2	0	JEFF POOL FLTR;2/3-3/6/23	52.55 ✓	.00		WF0403
Total 41.502.01.220 UTILITY - GAS:				150.58	.00		
Total GENERAL:				150.58	.00		
Total SWIMMING POOL FUND:				150.58	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
60.502.02.250 EMPLOYEE BENEFITS							
BLUE CROSS BLUE SHIELD	04012023	0	HEALTH INSURANCE; APRIL 2023	4,206.68 ✓	.00		WF04032
Total 60.502.02.250 EMPLOYEE BENEFITS:				4,206.68	.00		
Total GENERAL:				4,206.68	.00		
Total STREET IMPROVEMENT FUND:				4,206.68	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
67.502.02.299 OTHER CONTRACTUAL SERVICES							
WILLIAMS ARCHITECTS	21577	35011	LIONS REC FEB'23 DESIGN DEVELOPME	99,800.61 ✓	.00		WF04032
Total 67.502.02.299 OTHER CONTRACTUAL SERVICES:				99,800.61	.00		
Total GENERAL:				99,800.61	.00		
Total BUILDING IMPROVEMENTS FUND:				99,800.61	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
82.502.01.250 EMPLOYEE BENEFITS							
BLUE CROSS BLUE SHIELD	04012023	0	HEALTH INSURANCE; APRIL 2023	12,666.62 ✓	.00		WF04032
Total 82.502.01.250 EMPLOYEE BENEFITS:				12,666.62	.00		
82.502.01.693 IEPA LOAN REPAYMENTS							
ILLINOIS ENVIRONMENTAL	L17-3396 -24TH	0	L17-3396 24TH INSTALLMENT NORTH SI	32,819.59 ✓	.00		WF04032
Total 82.502.01.693 IEPA LOAN REPAYMENTS:				32,819.59	.00		
82.502.02.219 UTILITY - ELECTRIC							
AEP ENERGY	3014421024 2/202	0	CORNELL PUMP STN; 2/8-3/9/23	764.96 ✓	.00		WF0403
Total 82.502.02.219 UTILITY - ELECTRIC:				764.96	.00		
82.502.02.220 UTILITY - GAS							
NICOR GAS	00-94-81-1000 2 2/2	0	WTR/SWR;2/3-3/7/23	742.65 ✓	.00		WF0403
NICOR GAS	28-55-16-5989 0 2/2	0	CENTRAL STN;2/3-3/7/23	168.47 ✓	.00		WF0403
NICOR GAS	35-02-64-0936 3 2/2	0	1260 S CORNELL;2/8-3/10/23	165.66 ✓	.00		WF0403
Total 82.502.02.220 UTILITY - GAS:				1,076.78	.00		
Total GENERAL:				47,327.95	.00		
Total WATER SUPPLY FUND:				47,327.95	.00		

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch
83.502.01.250 EMPLOYEE BENEFITS							
BLUE CROSS BLUE SHIELD	04012023	0	HEALTH INSURANCE; APRIL 2023	3,661.36 ✓	.00		WF04032
Total 83.502.01.250 EMPLOYEE BENEFITS:				3,661.36	.00		
83.502.01.694 IEPA LOAN REPAYMENTS							
ILLINOIS ENVIRONMENTAL	L17-2987-28	0	L17-2987 28TH INSTALLMENT SOUTH M	23,960.63 ✓	.00		WF04032
ILLINOIS ENVIRONMENTAL	L17-3049 - 24TH	0	L17-3049 24TH LOAN REPAYMENT FOR	39,968.87 ✓	.00		WF04032
Total 83.502.01.694 IEPA LOAN REPAYMENTS:				63,929.50	.00		
83.502.02.219 UTILITY - ELECTRIC							
AEP ENERGY	3014421013 2/202	0	WWFTF ; 2/8-3/9/23	3,699.17 ✓	.00		WF0403
Total 83.502.02.219 UTILITY - ELECTRIC:				3,699.17	.00		
83.502.02.220 UTILITY - GAS							
NICOR GAS	03-36-92-1882 5 2/2	0	GENERATOR STN;2/3-3/7/23	95.23 ✓	.00		WF0403
NICOR GAS	27-37-06-3955 4 2/2	0	NORTH & YALE LFT;2/3-3/7/23	53.94 ✓	.00		WF0403
NICOR GAS	29-10-59-0000 4 2/2	0	WET WEATHER;2/3-3/7/23	1,938.01 ✓	.00		WF0403
NICOR GAS	52-91-90-1082 8 2/2	0	NATH LIFT STN;2/6-3/7/23	55.27 ✓	.00		WF0403
Total 83.502.02.220 UTILITY - GAS:				2,142.45	.00		
83.502.04.401 CAPITAL OUTLAY							
BENCHMARK CONSTRUCTION CO	Monterey PE 04	0	MONTEREY IMPROVEMENT PROJECT C	649,607.66 ✓	.00		WF04032
Total 83.502.04.401 CAPITAL OUTLAY:				649,607.66	.00		
Total GENERAL:				723,040.14	.00		
Total WASTEWATER FUND:				723,040.14	.00		
Grand Totals:				1,333,232.18	.00		

	<u>Amount Paid</u>
CORPORATE FUND	
Total CORPORATE FUND:	<u>413,623.56</u>
DUI TECHNOLOGY FUND	
Total DUI TECHNOLOGY FUND:	<u>3,063.60</u>
RECREATION FUND	
Total RECREATION FUND:	<u>23,235.26</u>
PARKS FUND	
Total PARKS FUND:	<u>18,783.80</u>
SWIMMING POOL FUND	
Total SWIMMING POOL FUND:	<u>150.58</u>
STREET IMPROVEMENT FUND	
Total STREET IMPROVEMENT FUND:	<u>4,206.68</u>
BUILDING IMPROVEMENTS FUND	
Total BUILDING IMPROVEMENTS FUND:	<u>99,800.61</u>
WATER SUPPLY FUND	
Total WATER SUPPLY FUND:	<u>47,327.95</u>
WASTEWATER FUND	
Total WASTEWATER FUND:	<u>723,040.14</u>
Grand Totals:	<u><u>1,333,232.18</u></u>

Amount Paid

THE PRECEDING LIST OF BILLS PAYABLE WAS REVIEWED AND APPROVED FOR PAYMENT.

DATE 3/29/23 APPROVED BY Charles Howard
[Signature]

Report Criteria:

Invoices with totals above \$0 included.
Paid and unpaid invoices included.
Invoice Detail.Adjustmentid = {IS NULL}
Invoice.Batch = "WF040323","WF0403"

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Admin Asst

Submitting Department: Village Manager's Office

Item Type: Report/Presentation

Agenda Section: Appointment to Boards or Commissions

Subject:

Video Production Commission

Suggested Action:

Reappointment of Commissioner Robert Wagner for the term of 5/1/2023 to 4/30/2026.

Attachments:

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Admin Asst

Submitting Department: Village Manager's Office

Item Type: Report/Presentation

Agenda Section: Appointment to Boards or Commissions

Subject:

Community F.U.N. Commission

Suggested Action:

Reappointment of Commissioners Kathy Halloran and Leslie Allison-Seei for the term of 5/1/2023 to 4/30/2026.

Attachments:

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Admin Asst

Submitting Department: Village Manager's Office

Item Type: Report/Presentation

Agenda Section: Appointment to Boards or Commissions

Subject:

Economic Development Commission

Suggested Action:

Reappointment of Commissioners Ghada Abdelhafez-Fahmy, Matthew Schmit and Tony Oddo for a term from 5/1/2023 to 4/30/2026.

Attachments:

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Admin Asst

Submitting Department: Village Manager's Office

Item Type: Report/Presentation

Agenda Section: Appointment to Boards or Commissions

Subject:

Environmental Concerns Commission

Suggested Action:

Reappointment of Commissioner Sandy Hill for a term from 5/1/2023 to 4/30/2026, and appointment of Tamara Lambert-Wasilewski for a term to begin upon sworn oath through April 30, 2025.

Attachments:

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Admin Asst

Submitting Department: Village Manager's Office

Item Type: Report/Presentation

Agenda Section: Appointment to Boards or Commissions

Subject:

Board of Fire and Police Commission

Suggested Action:

Reappointment of Commissioners Rae Rupp-Srch and Glenn Nystrom to a term from 5/1/2023 to 4/30/2026.

Attachments:

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Admin Asst

Submitting Department: Village Manager's Office

Item Type: Report/Presentation

Agenda Section: Appointment to Boards or Commissions

Subject:

Parks and Recreation Advisory Commission

Suggested Action:

Reappointment of Commissioners Cheryl Tucker and Sam Bousum Jr. for a term from May 1, 2023 to April 30, 2025.

Attachments:

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Admin Asst

Submitting Department: Village Manager's Office

Item Type: Report/Presentation

Agenda Section: Appointment to Boards or Commissions

Subject:

Police Pension Fund Board

Suggested Action:

Reappointment of Chris Aiello for the term of 5/1/2023 to 4/30/2025.

Attachments:

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Admin Asst

Submitting Department: Village Manager's Office

Item Type: Report/Presentation

Agenda Section: Appointment to Boards or Commissions

Subject:

Senior Concerns Commission

Suggested Action:

Reappointment of Commissioners Nadia Hajduk, Irene Kaylor and Ruby Burns to the Senior Concerns Commission for a term from 5/1/2023 to 4/30/2026.

Attachments:

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Admin Asst

Submitting Department: Village Manager's Office

Item Type: Report/Presentation

Agenda Section: Appointment to Boards or Commissions

Subject:

Traffic and Safety Commission

Suggested Action:

Reappointment of Commissioners Ed McMurray and Bob Wagner to a term from 5/1/2023 to 4/30/2026.

Attachments:

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Admin Asst

Submitting Department: Village Manager's Office

Item Type: Report/Presentation

Agenda Section: Appointment to Boards or Commissions

Subject:

Zoning and Planning Commission

Suggested Action:

Reappointment of Commissioners Justin Shlensky, Dominic Romano and Eric Luedke to a term from 5/1/2023 to 4/30/2026.

Attachments:

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Suzanne McVey

Submitting Department: Village Manager's Office

Item Type: Ordinances

Agenda Section: First Reading on Ordinances

Subject:

An Ordinance of the Village of Villa Park, DuPage County, Illinois Amending Section 3-313(a) of the Municipal Code Increase the Maximum Number of Licenses Permitted Under the Class D-1 Liquor License

Suggested Action:

The current owners for the Villa Park Shell located at 401 E. St Charles have applied for a Class D-1 liquor license. The Class D-1 license allows for the sale of beer and wine in original packages for consumption off premises. This would bring the total number of Class D-1 licenses to four (4). All owners have successfully completed the background check by the Police Department. The Liquor Commission has approved the issuance of this license.

Attachments:

[Memo - Villa Park Shell Increase D1 liquor license.docx](#)

[ORD_-_Add_Class_D1_License_-_Villa Park Shell.docx](#)

Memo

Date: April 5, 2023

To: President Cuzzone and Board of Trustees

Cc: Village Manager Matt Harline

From: Julie Settles

RE: Liquor License for Cyriac Chandy, Shibu Joseph, Jose Tharathattel, Sajimon Jacob and Tiji Vettikattil – Villa Park Shell 401 E. St. Charles

The current business owners have applied for a Class D1 liquor license to sell beer and wine in original packages for consumption off the premises. All owners have successfully completed the background check by the Police Department.

The Liquor Commission has approved the issuance of this license.

Ordinance No: _____

Ordinance No. _____

**An Ordinance Amending Section 3-313(a) of the Municipal Code of the
Village of Villa Park To Increase the Maximum Number of Licenses
Permitted under the Class D-1 Liquor License**

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 Section 5/4-1 of the Liquor Control Act of 1934, as amended, (235 ILCS 5/4-1 et seq.) the corporate authorities of the Village have the power to determine the number, kind and classification of liquor licenses; and

WHEREAS, Chapter 3 of the Municipal Code of the Village of Villa Park, as amended, provides for the issuance of a Class D-1 liquor license for the retail sale of alcoholic liquors on the premises specified in their original package and not for consumption on the premises of a retail establishment commonly known as a convenience store described in the license; and

WHEREAS, Cyriac Chandy, Shibu Joseph, Jose Tharathattel, Sajimon Jacob, Tiji Vettikattil (“Applicants”) are owners of the establishment located at 401 E. St. Charles Rd., Villa Park, which currently operates as Villa Park Shell; and

WHEREAS, Applicants seek to operate Villa Park Shell, and has applied for a Class D-1 liquor license; and

WHEREAS, the Village President, as the Local Liquor Control Commissioner, has approved the Applicants’ application for a Class D-1 liquor license in order to operate the establishment of Villa Park Shell at 401 E. St. Charles Rd., Villa Park; and

WHEREAS, the corporate authorities of the Village of Villa Park deem it to be in the best interests of the Village and its residents to increase the maximum number of Class D-1 liquor licenses by one (1) in order to accommodate the Applicants license application.

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: That Section 3-313(a) of the Municipal Code of the Village of Villa Park, as amended, be and is hereby amended, with respect to the Class D-1 license, to read as follows:

Ordinance No: _____

Class
D-1

Maximum Number
4

Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed this _____ day of _____, 2023.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this _____ day of _____, 2023.

Village President

Attest:

Village Clerk

Published in pamphlet form:

_____, 2023

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Suzanne McVey

Submitting Department: Village Manager's Office

Item Type: Ordinances

Agenda Section: First Reading on Ordinances

Subject:

An Ordinance of the Village of Villa Park, DuPage County, Illinois, Amending Section 3-313(a) of the Municipal Code to Increase the Maximum Number of Licenses Permitted Under the Class D-1 Liquor License

Suggested Action:

The current owners of Casey's #6447, located at 45 E North Avenue, have applied for a Class D-1 liquor license. The Class D-1 license allows for the sale of beer and wine in original packages for consumption off premises. Along with the previous ordinance up for review by the Board, this would bring the total number of Class D-1 licenses to five (5). All owners have successfully completed the background check by the Police Department. The Liquor Commission has approved the issuance of this license.

Attachments:

[Memo - Casey's Increase D1 liquor license.docx](#)

[ORD_-_Add_Class_D1_License_-Casey's.docx](#)

Memo

Date: April 6, 2023

To: President Cuzzone and Board of Trustees

Cc: Village Manager Matt Harline

From: Julie Settles

RE: Liquor License for Casey's Retail Company – Casey's #6447 45 E North Ave.

The current business owners have applied for a Class D1 liquor license to sell beer and wine in original packages for consumption off the premises. All owners have successfully completed the background check by the Police Department.

The Liquor Commission has approved the issuance of this license.

Ordinance No: _____

Ordinance No. _____

**An Ordinance Amending Section 3-313(a) of the Municipal Code of the
Village of Villa Park To Increase the Maximum Number of Licenses
Permitted under the Class D-1 Liquor License**

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 Section 5/4-1 of the Liquor Control Act of 1934, as amended, (235 ILCS 5/4-1 et seq.) the corporate authorities of the Village have the power to determine the number, kind and classification of liquor licenses; and

WHEREAS, Chapter 3 of the Municipal Code of the Village of Villa Park, as amended, provides for the issuance of a Class D-1 liquor license for the retail sale of alcoholic liquors on the premises specified in their original package and not for consumption on the premises of a retail establishment commonly known as a convenience store described in the license; and

WHEREAS, Casey’s Retail Company, DBA Casey’s #6447 (“Applicant”) is owner of the establishment located at 45 E. North Ave., Villa Park, which currently operates as Casey’s #6447; and

WHEREAS, Applicants seek to operate Casey’s #6447, and has applied for a Class D-1 liquor license; and

WHEREAS, the Village President, as the Local Liquor Control Commissioner, has approved the Applicants’ application for a Class D-1 liquor license in order to operate the establishment of Casey’s at 45 E. North Ave., Villa Park; and

WHEREAS, the corporate authorities of the Village of Villa Park deem it to be in the best interests of the Village and its residents to increase the maximum number of Class D-1 liquor licenses by one (1) in order to accommodate the Applicants license application.

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: That Section 3-313(a) of the Municipal Code of the Village of Villa Park, as amended, be and is hereby amended, with respect to the Class D-1 license, to read as follows:

Ordinance No: _____

Class
D-1

Maximum Number
5

Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed this _____ day of _____, 2023.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this _____ day of _____, 2023.

Village President

Attest:

Village Clerk

Published in pamphlet form:

_____, 2023

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Marc McLaughlin

Submitting Department: Community Development

Item Type: Ordinances

Agenda Section: Ordinances

Subject:

An Ordinance of the Village of Villa Park, DuPage County, Illinois to approve Petition PZ-22-0016 for a Special Use for a Museum and Cultural Facility and a Special Use for Religious Assembly.

Suggested Action:

The contract purchaser of 721 E Madison St, Ahlul Bait Cultural Center NFP, is seeking approval of a Special Use for a Museum and Cultural Facility and a Special Use for a Religious Assembly. The Planning and Zoning Commission held a public hearing on March 9, 2023 where they recommended approval of the request 5-2.

Attachments:

[Board Memo - 721 E Madison - Museum and Cultral Center and Religious Assembly.pdf](#)

[Minutes PZ-22-0016 3-9-23.pdf](#)

[Ordinance - PZ-23-0016 - 721 E. Madison - Speciaal Use - Museum and Cultural Center and Religous Assembly Use.docx](#)

Memo



To: Matthew Harline, Village Manager

From: Marc McLaughlin, AICP, GISP, Director of Community Development

Date: April 10, 2023

Re: Petition PZ-22-0016 – 721 E Madison Ave – Special Use for Museum and Cultural Center and Religious Assembly

The Petitioner, who is the Contract Purchaser of 721 E Madison, Ahlul Bait Cultural Center NFP, is seeking approval of two (2) separate Special Uses, one for Museum and Cultural Center, and the second for Religious Assembly. These requests are written within a single approving Ordinance in an effort to comply with the Religious Land Use and Institutionalized Persons Act (RLUIPA). Both the Museum and Cultural Center and Religious Assembly are in essence assembly uses per Section 2(b)(2) of RLUIPA and should be treated equally.

The Subject Property is currently zoned for O-R Office Research. A Museum or Cultural Facility is allowed by Special Use in all zoning districts except of the MX districts, where it is allowed by right. Religious Assembly is only allowed by right in the MX-T district. All other districts require a Special Use.

The existing address of 721 E Madison Street will be re-addressed as 800 S IL Route 83. This will help with confusion on how to access the property and GPS navigation, which will reduce any potential traffic on E Madison Street.

Per Section 11.4.8. – Review and Approval Criteria: No Special Use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed Special Use is consistent with and in substantial compliance with all Village Board policies and plans and that the applicant has presented evidence to support each of the following conclusions for both Special Uses that they are requesting:

1. That the proposed use or activity is expressly authorized as a special use;
2. That the proposed use at the proposed location 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;
3. That the proposed use 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;
4. That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
5. That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure, and community services;
6. That the proposed special use complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance

The property provides 4 ADA and 76 regular parking stalls. The total parking required by our code is approximately 50 total parking stalls.

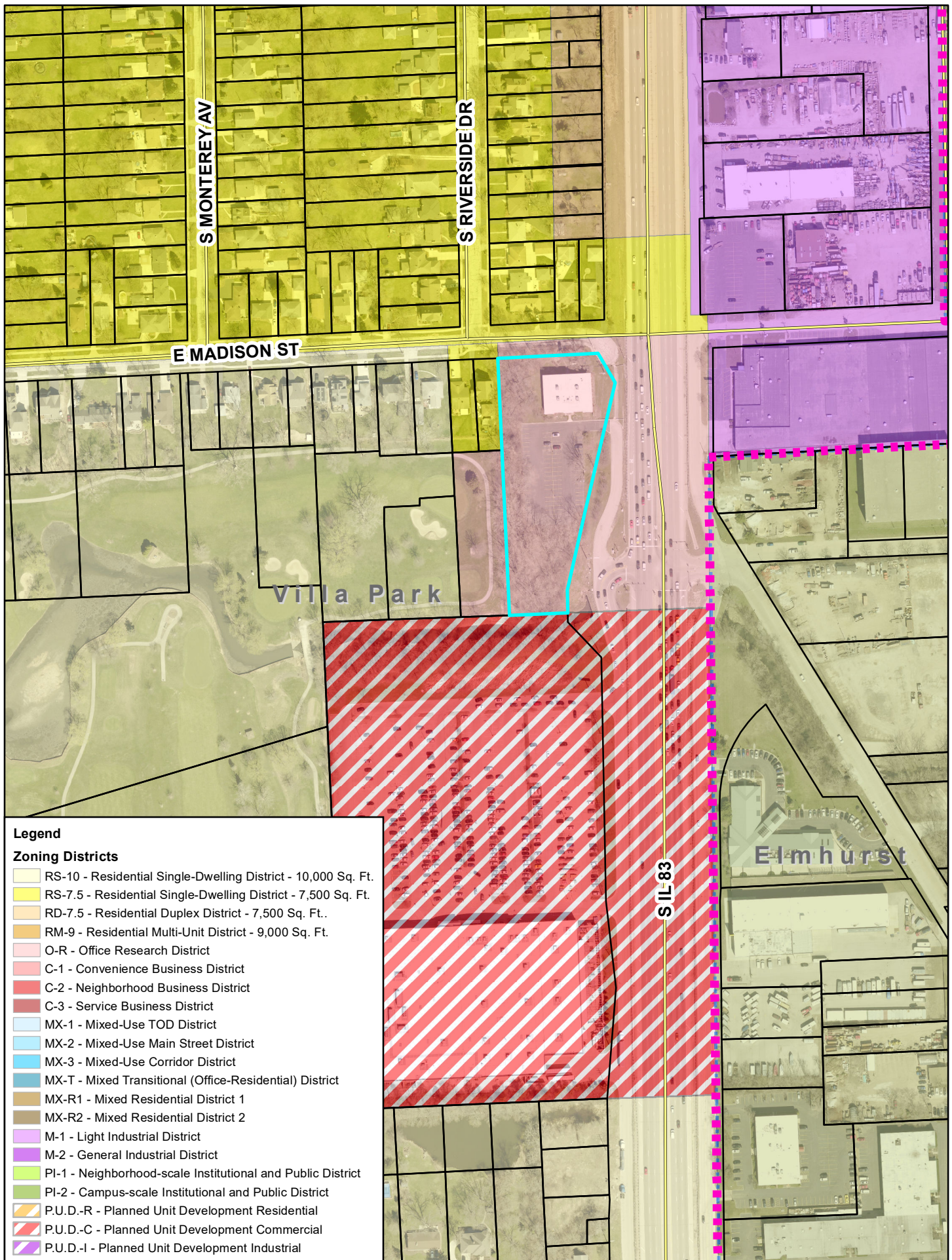
Village staff has reviewed the petition and is supportive of the request.

The Planning and Zoning Commission held a public hearing on March 9, 2023 where they recommended approval of both requests 5-2, with the following conditions:

1. Removal of E Madison Street curb cut, pending permit approval by Public Works.
2. Provide a four foot (4') ornamental fence along the north property line.
3. Prohibition of vehicle access to the property from E Madison Street.

RECOMMENDATION

Staff recommends Ordinance approval of Petition PZ-22-0016 for a Special Use for Museum and Cultural Center and Religious Assembly located at 721 E Madison Street.



IN RE THE MATTER OF:)
)
AHLUL BAIT CULTURAL CENTER NFP)
) PZ-22-0016
721 EAST MADISON STREET)

7:30 P.M.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. DOMINICK ROMANO, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. LARRY CALVERT, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. EDWARD HOFSTRA, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: So we have one
2 item of business this evening. Before we get
3 started I will explain to everybody how the
4 process works.

5 We will start with staff input, then the
6 presentation of the Petitioner, if they have one,
7 and then we will move to public participation and
8 questions. That's where anybody from the
9 audience, if they want to speak, they are welcome
10 to come up to the podium and speak. You have
11 about three minutes, give or take. I will try to
12 be flexible but don't run over.

13 If you have somebody ahead of you that
14 said exactly what you think, you can say, I think
15 exactly what they think, I just want you to know
16 that, and we will hear that.

17 We will move to questions from the
18 Commission, which is up here. Closing comments
19 from the Petitioner, if they have any. And then
20 we will move to discussion up here and a motion
21 this evening, if necessary.

22 So I would ask, if you think you are
23 going to speak this evening, if you think there is
24 even a chance, stand now, raise your right hand

1 and be sworn in, and then I won't have to swear
2 anybody in individually later.

3 So if you think there is even a chance
4 you want to comment because otherwise you will
5 have to do it up here by yourself. It's a little
6 more awkward that way.

7 (Whereupon said witnesses
8 were duly sworn).

9 CHAIRMAN JARRETT: All right. So
10 the first item of business is PZ-22-0016 for 721
11 East Madison Street, PIN No. 0615200044 for a
12 Special Use for a Museum or Cultural Center and a
13 Special Use for a Religious Assembly in the
14 OR/Office Research District, Petitioner Ahlul Bait
15 Cultural Center NFP.

16 One thing I do want to remind everybody
17 before we get too far into this is we have a court
18 reporter. She is recording all of this in a
19 transcript just like in a court. So please, no
20 outbursts, let's not cheer, clap, boo, talk over
21 each other.

22 If you are up here it's your time to
23 talk. Up here is our time to talk. But she has
24 to capture all of this for a public record that

1 could in theory end up in court, if there is
2 anything that happens with the project.

3 All right. We will start with staff
4 input.

5 Mark, whenever you are ready.

6 MR. McLAUGHLIN: Good evening.
7 Yes, we have a petition for two special use
8 requests. They are independent requests. You
9 will see that at the very bottom of the petition,
10 it's two separate votes for when you get down
11 there:

12 One is for the museum and cultural
13 center. The other is for religious assembly.

14 Two things here: This is already an
15 existing building, with an existing parking lot,
16 with existing infrastructure.

17 No proposed construction changes have
18 been provided. If that is something they want to
19 do down the road, that is something they may want
20 to consider. That is not a part of today's
21 petition.

22 It is the building as it is, 8,000
23 square foot building, 76 parking stall parking
24 lot.

1 So really it's, is this an appropriate
2 use of this particular location. We are not
3 getting into landscaping. We are not getting into
4 the other sites and stuff.

5 It is noted that during our review that
6 the trash enclosure that's on site is in the wrong
7 location. It's not a permanent location.

8 Currently there is a permit application
9 in our office that is under a zoning and
10 construction review to install it on the south
11 side of the building. So we are getting rid of
12 that violation right off the bat.

13 It's not actually part of this. We are
14 handling it in the permit process.

15 Additionally it was noted that the
16 address is unique, 721 East Madison, with no
17 vehicular or pedestrian access to Madison.

18 So we have discussed with the contract
19 purchaser that if the zoning goes through and they
20 move forward with the acquisition we will be
21 readdressing this to an Illinois Route 83 address.
22 We are going to clarify all that stuff.

23 When the property changes hands is the
24 best time to make all these fixes and we are

1 taking advantage of that.

2 Everything else honestly, it's open for
3 the Petitioner to tell a little bit about what's
4 going on. I just want to note, two different
5 requests, two different motions at the end.

6 CHAIRMAN JARRETT: Okay. Thank
7 you.

8 All right. Presentation from the
9 Petitioner, if you have a presentation for this
10 evening. If you don't have a Powerpoint you are
11 free to be right here.

12 MR. WATOR: No Powerpoint, very
13 simple.

14 My name is Dariusz Wator and I am the
15 Attorney for the Petitioner here.

16 This is the Ahlul Bait Cultural Center.
17 It is an Illinois not-for-profit corporation that
18 was established a number of years ago to provide
19 cultural and religious-based support for members
20 of the community that they originate from. Many
21 of them are from Iraq and other Middle Eastern
22 countries.

23 To provide not only support -- Not only
24 to provide cultural-based education but also to

1 provide support for these individuals as they came
2 to our country as immigrants in order to provide
3 things as simple as English as a second language
4 classes, as well as other educational
5 opportunities, support one another, give them a
6 place to come back to, to provide kind of like a
7 reference point for the countries and the cultures
8 that they originally come from.

9 The organization at present is centered
10 in Evanston but they have been for the last few
11 years looking to purchase a property to provide
12 administrative and logistic and administrative
13 headquarters for the organization. They have been
14 looking near and far and settled on this property
15 to put their offer down.

16 And yes, they are the contract purchaser
17 from the current owner of the property.

18 The contract for purchase is actually
19 about nine and a half steps towards being
20 complete. The last element is actually something
21 that was mentioned a few minutes ago, which is
22 that we are waiting for the clearance of that
23 violation in the final permitting process to be
24 completed to allow that enclosure to be built

1 around the dumpster.

2 Once that's complete we will actually
3 probably go to escrow, close on the property, and
4 then complete the process of the construction
5 after we are done with that.

6 Fundamentally speaking, the purpose of
7 the purchase is for administrative and logistical
8 purposes for the organization.

9 So the baseline purpose for the contract
10 itself was that this building was of the
11 appropriate size, location and nature to provide
12 the office space and structure to be able to run
13 the organization; okay.

14 Now, the reason for the application
15 process was because of the large amount of work
16 that they do, cultural and religious, the
17 organization felt it was best to start this
18 process and get the special use authorization for
19 these activities, not for -- not based on
20 necessarily the amount of these activities or the
21 expansiveness of them but just to have the
22 necessary administrative authorizations.

23 As was also mentioned, we are buying the
24 structure as it is. There is no intentions of

1 changing anything of the layout in the building
2 itself.

3 The organization will be taking over one
4 floor of the property. The remaining tenants are
5 going to stay for the foreseeable future.

6 Any necessary work to perhaps improve
7 the infrastructure of the property will be for the
8 most part cosmetic at the beginning.

9 The activities themselves, which to
10 break them up into two constituent parts:

11 The application for the religious
12 assembly was mainly because the organization would
13 like to, based on the geography and the location
14 of the membership, have the opportunity to have
15 certain religious activities occur at the
16 location.

17 So this may be religious instruction
18 classes in the office spaces that are already in
19 existence.

20 It may be marriage ceremonies of a
21 Muslim-based nature. Now, this does not mean that
22 there will be wedding-based banquet facilities
23 built there, nor will those types of activities
24 occur, just the opportunity to have the religious

1 ceremony itself occur there.

2 There will be cultural -- There will
3 also be -- I already mentioned the religious
4 instruction.

5 There may be counseling for bereaved
6 family members of members by an Imam.

7 Also again, limited in scope and size to
8 the capabilities of the property; therefore we are
9 not talking about an expansive number of people.
10 Most of it would relate to individual counseling
11 sessions between the family members and the Imam.

12 The other aspect to it was the museum
13 cultural application for the special use on that
14 side of things.

15 Again, one of the purposes of the
16 organization is to provide its membership with a
17 structure and a baseline place to come back to for
18 their own -- based on cultures that they originate
19 from; okay. Just to give them a place to go back
20 to, to have their children receive either cultural
21 instruction, linguistic instruction; okay.

22 There is also the possibility of just
23 having presentations by members of the community,
24 who may have some something to offer, in terms of

1 cultural instruction, historical instruction, etc.

2 Not necessarily of an expansive nature.

3 Again, the facilities there are office-oriented so
4 we are not talking about an auditorium-type of
5 college instruction but personalized for a
6 conference room to be able to have members meet
7 with the individual, who may be a member of the
8 community, but also have the opportunity to have a
9 location where they might have outside individuals
10 come in and present to the membership itself.

11 The main point -- I almost forgot.

12 There are also sports activities and
13 clubs that the organization runs, especially for
14 the youth and children of the membership.

15 So now, they wouldn't be obviously
16 running sporting activities in an office space,
17 but it would be a meeting point for some of those,
18 especially the clubs that the kids engage in.

19 But for the most part most of that would
20 be administrative in nature, as a meeting point
21 for the membership and, you know, engaging further
22 onto wherever that activity may actually occur.

23 But again, with the clubs, many of them
24 are both religious and culturally-oriented, so

1 some of those meetings for those clubs and club
2 members would actually occur inside the premises
3 as well.

4 I want to make one thing clear, and I
5 was speaking before, this is -- the intention of
6 the religious assembly is not for this to be
7 converted to a place of mass religious meeting;
8 okay. This is not going to -- This is not a
9 mosque. There is already a separate location
10 where the membership meets and has a facility for
11 that.

12 Again, the religious side of the
13 application here is it to allow for the type of
14 almost individualized religious activities that I
15 mentioned a few minutes before.

16 We believe that the nature of the
17 building, its layout, its location in proximity to
18 both major streets and the neighbors is such that
19 the application -- allowing both of these special
20 uses to be favorably voted upon would not intrude
21 or impede anyone else's ability to work/live in
22 the general vicinity of this building,
23 particularly since we are not, again, changing any
24 part of the structure itself or modifying it for

1 altered uses.

2 And therefore, we believe that this
3 application is of such a nature that we hope that
4 the Board here will find it in the -- in the
5 interest of my client's membership to vote
6 favorably on both applications. Thank you.

7 CHAIRMAN JARRETT: Okay. Thank
8 you.

9 All right. Public participation
10 questions, so I would ask people to come up one at
11 a time, state your name and address for the
12 record, speak clearly, try to keep it to about
13 three minutes maximum.

14 It's a lot more time than it feels like.
15 I will try to give you a heads up, if you are
16 getting close to it.

17 And then address questions to me and
18 then I can pass them -- we can have them answered
19 all at once. That way we don't have to have
20 people jumping up back and forth, because we are
21 being recorded both here and on video, so I want
22 to make sure whoever is speaking is in front of a
23 mic.

24 So whoever wants to go first, name and

1 address and have at it.

2 MS. PLATTENBERGER: Patty

3 Plattenberger, my address is 713 East Madison
4 Street Villa Park. I am here with many of my
5 neighbors to object to the granting of this SUP.
6 We believe that it will cause traffic and safety
7 concerns in these primarily residential streets.

8 I was going to talk about the address
9 but that's going to be corrected, but as everyone
10 who lives in Villa Park knows, it is very
11 difficult to the access that property off of 83
12 because of the traffic on 83 and the traffic in
13 and out of Walmart.

14 So a much easier way to access -- and
15 it's being done now -- is to come down Madison,
16 park on our residential street and access through
17 that side.

18 You know, the front of the building is
19 off of that frontage road which doesn't appear to
20 have a name and 83. But if you have ever tried to
21 go into that Walmart you can see the traffic is
22 horrendous.

23 And it is our belief, human nature being
24 what it is, that people will come down Madison,

1 either to drop off or to pick up and/or park on
2 our street.

3 Now, that building is in a pretty
4 significant flood zone and that parking lot has
5 flooded. My neighbors tell me it has flooded.

6 So when that happens of course people
7 will park on Madison Street and our neighborhood
8 can't accommodate that type of parking. There is
9 just -- You know, it won't work.

10 In the late eighties, early nineties,
11 the Village, because of the traffic concerns, made
12 our street a cul de sac dead-end street. So I
13 think by allowing this and allowing people to
14 come -- and again, human nature being what it
15 is -- to access off of Madison also affecting
16 Riverside right there would nullify all of that.
17 A tremendous amount of work that was done by the
18 Village to alleviate that problem.

19 Some of the neighbors were at Tuesday's
20 meeting of traffic and safety to talk about this
21 and we were shocked and surprised to find out they
22 knew nothing about it. So they listened to us and
23 responded that they needed time to study it, to
24 figure out if -- you know, what this would

1 mean, in terms of the traffic and parking on our
2 street.

3 So we are asking, first of all, that
4 this be denied, but in lieu of that, at the very
5 least, give traffic and safety the time they need
6 to study it.

7 CHAIRMAN JARRETT: Okay. You are
8 at about three minutes. I will give you a few
9 more seconds, if you need.

10 MS. PLATTENBERGER: I just have one
11 thing to add.

12 I didn't get -- I know that they should
13 have been mailed out and that people within 250
14 feet should have gotten this notice. I live at
15 713 which is right there and I didn't get the
16 notice and I don't think a lot of people did.

17 CHAIRMAN JARRETT: Okay.

18 MS. PLATTENBERGER: I also have a
19 petitioned signed by about 29 or 30 of the
20 neighbors saying that they object to this.

21 CHAIRMAN JARRETT: So why don't you
22 give that to me and we will circulate it and I
23 will give it to Mark here to make sure it gets in
24 the record.

1 Whoever is next?

2 MR. LANG: Hello, my name is Cole
3 Lang, address is 734 South Riverside, Villa Park.
4 I just wanted to just approach, I guess, and ask a
5 question:

6 How many parking spots did they say were
7 in that parking lot?

8 MEMBERS OF AUDIENCE: 76.

9 MR. LANG: 76.

10 Approximately how many members of this
11 organization or group that would be inhabiting
12 this area or this building?

13 CHAIRMAN JARRETT: Yeah, that's a
14 question we will definitely be asking. So I will
15 get you an answer for that.

16 MR. LANG: I felt a lot of broad
17 numbers I guess in there, but also like how many
18 people would be expected to show up at a said
19 wedding reception or whatever was mentioned in the
20 report?

21 I would like to know how many -- You
22 know, if there is 150 members, surely it will be
23 double in size, if they have a wedding reception
24 or whatever they were talking about there as well.

1 So I wanted to comment on the amount of
2 spaces. There will be overflow into our streets.
3 And obviously I object as well.

4 And I would like to second what Patty
5 said. It's just too much -- you know, too much
6 space with just the overflow of traffic and such.

7 CHAIRMAN JARRETT: Thank you. We
8 will be asking those questions for sure.

9 MR. MARTENS: Henry Martens. I am a
10 55-year continuous resident of Villa Park. I
11 thank the Board for hosting this tonight and
12 inviting me up here to speak.

13 In the 55 years I have been here in
14 Villa Park I can remember when Madison was open
15 the entire length. Late eighties, early nineties
16 we fought hard to get Madison closed into a dead
17 end.

18 Before it was the dead end, in the
19 morning traffic would back up from the Route 83
20 bumper to bumper west of Villa.

21 After it became a dead end we fought
22 again to get no parking in the dead end zone.

23 We still have office tenants -- current
24 office building tenants that park in the

1 neighborhood and walk in.

2 We have discussed the address on
3 Madison. If you use that address, and you search
4 with GPS, you are routed through the neighborhood.

5 Madison and Riverside, there is a school
6 bus stop morning and afternoon. Resident parking
7 is only one side of the street.

8 It is a T-intersection, that if you have
9 people coming from different directions that are
10 unfamiliar with the area trying to get down the
11 dead-end zone to drop off at the back door, the
12 cul de sac is not a cul de sac, it's a dead end,
13 so there is not enough room for standard cars to
14 turn around; it requires backing up. So you have
15 one way in, person backing up, and one way out.

16 Depending on the size of the amount of
17 people coming for Saturday/Sunday classes or
18 worship services it will turn traffic into a
19 nightmare.

20 The property, the parking lot and the
21 wooded area is deep in the flood wash. I have
22 seen it a number of times where cars are fully
23 submerged. The parking lot is approximately four
24 or five feet lower than the level of Frontage Road

1 and when the creek comes out of the bed --
2 streambed it doesn't take long to fill that
3 parking lot.

4 It's an extremely hard place to find and
5 it is a much harder place to leave.

6 If you go into the parking lot, the only
7 access to that parking lot is north on a short
8 section of Frontage Road. The parking lot is a
9 beautiful parking lot.

10 When you leave, you go south on Frontage
11 Road about 200 feet to a stop sign. The only
12 person at that intersection that has a stop sign
13 is people leaving the office building.

14 CHAIRMAN JARRETT: Uh huh.

15 MR. MARTENS: The people coming in
16 from the 55 mile an hour Route 83 have a turn lane
17 that they don't stop. They come right in.

18 The people leaving Walmart have two
19 lanes of traffic without a stop sign; one is a
20 turn lane, one is a turn north and one is turn
21 south. They don't let people in from the north
22 that are sitting at the stop sign.

23 So if you hold an event there that has
24 79 cars or 76 cars and people leave, one car at a

1 time gets out from the stop sign, and then it's a
2 three to four minute cycle for another car to come
3 out.

4 CHAIRMAN JARRETT: You are a little
5 bit over three minutes, if you could make a couple
6 of quick points.

7 MR. MARTENS: We know other traffic
8 issues in this town between the high school and
9 the IFS school, people park in Cambria and walk
10 through the neighborhood to get to those.

11 Currently Jackson has something on the
12 traffic and safety committee about looking at the
13 Ardmore School, if you drive through town.
14 Ardmore and Harvard or School and Harvard, when
15 the kids are getting in and out is impassable.

16 If we are doing this for property tax
17 and this is a not-for-profit organization what is
18 the gain of strangling the community with the
19 hazards of traffic?

20 And the people buying the property don't
21 want to be one year into it and can't -- and
22 realize they can't get out of their property.

23 If we wanted traffic problems we would
24 live elsewhere. We are homeowners, we are voters,

1 we are united in not wanting this.

2 If we allow this to happen and we come
3 up with a workable solution for the traffic in the
4 residential area, how long will it take for
5 Walmart to tolerate people parking in their lot
6 and walking off their property?

7 That is what I have to say.

8 And, Ms. Court Reporter, 717 East
9 Madison, I am next to the wooded lot on that
10 property that no one maintains.

11 CHAIRMAN JARRETT: Thank you.

12 MR. MARTENS: Thank you and thanks
13 for hearing me.

14 CHAIRMAN JARRETT: Anyone else?

15 MR. CERVANTES: My name is Luis
16 Cervantes. I live at 714 East Madison Street,
17 right across the street from this building.

18 The same people who park on our roads
19 now, I had an issue with them already, because
20 they were making deliveries at this building, and
21 they were there two years in, and I thought I was
22 having a decent conversation until I asked them if
23 they could make their deliveries on the front side
24 of the building, and they actually park right

1 where that garbage can is, where the gentleman
2 said they were going to move it.

3 And having that issue -- Right now, if
4 they don't make the deliveries they still park on
5 the street. Every once in awhile one of their
6 cars will pull up into the driveway, park, and
7 there is a door on that side of the building, on
8 the north side of the building where people come
9 in and out.

10 I was hoping they could at least put a
11 fence there so that can't happen. A lot of people
12 come out of the building, then smoke in the back,
13 the back end.

14 I have kids. I don't need more traffic
15 coming through there. I have grandkids. We
16 already get traffic there.

17 There is a traffic sign there that says,
18 Do not enter. You can't even see it. It's not
19 big enough. It's not properly placed.

20 So hopefully it doesn't happen, but if
21 it does, how do we fix these concerns?

22 CHAIRMAN JARRETT: Okay.

23 MR. CERVANTES: And I agree with
24 all my neighbors and that's why I am here.

1 CHAIRMAN JARRETT: Thank you.

2 MR. PLATTENBERGER: Hi, Matthew
3 Plattenberger, also at 713 East Madison.

4 So when the meeting started the lawyer
5 got up here and said, you know, This is going to
6 be an administrative office building, which you
7 know, seemed pretty reasonable for that space.

8 I am not aware of any office buildings
9 where weddings are held, team practices, work
10 get-togethers or league sign-ups. So I want to be
11 very careful that we don't allow this and then
12 have a problem that we are not expecting down the
13 road. So thank you.

14 CHAIRMAN JARRETT: Thank you.

15 Anyone else have comments?

16 MR. MARTENS: I have some exhibits.
17 I don't know if they go to you or to the court
18 reporter.

19 CHAIRMAN JARRETT: You can give
20 them to me and they will go in the record and be
21 part of the file.

22 MR. ASHWORTH: My name is Al
23 Ashworth, 528 East Madison.

24 A couple of these items have been

1 addressed by the City already. They want to make
2 sure it didn't happen but I want to make sure that
3 if this property is rezoned that part of the
4 zoning that is actually stated there is no access
5 to Madison.

6 One of my fears is that eventually
7 something would change with the building and
8 access will be somehow granted. We are afraid of
9 that.

10 They say right now they are not doing
11 anything with the building but ten years down the
12 road there might be something done with the
13 building; okay and that.

14 I am also concerned about the parking
15 situation there. I already have -- If you come
16 down Riverside Drive, come off 83, turn in
17 Madison, the way I get home, there is quite often
18 cars parked right there, even at the T of that
19 street, which can make it difficult, especially in
20 bad weather. So that's one thing I wanted to
21 address.

22 I question whether or not people are
23 notified. 250 feet from what? To me it should be
24 from the very edge of the property around and that

1 does not seem like it was done.

2 So I would ask that you have to redo
3 this because of the fact the zoning requirement
4 was not done. I am not positive on that but I
5 would like you to look into that.

6 I would also ask if there is going to
7 be -- If there is going to be any changes to the
8 property in the future or this type of zoning type
9 thing that that would be expanded to 250 feet to
10 750 feet for more people to get notice on what's
11 going on.

12 But parking on that street, you cannot
13 pass two cars and a parked car there at the same
14 time. So if you have cars parked there you are
15 restricting it to basically a one-way flow.

16 And even from my house, if people park a
17 vehicle on the other side of the street, you
18 always see the other car stopping and waiting for
19 traffic to come through before they will proceed.
20 So if you actually have a whole line of cars that
21 will become a major problem.

22 Also again, restrict deliveries to the
23 front side of the building. The back side of the
24 building would be very good.

1 I like that you are changing the
2 address because right now we have people going up
3 and down the street looking for the address and
4 that. So thank you.

5 CHAIRMAN JARRETT: Thank you.

6 MR. COLMONE: Joe Colmone, 742
7 South Riverside.

8 I have been a resident of Villa Park for
9 about nine years now. I have three children.
10 Live right on the corner basically of Madison and
11 Riverside.

12 My three kids go to Ardmore. They wait
13 for the bus every morning. They get off the bus
14 in the afternoon. There is maybe four or five
15 other kids taking the bus in the morning and
16 coming home afterwards.

17 On Madison there is constantly cars
18 zipping down the street pretty quick, turning
19 those corners. Sometimes there's buses going both
20 directions in the morning. There is not enough
21 space for additional cars on that street.

22 Also just, you know, I grew up in small
23 town, lived in the city for many years, moved out
24 to a quiet suburb to have a community. It's great

1 to see many of my neighbors here today.

2 As my little ones were learning to ride
3 a bike we would always go down that dead-end
4 street because it was safe. There is nowhere else
5 to go besides on the sidewalks and the sidewalks
6 are broken, so we would go on that little area
7 there. And if this were to open up, you were to
8 open up that access area into the building, that
9 wouldn't be able to happen.

10 The community has been growing. There
11 is a lot of more families. We see many people
12 walking in the streets these days in strollers.
13 They are eventually going to be doing the same
14 thing that I did for the last nine years, so I
15 just wanted to say that I would also be against
16 this.

17 CHAIRMAN JARRETT: Okay. Thank
18 you.

19 MR. RODRIGUEZ: Hello, Fidencio
20 Rodriguez, and I agree with most of the comments
21 here.

22 I do have a question of what the hours
23 of operation would be for this building, seeing
24 that I also have two little kids that are four and

1 five years old, and if there is going to be late
2 nights or loud people or access in and out or
3 mornings on the weekends, you know, when people
4 would usually stay in, so my concern is the hours
5 of operation.

6 Of course all the parking situation,
7 since I live in 743 South Riverside Drive, which
8 is right around the corner from there, so I just
9 want to address those concerns. To have the
10 address actually taken care of, that helps.

11 But I am also concerned about the
12 traffic. And some people don't even stop at that
13 stop sign at the moment. So we have people flying
14 down by Madison, people taking quick right turns.
15 I can't imagine how much of a mess it would be for
16 all of these vehicles to be going through that
17 area.

18 I know I am being a little selfish with
19 the kids also wanting to ride the bikes around the
20 cul de sac, but there is a lot of broken sidewalks
21 where people have fallen, like my wife and stuff
22 like that, running and stuff like that. So if
23 there is a place where we can have the kids be
24 able to do activities like that that would also be

1 helpful.

2 CHAIRMAN JARRETT: All right.

3 Thank you.

4 Anyone else wishing to speak? This will
5 be your last opportunity at least at this hearing.

6 MS. ROJEK: Hi, Angie Rojek, 639
7 Riverside. So I am on the same street.

8 I just want to echo what everyone else
9 is saying. I wasn't planning on speaking. I just
10 came tonight because I wanted to hear what was
11 going on.

12 The one thing I will say is people are
13 always parked on Madison to go through that -- the
14 office building.

15 And also people go flying down our
16 street as it is anyway coming off of 83. They
17 really zoom down it because it's a long street
18 too. So I just wanted to comment on that and just
19 agree with what everyone is saying.

20 CHAIRMAN JARRETT: Okay. Thank
21 you, Angie.

22 Anyone else?

23 MR. BIGECK: Don Bigeck, 632 East
24 Madison.

1 There was two things. This is a little
2 off the beaten path. Everybody knows we don't
3 want people parking in our areas.

4 If it weren't for the Walmart that came
5 in, we wouldn't have that cul de sac. As hard as
6 the Village fought for it -- or we always
7 requested it from the Village. It wasn't going to
8 happen until Walmart come in. And Walmart
9 actually was the deciding factor on the cul de
10 sac.

11 Two things I want it to be known is that
12 Walmart has a nice parking lot there for these
13 people. I know there is going to be an overflow
14 over there and they are going to want to park on
15 Madison.

16 Couldn't we get Walmart to make a little
17 arrangement for some parking over there for just
18 in case of an overflow?

19 No. 2: I would like to see -- at the
20 stop and go light there is lights up there to
21 prohibit you from making a right turn on red, if
22 you are over the white line, you know, where you
23 stop at, and you get a ticket for that.

24 I would like to see that eliminated,

1 make it much easier, because there's cars backed
2 up six to ten cars waiting for the person that
3 refuses to go through that light because it isn't
4 an arrow. And right now that's as far as I've got
5 to go.

6 CHAIRMAN JARRETT: Okay. Thank
7 you.

8 I saw someone over here quickly a minute
9 ago.

10 MR. STELDER: Jim Stelder, 531
11 Madison.

12 We were there before Walmart went up and
13 we were told at the time that the only way Walmart
14 would be approved from IDOT traffic-wise was if
15 the cul de sac would be blocked off.

16 When it wasn't blocked off there were
17 cars doing 50-60 miles an hour, as somebody said
18 earlier, it was bad.

19 When the cul de sac went up they slowed
20 to about 52 miles an hour, so it wasn't much.

21 Parking is a big issue. That's what my
22 concern would be.

23 CHAIRMAN JARRETT: Okay. Thank
24 you.

1 Anyone else?

2 (No response.)

3 CHAIRMAN JARRETT: All right.

4 Questions from the Commission?

5 I guess before we go to specific
6 questions, are there any of these questions that
7 you would like to address right now?

8 MR. WATOR: Sure. I think that may
9 address a lot of what you may be asking.

10 CHAIRMAN JARRETT: Yeah. I think
11 we will have a number of the same questions and
12 you can address the questions that you might have.

13 MR. WATOR: Sure.

14 The first thing I would like to dispel
15 is I believe that there is a misconception of the
16 size of our organization. That there is suddenly
17 going to be an influx of hundreds of people into
18 this building into the space of a limited time and
19 a limited day.

20 The reality of this situation is that
21 this entire organization consists of 40 members;
22 okay. 12 of whom work on the administrative side
23 of the organization itself. And not all of them
24 work at the same time because they are also

1 working full time.

2 The board itself consists primarily of
3 engineers. Which if you are an engineer you are
4 working long hours.

5 So this isn't going to be a situation
6 where there is going to be dozens upon dozens of
7 cars needing to access both the Frontage Road,
8 access back onto 83 and/or having to be parked
9 there.

10 Quite frankly, it is very likely that
11 the volume of vehicles both parked and accessing
12 that property is going to be right around the same
13 amount that may have been occurring prior to the
14 first floor tenant having vacated it.

15 Because right now the second floor
16 tenant is still there and is staying. And the
17 first floor is empty but for two suites and those
18 two individuals are going to be vacating as well.

19 So it will be occupied by the
20 Purchaser/Applicant here; okay. So just to
21 address that.

22 The nature and the organization of
23 traffic flow into and out of Frontage Road off of
24 83 and back onto it, my client is very well-aware

1 of both the pitfalls and the benefits of having
2 access to that area.

3 Pitfalls obviously being described at
4 length by all of the neighbors here and the
5 benefits are pretty much having access to Route 83
6 and you are on 88 heading elsewhere or heading
7 northbound at a fair clip. So we are not talking
8 about again dozens upon dozens of vehicles in and
9 out of there on a daily basis.

10 The staff, as I mentioned, the staff
11 is -- they contribute their time to the
12 organization. So based on the size of the
13 organization you are not going to have all 12
14 administrative personnel in that office everyday,
15 all day.

16 Most of their activities occur in the
17 early evening hours during the week or during
18 regular -- what one might consider -- business
19 hours on Saturday, on a weekend. So you are
20 talking about 4:00, 5:00, 6:00 o'clock in the
21 evening during the week, 10:00, 11:00 o'clock
22 until maybe 2:00 or 3:00 o'clock on a Saturday,
23 for the most part.

24 And again, those individuals that might

1 have activities going on there or need to get
2 administrative work completed.

3 The impact -- Obviously this is -- It's
4 hard to say exactly what kind of impact that flow
5 of additional persons might have on the overall
6 traffic in that area, but again, I don't believe
7 that it would be any higher than it would be if
8 both floors of that building were fully occupied.

9 Now, I can't speak to what has occurred
10 in the past, in terms of deliveries and parking on
11 Madison.

12 We don't have access onto Madison. We
13 would be entering and exiting the building off of
14 the permitted route onto Frontage.

15 I guess the easiest way -- maybe not the
16 easiest way but the most concrete way to address
17 the concerns are, new sheriff in town. We -- The
18 current party that is selling to us is an absentee
19 landlord, let's put it that way. He is not
20 on-site.

21 In this particular case with the
22 property being purchased by my client that
23 would -- Obviously they would be on-site and be
24 able to address those issues.

1 Again, understanding that the membership
2 and the administrative personnel would understand
3 that when we're -- you know, part of the parking
4 lot is flooded over, because of the creek or not
5 it doesn't matter; we have a parking lot, this is
6 what you use.

7 And obviously, if there would be
8 impermitted parking by other tenants, again we are
9 on the spot and we are able to address those
10 issues through the proper regulations with our
11 tenants and to a certain extent in cooperation
12 with the City.

13 So again, I understand the concerns of
14 the neighbors on that Madison cul de sac.

15 There is no intent that this -- There is
16 no intent of changing that arrangement. Again,
17 this is -- We are buying an office building and we
18 will increase the population of that office
19 building minimally over and above what it is at
20 this point.

21 In light of all that information there
22 are no grand plans for any sort of an expansion of
23 the existing structure or otherwise and see no
24 purpose in attempting or planning or viewing the

1 cul de sac and the cutoff of Madison from Frontage
2 to be anything but beneficial actually because it
3 does cut down on the traffic for anybody that's at
4 the building.

5 Again, I think that in light of all
6 that -- all that I just brought up, I think it
7 does address some of the concerns, but I won't
8 speak for the neighbors here to do that.

9 But I wanted to address these things
10 because I think again there is a misconception of
11 the exact scope and size of the entity that is
12 going to be running its offices out of that.

13 And one thing to speak to directly, I
14 would beg to differ as to weddings occurring in
15 offices.

16 When I went down to Arizona for my
17 oldest daughter's wedding down there, the civil
18 ceremony, it looked like a storefront for goodness
19 sakes in Pima County. And the Justice of the
20 Peace, I think he was a travel agent, part-time,
21 so that's -- it was surprising.

22 So I got married in front of Judge
23 Wheaton in DuPage, so it's a little bit more of a
24 bigger to-do. At least it was for me because I

1 like her as a judge.

2 Anyway, that's all I wanted to kind of
3 address, some of the stuff that was brought up in
4 the open comments.

5 CHAIRMAN JARRETT: Okay. One quick
6 question that also might help, if you think you
7 know the answer:

8 What is the biggest single occupy-able
9 space on the first floor roughly?

10 MR. WATOR: You mean, like one of
11 the offices?

12 CHAIRMAN JARRETT: Yeah, the
13 biggest single space.

14 MR. WATOR: I think it's an office
15 space. It's almost like a conference room. I
16 it's like 10 x 20.

17 Mr. Jawad?

18 MR. JAWAD: I think more than that.

19 MR. WATOR: A little bit bigger?

20 Maybe 15 by 30, so --

21 COMMISSIONER LUEDTKE: Bigger than
22 this room?

23 MR. WATOR: No, no, no, definitely
24 not.

1 COMMISSIONER HOFSTRA: How many
2 office suites are in the first floor?

3 MR. WATOR: I was afraid you were
4 going to ask me that and I didn't look at the
5 floor plan before coming in.

6 Do you recall how many individual
7 offices?

8 This is Mr. Jawad. He is a member of
9 the board of the organization, so he has been
10 there, so obviously he's --

11 CHAIRMAN JARRETT: Yeah, can we get
12 your name and address for the record please?

13 MR. JAWAD: Yeah, my name is Alaa
14 Jawad.

15 Yeah, for first floor is about five to
16 six offices, I believe. I'm sure no more than six
17 or seven, yeah.

18 CHAIRMAN JARRETT: Okay. Other
19 questions specifically for the Applicant while he
20 is standing? We can always ask him to stand again
21 but ...

22 COMMISSIONER HOFSTRA: And how many
23 are on the second floor?

24 Do you have any idea how many people are

1 there on a given office day?

2 MR. WATOR: I believe they have
3 approximately eight employees up there, who are
4 there on a consistent basis.

5 They run a property management business
6 so I think it's a little bit of an in and out
7 there, but I think it's about eight to ten
8 individuals.

9 And again, there are the two individuals
10 who are still currently present, who are renting
11 out suites on the first floor, but those
12 individuals have received notice of termination.
13 So that first floor will be opened up and it will
14 only be our organization on the first floor.

15 CHAIRMAN JARRETT: Okay.

16 COMMISSIONER SHLENSKY: Counsel, I
17 have a question.

18 With regards to the tenants or tenant
19 that occupies the second floor, within their lease
20 is there specified amounts of parking that come
21 with the second floor lease?

22 MR. WATOR: No, no.

23 The parking is open for all tenants. So
24 there are no restrictions or limitations in that

1 lease.

2 COMMISSIONER CALVERT: You said the
3 building was approximately 8,000 square feet. Is
4 that divided equally between the first floor and
5 second floor?

6 MR. WATOR: Each floor is 8,000
7 square feet approximately.

8 COMMISSIONER CALVERT: And is there
9 a basement?

10 MR. WATOR: There is not a
11 basement.

12 CHAIRMAN JARRETT: Mark, I have a
13 question for you.

14 MR. McLAUGHLIN: Yeah.

15 CHAIRMAN JARRETT: If they needed
16 to, say, either expand into the second floor or
17 any substantial alterations to the first floor,
18 let's just say turning five offices into an
19 assembly space, that would require them to amend
20 the special use; correct?

21 MR. McLAUGHLIN: Not necessarily.

22 If we are okay with allowing the special
23 use as is they have the ability to work within the
24 existing building as they see fit.

1 CHAIRMAN JARRETT: Okay.

2 MR. McLAUGHLIN: If they expand it,
3 then we are talking about potentially expanding
4 the building.

5 CHAIRMAN JARRETT: I guess the
6 question --

7 MR. McLAUGHLIN: It's not tied to a
8 specific floor.

9 CHAIRMAN JARRETT: Okay. Currently
10 as it stands, it's not?

11 MR. McLAUGHLIN: Correct. Yes.

12 I can clarify some of the parking things
13 that popped up, if you would like as well?

14 CHAIRMAN JARRETT: Yeah, please.

15 MR. McLAUGHLIN: Okay. So on-site
16 is 76 parking stalls and 4 ADA. So that's the
17 total parking on-site.

18 We ran a very conservative model on our
19 parking requirements for the museum and the
20 cultural facility and we overlapped the religious
21 assembly on top of it. So you can't actually have
22 them together but we threw the numbers on top.

23 Total required parking spaces for both
24 of those is 30. So severely, what I would say,

1 over-parked.

2 CHAIRMAN JARRETT: So you are
3 saying 30 for each of those?

4 MR. McLAUGHLIN: No, 30 total.

5 CHAIRMAN JARRETT: 30 for total?

6 MR. McLAUGHLIN: Yeah. There is
7 only 40 seats for the religious assembly, 40
8 members, 40 seats.

9 Even if they doubled that we are not
10 getting anywhere near the 76 and 4 ADA per our
11 code. So well-over-parked for what our code is.

12 And as he said, the parking lot is in
13 good condition, striped. It's all good from our
14 perspective. No code violations on it.

15 COMMISSIONER LUEDTKE: Does that
16 also take into account second floor spaces?

17 MR. McLAUGHLIN: Yes.

18 COMMISSIONER LUEDTKE: So you are
19 saying that that two-story building that has a
20 parking requirement of 30 cars?

21 MR. McLAUGHLIN: Correct. At the
22 proposed use right now.

23 COMMISSIONER LUEDTKE: At the
24 proposed use.

1 MR. McLAUGHLIN: Yes.

2 COMMISSIONER CALVERT: I have a
3 question, Mark.

4 Is there a building occupancy limit for
5 that building?

6 MR. McLAUGHLIN: Yes. One second,
7 it's right here.

8 Under 50.

9 COMMISSIONER CALVERT: For the
10 entire building?

11 MR. McLAUGHLIN: Yes. And that's
12 because of the sprinkler fire safety.

13 So if the occupant goes over that, that
14 would require them to retrofit sprinklers. No one
15 is intending to do that because of the financial
16 burden that it is.

17 COMMISSIONER CALVERT: It's 50 for
18 the entire 8,000 square feet?

19 MR. McLAUGHLIN: For the building,
20 yeah.

21 COMMISSIONER ORLOWSKI: That's
22 actually what I was going to ask.

23 Have we heard any feedback or anything
24 from police and fire?

1 MR. McLAUGHLIN: No. There is no
2 violations on-site. They had an inspection for
3 the fire inspectors. Everything is good.

4 CHAIRMAN JARRETT: Now, on Madison
5 is that no parking on both sides of the street
6 towards the cul de sac or it is just one side,
7 which is pretty typical?

8 Is it the south side or the north side?

9 MR. MARTENS: There's no parking
10 east of Riverside on either side of the street.

11 CHAIRMAN JARRETT: Okay. That's
12 what I wanted to know.

13 COMMISSIONER CALVERT: Does parking
14 still occur, even though it's posted?

15 MR. MARTENS: Yes, by tenants.

16 COMMISSIONER SHLENSKY: Once again,
17 that's an enforcement issue with village staff.

18 MR. McLAUGHLIN: More specifically
19 police department, not community development.

20 COMMISSIONER SHLENSKY: I wasn't
21 throwing anybody under the bus.

22 COMMISSIONER CALVERT: And the no
23 parking is just east of Riverside; that's where
24 it's posted on both sides of the street for

1 Madison?

2 MR. MARTENS: There is one sign
3 posted in front of the wooded lot and there is one
4 sign posted directly across the street in front of
5 710.

6 MS. PLATTENBERGER: It's completely
7 covered when the trees are in bloom.

8 MR. McLAUGHLIN: Two signs.

9 MS. PLATTENBERGER: But when you
10 are west of that only parking on one side.

11 COMMISSIONER CALVERT: And then
12 parking is permitted then west of Riverside on
13 Madison?

14 MS. PLATTENBERGER: Yes, on one
15 side only.

16 CHAIRMAN JARRETT: One little
17 comment I do want to make, there was a comment
18 about tax base and whether or not, it being a
19 religious use, that's actually not something we
20 take into account.

21 We have land use standards and zoning
22 standards that we apply. There is a list of them
23 that are in the application and we basically
24 decide whether or not they meet those standards.

1 If somebody wants to take taxes into
2 account that's actually not us. That would be the
3 Village Board. So we actually really can't
4 consider that. So that shouldn't be a concern.

5 COMMISSIONER ROMANO: I have a
6 question for Mark.

7 MR. McLAUGHLIN: Yes.

8 COMMISSIONER ROMANO: Is it a gray
9 area that a religious organization, even
10 administrative offices, still needs that special
11 use for a religious assembly or cultural?

12 MR. McLAUGHLIN: Yeah. So that was
13 part of the conversation about how do they apply.
14 And that's why it's two petitions and two
15 applications.

16 The religious assembly, as he said, was
17 for them to use as for their own members. So we
18 added on there to confirm that there wasn't any
19 gray area, if they decided to do that.

20 If they were just offices, we wouldn't
21 be here.

22 COMMISSIONER ROMANO: That's what I
23 wanted to clarify.

24 MR. McLAUGHLIN: Yes.

1 COMMISSIONER ROMANO: Is the
2 business side of religion still --

3 MR. McLAUGHLIN: Business.

4 COMMISSIONER ROMANO: -- religion?

5 MR. McLAUGHLIN: No, it's office.

6 COMMISSIONER ROMANO: The
7 Petitioner could go forward if they said this is
8 strictly administrative offices?

9 MR. McLAUGHLIN: Yes. Office is an
10 allowed use in the Office Research District.

11 COMMISSIONER LUEDTKE: I have a
12 couple questions.

13 Should this petition be approved and
14 ultimately approved at the Village Board level, is
15 your operation staffed by the day, like someone is
16 there?

17 Is there somebody acting in the building
18 management capacity to field potential complaints
19 from the neighbors because there's 25 cars that
20 keep parking on Madison, on Riverside?

21 Would there be somebody that gets -- Or
22 would we be forcing them to call into the Village?

23 I mean, what's the protocol in that type
24 of a situation?

1 Will there be somebody that's staffed
2 that's managing the building for you?

3 MR. WATOR: The administration
4 functions normally. Again, not everyone -- Of the
5 12 administrative members no one is there everyday
6 9:00 to 5:00.

7 So essentially, what you are asking is,
8 are we going to be an absentee landlord.

9 COMMISSIONER LUEDTKE: No, I am not
10 asking that.

11 MR. WATOR: Okay.

12 COMMISSIONER LUEDTKE: Please don't
13 put words in my mouth.

14 MR. WATOR: Okay.

15 COMMISSIONER LUEDTKE: I am asking,
16 will there be somebody there that's acting as part
17 of this operation?

18 MR. WATOR: Yes.

19 COMMISSIONER LUEDTKE: Okay.

20 Second question:

21 You had mentioned on multiple occasions
22 during your presentation that instruction was
23 happening. Please describe instruction.

24 When I hear instruction I think of

1 schooling, I think of ten people in a room,
2 multiple rooms. You say Saturdays.

3 No idea what's going on. We have been
4 given no sort of description about sort of your --
5 about the operation.

6 So the demand, the load from an
7 occupancy standpoint really impacts these other
8 conversation about parking.

9 So can you please expand and explain the
10 whole instruction component of the operation?

11 MR. WATOR: Based on the size of
12 the organization most of these -- most of the
13 activities are going to entail two, three, four,
14 five members at most.

15 The instruction may be -- it may be an
16 ESL course; okay.

17 Some of the membership are recent
18 immigrants. So they may be doing -- They may
19 bring in a teacher who will do the class. It may
20 be just other members assisting.

21 There is -- There may be a religious
22 study course. It may be reading the Quran. It
23 may be other more culturally-oriented classes.

24 So when I say instruction, I am just

1 using one word for multiple activities where it's
2 mostly the membership itself involved in engaging
3 in these activities.

4 Like I said, it may be as simple as a
5 presentation, in terms of a culturally --
6 something cultural from a region that -- a
7 presentation by a member of the organization from
8 a region that they are from or it may be a
9 discussion of current events.

10 But again, for the most part we are --
11 we are talking about administrative processes of
12 organization being handled in this office.

13 And as was discussed, we applied for the
14 special use because this is a nonprofit which is
15 both culturally and religiously based, so we
16 wanted to be forthright and forthcoming with the
17 Village instead of the alternative.

18 So the notion of having multiple rooms
19 with 10 or 20 people in them is just numbers-wise
20 very difficult, because again, the membership,
21 they will get together on days where it's also
22 convenient for them. They are not going to be
23 there every weekend on Saturday. They are not
24 going to be there during the week on most weeks.

1 It's when the events are occurring or
2 things need to be handled that they have a
3 particular interest in or that they get called in
4 to participate in.

5 COMMISSIONER LUEDTKE: Thank you.

6 MR. McLAUGHLIN: Chairman, one
7 quick issue.

8 CHAIRMAN JARRETT: Yes.

9 MR. McLAUGHLIN: I misspoke on the
10 other one. I reverse my 30 number.

11 They have 30 more stalls than required,
12 not that they require 30. My mistake. Sorry.

13 CHAIRMAN JARRETT: So it's a
14 requirement of 40-some odd?

15 MR. McLAUGHLIN: Yes.

16 I think when you round it, it's 50.
17 They have approximately 80.

18 CHAIRMAN JARRETT: For my
19 curiosity, where is the dumpster enclosure moving
20 to?

21 MR. McLAUGHLIN: Sure.

22 The very southwest corner of the
23 building where you can see the 20.5 dimension?

24 CHAIRMAN JARRETT: Yes.

1 MR. McLAUGHLIN: In front of that
2 between the curb and the building. So it's off
3 the parking lot north of the curb.

4 CHAIRMAN JARRETT: Okay. The
5 permit right now has not been issued yet. It's
6 still under review.

7 COMMISSIONER ROMANO: Currently the
8 garbage service is picking up from Madison though;
9 right?

10 MR. McLAUGHLIN: Correct.

11 CHAIRMAN JARRETT: There is a curb
12 cut on Madison which actually is a bit odd because
13 there is no driveway. I am not even sure if that
14 is legal.

15 MR. McLAUGHLIN: That's why we are
16 changing the address. We are fixing it.

17 CHAIRMAN JARRETT: Then my guess
18 is -- the neighbors could probably speak to -- you
19 don't need to.

20 My guess is that garbage enclosure has
21 never been used because there is no sidewalk?

22 MR. McLAUGHLIN: No, the garbage on
23 Madison is used.

24 CHAIRMAN JARRETT: But I mean, I

1 don't think previously the dumpster went into the
2 enclosure.

3 MR. McLAUGHLIN: Yeah, that's true,
4 yes.

5 CHAIRMAN JARRETT: It's left at the
6 sidewalk.

7 MR. McLAUGHLIN: That's true, yes.

8 CHAIRMAN JARRETT: Because there is
9 flagstones on the north side; right?

10 MR. McLAUGHLIN: Yes.

11 CHAIRMAN JARRETT: It's not even a
12 paved sidewalk?

13 So that was a weird one, whenever that
14 was approved or not approved.

15 MR. McLAUGHLIN: I don't know.

16 CHAIRMAN JARRETT: I know it was
17 before your time.

18 MR. McLAUGHLIN: Correct, sir.

19 CHAIRMAN JARRETT: I am not passing
20 blame.

21 But I am not sure how you would roll a
22 full dumpster there. You certainly wouldn't back
23 a garbage truck in there; that's what I am saying.

24 MR. McLAUGHLIN: Yes.

1 MR. MARTENS: Can I address some of
2 that?

3 CHAIRMAN JARRETT: Yes.

4 MR. MARTENS: There is a sidewalk
5 that runs along Madison. It is right at the curb,
6 six-foot wide.

7 CHAIRMAN JARRETT: Yes, but there
8 is no sidewalk between that and the building
9 though.

10 MR. MARTENS: Right.

11 But they do back over the curb onto the
12 property and pick up a seven-yard dumpster one day
13 a week.

14 MR. WATOR: Which we didn't learn
15 about until we fought and got our FOIA back from
16 the City and found the violation and a little bit
17 of the explanation of what was going on there.

18 So we addressed it with the attorney for
19 the seller, who then started this whole process
20 of, well, you shouldn't be doing that in the first
21 place.

22 CHAIRMAN JARRETT: Yeah, I believe
23 that. Because I actually ride by there quite a
24 bit and I never noticed it until I started looking

1 at the property with this. And then, We have a
2 dumpster sitting on Madison; that's not a good
3 look.

4 MR. McLAUGHLIN: Correct.

5 COMMISSIONER CALVERT: Can I ask a
6 couple questions here?

7 CHAIRMAN JARRETT: Yes, please.

8 COMMISSIONER CALVERT: I guess I
9 should have done this and I didn't. When I drove
10 by the property I went through Route 38 and
11 through the parking lot area.

12 But on the Madison side is there access
13 to the building from Madison currently?

14 CHAIRMAN JARRETT: Yes, there is a
15 door on Madison.

16 COMMISSIONER CALVERT: I see that,
17 where there is a concrete patio.

18 CHAIRMAN JARRETT: With a flagstone
19 walk from Madison up to the door.

20 And on the survey you can see the
21 garbage enclosure marked out but the garbage
22 dumpster -- the dumpster basically sits on the
23 sidewalk at Madison and does not go to the
24 enclosure because there would be no way to roll it

1 back and forth.

2 There is no sidewalk up the east side of
3 the building. There is a path -- There is a path
4 in the old right-of-way of Frontage Road.

5 COMMISSIONER CALVERT: Right.

6 CHAIRMAN JARRETT: But there is no
7 sidewalk along the side of the building on the
8 property itself.

9 COMMISSIONER CALVERT: So people
10 who were parking on Madison they are accessing the
11 building from this entrance on the Madison side?

12 CHAIRMAN JARRETT: Correct.

13 COMMISSIONER CALVERT: Okay. Is it
14 unreasonable that that door just be locked and no
15 access permitted?

16 MR. WATOR: I think that would
17 create a fire hazard. We need two exits.

18 COMMISSIONER CALVERT: You can exit
19 it but you can't enter it.

20 COMMISSIONER HOFSTRA: It's a
21 matter of controlling key access to that door.

22 MR. WATOR: I may be wrong -- it
23 wouldn't be the first time even today -- but I
24 believe we have to have -- since these are the

1 only two exit points I don't think we can have --
2 I know what you are saying -- like a keycard or
3 just simply you can leave but you can't come back
4 in.

5 But since we only have two exit and
6 entry points I don't think we could do that on
7 that side but certainly we could do that.

8 CHAIRMAN JARRETT: The specifics of
9 that are probably a little out of our purview too.

10 I understand what you are saying,
11 limiting access to the north.

12 COMMISSIONER CALVERT: Right.

13 Where I am going with that is, is it
14 unreasonable that there just be a fence along the
15 Madison Street so that you can't access the
16 building from Madison; you have to go around to
17 the parking lot and go in the front door.

18 And that will alleviate -- If you can't
19 access the building from Madison then there would
20 be no purpose really of parking on Madison and
21 Riverside because you can't get into the building.

22 MS. ROJEK: I just want to comment
23 on that.

24 I imagine Walmart would have a problem

1 with that because a lot of people are dropped off
2 at the bus stop further north and walk through the
3 Walmart that work there.

4 COMMISSIONER CALVERT: Well, you
5 would still have the little path.

6 COMMISSIONER HOFSTRA: You would
7 still have the right-of-way.

8 COMMISSIONER CALVERT: Yeah, you
9 would still have that little right-of-way path at
10 the corner. You just couldn't get into the
11 building or anything with a fence, you know,
12 blocking around the building.

13 MS. ROJEK: Around the building.

14 COMMISSIONER CALVERT: Around the
15 building.

16 MS. ROJEK: But you could still get
17 there --

18 COMMISSIONER CALVERT: You could
19 still walk through to get to the Frontage Road
20 from Madison, a pedestrian could.

21 MR. MARTENS: Can I make a comment
22 again?

23 COMMISSIONER ORLOWSKI: Mark,
24 whenever we change the address of the building and

1 then have the dumpster enclosure moved, can we
2 have that curb cut removed and actually replace it
3 with a curb?

4 Can we make that a requirement?

5 MR. McLAUGHLIN: You could make
6 that a condition because then that would be on
7 their responsibility, as opposed to public works.

8 COMMISSIONER ORLOWSKI: Right.

9 COMMISSIONER CALVERT: I know you
10 don't have this information right off the top of
11 your head, Mark, but perhaps we can get this
12 information for discussion at a later date.

13 How many accidents have there really
14 been at Route 83 and Frontage Road there in the
15 last three years?

16 MR. McLAUGHLIN: I don't have that
17 information.

18 COMMISSIONER CALVERT: I know you
19 don't but maybe we can find that information out?

20 CHAIRMAN JARRETT: Yeah, the way
21 that exits out is a little odd.

22 COMMISSIONER CALVERT: I agree,
23 it's awkward, but it's the way it is.

24 COMMISSIONER SHLENSKY: That's a

1 condition of the property that the Petitioner must
2 have considered in their due diligence prior to
3 making an offer on the property.

4 CHAIRMAN JARRETT: Completely, I
5 understand that, and it's just a weirdly-designed
6 intersection.

7 COMMISSIONER SHLENSKY: No
8 disagreement there.

9 MR. McLAUGHLIN: I will note, the
10 Village has undergone a very, very, very initial
11 planning for redesigning that intersection in
12 conjunction with Elmhurst across 83.

13 CHAIRMAN JARRETT: That's good to
14 hear.

15 MR. McLAUGHLIN: Years out there
16 because it's an IDOT project but we have started
17 applying for that.

18 COMMISSIONER SHLENSKY: I am in
19 full support of Don's idea of taking the red
20 light/red turn camera out, in addition to the one
21 on 22nd and 83 in Oak Brook.

22 CHAIRMAN JARRETT: One thing
23 related to that, Mark, is that that intersection
24 actually does get used as a cut-through to

1 Elmhurst by pedestrians and cyclists, even though
2 there is not a crosswalk there.

3 MR. McLAUGHLIN: Okay.

4 CHAIRMAN JARRETT: Because there is
5 a light there and then you are on Frontage Road
6 and residential roads on the other side of the
7 street in Elmhurst.

8 I don't know how IDOT would feel about
9 that but we can't get crosswalks across 83
10 anywhere.

11 MR. MARTENS: Mr. Chair?

12 CHAIRMAN JARRETT: Yes.

13 MR. WATOR: One thing I would like
14 to point out about that building, the parking lot
15 is at a lower level. It is not ADA accessible.
16 There is no ramp to the front door.

17 That back door might be the only way
18 people with limited ability to walk can get in
19 that building.

20 CHAIRMAN JARRETT: Yeah, and I
21 would -- That's one thing that I was wondering
22 about too.

23 I know that it's an existing building
24 and you are not going to necessarily be required

1 to bring it up to ADA standards but is that
2 something you or the client -- your client/the
3 Applicant has considered?

4 The building doesn't appear to be
5 essentially ADA accessible, and if it is, it's
6 going to be from the north.

7 MR. WATOR: Full disclosure, no.
8 We haven't gotten to that point yet of discussing
9 that.

10 Certainly accessibility for individuals
11 who may have those requirements is something that,
12 you know, a building owner -- especially a
13 building of this size and nature needs to take
14 into account. But we haven't discussed those
15 specifics yet.

16 They wanted to get in, buy it, and get
17 this part taken care of, and then address other
18 issues as they come.

19 Certainly it is a consideration that has
20 to be taken into account.

21 CHAIRMAN JARRETT: Yeah.

22 MR. WATOR: Have there been active
23 conversations, no, not yet.

24 CHAIRMAN JARRETT: It seems to me

1 there are ways. I mean, you could probably do a
2 ramp east-west at the main entrance that would get
3 you there.

4 The other way would be a sidewalk that
5 wraps around, but then that gets you back into --
6 and then to the north -- but that gets you back
7 into traffic potentially from the north.

8 MR. WATOR: The only thing about
9 that is obviously if it would be accessed, the
10 traffic from the north for someone who may need
11 access because they have a disability, they are
12 not parking over there anyway because they would
13 have to make their way over all of that back area.

14 CHAIRMAN JARRETT: Right, as it
15 currently is.

16 MR. WATOR: Now, to address one
17 thing mentioned earlier:

18 If it won't be a violation of fire code,
19 then yes. I mean, we would certainly be more
20 amenable economically to creating an access or
21 limiting access through that back door by simply
22 making it a buzzer or creating a keycard system or
23 simply just saying, You can exit but you can't
24 come back in from that area.

1 Certainly not ideal, because again, that
2 doesn't preclude someone from exiting the building
3 and going out that north side. There is really no
4 100 percent way of precluding that from happening.

5 But again, I think that one of the
6 factors on that issue of potential parking along
7 Madison, as opposed to the two-hour parking lot,
8 is the fact that, yes, there will be members of
9 the -- at that point the property owner on-site,
10 who can then, for lack of a better word, police
11 that sort of activity with any -- whether it's
12 membership or of the organization or other tenants
13 in the building.

14 Because that doesn't exist right now,
15 because like I said, the owner of the property is
16 off-site, and the second floor tenant is doing
17 most of -- if any -- of the administration of the
18 building.

19 So it's kind of difficult to have them
20 enforce any kind of regulation of their own -- you
21 know, it's like they are policing their own
22 employees which becomes difficult to kind of do
23 sometimes.

24 CHAIRMAN JARRETT: Would the

1 removal -- Would the condition of the removal of
2 the curb-cut on Madison; is that something your
3 Applicant is amenable to?

4 The reason I ask because if we apply a
5 condition that special use is not granted without
6 that condition.

7 MR. WATOR: Sure.

8 I wouldn't say there wouldn't be any
9 reason why not; although again, I think that curb
10 cut you are talking about addresses the issue of
11 the access by the garbage truck. I am not sure
12 how it stops individual pedestrians.

13 But if it's a condition that the Board
14 feels would be -- When I say pedestrians,
15 individuals leaving our building to access onto
16 Madison because they parked their cars.

17 CHAIRMAN JARRETT: Right.

18 As an example, if the curb cut is there,
19 even though it's not associated with the property,
20 that there is always the potential for you
21 proposing construction of say a driveway.

22 Now, that would have to go through
23 permitting and everything, but if the curb cut is
24 there, that's less likely to happen.

1 MR. WATOR: Sure.

2 CHAIRMAN JARRETT: Additionally,
3 just speaking from -- I live in a neighborhood of
4 corner lots with driveways on the side, short
5 driveways, so I know a lot of people who use curb
6 cuts as alternate parking spots for their vehicles
7 overnight.

8 So if you have an administrative -- I am
9 speculating -- an administrative or member in the
10 neighborhood, I can see where somebody pulls in
11 there, parks, or a delivery truck pulls into that
12 apron, parks, runs in the back door and comes
13 back.

14 MR. WATOR: Sure.

15 CHAIRMAN JARRETT: Not having that
16 there maybe helps.

17 Maybe it doesn't because people can
18 still ignore no parking signs and park at the
19 curb.

20 MR. WATOR: Sure.

21 CHAIRMAN JARRETT: I guess my
22 question is; that's not a deal breaker for your
23 client?

24 MR. WATOR: Mr. Jawad, that would

1 be a curb cut in the back of that space, having
2 one installed. I don't think that would be, no
3 problem?

4 MR. JAWAD: We wouldn't have a
5 problem.

6 CHAIRMAN JARRETT: It's having that
7 curb cut removed.

8 MR. WATOR: Having it removed
9 rather, sorry.

10 CHAIRMAN JARRETT: Yeah, because
11 there is an existing curb cut there.

12 MR. MARTENS: Mr. Chair, could you
13 please address that with public works; the three
14 homes on that street and that business, there is
15 no storm water inlets on that whole street. When
16 we get a substantial rain the water goes through
17 that curb cut, across the property to the creek.

18 So if you remove the curb cut there will
19 be nine inches of water in the street with my
20 driveway the only place to go and I am already
21 taking about six inches of water across there to
22 the creek when it floods. So just please review
23 that. Thank you.

24 CHAIRMAN JARRETT: Thanks for

1 bringing that to my attention.

2 MR. McLAUGHLIN: You can condition
3 it with a permit from Public Works. If they don't
4 issue the permit, then they have at least met
5 their obligation.

6 CHAIRMAN JARRETT: Any other
7 questions before we --

8 MR. McLAUGHLIN: I would like to do
9 a little clarification.

10 There was discussion of a potential
11 fence condition. I would just be cautious --
12 caution you to pick a size that doesn't require a
13 variation because that is the front because we are
14 not here to talk about a variation request for
15 fencing.

16 CHAIRMAN JARRETT: Yes, that's
17 technically the front. That would be a four-foot
18 fence.

19 MR. McLAUGHLIN: Four-foot if it's
20 open. Three foot if it's solid.

21 COMMISSIONER LUEDTKE: Would it be
22 the front if it changes the address to 83?

23 MR. McLAUGHLIN: It would not. It
24 stays the front because of the geometry of the

1 lot.

2 CHAIRMAN JARRETT: If they put a
3 fence there they are going to want a gate there
4 which kind of negates the purpose of the fence;
5 doesn't it?

6 I mean, you would want a gate there.

7 MR. McLAUGHLIN: There is no --
8 what is that, pebble field stone?

9 Whatever that walk is, that doesn't meet
10 any sort of actual standard per us. So that's not
11 a pedestrian access. It's just that four by four
12 stoop off the door.

13 So I would not be inclined for a gate
14 there. It doesn't go anywhere.

15 CHAIRMAN JARRETT: Any other
16 questions before we move into discussion?

17 MS. ASHWORTH: I thought the
18 American Disability Act was a federal law?

19 CHAIRMAN JARRETT: As far as the
20 occupancy of the building, I don't know, because
21 that's not something we review. That gets done in
22 the permitting process.

23 MS. ASHWORTH: I feel it's law and
24 I think they need to abide by it.

1 CHAIRMAN JARRETT: I understand.
2 Trust me, it's something I totally support. What
3 is your name for the record please?

4 MS. ASHWORTH: My name is Michelle
5 Ashworth.

6 CHAIRMAN JARRETT: Before we move
7 into our discussion do you have any closing
8 comments?

9 MR. WATOR: No.

10 CHAIRMAN JARRETT: Okay. Thank
11 you.

12 We have a condition of the curb cut
13 removal pending review by public works.

14 Does anybody have any issue with that?

15 COMMISSIONER ROMANO: No.

16 COMMISSIONER HOFSTRA: No.

17 CHAIRMAN JARRETT: There was a
18 mention of a condition of a fence on the rear of
19 the property. I don't know how I feel about that
20 personally.

21 COMMISSIONER CALVERT: I would
22 actually want more information on how effective it
23 could be before we made it a condition.

24 And I would like to explore the

1 possibility more in depth as well of access to the
2 building from Madison and restrict the access to
3 that door for entrance anyway.

4 CHAIRMAN JARRETT: Yes. But
5 restricting access to the entrance is not
6 something we are going to be able to do.

7 COMMISSIONER CALVERT: No.

8 CHAIRMAN JARRETT: I understand
9 what you are saying.

10 COMMISSIONER CALVERT: I think it's
11 something we need to find out for the next
12 meeting.

13 COMMISSIONER SHLENSKY: It's my
14 hope that with the modification, if you will, to
15 the postal address of the property that a lot of
16 concerns that we have heard today would be
17 self-corrected because Google Maps would want
18 self-correct to find the actual true entranceway
19 via 83 and Frontage Road itself.

20 And then secondly, we have already
21 addressed the enforcement issue publicly, so I
22 hope that it's also addressed by the Village Board
23 itself, along with routing that through our police
24 department for the sake of all the residents that

1 came today to rightfully complain of the lack of
2 enforcement in your neighborhood already.

3 COMMISSIONER ROMANO: I want to
4 talk a little bit more to the fence, grant that
5 special use.

6 Does this really have to be a wire or
7 wood fence, maybe not, but maybe some type of
8 barrier to dissuade the people coming on or off
9 the property from Madison?

10 I think that's not unreasonable to ask
11 for. I think the people are in the habit of going
12 that way. I think that along with the address
13 change would make it very clear.

14 I think that's the only way I could see
15 fit to go on a special use and I am still not
16 100 percent convinced on that.

17 My concern is on a carte blanche after
18 the fact of granting this that anything could go
19 from here onto the future. So if those other
20 tenants leave this could become a full religious
21 organization here and it's at the right location
22 for it. Parking might not be sufficient. It
23 doesn't belong in that area, per se.

24 I don't know. I am still stuck on the

1 fact that administrative duties could be carried
2 out there without the special use.

3 COMMISSIONER ORLOWSKI: Are we in
4 the discussion right now?

5 CHAIRMAN JARRETT: Yeah.

6 COMMISSIONER ORLOWSKI: I agree
7 with that. I am not -- There is not really a lot
8 of information.

9 There is a lot of talk of what might
10 take place or what we might do or we are not
11 really sure yet. And I am not ready to grant a
12 special use for something that we are not really
13 sure of yet.

14 Generally whenever we have hearing like
15 this we have documentation in front of us that
16 gives us all the information on what's going to
17 take place and how it's going to take place,
18 where, where everything is going to be. And
19 that's not provided.

20 So I kind of agree with what's said. To
21 get a special use prior to really having, Yes,
22 this is what we are going to do, then I can't
23 grant.

24 CHAIRMAN JARRETT: Okay.

1 COMMISSIONER SHLENSKY: The
2 occupancy capacity rather, maximum, Mark, you said
3 is 50?

4 MR. McLAUGHLIN: Under 50.

5 COMMISSIONER SHLENSKY: Under 50;
6 okay.

7 CHAIRMAN JARRETT: One point that I
8 would agree with, with Mike and Dominick on, is
9 that we are pretty -- I think in the packet we got
10 for St. Paul's when they were adding a vestibule
11 in the back and I think they were adding a parking
12 lot too, there were changes there.

13 But on the other hand I also understand
14 as a small organization you have a vision of what
15 your organization will be when you move into a
16 space but you don't really know until you are in
17 it and you are using it and your membership is
18 coming.

19 And you've got administrative staff -- I
20 don't know if they are volunteers or if they are
21 paid -- but who aren't full-time staff, who are
22 coming in off hours and in their free time.

23 It's a bit of a different organization
24 and it's hard to nail down. So I do understand

1 that aspect of it too.

2 My primary concern with it is minimizing
3 impact on Madison, because while it's not, if it
4 was -- if Madison didn't exist to the north, we
5 wouldn't be having any of these conversations, but
6 it is there and so we have to consider it.

7 So I don't know it's so much the use as
8 what the use's impacts are on the immediate
9 residential areas, to me personally.

10 MR. McLAUGHLIN: Chair, regarding
11 the additional membership or growing in size, from
12 a parking perspective on what they already have
13 they could triple their membership and still meet
14 the parking requirements per our code.

15 They are at 40, 80, they can go to 120
16 and still have enough parking per our code and
17 with the existing, without any additional. If
18 they decide to grow they would still be good from
19 our perspective.

20 CHAIRMAN JARRETT: Right.

21 And any expansion of the use, like an
22 addition of the building, would be an amendment to
23 the special use.

24 MR. McLAUGHLIN: Right. We are

1 talking about what's physically there right now.

2 CHAIRMAN JARRETT: Even any
3 significant change to the property, like as an
4 example, they decide they want to wipe out -- they
5 don't need the southern 20 spaces so they are
6 going to wipe them out and turn them into a soccer
7 field.

8 MR. McLAUGHLIN: Right.

9 CHAIRMAN JARRETT: They have to
10 come back.

11 MR. McLAUGHLIN: Because you feel
12 comfortable, Look how big the parking lot is now,
13 you are approving it for what it is now. That's
14 why the plat of survey, that site plan, is
15 attached. That's the document you are all
16 potentially granting this on.

17 Yes, an addition, well that's not what
18 we talked about. You cut your parking in half,
19 that's not what we talked about.

20 But anything they do within the building
21 that's existing, we can work within the request
22 that they asked for.

23 COMMISSIONER SHLENSKY: They could
24 very well triple their membership but they are

1 still limited to under 50 --

2 MR. McLAUGHLIN: Right.

3 COMMISSIONER SHLENSKY: -- unless
4 they want to sprinkler the building.

5 MR. McLAUGHLIN: Exactly.

6 COMMISSIONER SHLENSKY: Which I'm
7 sure everyone recognizes is a tremendous financial
8 overhaul.

9 MR. McLAUGHLIN: Exactly.

10 COMMISSIONER SHLENSKY: So I am
11 generally in support of this. I just want it to
12 be clear.

13 I am in support of it with the curb cut
14 -- or the removal of the curb cut condition
15 because the Petitioner would have to undertake a
16 tremendous financial overhaul to sprinkler the
17 building, if they wanted to expand and go beyond
18 the current occupancy maximum of 50 persons.

19 MR. McLAUGHLIN: Additionally on
20 the fence, if that is a condition that ends up
21 being placed, just for a reality, it will be
22 20 feet from where the sidewalk is. That's where
23 the property line is.

24 So it's carriage walk, 20 feet, and then

1 will be a fence, if that is a condition.

2 If you are going to go that route I
3 recommend four-foot black aluminum.

4 CHAIRMAN JARRETT: From a distance
5 you would call it wrought iron --

6 MR. McLAUGHLIN: Correct.

7 CHAIRMAN JARRETT: -- but it's not.
8 In Chicago we call it a four-foot ornamental
9 fence.

10 MR. McLAUGHLIN: Correct, yes.
11 Along the length of the Madison right-of-way.

12 MR. WATOR: Just for the record we
13 would have no problem with a fence.

14 CHAIRMAN JARRETT: Okay. As you
15 said, to be four feet it has to be opaque, which
16 means ornamental.

17 MR. McLAUGHLIN: Correct.

18 CHAIRMAN JARRETT: Okay. I guess
19 that leaves us:

20 With those two conditions, is there a
21 consensus that we could make a motion this evening
22 or do we have a number of people wanting more
23 information before they vote?

24 MR. McLAUGHLIN: Additionally, if

1 you wanted to take it one step you could condition
2 no vehicular access to Madison from this property.

3 CHAIRMAN JARRETT: No vehicular
4 access to Madison from where?

5 MR. McLAUGHLIN: This property.

6 MS. PLATTENBERGER: That's
7 impossible.

8 COMMISSIONER SHLENSKY: There is no
9 road that currently exists there; correct?

10 MR. McLAUGHLIN: Currently.

11 You want to lock it in?

12 CHAIRMAN JARRETT: That would
13 require the Village's support; correct?

14 MR. McLAUGHLIN: The whole thing;
15 correct. I get it.

16 CHAIRMAN JARRETT: But I guess it
17 doesn't hurt to add a condition.

18 MR. McLAUGHLIN: Solidifying the
19 removal of the curb cut so that in the future you
20 can't apply for a driveway permit.

21 CHAIRMAN JARRETT: Got it. I see
22 what you are saying, yeah.

23 COMMISSIONER LUEDTKE: Mark, I want
24 to clarify, are you suggesting that this existing

1 building has a maximum occupancy load of 50, as it
2 exists?

3 MR. McLAUGHLIN: Correct.

4 COMMISSIONER LUEDTKE: How are we
5 calculating that number?

6 MR. McLAUGHLIN: Through the
7 Illinois National Fire Code, with consultation
8 with the fire department.

9 We also haven't seen the plans for the
10 future layout and everything.

11 COMMISSIONER LUEDTKE: Regardless
12 of that, we don't care about the future plans, we
13 care about the building that's there. It's a
14 16,000 square foot building.

15 MR. McLAUGHLIN: Yeah. The use
16 that it's at, office, non-assembly.

17 COMMISSIONER LUEDTKE: They are
18 saying that's 50.

19 MR. McLAUGHLIN: Under 50, yeah.

20 COMMISSIONER CALVERT: I thought it
21 was 8,000 square feet?

22 COMMISSIONER LUEDTKE: No, it's two
23 stories. Total of 16.

24 COMMISSIONER CALVERT: Total of 16.

1 COMMISSIONER LUEDTKE: Yeah.

2 I question that number, but that's just
3 me, because I know from a building code standpoint
4 that's not the same as 100 people generically.

5 So I don't see how fire -- I don't see
6 how fire becomes -- I don't see how the fire code
7 rate becomes more liberal than the building code,
8 in terms of its rate, but we can check that.
9 Because that's just my ...

10 Where did you get that 50 from? Did
11 fire tell you that or where is that number coming
12 from, Mark?

13 MR. McLAUGHLIN: Yeah, in
14 consultation with the fire department.

15 CHAIRMAN JARRETT: That was based
16 on the full 16,000 square feet, not just 8,000
17 square feet?

18 MR. McLAUGHLIN: Yeah, they have
19 their fire inspection report for all the buildings
20 so...

21 CHAIRMAN JARRETT: It could also
22 relate to their only being two exits.

23 COMMISSIONER LUEDTKE: And that
24 it's not sprinkled and it's sort of limiting the

1 occupancy to that number then.

2 MR. McLAUGHLIN: Also true, yes.

3 COMMISSIONER LUEDTKE: So that's
4 sort of capping it based on the facility as it
5 exists.

6 COMMISSIONER ORLOWSKI: You would
7 almost need two doors on each side.

8 MR. McLAUGHLIN: I'm not even going
9 to go --

10 COMMISSIONER ORLOWSKI: No, I am
11 just saying.

12 COMMISSIONER LUEDTKE: Thank you,
13 Mark.

14 MR. McLAUGHLIN: You are welcome.
15 Thank you.

16 CHAIRMAN JARRETT: Larry, Mike,
17 Dominick, with the conditions that we discussed --

18 COMMISSIONER ROMANO: I would be
19 comfortable with a vote with the three conditions.

20 CHAIRMAN JARRETT: I am not asking
21 if you are voting yes or no. That's not my
22 question.

23 My question is, do you guys, Mike and
24 Larry, do you feel that you have to have more

1 information to vote?

2 COMMISSIONER CALVERT: No.

3 CHAIRMAN JARRETT: Okay.

4 Justin, do you have those conditions?

5 COMMISSIONER SHLENSKY: Have not
6 been typing but I believe that I can put something
7 together real quick.

8 CHAIRMAN JARRETT: We can discuss
9 that.

10 So the first condition would be removal
11 of the Madison Street curb cut --

12 COMMISSIONER SHLENSKY: Yes.

13 CHAIRMAN JARRETT: -- pending
14 review of public works.

15 MR. McLAUGHLIN: Approval of public
16 works.

17 CHAIRMAN JARRETT: Yeah, pending
18 approval of public works. That will make it
19 better.

20 The addition of a four-foot ornamental
21 fence along the north property line.

22 And a condition of no vehicular access
23 to the property from Madison Street.

24 COMMISSIONER ROMANO: Just to

1 clarify on the fence, are we talking about a fence
2 that would extend upward to truly cut off traffic
3 or are you just thinking --

4 CHAIRMAN JARRETT: I believe it's
5 --

6 MR. McLAUGHLIN: If you look at
7 again the site plan, the plat of survey where you
8 see Madison Street, the 210.48, Page 5 of 5 of the
9 staff report, so it will stop where it crosses
10 that property corner, Madison Street.

11 CHAIRMAN JARRETT: Which at that
12 point you might as well walk around the front;
13 right?

14 COMMISSIONER ROMANO: If that's
15 what the condition is, so it be it, but I would
16 think just something like this, if they don't want
17 to go...

18 CHAIRMAN JARRETT: Yeah. I think
19 staff understands our intent. So that if they
20 want to go with a smaller fenced area with an
21 east-west --

22 MR. McLAUGHLIN: Okay.

23 CHAIRMAN JARRETT: -- as opposed, I
24 think along --

1 MR. McLAUGHLIN: I think it will
2 also make the street view feel more appealing as
3 well.

4 CHAIRMAN JARRETT: Yes, I think so
5 too.

6 MR. McLAUGHLIN: Dual purpose.
7 You are talking about less fence for
8 sure but I think this will give it a nice finish.

9 CHAIRMAN JARRETT: Yeah.

10 COMMISSIONER SHLENSKY: It's simply
11 the fence along the north property line?

12 MR. McLAUGHLIN: Yeah.

13 COMMISSIONER SHLENSKY: Okay. I
14 think I've got it, proper language.

15 CHAIRMAN JARRETT: Before we move
16 into that motion does anybody have any other
17 comments or questions?

18 MR. McLAUGHLIN: Clarification, are
19 all three of these conditions going on both of the
20 requests?

21 COMMISSIONER SHLENSKY: That's my
22 understanding.

23 CHAIRMAN JARRETT: Yes.

24 MR. McLAUGHLIN: So motion that as

1 such.

2 COMMISSIONER SHLENSKY: There will
3 be two separate motions.

4 MR. McLAUGHLIN: Thank you.

5 CHAIRMAN JARRETT: Both the motions
6 should include the conditions, just in case the
7 votes don't shake out here, at the Villa Board
8 level --

9 COMMISSIONER SHLENSKY: Yeah, I've
10 got them for both.

11 CHAIRMAN JARRETT: -- the
12 conditions apply for both.

13 MR. WATOR: Just one question, we
14 had talked about the enclosure for the dumpster,
15 do you want to handle that based on the permit
16 application?

17 MR. McLAUGHLIN: Yeah, we are
18 already doing that.

19 MR. WATOR: So not a condition
20 though?

21 MR. McLAUGHLIN: We are already
22 doing it.

23 MR. WATOR: Okay.

24 MR. McLAUGHLIN: Not you. The

1 property is a violation and we are going to
2 resolve that.

3 It's going to be hard to get to that
4 dumpster when you put a fence up too.

5 CHAIRMAN JARRETT: And no curb cut
6 for the garbage truck.

7 MR. McLAUGHLIN: Exactly.

8 CHAIRMAN JARRETT: If anybody has a
9 motion?

10 COMMISSIONER SHLENSKY: I will make
11 a motion to recommend approval of PZ-22-0016 for a
12 Special Use to be granted for a Museum or Cultural
13 Facility upon the following conditions:

14 No. 1: Removal of Madison Street curb
15 cut pending approval of public works.

16 No. 2: Addition of four-foot ornamental
17 fence along north property line.

18 No. 3: Prohibition of vehicular access
19 to building from Madison Street.

20 CHAIRMAN JARRETT: Could you strike
21 that and make it to the property from Madison
22 Street.

23 COMMISSIONER SHLENSKY: Yes.
24 Prohibition of vehicular access to

1 property from Madison Street.

2 CHAIRMAN JARRETT: Thank you.

3 COMMISSIONER ROMANO: I will
4 second.

5 CHAIRMAN JARRETT: We have a second
6 for the motion.

7 Questions and comments on the motion?

8 One thing I did want to say too real
9 quick is that on the record:

10 Village staff reviewed the petition and
11 was supportive of the request, that's part of the
12 memo, that will be in the public record, but I
13 wanted to make that clear.

14 So we have a motion and a second on the
15 approval of the Special Use for Museum and
16 Cultural Facility.

17 Roll call vote:

18 Calvert?

19 COMMISSIONER CALVERT: Yes.

20 CHAIRMAN JARRETT: Hofstra?

21 COMMISSIONER HOFSTRA: Yes.

22 CHAIRMAN JARRETT: Luedtke?

23 COMMISSIONER LUEDTKE: No.

24 CHAIRMAN JARRETT: Orlowski?

1 COMMISSIONER ORLOWSKI: No.

2 CHAIRMAN JARRETT: Romano?

3 COMMISSIONER ROMANO: Yes.

4 CHAIRMAN JARRETT: Shlensky?

5 COMMISSIONER SHLENSKY: Yes.

6 CHAIRMAN JARRETT: I too vote yes.

7 With that our recommendation will pass
8 to the Village Board, who can accept, reject or
9 modify.

10 All right. So we need a motion for the
11 Special Use for the Religious Assembly.

12 COMMISSIONER SHLENSKY: I make a
13 motion to recommend approval of PZ-22-0016 for a
14 Special Use to be granted for Religious Assembly
15 upon the following conditions:

16 No. 1: Removal of Madison Street curb
17 cut pending approval of public works.

18 No. 2: Addition of four-foot ornamental
19 fence along north property line.

20 No. 3: Prohibition of vehicular access
21 to property from Madison Street.

22 CHAIRMAN JARRETT: All right. We
23 have a motion. Is there a second?

24 COMMISSIONER ROMANO: I will

1 second.

2 CHAIRMAN JARRETT: We have a

3 second.

4 Questions or comments on the motion?

5 Roll call:

6 Calvert?

7 COMMISSIONER CALVERT: Yes.

8 CHAIRMAN JARRETT: Hofstra?

9 COMMISSIONER HOFSTRA: Yes.

10 CHAIRMAN JARRETT: Luedtke?

11 COMMISSIONER LUEDTKE: No.

12 CHAIRMAN JARRETT: Orłowski?

13 COMMISSIONER ORŁOWSKI: No.

14 CHAIRMAN JARRETT: Romano?

15 COMMISSIONER ROMANO: Yes.

16 CHAIRMAN JARRETT: Shlensky?

17 COMMISSIONER SHLENSKY: Yes.

18 CHAIRMAN JARRETT: I too vote yes.

19 With that our recommendation will pass
20 to the Village Board, who can accept, reject or
21 modify.

22 And that will end our public hearing.
23 The public hearing is closed.

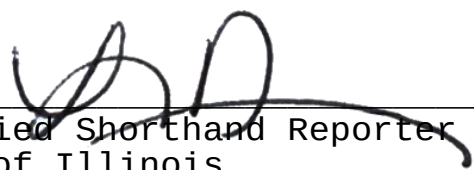
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Ordinance No. __

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, ILLINOIS,
GRANTING A SPECIAL USE FOR A MUSEUM AND CULTURAL AND RELIGIOUS
ASSEMBLY FOR THE PROPERTY LOCATED AT 721 E MADISON AVENUE**

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,

WHEREAS, Ahlul Bait Cultural Center NFP (“Petitioner”), the contract purchaser of the property located in the O-R Office Research District, at 721 E. Madison Avenue, Villa Park, Illinois, to be re-addressed as 800 S. IL Route 83, Villa Park, Illinois, and legally described in Section 2 of this Ordinance (“Subject Property”), has applied for and is seeking a special use to operate a Museum and Cultural Center, along with a Religious Assembly use, for the Subject Property; and

WHEREAS, notice of a public hearing on said application was published on February 16, 2023, in a newspaper having general circulation within the Village, and pursuant to said notice, the Planning and Zoning Commission of the Village conducted a public hearing on March 9, 2023, in accordance with the State statutes and the ordinances of the Village; 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

11.4 of the Villa Park Zoning Ordinance and made the recommendation that the special use of the Subject Property be granted, and made certain findings of fact enumerated below:

Findings of Fact

Standards for a Special Use:

1. *The proposed use for a Museum and Cultural Center and Religious Assembly is a use expressly authorized as a special use in the O-R Office Research District.*
2. *The proposed use for a Museum and Cultural Center and Religious Assembly at the proposed location 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.*
- 3.. *The proposed use for a Museum and Cultural Center and Religious Assembly will not, in this 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.*
4. *That approval of the special use for a Museum and Cultural Center and Religious Assembly will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
5. *That the proposed special use for a Museum and Cultural Center and Religious Assembly will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure and community services.*
- 6.. *That the proposed special use for a Museum and Cultural Center and Religious Assembly complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of the Village's zoning ordinance.*

WHEREAS, the Planning and Zoning Commission submitted its report and recommendation to the President and Board of Trustees of the Village of Villa Park; and

WHEREAS, Village staff has reviewed the Petitioner's requests for a special use for a Museum and Cultural Center and Religious Assembly and is supportive of the requests; and

WHEREAS, the President and Board of Trustees (the "Corporate Authorities") of the Village of Villa Park have received and considered the recommendations of the Planning and Zoning Commission; and

WHEREAS, the Corporate Authorities accept the findings of fact recommended by the Planning and Zoning Commission as set forth hereinabove and have determined that it is advisable, necessary and in the public interest to approve a special use for the Subject Property to allow for a Museum and Cultural Center and Religious Assembly.

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 recitals set forth above are incorporated by reference as though fully set forth herein.

Section 2: That this Ordinance shall apply to the Subject Property legally described as follows:

LOT 38 (EXCEPT THE WEST 384 FEET THEREOF) AND THE NORTH 210 FEET OF LOT 31 (EXCEPT THE WEST 384 FEET THEREOF) LYING WEST OF THE WEST LINE OF ROUTE 83, IN PARK FARMS, BEING A SUBDIVISION IN SECTIONS 14 AND 15, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1909 AS DOCUMENT 97528, IN DUPAGE COUNTY, ILLINOIS.

Section 3: A special use is approved for the Subject Property to allow for a Museum and Cultural Center and Religious Assembly.

Section 4: The relief granted in Section 3 hereinabove, is authorized subject to the Petitioner satisfying all of the following conditions:

1. Compliance with all applicable Village Codes and regulations.
2. The curb cut located along E. Madison Street shall be removed, pending permit approval by the Public Works Department of the Village.
3. The street and post office address for the Subject Property shall be changed to 800 S. IL Route 83, Villa Park, Illinois in order to properly designate access to the Subject Property.
4. A four foot (4') ornamental fence shall be installed and maintained along the north property line of the Subject Property.

5. Vehicle access to the Subject Property from E. Madison Street shall be prohibited.

Section 6: That this ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

Passed this _____ day of _____, 2023.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this _____ day of _____, 2023.

Village President

Attest:

Village Clerk

Published in pamphlet form:

_____, 2023

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Admin Asst

Submitting Department: Village Manager's Office

Item Type: Ordinances

Agenda Section: Ordinances

Subject:

An Ordinance of the Village of Villa Park, DuPage County, Illinois Prohibiting the Use of the Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or By Any Other Method.

Suggested Action:

On June 13, 2022, the Village of Villa Park passed Ordinance 4286 to repeal and replace Ordinance 4246 passed on October 11, 2021. Both ordinances were designed to limit potential threats to human health for the same parcels described in this proposed Ordinance with Exhibits A and B. The Illinois Environmental Protection Agency subsequently found that each ordinance was be defective and staff and the consultant EPS Environmental Services, Inc. of Chicago have rewritten the Ordinance and this form and content has been approved by IEPA. Staff recommends passage of the ordinance.

Attachments:

[BOT_Memo_ORD_Groundwater Wldwood 10Apr23.docx](#)

[Villa Park Ordinance Groundwater Potable Water - 4-3-23.pdf](#)

Memo



To: Village Board of Trustees and City Clerk

From: Matt Harline, Village Manager

Date: April 6, 2023

Re: An Ordinance of the Village of Villa Park, DuPage County, Illinois Prohibiting the Use of the Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or By Any Other Method.

Summary: This groundwater ordinance prohibits the current and all future property owners at the this parcel from drilling a well for potable water due to the potential for damage to the consumer of the water and the water table.

Background: On June 13, 2022, the Village of Villa Park passed Ordinance 4286 to repeal and replace Ordinance 4246 passed on October 11, 2021. Both ordinances were designed to limit potential threats to human health for the same parcels described in this proposed Ordinance with Exhibits A and B. The Illinois Environmental Protection Agency subsequently found that each ordinance was be defective and staff and the consultant EPS Environmental Services, Inc. of Chicago have rewritten the Ordinance and this form and content has been approved by IEPA. Staff recommends passage of the ordinance.

Recommendation Action: Staff recommends approval of the ordinance.

ORDINANCE NO. _____

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS
PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY
THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY
OTHER METHOD**

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 this State; and,

WHEREAS, certain properties in the Village have been used over a period of time for commercial/industrial purposes; and

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath the Village may exceed Class I groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier I remediation objectives as set forth in 35 Illinois Administrative Code 742; and

WHEREAS, the Village of Villa Park desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive use of properties that are the source of said chemical constituents;

WHEREAS, the parcels which comprise the area which is depicted on Exhibit A is described on Exhibit B attached hereto and made a part hereof,

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

Section 1. Use of Groundwater as a Potable Water Supply Prohibited.

"Potable water" is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

Except for such uses or methods in existence prior to the effective date of this ordinance, the use or attempt to use as a potable water supply groundwater from within the area of the Village of Villa Park as depicted on Exhibit A and described on Exhibit B attached hereto, as a potable water supply, by the installation or drilling of wells or by any other method is hereby prohibited. This prohibition expressly includes the Village of Villa Park.

Section 2. Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are hereby

Ordinance No. _____

repealed insofar as they are in conflict with this ordinance.

Section 3. Severability.

If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the ordinance as a whole or of any portion not adjudged invalid.

Section 4. Penalty

Any person, firm or entity violating the terms and conditions of this Ordinance shall be subject to a fine as set forth in Section 1-108, of Chapter 1 of the Villa Park Municipal Code each and every day that the violation is allowed to exist. Each day that a violation exists constitutes a distinct and separate offense under the terms of this Ordinance. In addition, the corporate authority may take whatever action it deems appropriate to enforce the terms of this Ordinance, including an action for injunction. All attorney fees and costs incurred by the Village in enforcing the terms of this Ordinance shall be paid by the violator.

Section 5. Effective Date

This Ordinance shall be in full force and effect from and after its passage and approval and ten days after its publication in pamphlet form according to law.

Passed this _____ day of _____, 2023.

AYES: _____
NAYS: _____
ABSENT: _____

Approved this _____ day of _____, 2023.

Village President

Attest:

Village Clerk

Published in pamphlet form:

_____, 2023.

Ordinance No. _____

EXHIBIT A

Depiction of Area Subject to Groundwater Ordinance

EAST WILDWOOD AVENUE

CONXALL CORPORATION
601 EAST WILDWOOD AVENUE
(06-10-207-029)

SUBJECT SITE
621 EAST WILDWOOD
(06-10-207-026)

A.K. MULCH & LANDSCAPE SUPPLY
631 EAST WILDWOOD AVENUE
(06-10-207-025)

EAST FAIRFIELD AVENUE

----- Boundary of the Area Subject to Groundwater Ordinance

LIMITED GROUNDWATER ORDINANCE MAP

**621 EAST WILDWOOD AVENUE
VILLA PARK, ILLINOIS**

EPS Environmental Services, Inc.
7237 West Devon Avenue, Chicago, Illinois 60631

Scale:
1 inch = 60 feet

0 60'

Date: 04/03/2023
Project #: 23078-1220CO#3



Ordinance No. _____

EXHIBIT B

Legal Description of Area Subject to Groundwater Ordinance

**LEGAL DESCRIPTION OF AREA
SUBJECT TO GROUNDWATER ORDINANCE**

Those properties, which are within an area described as follows:

1. PIN No. 06-10-207-029

Parcel 1:

LOT 118 (EXCEPT THE EAST 5 FEET THEREOF) AND LOTS 119, 120, 121, 122, 123, 124, AND 125 IN WOODRUFF'S RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 11, INCLUSIVE, AND LOTS 19, 20, 34, AND PART OF LOT 35 IN VILLA PARK, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 9, 1915 AS DOCUMENT 123187, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2 :

LOTS 126, 127, 128, 129, 130, 131, 132, AND LOT 133 (EXCEPT THE EAST 5 FEET THEREOF) IN WOODRUFF'S RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 11, INCLUSIVE, AND LOTS 19, 20, 34, AND PART OF LOT 35 IN VILLA PARK, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 9, 1915 AS DOCUMENT 123187, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number 06-10-207-029

Commonly known as 601 Wildwood, Villa Park, Illinois 60181, and also known as 601 East Wildwood Street

2. PIN No. 06-10-207-026

LOTS 114, 115, 116, 117 AND THE EAST 5 FEET OF LOT 118 AND THE EAST 5 FEET OF LOT 133, AND LOTS 134, 135, 136, AND 137 IN WOODRUFF'S RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 11 INCLUSIVE, AND LOTS 19, 20, 34, AND PART OF LOT 35 IN VILLA PARK, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 9, 1915 AS DOCUMENT 123187, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number 06-10-207-026

Commonly known as 621 East Wildwood Avenue, Villa Park, Illinois 60181

3. PIN No. 06-10-207-025

LOTS 102 TO 113 INCLUSIVE AND LOTS 138 TO 140 INCLUSIVE OF WOODRUFF'S RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 11, INCLUSIVE, AND LOTS 19, 20, 34, AND PART OF LOT 35 IN VILLA PARK, BEING A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 9, 1915 AS DOCUMENT 123187, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number: 06-10-207-025

Commonly known as 631 East Wildwood Avenue, Villa Park, Illinois 60181

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Matt Harline

Submitting Department: Village Manager's Office

Item Type: Resolutions

Agenda Section: Resolutions

Subject:

An Resolution of the Village of Villa Park, DuPage County, Illinois Authorizing and Approving a Highway Authority Agreement with Charles Pickerill

Suggested Action:

The Village of Villa Park has requested that Charles Pickerill, the owner and operator of Charley's Auto Service enter into a Highway Authority Agreement with the Village to provide assurances that any contamination from a former underground storage tank (UST) will remain entombed under asphaltic concrete pavement, unless IEPA or another authority require it be removed. This agreement further assures that any future required remediation will fall upon the owner or his successors - not the Village. Staff recommends approval of the ordinance.

Attachments:

[BOT_Memo_RES - HAA with Charley's Auto 10Apr23.docx](#)

[RESO_-](#)

[_Authorizing_and_Approving_Highway_Authority_Agreement_with_Charles_Pickerill_1125404 Revised_.docx](#)

[Villa Park Highway Authority Agreement - Charles Pickerill - 4.6.23\(1125397.1\).doc](#)

[BoT - Charley's Auto HAA - Exhibit A.pdf](#)

[BoT - Charley's Auto HAA - Exhibit B.pdf](#)

[BoT - Charley's Auto HAA - Exhibit C.pdf](#)

Memo



To: Village Board of Trustees and City Clerk

From: Matt Harline, Village Manager

Date: April 6, 2023

Re: An Resolution of the Village of Villa Park, DuPage County, Illinois Authorizing and Approving a Highway Authority Agreement with Charles Pickerill

Summary: By approving the Highway Authority Agreement with Charles Pickerill the Village will reduce the chance of exposure to any contamination. The agreement also protects the Village from future responsibility for site remediation.

Background: An agreement with a highway authority (in this case the Village of Villa Park) may be used where a property owner has contaminated public right-of-way or where the public right-of-way may become impacted in the future. Highway Authority Agreements (HAA) are frequently used as an institutional control where the requirements of Title 35 of the Illinois Administrative Code, Section 742 (35 Ill. Adm. Code 742) are met and the Illinois Environmental Protection Agency (IEPA) has determined that no further remediation is required for the property.

Perry Environmental, Inc. of Springfield, IL has concluded a professional review of the site with bored soil samples that have been analyzed. The results are found in Exhibit B. IEPA and the Village agree that the safest course of action at this time is to encapsulate the remaining contaminated area in asphalt, which will be accomplished by paving the lot at Charley's Automotive located at 149 West St. Charles Road.

The Village of Villa Park has requested that Charles Pickerill, the owner and operator of Charley's Auto Service enter into an HAA with the Village to provide assurances that any contamination from a former leaking underground storage tank will remain entombed under asphaltic concrete pavement, unless IEPA or another authority requires it be removed. This agreement further assures that any future required remediation will fall upon the owner or his successors - not the Village.

A Groundwater Ordinance for this site is almost completed as well and should come before the Board at the next meeting. IEPA recommended changes to that draft.

Recommendation Action: Staff recommends approval of the ordinance.

RESOLUTION NO. _____

**RESOLUTION OF THE VILLAGE OF VILLA PARK
APPROVING AND AUTHORIZING THE EXECUTION OF A
HIGHWAY AUTHORITY AGREEMENT WITH CHARLES PICKERILL
(149 West St. Charles Road, 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 of Illinois; and

WHEREAS, Charles Pickerill is the owner/operator of one or more leaking underground storage tanks presently or formerly located at 149 West St. Charles Road, Villa Park, Illinois 60181 (hereinafter the “Site”); and

WHEREAS, as a result of one or more releases of contaminants from the above-referenced underground storage tanks (hereinafter the “Release(s)”), soil and/or groundwater contamination at the Site exceeds the Tier 1 residential remediation objections of 35 Ill. Adm. Code 742; and

WHEREAS, the soil and/or groundwater contamination exceeding Tier 1 residential remediation objectives extends or may extend into the Village of Villa Park’s (hereinafter the “Village”) right-of-way; and

WHEREAS, Charles Pickerill is conducting correction action in response to the Releases; and

WHEREAS, Charles Pickerill and the Village desire to prevent groundwater beneath the Village’s right-of-way that exceeds Tier 1 remediation objections from use as a supply of potable or domestic water, and to limit access to soil within the right-of-way that exceeds Tier 1 residential remediation objections so that human health and the environment are protected during and after any access; and

WHEREAS, the Illinois Environmental Protection Agency (hereinafter the “IEPA”) is requiring Charles Pickerill to obtain a Highway Authority Agreement (hereinafter the “HAA”) from the Village in order to receive a “No Further Remediation” determination from the IEPA; and

WHEREAS, the corporate authorities of the Village desire to enter into the HAA with Charles Pickerill to be approved by the IEPA.

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

Section 1: The facts and statements set forth in the preamble clauses to this Resolution are found to be true and correct and are hereby incorporated as part of this Resolution.

Section 2: The HAA between Charles Pickerill and the Village, a copy of which is attached hereto marked as Exhibit "A" and made a part hereof, is hereby approved.

Section 3: The Village President be and is hereby authorized and directed to execute the HAA and any other documents related thereto, on behalf of the Village, said execution to take place subsequent to and contingent upon completion of the Corrective Action Plan as approved by the Illinois EPA on the site associated with the HAA and in accordance with Village Permit PRU202200467.

Section 5. This Resolution shall be in full force and effect upon its passage and approval in accordance with law.

PASSED this ____ day of _____, 2023, pursuant to a roll call vote as follows:

AYES:
NAYS:
ABSENT:

APPROVED this ____ day of _____, 2023

Village President

Attest: _____
Village Clerk

EXHIBIT A
Highway Authority Agreement

HIGHWAY AUTHORITY AGREEMENT

This Agreement is entered into this ____ day of _____, 2023 pursuant to 35 Ill. Adm. Code 742.1020 by and between the (1) Charles Pickerill (“Owner/Operator”) and (2) the Village of Villa Park, Illinois, an Illinois municipal corporation, (“Highway Authority”), collectively known as the (“Parties”).

WHEREAS, Charles Pickerill is the owner or operator of one or more leaking underground storage tanks presently or formerly located at 149 West St. Charles Road, Villa Park, Illinois 60181 (“the Site”);

WHEREAS, as a result of one or more releases of contaminants from the above referenced underground storage tanks (“the Release(s)”), soil and/or groundwater contamination at the Site exceeds the Tier 1 residential remediation objectives of 35 Ill. Adm. Code 742;

WHEREAS, the soil and/or groundwater contamination exceeding Tier 1 residential remediation objectives extends or may extend into the Highway Authority’s right-of-way;

WHEREAS, the Owner/Operator or Property Owner is conducting corrective action in response to the Release(s);

WHEREAS, the Parties desire to prevent groundwater beneath the Highway Authority’s right-of-way that exceeds Tier 1 remediation objectives from use as a supply of potable or domestic water and to limit access to soil within the right-of-way that exceeds Tier 1 residential remediation objectives so that human health and the environment are protected during and after any access.

NOW, THEREFORE, the Parties agree as follows:

1. The recitals set forth above are incorporated by reference as if fully set forth herein.
2. The Illinois Emergency Management Agency (“the Agency”) has assigned incident number(s) 890103, 20040656, and 20121044 to the Release(s).
3. Attached as Exhibit A is scaled map(s) prepared by the Owner/Operator that shows the Site and surrounding area and delineates the current and estimated future extent of soil and groundwater contamination above the applicable Tier 1 residential remediation objectives as a result of the Release(s).
4. Attached as Exhibit B is a table(s) prepared by the Owner/Operator that lists each contaminant of concern that exceeds its Tier 1 residential remediation objective, its Tier 1 residential remediation objective and its concentrations within the zone where Tier 1 residential remediation objectives are exceeded. The locations of the concentrations listed in Exhibit B are identified on the map(s) in Exhibit A.

5. Attached as Exhibit C is a scaled map prepared by the Owner/Operator showing the area of the Highway Authority's right-of-way that is governed by this agreement ("Right-of-Way"). Because Exhibit C is not a surveyed plat, the Right-of-Way boundary may be an approximation of the actual Right-of-Way lines.
6. Because the collection of samples within the Right-of-Way is not practical, the Parties stipulate that, based on soil and groundwater analytical, soil contamination exceeding Tier 1 soil residential remediation objectives does not and will not extend beyond the boundaries of the Right-of-Way.
7. The Highway Authority stipulates it has jurisdiction over the Right-of-Way that gives it sole control over the use of the groundwater and access to the soil located within or beneath the Right-of-Way.
8. The Highway Authority agrees to prohibit within the Right-of-Way all potable and domestic uses of groundwater exceeding Tier 1 residential remediation objectives.
9. The Highway Authority further agrees to limit access by itself and others to soil within the Right-of-Way exceeding Tier 1 residential remediation objectives. Access shall be allowed only if human health (including worker safety) and the environment are protected during and after any access. The Highway Authority may construct, reconstruct, improve, repair, maintain and operate a highway upon the Right-of-Way, or allow others to do the same by permit. In addition, the Highway Authority and others using or working in the Right-of-Way under permit have the right to remove soil or groundwater from the Right-of-Way and dispose of the same in accordance with applicable environmental laws and regulations. The Highway Authority agrees to issue all permits for work in the Right-of-Way, and to make all existing permits for work in the Right-of-Way, subject to the following or a substantially similar condition:

As a condition of this permit, the permittee shall request the office issuing this permit to identify sites in the Right-of-Way where a Highway Authority Agreement governs access to soil that exceeds the Tier 1 residential remediation objectives of 35 Ill. Adm. Code 742. The permittee shall take all measures necessary to protect human health (including worker safety) and the environment during and after any access to such soil.

10. This agreement shall be referenced in the Agency's no further remediation determination issued for the Release(s).
11. The Agency shall be notified of any transfer of jurisdiction over the Right-of-Way at least 30 days prior to the date the transfer takes effect. This agreement shall be null and void upon the transfer unless the transferee agrees to be bound by this agreement as if the transferee were an original party this agreement. The

transferee's agreement to be bound by the terms of this agreement shall be memorialized at the time of transfer in a writing ("Rider") that references this Highway Authority Agreement and is signed by the Highway Authority, or subsequent transferor, and the transferee.

12. This agreement does not in any way limit the Village's authority to construct, reconstruct, repair or maintain and operate a right-of-way upon the property identified in the Highway Authority Agreement or to allow others to do the same. To that extent, the Village reserves the right to identify, investigate, and remove contaminated soil and/or groundwater above Tier 1 residential remediation objectives from the right-of-way identified in the Highway Authority Agreement and to dispose of them as it deems appropriate in accordance with applicable environmental regulations so as to avoid causing a further release of the contaminants and to protect human health and the environment. The Owner/Operator shall reimburse the actual costs incurred by the Village or others in so identifying, investigating, removing, storing, handling or disposing of contaminated soil and/or groundwater, and it shall not be a defense for Owner/Operator that those costs were not consistent with or required by Illinois Pollution Control Board or United States Environmental Protection Agency regulations, guidelines or policies. Prior to incurring any such costs, and unless there is an urgent reason otherwise, the Village shall first give Owner/Operator thirty days' notice and an opportunity to remove or dispose of contaminated soil and/or groundwater, at Owner/Operator's cost, to the extent necessary for the Village's work. Such removal and disposal shall be in accordance with all applicable laws and regulations. Failure to give this opportunity to Owner/Operator shall not be a defense to a claim for reimbursement or that the work should not have been done. There is a rebuttable presumption that the contamination found in the right-of-way described in Exhibit B arose from the release of contaminants at the Site. Should Owner/Operator not reimburse the costs identified here, this agreement shall be null and void in addition to such other remedies as may be available to the Village by law, and the Village shall void the Highway Authority Agreement.
13. This agreement shall become effective on the date the Agency issues a no further remediation determination for the Release(s). It shall remain effective until the Right-of-Way is demonstrated to be suitable for unrestricted use and the Agency issues a new no further remediation determination to reflect there is no longer a need for this agreement or until the agreement is otherwise terminated or voided.
14. In addition to any other remedies that may be available, the Agency may bring suit to enforce the terms of this agreement or may, in its sole discretion, declare this agreement null and void if any of the Parties or any transferee violates any term of this agreement. The Parties or transferee shall be notified in writing of any such declaration.

15. This agreement shall be null and void if a court of competent jurisdiction strikes down any part or provision of the agreement.
16. This agreement supersedes any prior written or oral agreements or understandings between the Parties on the subject matter addressed herein. It may be altered, modified or amended only upon the written consent and agreement of the Parties.
17. Any notices or other correspondence regarding this agreement shall be sent to the Parties at following addresses:

**Manager, Division of Remediation Management
Bureau of Land**

Illinois Environmental Protection Agency
P.O. Box 19276
Springfield, Illinois 62974-9276

Owner/Operator

Charles Pickerill
444 South Harvard Avenue
Villa Park, Illinois 60181

Village of Villa Park

20 S. Ardmore Avenue
Villa Park, Illinois 60181
Attn: Village Manager

IN WITNESS WHEREOF, the Parties have caused this agreement to be signed by their duly authorized representatives.

Charles Pickerill

Village of Villa Park

By: _____
Charles Pickerill, UTS Owner/Operator

By: _____
Nick Cuzzone, Village President

Date: _____

Date: _____

Exhibit A

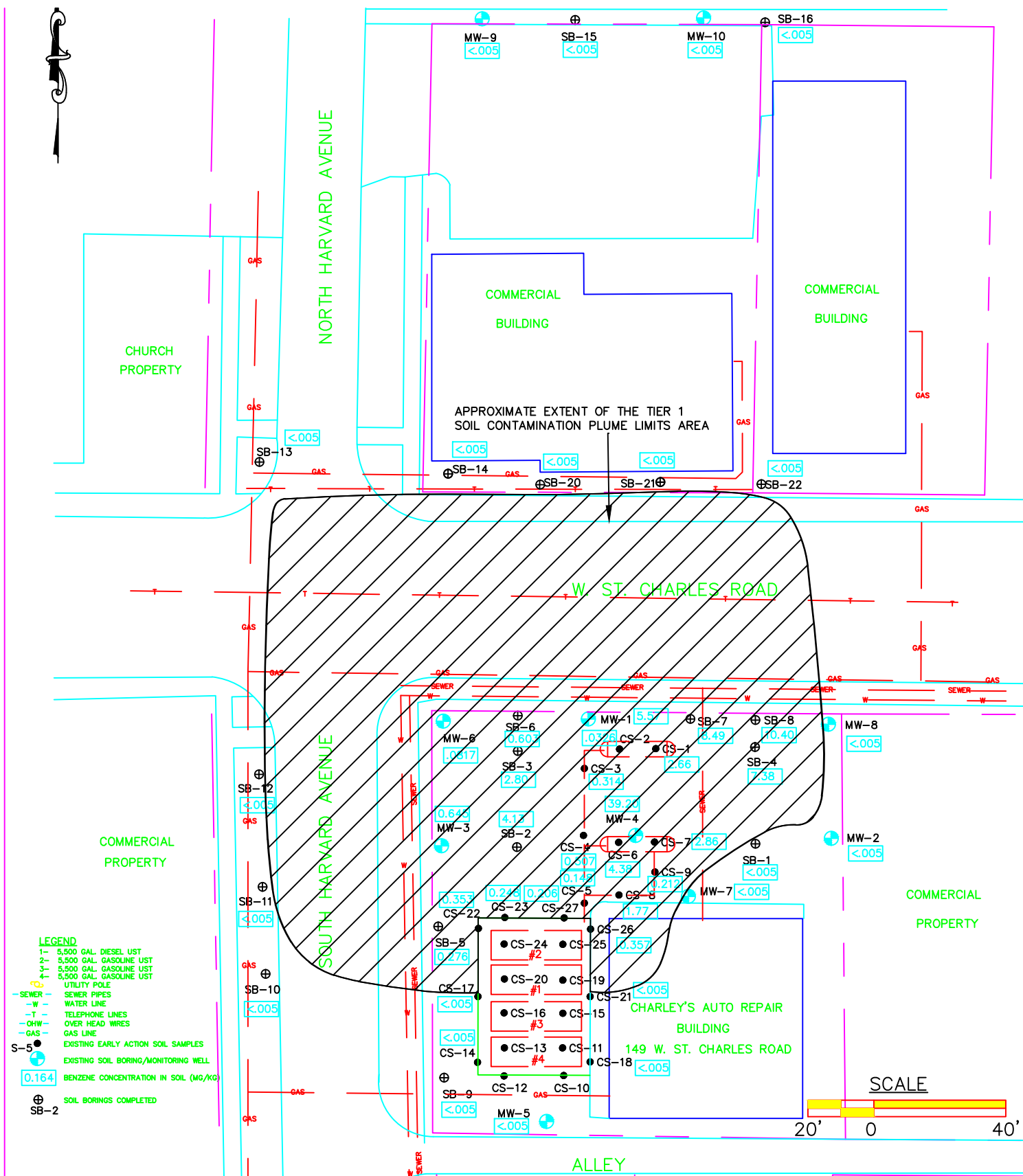
Scaled map(s) of Site and Surrounding Area

Exhibit B

Table(s)

Exhibit C

Scaled Map of Area of the Highway Authority's Right-of-Way



PERRY ENVIRONMENTAL, INC.

Office:
2803 Old Rochester Road, Suite A (217) 523-5446 - Office
Springfield, IL 62703 (217) 523-4892 - Fax

PRE-SOIL REMEDIATION
TIER 1 SOIL CONTAMINATION
PLUME LIMITS MAP

PLANS PREPARED FOR
CHARLEY'S AUTO SERVICE
VILLA PARK, ILLINOIS

REVISIONS

FIGURE 1

DATE: AUGUST 2022
JOB NO.: 19-1009
FILE NAME: SOILPLUME.DWG

EXHIBIT B
SOIL AND GROUNDWATER
SAMPLING ANALYTICAL RESULTS

TABLE I

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection:	CS-1	CS-2	CS-3	CS-4	IEPA TACO Tier 1 Soil Remediation Objectives								Metropolitan Statistical Area Background Concentration
					Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway		Inhalation Exposure Pathway				
					Class I	Class II	Residential	Industrial/ Commercial	Commercial	Industrial	Commercial	Industrial/ Residential	
Contaminants of Concern:													
BTEX Organic Compounds (5035A/0260B)													
Date Analyzed:	Units	11/17/2012	11/17/2012	11/17/2012	11/17/2012	11/17/2012	11/17/2012	11/17/2012	11/17/2012	11/17/2012	11/17/2012	11/17/2012	
Benzene	µg/kg	2,660	32.6	314	507	170	12,000	100,000	2,300,000	800	1,600	2,200	--
Toluene	µg/kg	719	12.9	<500	<500	29,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000	--
Ethylbenzene	µg/kg	40,100	213	<500	<500	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000	--
Total Xylenes	µg/kg	31,500	97.4	1,040	1,370	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600	--
Methyl-tert-butyl ether (MTBE)	µg/kg	<320	<50	<320	<320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000	--
Polynuclear Aromatic Hydrocarbons (8270C)													
Date Analyzed:	Units	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	
Acenaphthene	µg/kg	103	<50	<50	250	570,000	2,900,000	4,700,000	120,000,000	120,000,000	--	--	130
Acenaphthylene	µg/kg	<50	<50	<50	86	--	--	--	--	--	--	--	70
Anthracene	µg/kg	<50	<50	<50	229	12,000,000	59,000,000	23,000,000	610,000,000	610,000,000	--	--	400
Benz(a)anthracene	µg/kg	24.0	11.9	<8.7	221	2,000	8,000	900*	170,000	170,000	--	--	1,800*
Benz(a)pyrene	µg/kg	<15	<15	<15	113	8,000	82,000	90*	800*	17,000	--	--	2,100*
Benz(b)fluoranthene	µg/kg	16	<11	<11	82	5,000	23,000	900*	8,000	170,000	--	--	2,100*
Benz(b)fluoranthene	µg/kg	14	<11	<11	164	49,000	250,000	9,000	78,000	1,700,000	--	--	1,700
Benz(ghi)perylene	µg/kg	<50	<50	<50	61	--	--	--	--	--	--	--	1,700
Chrysene	µg/kg	<50	<50	<50	187	160,000	802,000	88,000	780,000	17,000,000	--	--	2,700
Dibenz(a,h)anthracene	µg/kg	<20	<20	<20	23	2,000	7,600	90*	800	17,000	--	--	420*
Fluoranthene	µg/kg	73	<50	<50	996	4,300,000	21,000,000	3,100,000	82,000,000	82,000,000	--	--	4,100
Fluorene	µg/kg	52	<50	<50	366	560,000	2,800,000	3,100,000	82,000,000	82,000,000	--	--	180
Indeno(1,2,3-cd)pyrene	µg/kg	<29	<29	<29	74	14,000	69,000	900*	8,000	170,000	--	--	1,600*
Naphthalene	µg/kg	11,000	344	235	628	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	1,800	200
Phenanthrene	µg/kg	117	88	<50	870	--	--	--	--	--	--	--	2,500
Pyrene	µg/kg	59	52	<50	655	4,200,000	21,000,000	2,300,000	61,000,000	61,000,000	--	--	3,000
Solids, Total (160.3)													
Date Analyzed:	Units	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	11/16/2012	
Total Solids	%	82.76	80.27	80.47	78.63	--	--	--	--	--	--	--	--

Y pursuant to 35 IAC 742.413(6)(2), for those PSA compounds whose background concentrations (within Metropolitan Statistical Areas) exceed the most stringent IEPA TACO Tier 1 SROs.

Note: Analytical testing results for BTEX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 SROs (or PSA background concentrations) in bold.

* Pursuant to 35 IAC 742.413(6)(12), for those PNA compounds whose background concentrations (within Metropolitan Statistical Areas) exceed the most stringent IEPA TACO Tier 1 SROs, the background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 742 Appendix A, Table H.

Note: Analytical testing results for BTEX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 SROs (or PNA background concentrations) in bold.

TABLE I

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection	CS-5	CS-6	CS-7	CS-8	IEPA TACO Tier 1 Soil Remediation Objectives as										Metropolitan Statistical Area Background Concentration
					Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathways			Inhalation Exposure Pathway					
Class I	Class II	Residential	Commercial	Food Service Workers	Residential	Commercial	Industrial	Construction Workers	Other						

Contaminants of Concern:															
BTEX Organic Compounds (5035A/8260B)															
Date Analyzed:	Units	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012
Benzene	µg/kg	148	4,300	2,860	1,770	170	30	12,000	100,000	2,300,000	800	1,600	2,200	2,200	—
Toluene	µg/kg	<500	2,610	9,550	<500	29,000	12,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000	42,000	—
Ethylbenzene	µg/kg	1,630	60,900	174,000	51,500	19,000	13,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000	58,000	—
Total Xylenes	µg/kg	46,600	367,000	948,000	187,000	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600	5,600	—
Methyl-tert-butylether (MTBE)	µg/kg	<20	<20	<20	<20	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000	140,000	—
Polynuclear Aromatic Hydrocarbons (8270C)															
Date Analyzed:	Units	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012
Acenaphthene	µg/kg	<50	101	235	128	570,000	570,000	2,900,000	4,700,000	120,000,000	120,000,000	—	—	—	130
Acenaphthylene	µg/kg	<50	<50	<50	<50	12,000,000	12,000,000	59,000,000	23,000,000	610,000,000	610,000,000	—	—	—	70
Anthracene	µg/kg	<50	<50	127	<50	2,000	2,000	8,000	900*	8,000	170,000	—	—	—	400
Benzo(a)anthracene	µg/kg	<8.7	32.5	147	12.7	8,000	8,000	82,000	90*	800*	17,000	—	—	—	1,800*
Benzo(a)pyrene	µg/kg	<15	16	108	<50	5,000	5,000	25,000	900*	8,000	170,000	—	—	—	2,100*
Benzo(b)fluoranthene	µg/kg	<11	30	93	<11	49,000	49,000	250,000	9,000	78,000	1,700,000	—	—	—	2,100*
Benzo(k)fluoranthene	µg/kg	<11	14	108	<11	—	—	—	—	—	—	—	—	—	1,700
Benzo(ghi)perylene	µg/kg	<50	<50	81	<50	160,000	160,000	800,000	83,000	780,000	17,000,000	—	—	—	1,700
Chrysene	µg/kg	<50	<50	127	<50	2,000	2,000	7,600	90*	800	17,000	—	—	—	2,700
Dibenz(a,h)anthracene	µg/kg	<20	<20	351	<20	4,300,000	4,300,000	21,000,000	3,100,000	82,000,000	82,000,000	—	—	—	420*
Fluoranthene	µg/kg	<50	103	189	<50	560,000	560,000	2,800,000	3,100,000	82,000,000	82,000,000	—	—	—	4,100
Indeno(1,2,3-cd)pyrene	µg/kg	<50	123	81	<29	14,000	14,000	69,000	900*	8,000	170,000	—	—	—	180
Indeno(1,2,3-cd)pyrene	µg/kg	<29	<29	81	<29	12,000	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	1,800	1,800	1,600*
Naphthalene	µg/kg	4,850	30,000	50,400	27,600	—	—	—	—	—	—	—	—	—	200
Phenanthrene	µg/kg	102	331	482	193	—	—	—	—	—	—	—	—	—	2,500
Pyrene	µg/kg	<50	137	301	67	4,200,000	4,200,000	21,000,000	2,300,000	61,000,000	61,000,000	—	—	—	3,000
Solids, Total (160.3)															
Date Analyzed:	Units	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012	11/12/2012
Total Solids	%	79.28	83.70	85.90	77.50	—	—	—	—	—	—	—	—	—	—

* Pursuant to 35 IAC 742.41 (b)(2), for those PNA compounds whose background concentrations (within Metropolitan Statistical Areas) exceed the mean among IEPA TACO Tier I SROs, the background concentration shall be used as the Tier I Soil Ingestion Remediation Objective as promulgated in 35 IAC 742 Appendix A, Table H.

Note: Analytical testing results for BTEX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier I SROs (for PNA background concentrations) in bold.

TABLE I

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection	CS-9	CS-10	CS-11	CS-12	IEPA TACO Tier 1 Soil Remediation Objectives						Metropolitan Statistical Area Background Concentration
					Soil Component of the Groundwater Ingestion Exposure Pathway		Inhalation Exposure Pathway				
					Class I	Class II	Residential	Industrial/ Commercial	Commercial	Industrial/ Commercial	
Contaminants of Concern:											
BTEX Organic Compounds (5035A/0260B)											
Date Analyzed:	11/14/2012	11/15/2012	11/15/2012	11/15/2012	11/15/2012						
Units	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg						
Benzene	212	<5.0	<5.0	<5.0	30	170	12,000	100,000	2,300,000	800	2,200
Toluene	<500	<5.0	<5.0	<5.0	12,000	29,000	16,000,000	410,000,000	410,000,000	650,000	42,000
Ethylbenzene	1,710	<5.0	<5.0	<5.0	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	58,000
Total Xylenes	1,200	<5.0	<5.0	<5.0	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	5,600
Methyl-tert-butyl ether (MTBE)	<320	8.6	<5.0	7.4	320	320	780,000	20,000,000	2,000,000	8,800,000	140,000
Polynuclear Aromatic Hydrocarbons (0270C)											
Date Analyzed:	11/14/2012	11/15/2012	11/15/2012	11/15/2012	11/15/2012						
Units	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg						
Acenaphthene	<50	<50	<50	<50	570,000	2,900,000	4,700,000	120,000,000	120,000,000	—	130
Acenaphthylene	<50	<50	<50	<50	—	—	—	—	—	—	70
Anthracene	<50	<50	<50	<50	12,000,000	59,000,000	23,000,000	610,000,000	610,000,000	—	400
Benzo(a)anthracene	<8.7	<8.7	<8.7	11	2,000	8,000	900*	8,000	170,000	—	1,800*
Benzo(a)pyrene	<15	<15	<15	<15	8,000	82,000	90*	800*	17,900	—	2,100*
Benzo(b)fluoranthene	<11	<11	<11	13	5,000	25,000	900*	8,000	170,000	—	2,100*
Benzo(k)fluoranthene	<11	<11	<11	14	49,000	250,000	9,000	78,000	1,700,000	—	1,700
Benzo(ghi)perylene	<50	<50	<50	<50	—	—	—	—	—	—	1,700
Chrysene	<50	<50	<50	<50	160,000	800,000	88,000	780,000	17,000,000	—	2,700
Dibenz(a,h)anthracene	<20	<20	<20	<20	2,000	7,600	90*	800	17,900	—	420*
Fluoranthene	<50	<50	<50	<50	4,300,000	21,000,000	3,100,000	82,000,000	82,000,000	—	4,100
Fluorene	<50	<50	<50	<50	560,000	2,800,000	3,100,000	82,000,000	82,000,000	—	180
Indeno(1,2,3-cd)pyrene	<29	<29	<29	<29	14,000	69,000	900*	8,000	170,000	—	1,600*
Naphthalene	622	127	23	30	12,000	16,000	1,600,000	41,000,000	4,100,000	170,000	200
Phenanthrene	<50	<50	<50	<50	—	—	—	—	—	270,000	1,800
Pyrene	<50	<50	<50	<50	4,200,000	21,000,000	2,300,000	61,000,000	61,000,000	—	3,000
Solids, Total (160.3)											
Date Analyzed:	11/14/2012	11/15/2012	11/15/2012	11/15/2012	11/15/2012						
Units	µg/kg	µg/kg	µg/kg	µg/kg	µg/kg						
Total Solids	77.71	84.03	85.35	81.82	—						

TABLE 1

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection:	CS-13	CS-14	CS-15	CS-16	IEPA TACO Tier 1 Soil Remediation Objectives										Metropolitan Statistical Area Background Concentration	
					Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway				Inhalation Exposure Pathway					
							Residential	Industrial/ Commercial	Construction Worker	Residential	Industrial/ Commercial	Construction Worker				
													Class I	Class II		
Contaminants of Concern:																
BTEX Organic Compounds (50/50/82/60B)																
Date Analyzed:	11/19/2012	11/19/2012	11/19/2012	11/19/2012	11/19/2012	11/19/2012	11/19/2012	11/19/2012	11/19/2012	11/19/2012	11/19/2012	11/19/2012	11/19/2012	11/19/2012	11/19/2012	11/19/2012
Benzene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	30	170	12,000	100,000	2,300,000	800	1,600	2,200
Toluene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	12,000	29,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000
Ethylbenzene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000
Total Xylenes	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600
Methyl-tert-butylether (MTBE)	µg/kg	<5.0	14.0	<5.0	<5.0	<5.0	<5.0	<5.0	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000
Polynuclear Aromatic Hydrocarbons (82/70C)																
Date Analyzed:	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012
Acenaphthene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	570,000	2,900,000	4,700,000	120,000,000	120,000,000	120,000,000	120,000,000	130
Acenaphthylene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	---	---	---	---	---	---	---	70
Anthracene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	12,000,000	59,000,000	23,000,000	610,000,000	610,000,000	610,000,000	610,000,000	400
Benzo(a)anthracene	µg/kg	<8.7	<8.7	<8.7	<8.7	<8.7	<8.7	<8.7	2,000	8,000	900*	8,000	170,000	170,000	170,000	1,800*
Benzo(a)pyrene	µg/kg	<15	<15	<15	<15	<15	<15	<15	8,000	82,000	90*	800*	17,000	17,000	17,000	2,100*
Benzo(b)fluoranthene	µg/kg	<11	<11	<11	<11	<11	<11	<11	5,000	23,000	900*	8,000	170,000	170,000	170,000	2,100*
Benzo(k)fluoranthene	µg/kg	<11	<11	<11	<11	<11	<11	<11	49,000	250,000	9,000	78,000	1,700,000	1,700,000	1,700	1,700
Benzo(ghi)perylene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	---	---	---	---	---	---	---	1,700
Chrysene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	160,000	800,000	38,000	780,000	17,000,000	17,000,000	17,000	2,700
Dibenz(a,h)anthracene	µg/kg	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	2,000	7,600	90*	800	17,000	17,000	17,000	420*
Fluoranthene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	4,300,000	21,000,000	3,100,000	32,000,000	32,000,000	32,000,000	32,000,000	4,100
Fluorene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	560,000	2,800,000	3,100,000	32,000,000	32,000,000	32,000,000	32,000,000	180
Indeno(1,2,3-cd)pyrene	µg/kg	<29	<29	<29	<29	<29	<29	<29	14,000	69,000	900*	8,000	170,000	170,000	170,000	1,600*
Naphthalene	µg/kg	36	52	30	53	30	53	30	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	1,800
Phenanthrene	µg/kg	75	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	---	---	---	---	---	---	---	2,500
Pyrene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	4,200,000	21,000,000	2,300,000	61,000,000	61,000,000	61,000,000	61,000,000	3,000
Solids, Total (160.3)																
Date Analyzed:	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012	11/28/2012
Total Solids	%	87.38	79.95	84.76	85.40	85.40	85.40	85.40	---	---	---	---	---	---	---	---

Note: Analytical testing results for BTEX, MTBE, and PNA are expressed in parts-per-billion (ppb) concentrations. The background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 702 Appendix A, Table 11.

Note: Exceedences for IEPA TACO Tier 1 SROs (for PNA background concentrations) in bold.

* Pursuant to 35 IAC 742-21.1(b)(2), for those PNA compounds whose background concentrations (the Metropolitan Statistical Area) exceed the limit set forth in 35 IAC 742-21.1(b)(2), the background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 742-21.1(b)(2).

Note: Analytical testing results for BTEX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 SROs (or PNA background concentrations) in bold.

TABLE I

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection	CS-17	CS-18	CS-19	CS-20	IEPA TACO Tier 1 Soil Remediation Objectives								Metropolitan Statistical Area Background Concentration	
					Soil Component of the Groundwater Ingressions Exposure Pathway		Ingressions Exposure Pathway				Ingressions Exposure Pathway			
					Class I	Class II	Residential	Industrial Commercial	Construction Worker	Industrial Commercial	Construction Worker			
Contaminants of Concern:														
BTX Organic Compounds (503.5A/82.60B)														
Date Analyzed:	Units	11/15/2012	11/15/2012	11/15/2012	11/15/2012	30	170	12,000	100,000	2,300,000	800	1,600	2,200	---
Benzene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000	29,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000	---
Toluene	µg/kg	<5.0	<5.0	<5.0	<5.0	13,000	19,000	7,300,000	200,000,000	20,000,000	400,000	400,000	58,000	---
Ethylbenzene	µg/kg	<5.0	<5.0	<5.0	<5.0	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600	---
Total Xylenes	µg/kg	<5.0	<5.0	<5.0	<5.0	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000	---
Methyl-tert-butyl ether (MTBE)	µg/kg	6.8	44.2	<5.0	<5.0									
Polynuclear Aromatic Hydrocarbons (8370C)														
Date Analyzed:	Units	11/15/2012	11/15/2012	11/15/2012	11/15/2012	570,000	2,900,000	4,700,000	120,000,000	120,000,000	---	---	---	130
Acenaphthene	µg/kg	<5.0	<5.0	<5.0	<5.0	---	---	---	---	---	---	---	---	70
Acenaphthylene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000,000	59,000,000	23,000,000	610,000,000	610,000,000	---	---	---	400
Anthracene	µg/kg	<5.0	<5.0	<5.0	<5.0	2,000	8,000	900*	8,000	170,000	---	---	---	1,800*
Benzo(a)anthracene	µg/kg	<8.7	<8.7	<8.7	<8.7	8,000	82,000	90*	800*	17,000	---	---	---	2,100*
Benzo(a)pyrene	µg/kg	<15	<15	<15	<15	5,000	25,000	900*	8,000	170,000	---	---	---	2,100*
Benzo(b)fluoranthene	µg/kg	<11	<11	<11	<11	49,000	250,000	9,000	78,000	1,700,000	---	---	---	1,700
Benzo(k)fluoranthene	µg/kg	<11	<11	<11	<11	---	---	---	---	---	---	---	---	1,700
Benzo(g)herylene	µg/kg	<5.0	<5.0	<5.0	<5.0	160,000	500,000	88,000	780,000	17,000,000	---	---	---	2,700
Chrysene	µg/kg	<5.0	<5.0	<5.0	<5.0	2,000	7,600	90*	800	17,000	---	---	---	420*
Dibenz(a,h)anthracene	µg/kg	<20	<20	<20	<20	4,300,000	21,000,000	3,100,000	82,000,000	82,000,000	---	---	---	4,100
Fluoranthene	µg/kg	<5.0	<5.0	<5.0	<5.0	560,000	2,800,000	3,100,000	82,000,000	82,000,000	---	---	---	180
Fluorene	µg/kg	<5.0	<5.0	<5.0	<5.0	14,000	69,000	900*	8,000	170,000	---	---	---	1,600*
Indeno(1,2,3-cd)pyrene	µg/kg	<29	<29	<29	<29	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	1,800	200
Naphthalene	µg/kg	46	<25	43	57	---	---	---	---	---	---	---	---	2,500
Phenanthrene	µg/kg	<50	<50	81	97	---	---	---	---	---	---	---	---	3,000
Pyrene	µg/kg	<50	<50	<50	<50	4,200,000	21,000,000	2,300,000	61,000,000	61,000,000	---	---	---	
Solids, Total (160.3)														
Date Analyzed:	Units	11/15/2012	11/15/2012	11/15/2012	11/15/2012	---	---	---	---	---	---	---	---	---
Total Solids	%	81.07	77.87	86.15	86.26	---	---	---	---	---	---	---	---	---

* For 35 IAC 742.315(b)(2), for those PNA compounds whose background concentrations within Metropolitan Statistical Areas exceed the most stringent IEPA TACO Tier 1 SROs, the background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 742 Appendix A, Table H.

Note: Analytical testing results for BTX, MTBE and PNA are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 SROs for PNA background concentrations in ppb.

TABLE I

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection	CS-21	CS-22	CS-23	CS-24	IEPA TACO Tier 1 Soil Remediation Objectives						Metropolitan Statistical Area Background Concentrations			
					Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway		Inhalation Exposure Pathway					
					Class I	Class II	Residential	Industrial (Commercial)	Commercial (Industrial)	Industrial (Commercial)				
Concentrations of Concern														
BTEX Organic Compounds (5035A/0240B)														
Date Analyzed:	Units	1/12/2012	1/12/2012	1/12/2012	1/12/2012									
Benzene	µg/kg	<5.0	353	248	<5.0	30	178	12,000	100,000	2,300,000	800	1,600	2,200	—
Toluene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000	29,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000	—
Ethylbenzene	µg/kg	<5.0	28,109	506	<5.0	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	53,000	—
Total Xylenes	µg/kg	5.8	20,800	<5.0	<5.0	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600	—
Methyl-tert-butyl ether (MTBE)	µg/kg	<5.0	<320	<320	<5.0	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000	—
Polynuclear Aromatic Hydrocarbons (0270C)														
Date Analyzed:	Units	1/12/2012	1/12/2012	1/12/2012	1/12/2012									
Acenaphthene	µg/kg	<5.0	73	<5.0	<5.0	570,000	2,900,000	4,700,000	120,000,000	120,000,000	—	—	—	130
Acenaphthylene	µg/kg	<5.0	<5.0	<5.0	<5.0	—	—	—	—	—	—	—	—	70
Anthracene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000,000	59,000,000	23,000,000	610,000,000	610,000,000	—	—	—	400
Benzo(a)anthracene	µg/kg	<5.0	10.2	<8.7	<8.7	2,000	8,000	900*	8,000	170,000	—	—	—	1,800*
Benzo(a)pyrene	µg/kg	<5.0	<15	<15	<15	8,000	82,000	90*	800*	17,000	—	—	—	2,100*
Benzo(b)fluoranthene	µg/kg	<5.0	<11	<11	<11	5,000	25,000	900*	8,000	170,000	—	—	—	2,100*
Benzo(k)fluoranthene	µg/kg	<5.0	<11	<11	<11	49,000	250,000	9,000	78,000	1,700,000	—	—	—	1,700
Benzofluoranthene	µg/kg	<5.0	<5.0	<5.0	<5.0	—	—	—	—	—	—	—	—	1,700
Chrysene	µg/kg	101	<5.0	<5.0	<5.0	160,000	800,000	88,000	780,000	17,000,000	—	—	—	2,700
Dibenz(a,h)anthracene	µg/kg	<5.0	<20	<20	<20	2,000	7,600	90*	800	17,000	—	—	—	420*
Fluoranthene	µg/kg	53	<5.0	<5.0	<5.0	4,300,000	21,000,000	3,100,000	82,000,000	82,000,000	—	—	—	4,100
Fluorene	µg/kg	<5.0	79	<29	<29	560,000	2,800,000	3,100,000	82,000,000	82,000,000	—	—	—	180
Indeno(1,2,3-cd)pyrene	µg/kg	<5.0	<29	<29	<29	14,000	69,000	900*	8,000	170,000	—	—	—	1,600*
Naphthalene	µg/kg	122	11,600	252	51	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	1,800	200
Phenanthrene	µg/kg	<5.0	172	<5.0	<5.0	—	—	—	—	—	—	—	—	2,500
Pyrene	µg/kg	126	66	<5.0	<5.0	4,200,000	21,000,000	2,300,000	61,000,000	61,000,000	—	—	—	3,000
Solids, Total (160.3)														
Date Analyzed:	Units	1/12/2012	1/12/2012	1/12/2012	1/12/2012									
Total Solids	%	81.71	80.69	82.66	86.15	—	—	—	—	—	—	—	—	—

* Pursuant to 35 IAC 742-41.5(b)(2), for those PNA compounds whose background concentrations (within Metropolitan Statistical Areas) exceed the most stringent IEPA TACO Tier 1 SROs, the background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 742 Appendix A, Table H.

Note: Analytical testing results for BTEX, MTBE, and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 SROs (or PNA background concentrations) in bold.

TABLE I

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection:	CS-25	CS-26	CS-27	MW-1 1'-3'	IEPA TACO Tier 1 Soil Remediation Objectives							Metropolitan Statistical Area Background Concentration	
					Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway			Inhalation Exposure Pathway			
					Class I	Class II	Residential	Commercial	Industrial	Institutional	Commercial		Residential
Contaminants of Concern:													
BTEX Organic Compounds (S035A/R260B)													
Date Analyzed:	Units	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012		
Benzene	µg/kg	<5.0	357	206	<50	<50	<50	<50	<50	<50	<50		
Toluene	µg/kg	<5.0	<50	<50	<50	<50	<50	<50	<50	<50	<50		
Ethylbenzene	µg/kg	<5.0	<50	15,800	20,500	20,500	20,500	20,500	20,500	20,500	20,500		
Total Xylenes	µg/kg	<5.0	<50	10,500	20,900	20,900	20,900	20,900	20,900	20,900	20,900		
Methyl-tert-butyl ether (MTBE)	µg/kg	<5.0	<50	<50	<50	<50	<50	<50	<50	<50	<50		
Polynuclear Aromatic Hydrocarbons (B270C)													
Date Analyzed:	Units	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012		
Acenaphthene	µg/kg	<50	55	90	<50	<50	<50	<50	<50	<50	<50		
Acenaphthylene	µg/kg	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50		
Anthracene	µg/kg	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50		
Benzo(a)anthracene	µg/kg	<8.7	<8.7	<8.7	<8.7	<8.7	<8.7	<8.7	<8.7	<8.7	<8.7		
Benzo(a)pyrene	µg/kg	<15	<15	<15	<15	<15	<15	<15	<15	<15	<15		
Benzo(b)fluoranthene	µg/kg	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11		
Benzo(k)fluoranthene	µg/kg	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11		
Benzo(ghi)perylene	µg/kg	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50		
Chrysene	µg/kg	<50	86	<50	<50	<50	<50	<50	<50	<50	<50		
Dibenz(a,h)anthracene	µg/kg	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20		
Fluoranthene	µg/kg	<50	97	<50	<50	<50	<50	<50	<50	<50	<50		
Fluorene	µg/kg	<50	80	80	80	80	80	80	80	80	80		
Indeno(1,2,3-cd)pyrene	µg/kg	<29	<29	29	29	29	29	29	29	29	29		
Naphthalene	µg/kg	<25	227	14,700	6,260	6,260	6,260	6,260	6,260	6,260	6,260		
Phenanthrene	µg/kg	70	183	145	145	145	145	145	145	145	145		
Pyrene	µg/kg	<50	137	53	53	53	53	53	53	53	53		
Solids, Total (160.3)													
Date Analyzed:	Units	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012	1/16/2012		
Total Solids	%	85.77	77.14	83.45	84.09	84.09	84.09	84.09	84.09	84.09	84.09		

* Pursuant to 35 IAC 742.41-5(b)(2), for those PNA compounds whose background concentrations (within Metropolitan Statistical Area) exceed the most stringent IEPA TACO Tier 1 SROs, the background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 742.41-5(b)(2) Appendix A, Table H.

Note: Analytical testing results for BTEX, MTBE, and PNA are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 SROs (or PNA background concentrations) in bold.

TABLE I

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection:	MW-1 7'-9'	MW-1 10'-11'	MW-2 3'-5'	MW-2 7'-9'	IEPA TACO Tier 1 Soil Remediation Objectives										Metropolitan Statistical Area Background Concentration	
					Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway				Inhalation Exposure Pathway		Commercial Use	Industrial Use		Residential Use
							Residential	Commercial	Industrial	Residential						
											Class I	Class II				
Contaminants of Concern:																
BTX Organic Compounds (5035A/8260B)																
Date Analyzed:	Units	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013
Benzene	µg/kg	271	<5.0	<5.0	<5.0	<5.0	30	170	12,000	100,000	2,300,000	800	1,600	2,200	—	—
Toluene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	12,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000	—	—	—
Ethylbenzene	µg/kg	107	<5.0	<5.0	<5.0	<5.0	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000	—	—
Total Xylenes	µg/kg	25.0	<5.0	<5.0	<5.0	<5.0	150,000	150,000	16,000,000	410,000,000	41,000,000	370,000	370,000	5,600	—	—
Methyl-tert-butyl ether (MTBE)	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000	—	—
Polynuclear Aromatic Hydrocarbons (8270C)																
Date Analyzed:	Units	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013
Acenaphthene	µg/kg	67	<5.0	<5.0	<5.0	<5.0	570,000	2,900,000	4,700,000	120,000,000	120,000,000	—	—	—	130	—
Acenaphthylene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	—	—	—	—	—	—	—	—	70	—
Anthracene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	12,000,000	59,000,000	23,000,000	610,000,000	610,000,000	—	—	—	400	—
Benz(a)anthracene	µg/kg	<8.7	<8.7	<8.7	<8.7	<8.7	2,000	8,000	900*	8,000	170,000	—	—	—	1,800*	—
Benz(a)pyrene	µg/kg	<15	<15	<15	<15	<15	8,000	82,000	90*	800*	17,000	—	—	—	2,100*	—
Benz(b)fluoranthene	µg/kg	<11	<11	<11	<11	<11	5,000	25,000	900*	8,000	170,000	—	—	—	2,100*	—
Benz(k)fluoranthene	µg/kg	<11	<11	<11	<11	<11	49,000	250,000	9,000	78,000	1,700,000	—	—	—	1,700	—
Benz(ghi)perylene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	—	—	—	—	—	—	—	—	1,700	—
Chrysene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	160,000	800,000	88,000	780,000	17,000,000	—	—	—	2,700	—
Dibenz(a,h)anthracene	µg/kg	<20	<20	<20	<20	<20	2,000	7,600	90*	800	17,000	—	—	—	420*	—
Fluoranthene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	4,300,000	21,000,000	3,100,000	82,000,000	82,000,000	—	—	—	4,100	—
Fluorene	µg/kg	179	<5.0	<5.0	<5.0	<5.0	560,000	2,800,000	3,100,000	82,000,000	82,000,000	—	—	—	180	—
Indeno(1,2,3-cd)pyrene	µg/kg	<29	<29	<29	<29	<29	14,000	69,000	900*	8,000	170,000	—	—	—	1,600*	—
Naphthalene	µg/kg	1,110	338	108	108	108	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	1,800	200	—
Phenanthrene	µg/kg	281	70	<5.0	<5.0	<5.0	—	—	—	—	—	—	—	—	2,500	—
Pyrene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	4,200,000	21,000,000	2,300,000	61,000,000	61,000,000	—	—	—	3,000	—
Solids, Total (160.3)																
Date Analyzed:	Units	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013
Total Solids	%	83.31	83.67	86.75	86.06	86.06	—	—	—	—	—	—	—	—	—	—

* Pursuant to 35 IAC 742.415(b)(2), for those PNA compounds whose background concentrations (within Metropolitan Statistical Area) exceed the most stringent IEPA TACO Tier 1 SROs, the background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 742.415(b)(2) Appendix A, Table H.

Note: Analytical testing results for BTX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 SROs (or PNA background concentrations) in bold.

TABLE I

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection:	MW-2 10'-11'	MW-3 3'-5'	MW-3 5'-7'	MW-3 10'-11'	Soil Comparison of the Groundwater Ingestion Exposure Pathway				EPA TACO Tier 1 Soil Remediation Objectives				Inhalation Exposure Pathway			Metropolitan Statistical Area Background Concentration	
					Class I		Class II		Residential	Industrial/ Commercial	Commercial Worker	Industrial/ Commercial	Commercial Worker				
					320		320										
					Contaminants of Concern:												
BTX Organic Compounds (5035A/240B)																	
Date Analyzed:	Units	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013
Benzene	µg/kg	<5.0	645	138	<5.0	<5.0	<5.0	<5.0	30	170	12,000	100,000	2,300,000	800	1,600	2,200	—
Toluene	µg/kg	<5.0	<500	9.2	<5.0	<5.0	<5.0	<5.0	12,000	29,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000	—
Ethylbenzene	µg/kg	<5.0	<500	7.1	<5.0	<5.0	<5.0	<5.0	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000	—
Total Xylenes	µg/kg	<5.0	515	86.6	<5.0	<5.0	<5.0	<5.0	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600	—
Methyl-tert-butylether (MTBE)	µg/kg	<5.0	<320	8.6	<5.0	<5.0	<5.0	<5.0	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000	—
Polynuclear Aromatic Hydrocarbons (8270C)																	
Date Analyzed:	Units	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013
Acenaphthene	µg/kg	<50	<50	<50	<50	<50	<50	<50	570,000	2,900,000	4,700,000	120,000,000	120,000,000	—	—	—	130
Acenaphthylene	µg/kg	<50	<50	<50	<50	<50	<50	<50	—	—	—	—	—	—	—	—	70
Anthracene	µg/kg	<50	<50	<50	<50	<50	<50	<50	12,000,000	59,000,000	23,000,000	610,000,000	610,000,000	—	—	—	400
Benzo(a)anthracene	µg/kg	<8.7	14	19	<50	<50	<50	<50	2,000	8,000	900*	8,000	170,000	—	—	—	1,800*
Benzo(b)fluoranthene	µg/kg	<15	15	17	<50	<50	<50	<50	8,000	82,000	90*	800*	17,000	—	—	—	2,100*
Benzo(k)fluoranthene	µg/kg	<11	26	24	<50	<50	<50	<50	5,000	25,000	900*	8,000	170,000	—	—	—	2,100*
Benzo(a)pyrene	µg/kg	<11	18	20	<50	<50	<50	<50	49,000	250,000	9,000	78,000	1,700,000	—	—	—	1,700
Benzo(ghi)perylene	µg/kg	<50	<50	<50	<50	<50	<50	<50	—	—	—	—	—	—	—	—	1,700
Chrysene	µg/kg	<50	<50	<50	<50	<50	<50	<50	160,000	800,000	88,000	780,000	17,000,000	—	—	—	2,700
Dibenz(a,h)anthracene	µg/kg	<20	<20	<20	<20	<20	<20	<20	2,000	7,600	90*	800	17,000	—	—	—	420*
Fluoranthene	µg/kg	<50	<50	<50	<50	<50	<50	<50	4,300,000	21,000,000	3,100,000	82,000,000	82,000,000	—	—	—	4,100
Fluorene	µg/kg	<50	<50	<50	<50	<50	<50	<50	560,000	2,800,000	3,100,000	82,000,000	82,000,000	—	—	—	180
Indeno(1,2,3-cd)pyrene	µg/kg	<29	<29	<29	<29	<29	<29	<29	14,000	69,000	900*	8,000	170,000	—	—	—	1,600*
Naphthalene	µg/kg	<25	206	61	<50	<50	<50	<50	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	1,800	200
Phenanthrene	µg/kg	<50	<50	<50	<50	<50	<50	<50	—	—	—	—	—	—	—	—	2,500
Pyrene	µg/kg	<50	<50	<50	<50	<50	<50	<50	4,200,000	21,000,000	2,300,000	61,000,000	61,000,000	—	—	—	3,000
Solids, Total (160.3)																	
Date Analyzed:	Units	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013	10/27/2013
Total Solids	%	88.08	82.85	81.58	81.58	81.58	81.58	81.58	—	—	—	—	—	—	—	—	—

* Pursuant to 35 IAC 742.215 (b)(2), for these PNA compounds where background concentrations (within Metropolitan Statistical Areas) exceed the most stringent IAC TACO Tier 1 SROs, the background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 742 Appendix A, Table H.

Note: Analytical testing results for BTX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedances of the IAC TACO Tier 1 SROs (or PNA background concentrations) in bold.

TABLE I

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection	MW-4 3'-5'	MW-4 5'-7'	MW-4 10'-11'	SB-1 1'-3'	IEPA (NCO Tier 1 Soil Remediation Objectives)							Metropolitan Statistical Area Background Concentrations		
					Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway			Inhalation Exposure Pathway				
							Residential	Commercial/Industrial	Urban	Residential	Commercial/Industrial		Urban	
														Class I
Contaminants of Concern:														
BTEX Organic Compounds (5035A/8760B)														
Date Analyzed:	Units	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013			
Benzene	µg/kg	39,200	642	<5.0	<5.0	<5.0	170	12,000	100,000	2,300,000	800	1,600	2,200	---
Toluene	µg/kg	27,600	<5.0	<5.0	<5.0	<5.0	12,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000	---
Ethylbenzene	µg/kg	188,000	4,590	<5.0	<5.0	<5.0	13,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000	---
Total Xylenes	µg/kg	1,440,000	61,600	<5.0	<5.0	<5.0	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600	---
Methyl-tert-butyl ether (MTBE)	µg/kg	<5,000	<320	<5.0	<5.0	<5.0	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000	---
Polynuclear Aromatic Hydrocarbons (8770C)														
Date Analyzed:	Units	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	
Acenaphthene	µg/kg	796	110	<5.0	<5.0	<5.0	570,000	2,900,000	4,700,000	120,000,000	120,000,000	---	---	130
Acenaphthylene	µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	---	---	---	---	---	---	---	70
Anthracene	µg/kg	1,250	90	<5.0	<5.0	<5.0	12,000,000	59,000,000	610,000,000	610,000,000	---	---	---	400
Benzofluoranthene	µg/kg	1,380	104	<8.7	19.7	19.7	2,000	8,000	900*	170,000	---	---	---	1,800*
Benzofluoranthene	µg/kg	1,210	82	<15	18	18	8,000	82,000	800*	17,000	---	---	---	2,100*
Benzofluoranthene	µg/kg	1,120	84	<11	23	23	5,000	25,000	900*	8,000	---	---	---	2,100*
Benzofluoranthene	µg/kg	1,200	76	<11	17	17	49,000	250,000	78,000	1,700,000	---	---	---	1,700
Benzofluoranthene	µg/kg	876	59	<5.0	<5.0	<5.0	---	---	---	---	---	---	---	1,700
Chrysene	µg/kg	1,250	108	<5.0	<5.0	<5.0	160,000	800,000	88,000	17,000,000	---	---	---	2,700
Dibenzofluoranthene	µg/kg	238	<20	<20	<20	<20	2,000	7,600	800	17,000	---	---	---	420*
Fluorene	µg/kg	3,170	229	<5.0	<5.0	<5.0	4,300,000	21,000,000	82,000,000	82,000,000	---	---	---	4,100
Fluorene	µg/kg	753	90	<5.0	<5.0	<5.0	560,000	2,800,000	3,100,000	82,000,000	---	---	---	180
Indeno(1,2,3-cd)pyrene	µg/kg	1,030	59	<29	<29	<29	14,000	69,000	8,000	170,000	---	---	---	1,600*
Naphthalene	µg/kg	64,200	6,150	<73	786	786	12,000	18,000	1,600,000	4,100,000	170,000	270,000	1,800	200
Phenanthrene	µg/kg	2,810	338	<5.0	<5.0	<5.0	---	---	---	---	---	---	---	2,500
Pyrene	µg/kg	2,640	241	<5.0	<5.0	<5.0	4,200,000	21,000,000	2,300,000	61,000,000	---	---	---	3,000
Solids, Total (160.3)														
Date Analyzed:	Units	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	
Total Solids	%	81.58	84.64	83.63	83.63	87.63	---	---	---	---	---	---	---	---

* Pursuant to 35 IAC 742-415(b)(2), for these PNA compounds whose background concentrations (within Metropolitan Statistical Areas) exceed the most stringent IEPA TACO Tier 1 SROs, the background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 742 Appendix A, Table II.

Note: Analytical testing results for BTEX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 SROs (or PNA background concentrations) in bold.

TABLE I

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection:	SB-1 5'-7'	SB-1 11'-12'	SB-2 3'-5'	SB-2 5'-7'	IEPA TACO Tier I Soil Remediation Objectives								Metropolitan Statistical Area Background Concentrations
					Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway				Inhalation Exposure Pathway		
							Remediated	Industrial (Commercial)	Commercial Vegetation	Remediated			
					Class I	Class II							
Contaminants of Concern:													
BTEX Organic Compounds (5035A/8260B)													
Date Analyzed:	Units	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	
Benzene	µg/kg	<5.0	<5.0	4.130	<5.0	30	170	12,000	100,000	2,300,000	800	1,600	2,200
Toluene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000	29,000	16,000,000	410,000,000	410,000,000	630,000	630,000	42,000
Ethylbenzene	µg/kg	<5.0	<5.0	11,200	<5.0	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000
Total Xylenes	µg/kg	<5.0	<5.0	1,940	<5.0	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600
Methyl-tert-butyl ether (MTBE)	µg/kg	<5.0	<5.0	<320	306	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000
Polynuclear Aromatic Hydrocarbons (8270C)													
Date Analyzed:	Units	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013
Acenaphthene	µg/kg	<5.0	<5.0	<5.0	<5.0	570,000	2,900,000	4,700,000	120,000,000	120,000,000	—	—	130
Acenaphthylene	µg/kg	<5.0	<5.0	<5.0	<5.0	—	—	—	—	—	—	—	70
Anthracene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000,000	59,000,000	23,000,000	610,000,000	610,000,000	—	—	400
Benzofluoranthene	µg/kg	<8.7	<8.7	11.1	<8.7	2,000	8,000	900*	8,000	170,000	—	—	1,800*
Benzofluorene	µg/kg	<15	<15	<15	<15	8,000	82,000	90*	800*	17,000	—	—	2,100*
Benzofluoranthene	µg/kg	<11	<11	14	<11	5,000	25,000	900*	8,000	170,000	—	—	2,100*
Benzofluoranthene	µg/kg	<11	<11	16	<11	49,000	250,000	9,000	78,000	1,700,000	—	—	1,700
Benzofluoranthene	µg/kg	<5.0	<5.0	<5.0	<5.0	—	—	—	—	—	—	—	1,700
Chrysene	µg/kg	<5.0	<5.0	<5.0	<5.0	160,000	800,000	88,000	780,000	17,000,000	—	—	2,700
Dibenzofluoranthene	µg/kg	<20	<20	<20	<20	2,000	7,600	90*	800	17,000	—	—	420*
Fluoranthene	µg/kg	<5.0	<5.0	<5.0	<5.0	4,300,000	21,000,000	3,100,000	82,000,000	82,000,000	—	—	4,100
Fluorene	µg/kg	<5.0	<5.0	<5.0	<5.0	560,000	2,800,000	3,100,000	82,000,000	82,000,000	—	—	180
Indeno(1,2,3-cd)pyrene	µg/kg	<29	<29	<29	<29	14,000	69,000	900*	8,000	170,000	—	—	1,600*
Naphthalene	µg/kg	<25	<25	2,020	<25	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	200
Phenanthrene	µg/kg	<5.0	74	<5.0	<5.0	—	—	—	—	—	—	—	2,500
Pyrene	µg/kg	<5.0	<5.0	<5.0	<5.0	4,200,000	21,000,000	2,300,000	61,000,000	61,000,000	—	—	3,000
Solids, Total (160.3)													
Date Analyzed:	Units	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013
Total Solids	%	83.82	86.65	83.77	83.20	—	—	—	—	—	—	—	—

* Pursuant to 35 IAC 742.41(b)(2), for these PNA compounds whose background concentrations (within Metropolitan Statistical Areas) exceed the most stringent IEPA TACO Tier I SROs, the background concentration shall be used as the Tier I Soil Ingestion Remediation Objective as promulgated in 35 IAC 742 Appendix A, Table II.

Note: Analytical testing results for BTEX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier I SROs (or PNA background concentrations) in bold.

TABLE 1

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection	SB-2 10'-11'	SB-3 3'-5'	SD-3 5'-7'	SD-3 10'-11'	EPA TACO Tier 1 Soil Remediation Objectives							Metropolitan Statistical Area Background Concentrations
					Soil Component of the Groundwater Ingestion Exposure Pathway		Inhalation Exposure Pathway					
					Class I	Class II	Residential	Industrial/ Commercial	Construction Water	Industrial/ Commercial	Construction Water	
Continuants of Concern:												
BTEX Organic Compounds (5035A/8260B)												
Date Analyzed:	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	
Benzene	µg/kg <5.0	2,800	1,230	<5.0	30	170	12,000	100,000	2,300,000	800	1,600	2,200
Toluene	µg/kg <5.0	<5.0	<5.0	<5.0	12,000	20,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000
Ethylbenzene	µg/kg <5.0	15,900	<5.0	<5.0	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000
Total Xylenes	µg/kg <5.0	2,870	<5.0	<5.0	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600
Methyl-tert-butylether (MTBE)	µg/kg 10.7	<320	97.5	<5.0	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000
Polynuclear Aromatic Hydrocarbons (8270C)												
Date Analyzed:	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	10/29/2013	
Acenaphthene	µg/kg <5.0	<5.0	<5.0	<5.0	570,000	2,900,000	4,700,000	120,000,000	120,000,000	—	—	130
Acenaphthylene	µg/kg <5.0	<5.0	<5.0	<5.0	—	—	—	—	—	—	—	70
Anthracene	µg/kg <5.0	<5.0	<5.0	<5.0	12,000,000	59,000,000	23,000,000	610,000,000	610,000,000	—	—	400
Benzo(a)anthracene	µg/kg <8.7	26.0	<8.7	<8.7	2,000	8,000	900*	8,000	170,000	—	—	1,800*
Benzo(b)pyrene	µg/kg <15	26	<15	<15	8,000	82,000	90*	800*	17,000	—	—	2,100*
Benzo(k)fluoranthene	µg/kg <11	36	<11	<11	5,000	25,000	900*	8,000	170,000	—	—	2,100*
Benzo(a)fluoranthene	µg/kg <11	29	<11	<11	49,000	250,000	9,000	78,000	1,700,000	—	—	1,700
Benzo(g,h,i)perylene	µg/kg <5.0	<5.0	<5.0	<5.0	—	—	—	—	—	—	—	1,700
Chrysene	µg/kg <5.0	<5.0	<5.0	<5.0	160,000	800,000	88,000	780,000	17,000,000	—	—	2,700
Dibenz(a,h)anthracene	µg/kg <2.0	<2.0	<2.0	<2.0	2,000	7,600	90*	800	17,000	—	—	420*
Fluorene	µg/kg <5.0	133	<5.0	<5.0	4,300,000	21,000,000	3,100,000	82,000,000	82,000,000	—	—	4,100
Indeno(1,2,3-cd)pyrene	µg/kg <29	<29	<29	<29	360,000	2,800,000	3,100,000	82,000,000	82,000,000	—	—	160
Naphthalene	µg/kg 26	3,590	<25	<25	14,000	65,000	900*	8,000	170,000	—	—	1,600*
Phenanthrene	µg/kg 50	151	<50	61	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	1,800
Pyrene	µg/kg <50	102	<50	<50	—	—	—	—	—	—	—	2,500
Total Solids	µg/kg <50	4,200,000	21,000,000	61,000,000	61,000,000	61,000,000	2,300,000	61,000,000	61,000,000	—	—	3,000
Notes:												
Date Analyzed:	10/24/2013	10/24/2013	10/24/2013	10/24/2013	10/24/2013	10/24/2013	10/24/2013	10/24/2013	10/24/2013	10/24/2013	10/24/2013	
Total Solids	Units %	84.26	84.16	83.29	84.54	84.54	84.54	84.54	84.54	84.54	84.54	—

* Pursuant to 35 IAC 742.415(b)(2), for those PNA compounds whose background concentrations (within Metropolitan Statistical Areas) exceed the most stringent IEPA TACO Tier 1 SROs, the background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 742.415(b)(2) Appendix A, Table H.

Note: Analytical testing results for BTEX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 SROs (or PNA background concentrations) in bold.

TABLE I

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection:	SB-4 1'-3'	SB-4 5'-7'	SB-4 10'-11'	SB-5 1'-3'	IEPA YACO Tier I Soil Remediation Objectives								Metropolitan Statistical Area Background Concentration		
					Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway			Inhalation Exposure Pathway					
					Class I	Class II	Residential	Industrial (Commercial)	Commercial Worker	Industrial (Commercial)	Commercial Worker				
Continuants of Concentrations															
BTEX Organic Compounds (S035A/R260B)															
Date Analyzed:	Units	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01			
Benzene	µg/kg	7,380	5,870	<5.0	<5.0	276	30	170	12,000	100,000	2,300,000	800	1,600	2,200	---
Toluene	µg/kg	752	<500	<5.0	<5.0	13.1	12,000	29,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000	---
Ethylbenzene	µg/kg	23,800	4,030	<5.0	<5.0	85.6	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000	---
Total Xylenes	µg/kg	7,730	841	<5.0	<5.0	89.0	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600	---
Methyl-tert-butyl ether (MTBE)	µg/kg	<320	<320	<5.0	<5.0	<5.0	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000	---
Polynuclear Aromatic Hydrocarbons (P270C)															
Date Analyzed:	Units	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	
Acenaphthene	µg/kg	<50	<50	<50	<50	<50	570,000	2,900,000	4,700,000	120,000,000	120,000,000	---	---	---	130
Acenaphthylene	µg/kg	<50	<50	<50	<50	<50	---	---	---	---	---	---	---	---	70
Anthracene	µg/kg	<50	<50	<50	<50	<50	12,000,000	59,000,000	23,000,000	610,000,000	610,000,000	---	---	---	400
Benz(a)anthracene	µg/kg	19	<8.7	<8.7	<8.7	14.3	2,000	8,000	900*	8,000	170,000	---	---	---	1,800*
Benz(b)pyrene	µg/kg	<15	<15	<15	<15	<15	8,000	82,000	900*	800*	17,000	---	---	---	2,100*
Benz(a)fluoranthene	µg/kg	12	<11	<11	<11	<11	5,000	25,000	900*	8,000	170,000	---	---	---	2,100*
Benz(k)fluoranthene	µg/kg	12	<11	<11	<11	13	49,000	250,000	9,000	78,000	1,700,000	---	---	---	1,700
Benz(ghi)perylene	µg/kg	<50	<50	<50	<50	<50	---	---	---	---	---	---	---	---	1,700
Chrysene	µg/kg	<50	<50	<50	<50	<50	160,000	800,000	88,000	780,000	17,000,000	---	---	---	2,700
Dibenz(a,h)anthracene	µg/kg	<20	<20	<20	<20	<20	2,000	7,600	90*	800	17,000	---	---	---	420*
Fluoranthene	µg/kg	62	<50	<50	<50	<50	4,300,000	21,000,000	3,100,000	82,000,000	82,000,000	---	---	---	4,100
Fluorene	µg/kg	<50	<50	<50	<50	<29	560,000	2,800,000	3,100,000	82,000,000	82,000,000	---	---	---	180
Indene(1,2,3-cd)pyrene	µg/kg	<29	<29	<29	<29	<29	14,000	69,000	900*	8,000	170,000	---	---	---	1,600*
Naphthalene	µg/kg	4,950	3,130	<25	<25	177	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	1,800	200
Phenanthrene	µg/kg	85	<50	<64	<50	<50	---	---	---	---	---	---	---	---	2,500
Pyrene	µg/kg	50	<50	<50	<50	<50	4,200,000	21,000,000	2,300,000	61,000,000	61,000,000	---	---	---	3,000
Solids, Total (100.3)															
Date Analyzed:	Units	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	10/20/01	
Total Solids	%	84.38	83.92	87.36	87.08	78.08	---	---	---	---	---	---	---	---	---

* Pursuant to 35 IAC 742.415(6)(2), for these PNA compounds whose background concentrations (within Metropolitan Statistical Areas) exceed the most stringent IEPA YACO Tier I SROs, the background concentration shall be used as the Tier I Soil Ingestion Remediation Objective as promulgated in 35 IAC 742 Appendix A, Table H.

Note: Analytical testing results for BTEX, MTBE, and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA YACO Tier I SROs (or PNA background concentrations) in bold

TABLE 1

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection:	SB-5 7'-9'	SB-5 10'-11'	MW-6 1'-3'	MW-6 7'-9'	IEPA TACO Tier 1 Soil Remediation Objectives										Metropolitan Statistical Area Background Concentration	
					Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway				Inhalation Exposure Pathway					
Class I	Class II	Residential	Industrial	Commercial	Residential	Industrial	Commercial	Residential	Industrial	Commercial	Residential	Industrial	Commercial	Residential	Industrial	Commercial

Contaminants of Concern:																
BTEX Organic Compounds (SQS/A/R260B)																
Date Analyzed:	10/2/2012	10/2/2013	4/1/2014	4/1/2014												
Benzene	Units µg/kg	<5.0	<5.0	81.7	<5.0	30	170	12,000	100,000	2,300,000	800	1,600	2,200	---	---	
Toluene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000	29,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000	---	---	
Ethylbenzene	µg/kg	<5.0	<5.0	<5.0	<5.0	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000	---	---	
Total Xylenes	µg/kg	<5.0	<5.0	9.9	<5.0	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600	---	---	
Methyl-tert-butylether (MTBE)	µg/kg	7.8	16.2	<5.0	<5.0	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000	---	---	
Polynuclear Aromatic Hydrocarbons (B270C)																
Date Analyzed:	10/2/2013	10/2/2013	4/1/2014	4/1/2014												
Acenaphthene	Units µg/kg	<5.0	<5.0	NA	NA	570,000	2,900,000	4,700,000	120,000,000	120,000,000	---	---	---	130	---	
Acenaphthylene	µg/kg	<5.0	<5.0	NA	NA	---	---	---	---	---	---	---	---	70	---	
Anthracene	µg/kg	<5.0	<5.0	NA	NA	12,000,000	59,000,000	23,000,000	610,000,000	610,000,000	---	---	---	400	---	
Benz(a)anthracene	µg/kg	<8.7	<8.7	NA	NA	2,000	8,000	900*	8,000	170,000	---	---	---	1,800*	---	
Benz(a)pyrene	µg/kg	<15	<15	NA	NA	8,000	82,000	90*	800*	17,000	---	---	---	2,100*	---	
Benz(b)fluoranthene	µg/kg	<11	<11	NA	NA	5,000	25,000	900*	8,000	170,000	---	---	---	2,100*	---	
Benz(k)fluoranthene	µg/kg	<11	<11	NA	NA	49,000	250,000	9,000	78,000	1,700,000	---	---	---	1,700	---	
Benz(ghi)perylene	µg/kg	<5.0	<5.0	NA	NA	---	---	---	---	---	---	---	---	1,700	---	
Chrysene	µg/kg	<5.0	<5.0	NA	NA	160,000	800,000	88,000	780,000	17,000,000	---	---	---	2,700	---	
Dibenz(a,h)anthracene	µg/kg	<20	<20	NA	NA	2,000	7,600	90*	800	17,000	---	---	---	420*	---	
Fluoranthene	µg/kg	<5.0	<5.0	NA	NA	4,300,000	21,000,000	3,100,000	32,000,000	82,000,000	---	---	---	4,100	---	
Fluorene	µg/kg	<5.0	<5.0	NA	NA	560,000	2,800,000	3,100,000	82,000,000	82,000,000	---	---	---	180	---	
Indeno(1,2,3-cd)pyrene	µg/kg	<29	<29	NA	NA	14,000	69,000	900*	8,000	170,000	---	---	---	1,600*	---	
Naphthalene	µg/kg	<25	<25	<5.0	<5.0	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	1,800	200	---	
Phenanthrene	µg/kg	<5.0	65	NA	NA	---	---	---	---	---	---	---	---	2,500	---	
Pyrene	µg/kg	<5.0	<5.0	NA	NA	4,200,000	21,000,000	2,300,000	61,000,000	61,000,000	---	---	---	3,000	---	
Solids, Total (160.3)																
Date Analyzed:	10/2/2012	10/2/2013	4/2/2014	4/2/2014												
Total Solids	Units %	82.83	84.16	83.36	85.02	---	---	---	---	---	---	---	---	---	---	---

* Pursuant to 35 IAC 742.315(b)(3), for those PNA compounds whose background concentrations (within Metropolitan Statistical Areas) exceed the most stringent IEPA TACO Tier 1 SROs, the background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 742 Appendix A, Table H.

Note: Analytical testing results for BTEX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 SROs (or PNA background concentrations) in bold.

TABLE 1

Summary of Analytical Results - Soil Migration Pathways

		MW-6 11'-13"		SB-6 3'-5'		SB-6 5'-7'		SB-6 10'-11"		IEPA TACO Tier 1 Soil Remediation Objectives						Metropolitan Statistical Area Background Concentration			
Date of Sample Collection		4/7/2014		4/7/2014		4/7/2014		4/7/2014		Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway			Inhalation Exposure Pathway				
										Class I	Class II	Residential	Commercial	Industrial	Residential	Commercial	Industrial	Residential	Commercial
		Units	4/1/2014	4/1/2014	4/1/2014	4/1/2014	4/1/2014	4/1/2014	4/1/2014	30	170	12,000	100,000	2,300,000	800	1,600	2,200	---	
		µg/kg	<5.0	164	603	<5.0	<5.0	<5.0	<5.0	12,000	29,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000	---	
		µg/kg	<5.0	<500	<500	<500	<500	<500	<500	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000	---	
		µg/kg	<5.0	<500	<500	<500	<500	<500	<500	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600	---	
		µg/kg	<5.0	<320	<320	<320	<320	<320	<320	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000	---	
		µg/kg	<5.0	<500	<500	<500	<500	<500	<500	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	1,800	200	
		Solids, Total (160.3)																	
		Units	4/1/2014	4/1/2014	4/1/2014	4/1/2014	4/1/2014	4/1/2014	4/1/2014	---	---	---	---	---	---	---	---	---	
		%	85.10	85.79	82.50	84.75	84.75	84.75	84.75	---	---	---	---	---	---	---	---	---	
		Total Solids																	
		Units	MW-7 3'-5'	MW-7 7'-9'	MW-7 10'-11'	MW-7 10'-11'	MW-7 10'-11'	MW-8 3'-5'	MW-8 3'-5'	Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway			Inhalation Exposure Pathway			Metropolitan Statistical Area Background Concentration	
Date of Sample Collection		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		Class I	Class II	Residential	Commercial	Industrial	Residential	Commercial	Industrial
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
		µg/kg	<5.0	<5.0	<5.0	<5.0	<5.0</												

* Pursuant to 35 IAC 742.415(b)(2), for those PNA compounds whose background concentrations (within Metropolitan Statistical Areas) exceed the most stringent IEPA TACO Tier 1 SROs, the background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 742 Appendix A, Table H.

Note: Analytical testing results for BTEX, MTBE and PNA are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 SROs (or PNA background concentrations) in bold.

TABLE I

Summary of Analytical Results - Soil Migration Pathways

		MW-6 7'-9'		MW-8 11'-13'		SB-7 3'-5'		SB-7 5'-7'		IEPA TACO Tier I Soil Remediation Objectives						Metropolitan Statistical Area Background Concentration							
Date of Sample Collection:		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		Ingestion Exposure Pathway				Inhalation Exposure Pathway		Construction Worker					
												Groundwater Ingestion Exposure Pathway		Class II		Residential	Commercial/ Industrial		Construction Worker	Residential	Commercial/ Industrial	Construction Worker	
Contaminants of Concern:																							
BTX Organic Compounds (5035A/8260B)																							
Date Analyzed:		4/1/2014		4/1/2014		4/1/2014		4/1/2014		4/1/2014		4/1/2014		4/1/2014		4/1/2014							
		Units		µg/kg		µg/kg		µg/kg		µg/kg		µg/kg		µg/kg		µg/kg							
		Benzene		<5.0		<5.0		8,490		8,110		12,000		16,000,000		2,300,000		800	1,600	2,200	---		
		Toluene		<5.0		<5.0		37,100		2,530		12,000		29,000		410,000,000		650,000		650,000	42,000	---	
		Ethylbenzene		<5.0		<5.0		17,900		12,500		13,000		19,000		200,000,000		400,000		400,000	58,000	---	
		Total Xylenes		<5.0		<5.0		82,700		40,900		150,000		150,000		410,000,000		370,000		320,000	5,600	---	
		Methyl-tert-butyl-ether (MTBE)		<5.0		<5.0		<320		<320		320		320		20,000,000		8,800,000		8,800,000	140,000	---	
		Naphthalene		<5.0		<5.0		7,060		4,520		12,000		18,000		41,000,000		170,000		270,000	1,800	200	
Solids, Total (160.3)																							
Date Analyzed:		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014			
		Units		%		%		%		%		%		%		%		%		%			
		Total Solids		84.80		84.89		83.23		87.77		87.77		87.77		87.77		87.77		87.77		---	
BTX Organic Compounds (5035A/8260B)																							
Date of Sample Collection:		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014			
		Units		µg/kg		µg/kg		µg/kg		µg/kg		µg/kg		µg/kg		µg/kg		µg/kg		µg/kg			
		Benzene		82.2		10,400		3,750		<5.0		12,000		16,000,000		410,000,000		2,300,000		800	1,600	2,200	---
		Toluene		<5.0		1,090		<500		<5.0		12,000		29,000		410,000,000		650,000		650,000	42,000	---	
		Ethylbenzene		<5.0		24,800		7,030		<5.0		13,000		19,000		200,000,000		400,000		400,000	58,000	---	
		Total Xylenes		<5.0		24,800		821		<5.0		150,000		150,000		410,000,000		320,000		320,000	5,600	---	
		Methyl-tert-butyl-ether (MTBE)		<5.0		<320		<320		<5.0		320		320		20,000,000		8,800,000		8,800,000	140,000	---	
		Naphthalene		<5.0		8,900		2,400		<5.0		12,000		18,000		41,000,000		170,000		270,000	1,800	200	
Solids, Total (160.3)																							
Date Analyzed:		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014		4/7/2014			
		Units		%		%		%		%		%		%		%		%		%			
		Total Solids		86.79		84.05		83.51		84.34		84.34		84.34		84.34		84.34		84.34		---	

* Pursuant to 35 FAC 742.41(9)(2), for these PNA compounds whose background concentrations (within Metropolitan Statistical Areas) exceed the more stringent IEPA TACO Tier I SROs.

Note: Analytical testing results for BTX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier I SROs (or PNA background concentrations) in bold.

TABLE I

Summary of Analytical Results - Soil Migration Pathways

Date of Sample Collection	SB-9 3'-5'	SB-9 5'-7'	SB-9 11'-13'	SB-10 3'-5'	IEPA TACO Tier I Soil Remediation Objectives								Metropolitan Statistical Area Background Concentration		
					Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway				Inhalation Exposure Pathway				
					Class I	Class II	Residential	Industrial/ Commercial	Commercial Worker	Industrial/ Commercial	Residential Worker				
Contaminants of Concern:															
BTEX Organic Compounds (5035A/8260B)															
Date Analyzed:	4/17/2015	4/17/2015	4/17/2015	4/22/2015											
Benzene	Units µg/kg	<5.0	<5.0	<5.0	<5.0	30	170	12,000	100,000	2,300,000	800	1,600	2,200	—	
Toluene	µg/kg	8.4	<5.0	<5.0	<5.0	12,000	29,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000	—	
Ethylbenzene	µg/kg	8.9	<5.0	<5.0	<5.0	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000	—	
Total Xylenes	µg/kg	45.2	<5.0	<5.0	<5.0	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600	—	
Methyl-tert-butylether (MTBE)	µg/kg	<5.0	<5.0	<5.0	<5.0	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000	—	
Naphthalene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	1,800	200	
Solids, Total (160.3)															
Date Analyzed:	4/17/2015	4/17/2015	4/17/2015	4/22/2015											
Total Solids	%	80.24	83.17	85.19	85.06										
IEPA TACO Tier I Soil Remediation Objectives															
Date of Sample Collection	SB-10 7'-9'	SB-10 11'-13'	SB-11 3'-5'	SB-11 7'-9'	Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway		Inhalation Exposure Pathway		Residential	Commercial Worker	Industrial/ Commercial	Residential Worker	Metropolitan Statistical Area Background Concentration
					Class I	Class II	Residential	Industrial/ Commercial	Commercial Worker	Industrial/ Commercial					
Contaminants of Concern:															
BTEX Organic Compounds (5035A/8260B)															
Date Analyzed:	4/17/2015	4/17/2015	4/17/2015	4/22/2015											
Benzene	Units µg/kg	<5.0	<5.0	<5.0	<5.0	30	170	12,000	100,000	2,300,000	800	1,600	2,200	—	
Toluene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000	29,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000	—	
Ethylbenzene	µg/kg	<5.0	<5.0	<5.0	<5.0	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000	—	
Total Xylenes	µg/kg	<5.0	<5.0	<5.0	<5.0	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600	—	
Methyl-tert-butylether (MTBE)	µg/kg	<5.0	<5.0	<5.0	<5.0	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000	—	
Naphthalene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	1,800	200	
Solids, Total (160.3)															
Date Analyzed:	4/17/2015	4/17/2015	4/17/2015	4/22/2015											
Total Solids	%	85.69	82.87	84.97	83.22										

* Pursuant to 35 IAC 742.415(b)(2), for those PNA compounds whose background concentrations (within Metropolitan Statistical Area) exceed the most stringent IEPA TACO Tier I SROs, the background concentration shall be used as the Tier I Soil Ingestion Remediation Objective as promulgated in 35 IAC 742 Appendix A, Table II.

Note: Analytical testing results for BTEX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier I SROs (or PNA background concentrations) in bold.

TABLE 1

Summary of Analytical Results - Soil Migration Pathways

		IEPA TACO Tier 1 Soil Remediation Objectives								Metropolitan Statistical Area Background Concentration			
Date of Sample Collection:	SB-11 11'-13'	SB-12 3'-5'	SB-12 7'-9'	SB-12 11'-13'	Soil Component of the Groundwater Ingestion Exposure Pathway		Ingestion Exposure Pathway			Inhalation Exposure Pathway			
					Class I	Class II	Residential	Industrial/ Commercial	Restriction Worker	Residential	Industrial/ Commercial	Restriction Worker	
Contaminants of Concern:													
DTX Organic Compounds (5035A/8260B)													
Date Analyzed:	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	
Benzene	µg/kg	<5.0	<5.0	<5.0	<5.0	30	170	12,000	100,000	2,300,000	800	1,600	2,200
Toluene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000	29,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000
Ethylbenzene	µg/kg	<5.0	<5.0	<5.0	<5.0	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000
Total Xylenes	µg/kg	<5.0	<5.0	<5.0	<5.0	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600
Methyl-tert-butylether (MTBE)	µg/kg	<5.0	<5.0	<5.0	<5.0	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000
Naphthalene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	1,800
Solids, Total (160.3)													
Date Analyzed:	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	
Total Solids	%	84.15	86.86	83.54	86.22	—	—	—	—	—	—	—	—
DTX Organic Compounds (5035A/8260B)													
Date of Sample Collection	4/23/2015	4/23/2015	4/23/2015	4/23/2015	4/23/2015	4/23/2015	4/23/2015	4/23/2015	4/23/2015	4/23/2015	4/23/2015	4/23/2015	
Benzene	µg/kg	<5.0	<5.0	<5.0	<5.0	30	170	12,000	100,000	2,300,000	800	1,600	2,200
Toluene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000	29,000	16,000,000	410,000,000	410,000,000	650,000	650,000	42,000
Ethylbenzene	µg/kg	<5.0	<5.0	<5.0	<5.0	13,000	19,000	7,800,000	200,000,000	20,000,000	400,000	400,000	58,000
Total Xylenes	µg/kg	<5.0	<5.0	<5.0	<5.0	150,000	150,000	16,000,000	410,000,000	41,000,000	320,000	320,000	5,600
Methyl-tert-butylether (MTBE)	µg/kg	<5.0	<5.0	<5.0	<5.0	320	320	780,000	20,000,000	2,000,000	8,800,000	8,800,000	140,000
Naphthalene	µg/kg	<5.0	<5.0	<5.0	<5.0	12,000	18,000	1,600,000	41,000,000	4,100,000	170,000	270,000	1,800
Solids, Total (160.3)													
Date Analyzed:	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	4/27/2015	
Total Solids	%	86.97	84.71	85.73	85.92	—	—	—	—	—	—	—	—

* Pursuant to 35 IAC 742.415(b)(2), for those PNA compounds whose background concentrations (within Metropolitan Statistical Areas) exceed the most stringent IEPA TACO Tier 1 SROs, the background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 742.415(b)(2), Table H.

Note: Analytical testing results for DTEX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 SROs (or PNA background concentrations) in bold.

TABLE I

Summary of Analytical Results - Soil Migration Pathways

		IEPA TACO Tier 1 Soil Remediation Objectives					Metropolitan Statistical Area Background Concentration																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Date of Sample Collection:	SB-14 7'-9'	SB-14 11'-13'	SB-15 3'-5'	SB-15 7'-9'	Ingestion Exposure Pathway			Inhalation Exposure Pathway																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
					Groundwater Ingestion Exposure Pathway			Residential	Industrial/ Commercial	Construction Worker	Residential	Industrial/ Commercial	Construction Worker																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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Units	4/2/2015	4/2/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015				8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015	8/7/2015

* Pursuant to 35 IAC 742-21.10(2), for those PNA compounds whose background concentrations (within Metropolitan Statistical Areas) exceed the most stringent IEPA TACO Tier 1 SROs, the background concentration shall be used as the Tier 1 Soil Ingestion Remediation Objective as promulgated in 35 IAC 742 Appendix A, Table H.

Note: Analytical testing results for BTX, MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 SROs (or PNA background concentrations) in bold.

TABLE II
Summary of Analytical Results - Site Investigation Groundwater Samples

Charley's Auto Service - Stage 1 Groundwater		MW-1	MW-2	MW-3	MW-4	MW-5	Field Blank	Trip Blank	IEPA TACO Tier 1 Groundwater Remediation Objectives (Class I)	IEPA TACO Tier 1 Groundwater Remediation Objectives (Class II)
Date of Sample Collection:		11/4/2013	11/4/2013	11/4/2013	11/4/2013	11/4/2013	11/4/2013	11/4/2013		
Time of Sample Collection:		10:30 AM	12:00 PM	11:00 AM	11:30 AM	12:30 PM	8:00 AM	9:30 AM		
First Environmental Lab. Numbers:		13-6100-001	13-6100-002	13-6100-003	13-6100-004	13-6100-005	13-6100-006	13-6100-007		
Contaminants of Concern:										
BTEX/MTBE Organic Compounds (5030B/8260B)										
Date Analyzed:	Units	Rep. Limit	11/7/2013	11/7/2013	11/7/2013	11/7/2013	11/6/2013	11/6/2013		
Benzene	µg/L	5	20.1	<5.0	<5.0	3,120	<5.0	<5.0	5.0	25.0
Toluene	µg/L	5	<5.0	<5.0	<5.0	440	<5.0	<5.0	1,000	2,500
Ethylbenzene	µg/L	5	<5.0	<5.0	<5.0	930	<5.0	<5.0	700	1,000
Total Xylenes	µg/L	5	<5.0	<5.0	<5.0	4,360	<5.0	<5.0	10,000	10,000
MTBE	µg/L	5	<5.0	<5.0	14.2	130	<5.0	<5.0	70	70
Polynuclear Aromatic Hydrocarbons (8270C)										
Date Analyzed:	Units	Rep. Limit	11/7/2013	11/7/2013	11/7/2013	11/7/2013	11/7/2013	11/7/2013		
Acenaphthene	µg/L	10	<10	<10	<10	<10	<10	<10	420	2,100
Acenaphthylene	µg/L	10	<10	<10	<10	<10	<10	<10	---	---
Anthracene	µg/L	5	<5	<5	<5	<5	<5	<5	2,100	10,500
Benzo(a)anthracene	µg/L	0.13	<0.13	1.39	<0.13	0.84	<0.13	<0.13	0.13	0.65
Benzo(a)pyrene	µg/L	0.2	<0.2	1.5	<0.2	0.8	<0.2	<0.2	0.20	2.0
Benzo(b)fluoranthene	µg/L	0.18	<0.18	1.35	0.34	0.59	<0.18	<0.18	0.18	0.90
Benzo(k)fluoranthene	µg/L	0.17	<0.17	1.91	0.37	0.92	<0.17	<0.17	0.17	0.85
Benzo(ghi)perylene	µg/L	0.4	<0.4	1.4	<0.4	0.6	<0.4	<0.4	---	---
Chrysene	µg/L	1.5	<1.5	1.7	<1.5	<1.5	<1.5	<1.5	1.5	7.5
Dibenz(a,h)anthracene	µg/L	0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	0.3	1.5
Fluoranthene	µg/L	2	<2	5	<2	2	<2	<2	280	1,400
Fluorene	µg/L	2	<2	<2	<2	<2	<2	<2	280	1,400
Indeno(1,2,3-cd)pyrene	µg/L	0.3	<0.3	1.5	<0.3	0.7	<0.3	<0.3	0.43	2.15
Naphthalene	µg/L	10	<10	<10	<10	211	<10	<10	140	220
Phenanthrene	µg/L	5	<5	<5	<5	<5	<5	<5	---	---
Pyrene	µg/L	2	<2	4	<2	<2	<2	<2	210	1,050

Note: Analytical testing results for BTEX/MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.

Note: Exceedences of the IEPA TACO Tier 1 GROs in bold.

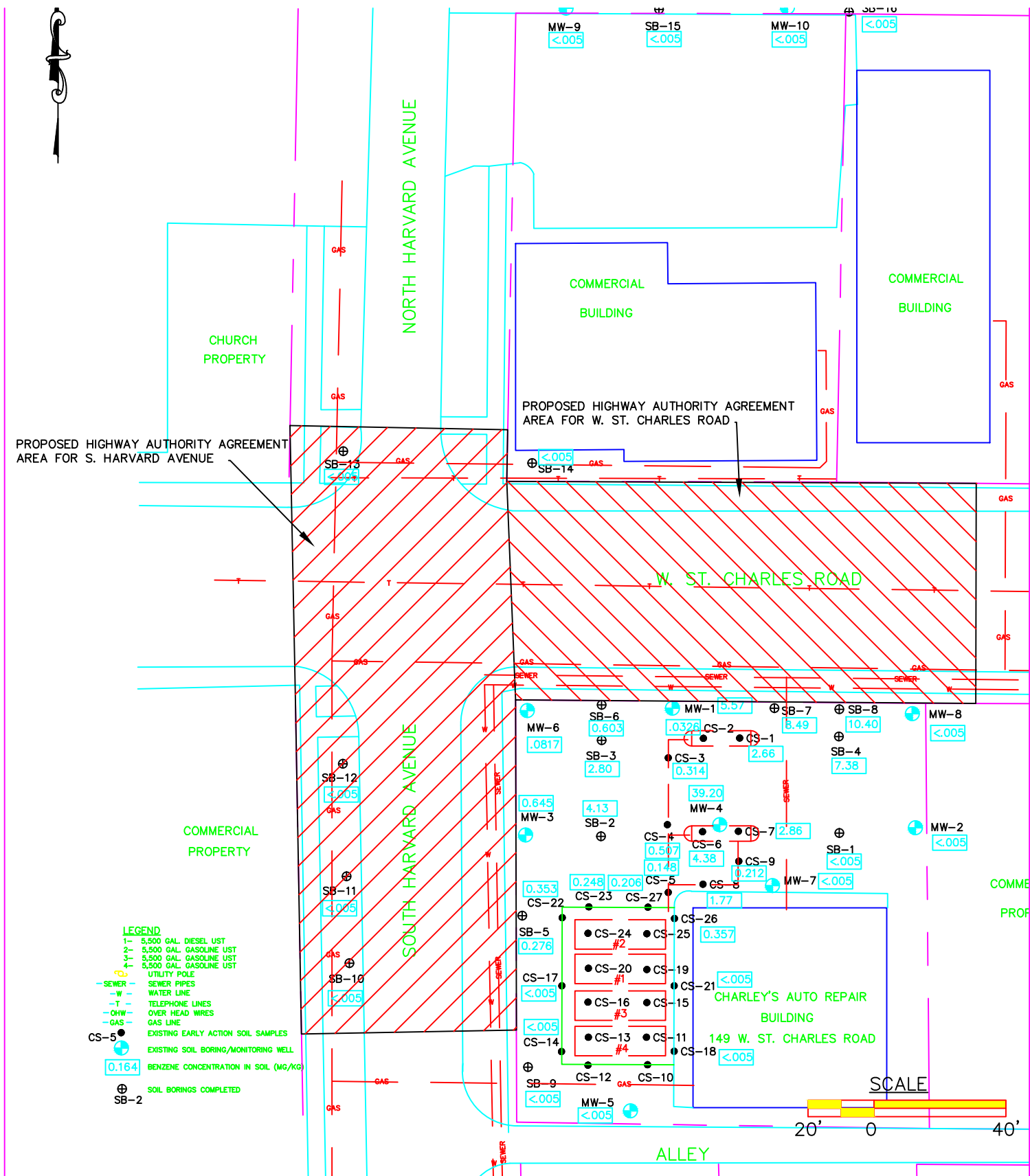
Note: *Italicized* PNA concentrations determined to not be result of release per IEPA correspondence dated March 18, 2014.

TABLE II
Summary of Analytical Results - Site Investigation Groundwater Samples

Charley's Auto Service - Stage 2 Groundwater										IEPA TACO Tier 1 Groundwater Remediation Objectives (Class I)		IEPA TACO Tier 1 Groundwater Remediation Objectives (Class II)	
Date of Sample Collection:		MW-6	MW-7	MW-8	Field Blank	Trip Blank							
Time of Sample Collection:		4/21/2014 11:00 AM	4/21/2014 11:30 AM	4/21/2014 12:00 PM	4/21/2014 9:45 AM	4/21/2014 9:15 AM							
First Environmental Lab. Numbers:		14-2078-001	14-2078-002	14-2078-003	14-2078-004	14-2078-005							
Contaminants of Concern:													
BTEX/MTBE Organic Compounds (5030B/8260B)													
Date Analyzed:		Units	Rep. Limit	4/24/2014	4/26/2014	4/26/2014	4/24/2014	4/24/2014					
Benzene		µg/L	5	<5.0	<5.0	<5.0	<5.0	<5.0	5.0		25.0		
Toluene		µg/L	5	<5.0	<5.0	<5.0	<5.0	<5.0	1,000		2,500		
Ethylbenzene		µg/L	5	<5.0	<5.0	<5.0	<5.0	<5.0	700		1,000		
Total Xylenes		µg/L	5	<5.0	<5.0	<5.0	<5.0	<5.0	10,000		10,000		
MTBE		µg/L	5	<5.0	<5.0	<5.0	<5.0	<5.0	70		70		
Polynuclear Aromatic Hydrocarbons (8270C)													
Date Analyzed:		Units	Rep. Limit	4/26/2014	4/26/2014	4/26/2014	--	--	140		220		
Naphthalene		ug/L	10	<10	<10	<10	--	--	140		220		

Charley's Auto Service - Stage 3 Groundwater										IEPA TACO Tier 1 Groundwater Remediation Objectives (Class I)		IEPA TACO Tier 1 Groundwater Remediation Objectives (Class II)		
Date of Sample Collection:		MW-9	MW-10	Field Blank	Trip Blank									
Time of Sample Collection:		8/14/2015 11:00 AM	8/14/2015 11:30 AM	8/14/2015 10:00 AM	8/14/2015 8:00 AM									
First Environmental Lab. Numbers:		15-4364-001	15-4364-002	15-4364-003	15-4364-004									
Contaminants of Concern:														
BTEX/MTBE Organic Compounds (5030B/8260B)														
Date Analyzed:		Units	Rep. Limit	8/20/2015	8/20/2015	8/20/2015	8/20/2015	8/20/2015						
Benzene		µg/L	5	<5.0	<5.0	<5.0	<5.0	<5.0	5.0		25.0			
Toluene		µg/L	5	<5.0	<5.0	<5.0	<5.0	<5.0	1,000		2,500			
Ethylbenzene		µg/L	5	<5.0	<5.0	<5.0	<5.0	<5.0	700		1,000			
Total Xylenes		µg/L	5	<5.0	<5.0	<5.0	<5.0	<5.0	10,000		10,000			
MTBE		µg/L	5	<5.0	<5.0	<5.0	<5.0	<5.0	70		70			
Naphthalene		ug/L	10	<5.0	<5.0	<5.0	<5.0	<5.0	140		220			

Note: Analytical testing results for BTEX/MTBE and PNAs are expressed in parts-per-billion (ppb) concentrations.
Note: Exceedences of the IEPA TACO Tier 1 GROs in bold.



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CITY HIGHWAY AUTHORITY
AGREEMENT AREAS

PLANS PREPARED FOR
CHARLEY'S AUTO SERVICE
VILLA PARK, ILLINOIS

REVISIONS

FIGURE 3

DATE:
DECEMBER 2019
JOB NO.:
19-1009
FILE NAME
HAA.DWG

Village Board of Trustees Agenda Item Report

Meeting Date: April 10, 2023

Submitted by: Suzanne McVey

Submitting Department: Village Manager's Office

Item Type: Report/Presentation

Agenda Section: Old Business

Subject:

Discussion and Decision to Proceed on Recreation Center Construction

Suggested Action:

Direction provided at the April 3 Special Meeting of the Village Board was to proceed to develop and bid the 4 designated early bid packages and finish developing the core building. This way the balance of the trade packages can be bid this summer and construction could proceed in the fall. Additional direction must be provided regarding the indoor track. Because the Village has already received \$10,000,000 from a IDNR grant for this project, we will not be eligible for a PARC grant. Staff recommends bidding the track as an alternate item and develop funding options during the 2024 Budget process.

Attachments:

[BOT_Memo_OLDDBUS_Rec Center Direction.docx](#)

Memo



To: Village Board of Trustees and City Clerk

From: Matt Harline, Village Manager

Date: April 6, 2023

Re: Discussion and Decision to Proceed on Recreation Center Construction – Old Business

Summary: At the Special Meeting of the Board of Trustees on April 3, 2023 meeting, the Board gave direction to proceed on the core building and develop options for grant applications and matching funds for a 2,500 ft.² gym expansion, and a suspended track. Village staff has subsequently determined that we are not eligible for a PARC grant and options are provided for covering the costs of the track.

Background: Direction provided at the April 3 Special Meeting of the Village Board was to proceed to develop and bid the 4 designated early bid packages (pre-cast concrete, steel, HVAC, and major utility equipment) and finish developing the core building so the balance of the trade packages can be bid this summer and construction could proceed in the fall. At this point we simply can bid the indoor track as an alternate, wait for bids, and develop funding options through the FY2024 process. Because the Village has already received \$10,000,000 from an IDNR grant for this project, we will not be eligible for a PARC grant as we learned yesterday. Staff has identified the following possible project funding sources for the project:

Cost center	Amount	Revenue Source	Amount	
Core Building	\$21.1M	IDNR Rebuild IL Grant	\$10.0M	
		G.O. Bonds	\$7.4M	
		General Fund Reserve	\$1.2M	
		IRMA Fund	\$1.4M	Reserve for liability claims
		Non-Home Rule Utility Tax	\$0.4M	Only for water, sewer, stormwater
		Cannabis dedicated	\$0.7M	2+ years accumulated
Suspended Track	\$0.7M	General Fund savings	\$0.3M	Hold various projects
		TIF 4 & 7	\$0.3M	\$250K from T7, \$50k T4
		Hotel/Motel Tax	\$0.1M	Net of 5 yrs undesignated

Since the Village entered this process with a very rough estimate of project costs being below \$18M, finding funding sources for the suspended track will be much more difficult to find. The core project has already claimed \$3.7M in unanticipated costs since the late stages of the 2023FY Budget development. Other sources could include private donations, or simply favorable bids. If bids come in 5% below the budget, we will have sufficient funds for the track (\$700,000).

The suggested funding sources below the IRMA Funds on the charts will all be reviewed again as we get formal bids in the later summer/fall and as we execute the 2023 Budget and develop the 2024 Budget. Depending on revenue flows and expenses, we may be able to rely on the General Fund reserves more, or other revenue sources including a possible park impact fee.

Recommendation Action: Staff recommends that the Village include the suspended track as an alternate bid item and develop funding options during the 2024 Budget process. Staff strongly recommends that we no longer consider the 2,500 ft² building addition.