



Wheaton Park District

PUBLIC NOTICE

**Wheaton Park District Board of Commissioners
SUBCOMITTEE MEETING
Wednesday April 8, 2026
DuPage County Historical Museum
102 E. Wesley Street, Wheaton, IL 60187
5:00 pm**

Public Notice Date April 3, 2026

Public notice is hereby given that the Board of Park Commissioners of the Wheaton Park District, DuPage County, Illinois (the “Park Board”) will hold a Subcommittee Meeting on Wednesday April 8, 2026, at the DuPage County Historical Museum 102 E. Wesley Street, Wheaton, IL 60187

**Please contact Michael J. Benard, Board Secretary, for further information.
mbenard@wheatonparks.org**

Michael J. Benard
Secretary

The Agenda for the April 8, 2026, Subcommittee Meeting is as Follows:

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact the park district’s ADA Compliance Officer, Michael Benard, at the park district’s Administrative Office, 102 E. Wesley Street, Wheaton, IL Monday through Friday from 8:30 am until 4:30 pm at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter require five (5) working days advance notice. Telephone number 630.945-7726; fax number 630.665.5880; email dsiciliano@wheatonparks.org



Wheaton Park District

Subcommittee Meeting of the Wheaton Park District Board of Commissioners April 8, 2026, 5:00 pm

No Action Will Be Taken at This Meeting – Review & Discussion Only

COMMUNITY INPUT

Public comments are important to the Board. However, it is the Board's policy not to take action on items until time has been taken to gather information and discuss all options. Lack of action does not imply lack of interest in the issues. During the community input portion of the agenda the Board typically will ask residents to provide input prior to accepting input from nonresidents.

The purpose of the public participation is to allow the public the opportunity to make a statement to the Board. The purpose of public participation is not to provoke a debate with the Board. Once an individual has spoken, that individual may not speak on the same issue again. Any limitation regarding addressing the Board may be waived by the President.

Except during the public comment portion of the regular Board agenda, or as stated in this rule, no person other than the Executive Director or the District's Attorney may address the Board.

PRESENTATION

- **Arrowhead Driving Range Project** - Dan Nichols, Principal FGMA – Progress report on design development

DISCUSSION ITEMS

Buildings and Grounds

1. **Temporary Construction Easement and Perpetual Access and Maintenance Easement Agreement with Community Unit School District 200** – Review of easement agreement and exhibits
2. **Atten Park and Central Athletic Complex Baseball & Softball Infield Renovation Project** – Review of bid results
3. **Atten Park and Central Athletic Complex Baseball & Softball Infield Renovation Material Purchase** – Review of a pricing for infield mix
4. **Ray Morrill Community Center Furniture Purchase** – Review of Bid Results
5. **Cosley Zoo Duck Pond Fencing and Brick Paver Replacement Project** – Review of bid results
6. **Arrowhead Golf Club Entrance Sign Façade Update Project** – Review of quotes

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Wheaton Park District

Finance and Administration

1. **Ordinance 2026-03** – Review of an Ordinance Approving the Disposal and Sale of Personal Property Owned by the Wheaton Park District.
2. **Illinois Association of Park Districts Legislative Conference May 5-6** – Review of Commissioner Attendance
3. **National Restaurant Show May 18-19** – Review of Commissioner attendance
4. **Cream of Wheaton Purchases** – Review of purchase from Euclid Beverage
5. **2026 Staff Leadership Training Program** – Review of proposal from Corporate Learning Institute

CLOSED SESSION

- a. Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees, 5ILCS 120/2 (c)(1)
- b. The Selection of a Person to Fill a Vacancy in Public Office, 5 ILCS 120/2(c)(3).
- c. Purchase or Lease of Real Property, 5ILCS 120/2 (c)(5)
- d. Setting of Price for Sale or Lease of Property Owned by the Public Body, 5ILCS 120/2 (c) (6)
- e. Pending, Probable or Imminent Litigation, 5ILCS 120/2 (c)(11)
- f. Discussion of Minutes of Meetings Lawfully Closed Under this Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes, 5 ILCS 120/2(c)(21)

ADJOURNMENT

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact the park district's ADA Compliance Officer, Michael Benard, at the park district's Administrative Office, 102 E. Wesley Street, Wheaton, IL Monday through Friday from 8:30 am until 4:30 pm at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter require five (5) working days advance notice. Telephone number 630.945-7726; fax number 630.665.5880; email dsiciliano@wheatonparks.org

TO: Board of Commissioners
FROM: Michael Benard, Executive Director
RE: CUSD-200 Temporary Construction Easement and Perpetual
Access and Maintenance Easement Agreement
DATE: April 1, 2026



SUMMARY:

You will recall that the Park District recently granted a temporary construction easement to Community Unit School District 200 to assist them in the completion of referendum funded construction projects at Edison Middle School over the balance of this school year and into the next. Please review the related summary report from March 4 attached for related details.

The school district is now seeking further assistance from the park district in the form of second easement agreement that will facilitate the construction and future maintenance of underground water and stormwater utilities. The proposed improvements have been reviewed, and we have determined that the new utilities will not adversely affect park district property. The work is described as follows:

In existing conditions, a portion of the Edison Middle School property drains across Wheaton Park District property and ultimately to Spring Brook. This runoff currently occurs as sheet flow and is not detained, so there is no existing mechanism to slow the release rate of stormwater. The tributary area from the School District (Edison) property generally includes a portion of the existing roof, the basketball courts, and various sidewalks along the south side of the school.

Because of the size of the proposed expansion, the project triggers Wheaton's "Site Runoff Storage and Release Rate" requirements. To satisfy these requirements, the majority of the new development has been designed to drain to an underground detention system. In addition, a portion of the existing roof that previously sheet drained onto the park district property will also be captured and routed to this underground detention system.

The underground detention system discharges through a restrictor consisting of a 1-inch by 2-inch opening within the downstream restrictor structure. This restrictor is designed to reduce the rate at which stormwater leaves the school district property. To accommodate the reduced release rate, storage volume is provided within the underground detention system to temporarily hold, or detain, stormwater as it is gradually released through the restrictor opening.

After passing through the restrictor, stormwater will be discharged onto the park district property at a location that generally mimics the existing drainage pattern and will then continue to drain toward Spring Brook. With the proposed underground detention system and restrictor in place, the park district can expect a reduced rate of stormwater discharge from the school district property.

PREVIOUS RELATED COMMITTEE/BOARD ACTION:

August 5, 2009 – Approval of Lease Agreement for Kelly Park Improvements

August 12, 2012 – Approval of Contract for Construction of Sport Court

December 17, 2025 – Approval to terminate Lease Agreement for Kelly Park Improvements

March 18, 2026 – Approval of Temporary Construction Easement

REVENUE OR FUNDING IMPLICATIONS:

Community Unit School District 200 will be responsible for all costs for related attorney fees, construction expenses and future maintenance costs related to these easements.

STAKEHOLDER PROCESS:

This matter was reviewed with President John Vires and Buildings and Grounds Chairman John Kelly prior to adding this item to the April Subcommittee Agenda.

LEGAL REVIEW:

Park District Legal counsel prepared the Temporary Construction Easement and Perpetual Access and Maintenance Easement Agreement.

ATTACHMENTS:

- Summary Report – Temporary Construction Easement March 4, 2026
- Existing Conditions Drainage Exhibit
- Proposed Conditions Drainage Exhibit
- Temporary Construction Easement and Perpetual Access and Maintenance Easement Agreement with Community Unit School District 200 and Exhibits

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioners approve the Temporary Construction Easement and Perpetual Access and Maintenance Easement Agreement with CUSD-200.

TO: Board of Commissioners
FROM: Brian Kimbrough, Director of Parks and Planning
Steve Hinchee, Superintendent of Planning
THROUGH: Michael Benard, Executive Director
RE: CUSD-200 Temporary Construction Easement Agreement
DATE: March 4, 2026



SUMMARY:

Community Unit School District 200 will begin construction on Eddison Middle School Property as part of their recent successful referendum. Work includes the expansion of the gymnasium into property formerly leased by the park district and other interior non athletic portions of the school building. The school district previously agreed to fund the reconstruction of a sport court on park district property as part of the gymnasium expansion project.

Additionally, the school district has requested a temporary construction easement to the south of the building for constructing staging and construction parking. The limited parking at Edison Middle School, the protracted construction schedule (across two school years), and the fact that park district property lines are situated in a very tight fashion around the school building create limited to no options for construction staging and parking. This easement will affect portions of the park, including one ballfield. Legal counsel was engaged to prepare a Temporary Construction Easement Agreement outlining the terms and specifying the restoration that is expected at the conclusion of the project.

PREVIOUS COMMITTEE/BOARD ACTION:

August 5, 2009 – Approval of Lease Agreement for Kelly Park Improvements
August 12, 2012 – Approval of Contract with Chicagoland Paving for Construction
December 17, 2025 - Approval to terminate Lease Agreement for Kelly Park Improvements

REVENUE OR FUNDING IMPLICATIONS:

CUSD-200 will fund the reconstruction of the areas affected by the easement agreement.

STAKEHOLDER PROCESS:

Coordination with CUSD-200 is ongoing. The Athletic Department and the Baseball Softball Board of Control have been made aware that the field will be unavailable for an extended period beginning this Spring. Alternative plans for ballfield scheduling are being reviewed and include an offer from the school district for use of one of their ballfields during the easement period. The enlarged and rehabilitated gymnasium will positively impact our programming as we are primary users of school facilities beyond the school districts' typical scheduled use.

LEGAL REVIEW:

Legal counsel prepared the Temporary Construction Easement Agreement.

ATTACHMENTS:

Temporary Construction Easement Agreement and exhibits

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioners approve the Temporary Construction Easement Agreement with CUSD-200.

**TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL ACCESS
AND MAINTENANCE EASEMENT AGREEMENT**

THIS TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL ACCESS AND MAINTENANCE EASEMENT AGREEMENT ("Agreement") is made and entered into as of this ___ day of April, 2026 ("Effective Date"), by and between by and between the Board of Education of Community Unit School District 200, an Illinois School District ("School District"), and Wheaton Park District, an Illinois Park District and unit of local government ("Park District"). School District and Park District are hereinafter sometimes referred to individually as a "Party," and collectively as the "Parties."

RECITALS

WHEREAS, the Park District is the owner of certain real property located at 1100 S. Main St, Wheaton, IL 60189, commonly referred to as Kelly Park ("Park Property"); and

WHEREAS, the School District is the owner of certain real property located at 1125 South Wheaton Avenue Wheaton, IL 60189, commonly referred to as Edison Middle School ("School Property"), and located adjacent to the Park Property; and

WHEREAS, the School District has plans to construct an addition to Edison Middle School, which includes certain stormwater and drainage improvements in and around the southern boundary of the School Property, portions of which will be located on certain portions of the Park Property (collectively, the "Planned Improvements"); and

WHEREAS, to facilitate the Planned Improvements, the School District requires certain temporary and permanent easement rights in, over, across, along and upon certain portions of the Park Property; and

WHEREAS, the Park District has determined that it is in the public interest and in the interest of intergovernmental cooperation to grant such easements to the School District, subject to the terms and conditions of this Agreement; and

WHEREAS, the Park District has the authority to grant such easements pursuant to Articles 8-1 and 8-11 of the Park District Code of the State of Illinois (70 ILCS 1205/8-1 and 8-11); and

WHEREAS, the Parties, by this instrument, desire to formally establish their respective rights and obligations with respect to the ownership, installation, construction, use, maintenance, and repair of the Planned Improvements.

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals Incorporated. The foregoing recitals are incorporated herein by reference and made a part hereof as though fully set forth in this paragraph 1, the same constituting the

factual basis for this Agreement.

2. Grant of Temporary Construction Easement. Subject to the terms and conditions of this Agreement, Park District hereby grants to School District , and any of School District 's agents, representatives, employees, contractors, subcontractors, material suppliers, successors or assigns, a temporary construction easement under, over, on and across those portions of the Park Property legally described and depicted in Exhibit A, attached hereto and incorporated herein by reference ("Temporary Construction Easement Premises"), for the purpose of constructing the Planned Improvements ("Temporary Construction Easement").

3. Term of Temporary Construction Easement. The Temporary Construction Easement granted pursuant to paragraph 2 of this Agreement shall begin on the Effective Date of this Agreement and shall expire thirty (30) days after final completion of the Planned Improvements, unless extended in writing by Park District in Park District's sole discretion.

4. Grant of Non-exclusive Perpetual Access and Maintenance Easement. Subject to the terms and conditions of this Agreement, Park District hereby grants to School District, and any of School District's agents, representatives, employees, contractors, subcontractors, material suppliers, successors or assigns, a non-exclusive perpetual access and maintenance easement under, over, on and across those portions of the Park Property legally described and depicted in Exhibit A ("Access and Maintenance Easement Premises" and, together with the Temporary Construction Easement Premises collectively referred to as the "Easement Premises") for access, ingress, and egress for vehicles and pedestrians solely for the maintenance and repair of the Planned Improvements (the "Access and Maintenance Easement"); provided, however, that major maintenance, including any construction or reconstructions, shall require, prior to such work, the prior express written consent of Park District, such consent not to be unreasonably withheld or delayed.

5. Term of the Perpetual Access and Maintenance Easement. The Access and Maintenance Easement granted pursuant to paragraph 4 of this Agreement shall begin following final completion of the Planned Improvements and shall be perpetual in nature. Notwithstanding the above, the Parties hereto, or their successors or assigns, may mutually agree in writing to terminate the Access and Maintenance Easement at any time.

6. Scope of Work. The construction of the Planned Improvements shall be performed in strict accordance with the engineering plans, specifications, drawings, and other related documents prepared by Perkins & Will dated February 25, 2026 and entitled "Edison Middle School Engineering," all of which are attached hereto as Exhibit B and incorporated herein by reference, subject to any changes or modifications agreed to in writing by both Parties ("Final Plans").

7. Watermain and Storm Water Easements; Assumption of Responsibilities. Park District represents that it previously granted watermain and storm water easements to the City of Wheaton (the "Watermain and Storm Water Easements"), which affects a portion of the Park Property, including areas that may overlap or relate to the Easement Premises described herein, as described in Exhibit C attached hereto and incorporated herein. School District hereby

acknowledges the existence of the Watermain and Storm Water Easements and agrees to assume all duties, obligations, and responsibilities of Park District under the Watermain and Storm Water Easements to the extent such duties relate to the Easement Premises. School District shall comply with all terms and conditions applicable to the Watermain and Storm Water Easements including but not limited to maintenance obligations. Park District agrees to promptly provide School District with any notice or correspondence received from the City of Wheaton pursuant to the Watermain and Storm Water Easements to ensure compliance with any conditions set forth therein

8. Additional Easement Conditions. In addition to the other terms and conditions set forth in this Agreement, the Temporary Construction Easement and Access and Maintenance Easement, together with any ancillary rights given to School District under this Agreement, shall be subject to the following conditions:

(a) Park District reserves the right of access to and use of the Easement Premises in any manner not inconsistent with the rights granted to School District under this Agreement, including but not limited to the right to install landscaping, gardens, shrubs, driveways, sidewalks, parking lots, and ingress and egress roadways on the Easement Premises that do not then or later conflict with the Planned Improvements or the easement rights granted hereunder.

(b) Except in the case of an emergency situation, School District shall notify Park District at least seven (7) days prior to commencement of any excavation, construction, repair, maintenance, staging, site preparation, or other work or activity on the Easement Premises. The Parties shall reasonably cooperate with respect to the commencement, timing, and location of such work or activity so as to protect the public at large and to avoid any interference with Park District's use of the Park Property or the Easement Premises. School District shall also provide Park District with a copy of the construction schedule for the Planned Improvements as the same may be revised from time to time and otherwise give Park District reasonable advance notice of any planned activities on the Easement Premises that may affect Park District's conduct of its normal activities and use of the Park Property.

(c) All construction or other work or activity performed by any entity within the Easement Premises shall be performed in a safe and sound manner and in accordance with all applicable federal, state and local laws, including the ordinances and regulations of the City of Wheaton and Wheaton Park District and conducted in a manner so as to avoid damage to the Park Property.

(d) The Temporary Construction Easement and Access and Maintenance Easement shall be used and enjoyed solely by School District and its duly authorized agents, representatives, employees, contractors, subcontractors, material suppliers, successors or assigns, and School District shall not assign its easement rights in whole or in part to any other person or entity.

(f) The Park Property, including the Easement Premises, shall at all times be kept free of accumulations of debris, waste and garbage resulting from the Planned Improvements.

(e) No equipment, machinery or materials shall be brought or permitted to come onto or remain on any portion of the Park Property other than the Temporary Construction Easement Premises, and then subject to such reasonable restrictions, if any, as shall be specified by Park District.

(g) Park District shall have the right at any time to:

(i) impose weight and load restrictions on the Easement Premises which Park District reasonably determines are necessary or advisable under the circumstances, but which will not unreasonably restrict construction traffic necessary for planned improvements; and

(ii) suspend the Temporary Construction Easement or the Access and Maintenance Easement immediately for safety or health reasons or upon fourteen (14) days' notice for breach by School District of any of its obligations under this Agreement, until the reasons for the suspension have been rectified to Park District's reasonable satisfaction and without waiving Park District's right to terminate the Temporary Construction Easement or the Access and Maintenance Easement as provided in paragraph 15, below.

(h) Park District shall have the right to enter upon the Easement Premises at any time(s) to inspect, maintain or repair the Park Property including the Easement Premises and improvements thereon, to determine School District's compliance with the terms and conditions of this Agreement, and for any other lawful purpose(s). Park District's reservation of such rights or its failure to exercise same shall not impose or create any responsibility or liability on Park District or affect, reduce or nullify in any way School District's obligations under this Agreement. School District shall cooperate with Park District's reasonable requests to inspect the Easement Premises. Notwithstanding anything to the contrary herein, both Parties understand and acknowledge that the School District shall be solely responsible for maintenance and repair of the Planned Improvements.

9. Hazardous Materials. No explosives or flammable or hazard materials of any kind shall be transported across, brought upon, or stored or deposited on, the Park Property (except as needed for vehicles or equipment for the Planned Improvements provided that School District and its contractors shall be liable for any damage to or contamination of Park Property resulting from such activity or use). As used in this Agreement, "Hazardous Materials" means any hazardous or toxic substances, materials or wastes, including, but not limited to solid, semi-solid, liquid or gaseous substances which are toxic, ignitable, corrosive, carcinogenic or otherwise dangerous to human, plant or animal health or well-being and those substances, materials, and wastes listed in

the United States Department of Transportation Table (49 CFR 972.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302) and amendments thereto or such substances, materials, and wastes regulated under any applicable local, state or federal law including, without limitation, any material, waste or substance which is (i) petroleum, (ii) asbestos, (iii) polychlorinated biphenyls, (iv) designated as "hazardous substances" pursuant to Section 1251 et. seq. (33 U.S.C. Section 1321) or listed pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et. seq. (42 U.S.C. Section 6903), or (vi) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601 et. seq. (42 U.S.C. Section 9601) or any other applicable environmental law.

10. Restoration Obligations. Upon termination of the Temporary Construction Easement by expiration or otherwise, or upon completion of any work contemplated by this Agreement and performed pursuant to the Access and Maintenance Easement granted pursuant to paragraph 4, School District at its sole cost and expense shall restore the Easement Premises, and any other affected portion(s) of Park Property, to the same or better condition as existed immediately prior to the commencement of any activity thereon by School District and replace all lost or destroyed items. All restoration, repair and replacement shall be completed to the reasonable satisfaction of Park District within thirty (30) days after the termination of the Temporary Construction Easement or upon completion of any work contemplated by this Agreement and performed pursuant to the Access and Maintenance Easement granted pursuant to paragraph 4, or if due to weather conditions or other circumstances which in Park District's opinion would make any such restoration, repair and replacement inadvisable, then within such later time period as Park District reasonably shall request.

11. School District shall conduct its operations on the Park Property entirely at its own risk. To the fullest extent permitted by the laws of the State of Illinois, School District hereby forever waives, relinquishes and discharges and holds harmless Park District, its elected and appointed officials, officers, employees, agents, and volunteers from any and all claims of every nature whatsoever, which School District may have at any time against Park District, its elected and appointed officials, officers, employees, agents, and/or volunteers, including without limitation claims for personal injury or property damage sustained or incurred by School District or any person claiming by, through or under School District, relating directly or indirectly to the Planned Improvements, the construction of the Planned Improvements or the exercise of the rights and privileges granted hereunder, except to the extent such claims are caused in whole or in part by the wrongful or intentional acts or omissions of the Park District, or its elected and appointed officials, officers, employees, agents, .

12. School District shall defend, indemnify and hold harmless Park District, its elected and appointed officials, officers, employees, agents, and volunteers against and from any and all liabilities, claims, losses, costs, damages and expenses of every nature whatsoever, including without limitation reasonable attorneys' and paralegal fees, suffered, incurred or sustained by any such indemnified persons, including without limitation liabilities for the death of or injury to any person or the loss, destruction or theft of or damage to any property, relating directly or indirectly to, or arising directly or indirectly from, the exercise by School District, its employees, agents, or contractors, or any other person acting on its or their behalf, or with its or their authority or

permission, of the rights and privileges granted School District under this Agreement. School District shall defend, indemnify and hold harmless Park District against and from any and all claims, losses, costs, damages and expenses, including without limitation reasonable attorneys' and paralegal fees, suffered, sustained or incurred by Park District as a result of School District's breach of any provision of this Agreement or otherwise incurred by Park District in enforcing the terms of this Agreement.

Park District shall defend, indemnify and hold harmless School District, its elected and appointed officials, officers, employees, agents, and volunteers against and from any and all liabilities, claims, losses, costs, damages and expenses of every nature whatsoever, including without limitation reasonable attorneys' and paralegal fees, suffered, incurred or sustained by any such indemnified persons, including without limitation liabilities for the death of or injury to any person or the loss, destruction or theft of or damage to any property, relating directly or indirectly to, or arising directly or indirectly from, the exercise by Park District, its employees, agents, or contractors, or any other person acting on its or their behalf, or with its or their authority or permission, of the rights and privileges granted Park District under this Agreement. Park District shall defend, indemnify and hold harmless School District against and from any and all claims, losses, costs, damages and expenses, including without limitation reasonable attorneys' and paralegal fees, suffered, sustained or incurred by School District as a result of Park District's breach of any provision of this Agreement or otherwise incurred by School District in enforcing the terms of this Agreement.

13. Insurance.

(a) School District shall keep in full force and effect at all times during this Agreement commercial general liability insurance, including contractual liability coverage, Workers' Compensation insurance, and such other types of insurance in such amounts and with such companies or self-insurance pools as are reasonably acceptable to Park District, but, in any event, not less than the coverages and amounts set forth in Exhibit D. The minimum insurance coverage specified in this Paragraph 13 may be provided by self-insurance, participation in a risk management pool, commercial policies of insurance, or a combination thereof. School District shall name the Park District, its elected and appointed officials, officers, employees, agents, and volunteers as an additional insured on any such insurance, and shall provide Park District with a copy of a Certificate of Insurance and Additional Insured Endorsement evidencing same prior to commencing any work or activity on the Park Property, and said insurance shall not be modified, terminated, canceled or not renewed without at least thirty (30) days advanced written notice to the Park District.

(b) In addition to, and in furtherance and not in limitation of, School District's insurance obligations set forth above, and at no cost to Park District, School District shall require any contractor(s) or subcontractor(s) performing any of the work contemplated by this Agreement to obtain and keep in full force and effect for so long as any claim relating to the Planned Improvements legally may be asserted, comprehensive general liability and property damage insurance written to include

the coverages and for not less than the minimum limits, or greater if required by law, as provided in Exhibit D attached hereto and incorporated herein by reference, and to otherwise comply with all other requirements set forth therein. School District shall similarly require any contractor(s) or subcontractor(s) performing any of the work contemplated by this Agreement to defend, indemnify and hold harmless Park District in accordance with and as more fully set forth in Subsection D of Exhibit D attached hereto.

14. School District shall not cause or suffer or permit to be created any mechanics' or materialmen's liens or claims against the Park Property. School District shall defend, indemnify and hold harmless Park District from and against any such claims or liens.

15. The Temporary Construction Easement and the Access and Maintenance Easement granted to School District hereunder may be suspended or terminated as follows:

- (a) immediately upon written notice to School District in the event School District or its contractor(s) shall fail to procure or maintain the insurance required, or shall fail to provide evidence of such insurance coverage as required, under paragraph 13, above.
- (b) immediately upon School District 's failure to remedy or obtain remedy by its contractor(s) of any breach of any term or condition of this Agreement (other than paragraph 13 regarding insurance) within ten (10) days after written notice of such breach is delivered to School District; or
- (c) immediately upon abandonment of the Planned Improvements by School District or its contractor(s). For the purposes of this subparagraph, abandonment shall be deemed to have occurred in the event no activity is conducted on the Planned Improvements for a period of one hundred twenty (120) consecutive days once the work has commenced, save for force majeure or casualty; provided, however, that the School District will not be deemed to have abandoned the Planned Improvements after they are complete.

16. No waiver of any rights which either Party has in the event of any default or breach by the other Party under this Agreement shall be implied from failure to take any action on account of such breach or default, and no express waiver shall affect any breach or default other than the breach or default specified in the express waiver and then only for the time and to the extent therein stated.

17. Nothing contained in this Agreement shall be construed or deemed to diminish or constitute a waiver or relinquishment of the rights, privileges, defenses and immunities available or afforded to either Party under the Illinois Local Governmental and Governmental Employee's Tort Immunity Act or under other State statutes affording similar protections.

18. There are no third-party beneficiaries to this Agreement, intended or otherwise, and no claim as a third-party beneficiary under this Agreement may or shall be made, or be valid against, either Party.

19. All notices provided for herein shall be served upon the Parties by personal delivery, email, fax or Certified United States mail, return receipt requested, at the following locations, or at such other location or locations as the Parties may from time to time designate in writing:

If to Park District: Wheaton Park District
102 E. Wesley Street
Wheaton, Illinois 60187
Attn: Executive Director

With a copy to: Tressler LLP
233 S. Wacker Drive, 61st Floor
Chicago, Illinois 60606
Attn: Andrew S. Paine

If to School District: Community Unit School District No. 200
130 West Park Avenue
Wheaton, Illinois 60189
Attn: Superintendent

With a copy to: Robbins Schwartz
190 South LaSalle St., Suite 2550
Chicago, Illinois 60603-3410
Attn: Howard A. Metz

Notices shall be deemed given when received by the Party to whom it was sent.

20. This Agreement contains the entire agreement between the Parties with respect to the use of the Park Property by School District in connection with the Planned Improvements and cannot be modified except in a writing, dated subsequent to the date hereof and signed by both Parties.

21. This Agreement may be executed in counterparts, each of which shall be an original, but all of which taken together shall constitute one and the same instrument. In the event any signature is delivered by facsimile or by email delivery of a scanned PDF file, such signature shall create a valid and binding obligation of the Party with the same force and effect as if the facsimile or scanned PDF page were an original thereof.

22. Nothing in this Agreement shall be deemed to create any joint venture or partnership between the Parties. Neither Park District nor School District shall have the power to bind or obligate the other except as to the extent expressly set forth in this Agreement.

23. This Agreement shall be governed and construed in accordance with the laws of the State of Illinois.

24. Covenants Running with the Land. The easements, rights, restrictions, agreements and covenants granted, imposed by, or contained in this Agreement shall be (A) easements, rights, restrictions, agreements and covenants running with the land, (B) recorded against the Park Property at the School District's expense and (C) binding upon and inure to the benefit of the Park District and the School District and their respective heirs, executors, administrators, successors, assigns, agents, licensees, invitees, and representatives, including, without limitation, all subsequent owners of the Park Property and the School Property, or any portion thereof, and all persons claiming under them. The easement granted herein shall be subject to all covenants, easements and restrictions of record, building and zoning ordinances, resolutions and regulations, and to all questions of survey, and all rights of any party which would be revealed by a physical inspection of the Park Property and the School Property.

25. Recording. This Agreement shall be recorded in the Recorder's Office by School District, at School District's sole cost and expense.

IN WITNESS WHEREOF, each Party has caused this Agreement to be executed by a duly authorized officer thereof, as of the year and date first above written.

**BOARD OF EDUCATION OF
COMMUNITY UNIT SCHOOL
DISTRICT 200**

WHEATON PARK DISTRICT

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

PARK DISTRICT'S ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ and _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this __ day of _____, 2026.

Notary Public

My Commission expires:_____

SCHOOL DISTRICT'S ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ and _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this __ day of _____, 2026.

Notary Public

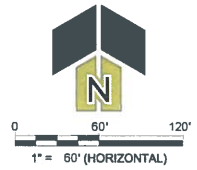
My Commission expires:_____

EXHIBIT A

**LEGAL DESCRIPTION AND/OR DEPICTION OF PARK PROPERTY, TEMPORARY
CONSTRUCTION EASEMENT PREMISES AND ACCESS AND MAINTENANCE
EASEMENT PREMISES**

PLAT OF ABROGATION AND GRANT OF EASEMENT

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF WHEATON, COUNTY OF DUPAGE, STATE OF ILLINOIS



**AFTER RECORDING
RETURN TO:**

CITY OF WHEATON
333 W WESLEY ST.
WHEATON, IL 60157

BASIS OF BEARINGS

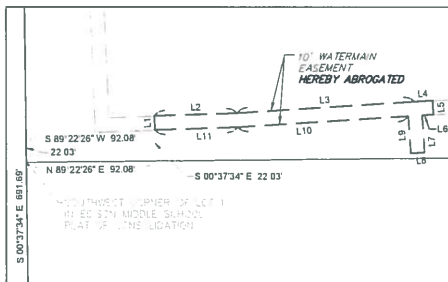
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

EASEMENT AREA

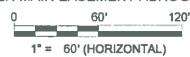
WATERMAIN = 0.464 S.F. (0.051 AC.)
STORM WATER MANAGEMENT = 1.234 S.F. (0.028 AC.)
TOTAL = 1.698 S.F. (0.079 AC.)

LEGEND

EXISTING EASEMENT LINE =
 ABROGATED EASEMENT LINE =
 PROPOSED EASEMENT =
 BOUNDARY LINE =
 P.2 W. LINE =
 LOT LINE =
 RECORD INFORMATION =
 MEASURED INFORMATION =



WATER MAIN EASEMENT ABROGATION



CURRENT P.I.N.:

PARCEL 1: 05-21-112-006
PARCEL 2: 05-21-112-007

OWNER

COMMUNITY UNIT SCHOOL DIST. 200
130 WEST PARK AVENUE
WHEATON, IL 60153

WATERMAIN EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS WATERMAIN EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF WHEATON AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY GRANTEE) FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE THE WATERMAIN TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OF WHEATON, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE WATERMAIN. THE GRANTEE OR GRANTEE'S PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL REASONABLY RESTORE SUCH AREAS TO THE GENERAL CONDITION THEY EXISTED PRIOR TO THE WORK. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE CITY OF WHEATON.

STORM WATER MANAGEMENT EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER MANAGEMENT EASEMENTS (S.W.M.E.) ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND ITS SUCCESSORS AND ASSIGNS ON A NON-EXCLUSIVE BASIS. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING SUCH SURFACE AND UNDERGROUND STORMWATER MANAGEMENT FACILITIES AND SHALL NOT DESTROY, ALTER OR MODIFY GRADES, SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR APPROVAL FROM THE CITY OF WHEATON.

IN THE EVENT ANY OWNER OF SUBSEQUENT PURCHASER FAILS TO MAINTAIN ANY SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY, THE CITY OF WHEATON, ILLINOIS SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OWNER OUTLINING THE NATURE AND DEFECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK UPON THE DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE FREE/FLOW OF WATER AND EROSION TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE CITY OF WHEATON ELECTS TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INSURING THE OWNER FOR THE WORK TO BE PERFORMED.

IN THE EVENT THE CITY OF WHEATON SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL BE ASSESSED TO THE OWNER AND THEIR SUCCESSORS AND ASSIGNS AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY OF WHEATON.

LEGAL DESCRIPTION OF AFFECTED PROPERTY

PARCEL 1:
LOT 1 IN EDISON MIDDLE SCHOOL PLAT OF CONSOLIDATION, BEING A SUBDIVISION OF THAT PART OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1947, AS DOCUMENT NUMBER R147-515568, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
BLOCK 9 IN WASHINGTON WHEAT SUBDIVISION UNIT NO. FOUR, BEING A SUBDIVISION OF THAT PART OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1947, AS DOCUMENT NUMBER R147-515568, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING: THE PERCENT LOT 1 IN EDISON MIDDLE SCHOOL PLAT OF CONSOLIDATION BEING A SUBDIVISION OF THAT PART OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1947, AS DOCUMENT NUMBER R147-515568, IN DUPAGE COUNTY, ILLINOIS, AND ALSO EXCEPTING LOTS 1, 2, 3 AND 4 IN WHEATON'S SECOND RESUBDIVISION, BEING A SUBDIVISION OF THAT PART OF BLOCK 9 OF WASHINGTON WHEAT SUBDIVISION UNIT NO. FOUR, RECORDED FEBRUARY 10, 1947, AS DOCUMENT NUMBER R147-515568, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1947, AS DOCUMENT NUMBER R147-515568, IN DUPAGE COUNTY, ILLINOIS.

ABROGATED WATERMAIN EASEMENT

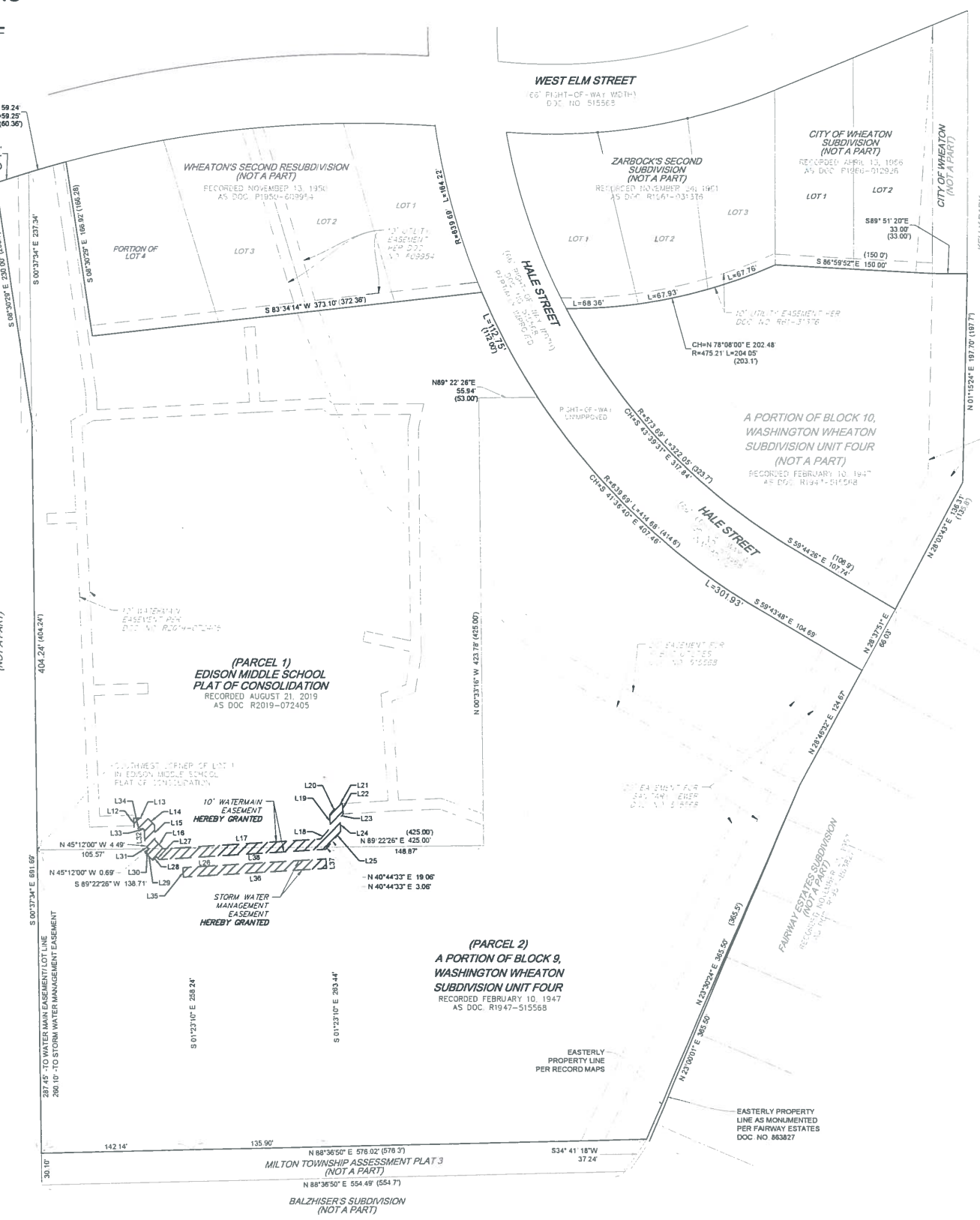
Line #	Length	Direction
L1	10.000	S01°53'37.63"E
L2	59.140	S88°06'22.37"W
L3	126.850	S86°16'28.37"W
L4	13.063	S86°16'28.37"W
L5	10.000	N03°43'31.63"W
L6	8.063	N86°16'28.37"E
L7	26.350	N03°43'31.63"W
L8	10.000	N86°16'28.37"E
L9	26.350	S03°43'31.63"E
L10	122.010	N86°16'28.37"E
L11	59.300	N88°06'22.37"E

PROPOSED WATERMAIN EASEMENT

Line #	Length	Direction
L12	10.000	N01°43'43.09"W
L13	12.869	N88°16'16.91"W
L14	9.558	S45°54'38.55"E
L15	14.813	S03°09'24.32"E
L16	11.008	S45°12'00.21"E
L17	149.620	N86°22'27.55"E
L18	13.963	N40°44'32.74"E
L19	12.517	N02°25'27.45"W
L20	12.618	N40°07'39.62"E
L21	4.325	N77°31'29.74"E
L22	10.000	S03°57'54.08"E
L23	4.494	S40°30'43.60"W
L24	13.237	S02°25'27.45"E
L25	22.126	S40°44'32.74"W
L26	158.323	S86°22'27.55"W
L27	4.173	N45°12'00.21"W
L28	5.000	S44°47'59.79"W
L29	10.000	N45°12'00.21"W
L30	5.000	N44°47'59.79"E
L31	5.175	N45°12'00.21"W
L32	14.741	N03°09'24.32"W
L33	1.418	N45°54'38.55"W
L34	8.643	S88°16'16.91"W

PROPOSED STORM WATER MANAGEMENT EASEMENT

Line #	Length	Direction
L35	9.000	S03°34'48.51"E
L36	136.000	N86°25'11.49"E
L37	9.000	N03°34'48.51"W
L38	136.000	S86°25'11.49"W



2000 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P. 630.698.0007
WWW.CAGECIVIL.COM

**EDISON MIDDLE SCHOOL
WHEATON, ILLINOIS
PLAT OF ABROGATION AND GRANT OF EASEMENT**

PROJ. NO. 240067
PM: GP/AR
DATE: 11/04/2025
SCALE: 1" = 60'
SHEET NUMBER
1 OF 2

PLAT OF ABROGATION AND GRANT OF EASEMENT

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF WHEATON, COUNTY OF DUPAGE, STATE OF ILLINOIS

CURRENT P.I.N.:

PARCEL 1: 05-21-112-006
PARCEL 2: 05-21-112-037

OWNER

COMMUNITY UNIT SCHOOL DIS 203
130 WEST PARK AVENUE
WHEATON, IL 60187

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P. 630.998.0007
WWW.CAGECIVIL.COM



REVISIONS

03/2025 REVISED PER CITY COMMENTS

PLEASE REVIEW THIS DOCUMENT CAREFULLY AND THE PROVISIONS OF ANY APPLICABLE ORDINANCES, RESOLUTIONS, ORDINANCES, AND ORDINANCES OF THE CITY OF WHEATON, ILLINOIS.

EDISON MIDDLE SCHOOL
WHEATON, ILLINOIS
PLAT OF ABROGATION AND GRANT OF EASEMENT

PROJECT NO: 240067
PM: GP/AR
DATE: 11/04/2025
SCALE: N/A
SHEET NUMBER

2 OF 2

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
APPROVED THIS _____ DAY OF _____ A.D. 2026 BY THE CITY COUNCIL OF THE CITY OF WHEATON, PURSUANT TO ORDINANCE, RESOLUTION NUMBER _____

BY: _____
MAYOR
ATTEST: _____
CITY CLERK

EASEMENT ABROGATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
AUTHORITIES IN SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE AND ABROGATION OF THE EASEMENT(S) OR PART OF EASEMENT(S) AS GRANTED BY DOCUMENT #1219-172406, AS MORE PARTICULARLY SHOWN HEREBY AS "HEREBY ABROGATED"

ACCEPTED: _____ DATE _____
CITY OF WHEATON
PRINTED NAME AND TITLE

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS _____ DAY OF _____ A.D. 2026, AT _____ O'CLOCK _____ A.M. AS DOCUMENT NUMBER _____
RECORDER OF DEEDS: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, GABRIELA PTASINSKI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AS HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION AND HAS BEEN PREPARED BASED ON THE PLATS AND RECORDS.
FURTHERMORE, I DESIGNATE THE VILLAGE OF WHEATON TO ACT AS MY AGENT FOR THE PURPOSE OF RECORDING THIS DOCUMENT.
GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS, THIS 20TH DAY OF MARCH A.D., 2026.

BY: *Gabriela Ptasinaka*
GABRIELA PTASINSKI, A
CERTIFIED PROFESSIONAL LAND SURVEYOR
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-007815
LICENSE EXPIRES NOVEMBER 30, 2027
DESIGN FIRM PROFESSIONAL LICENSE NO. 184037577
LICENSE EXPIRES APRIL 30, 2025



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)
THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE AND HAVE CAUSED THE SAID _____ TO BE SURVEYED AS INDICATED IN THE PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

BY: _____
OWNER
ADDRESS: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, AND STATE DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED THE ABOVE CERTIFICATE AS HIS/HER OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 2026.
NOTARY PUBLIC: _____ (SEAL)

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)
THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE AND HAVE CAUSED THE SAID _____ TO BE SURVEYED AS INDICATED IN THE PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

BY: _____
OWNER
ADDRESS: _____

NOTARY CERTIFICATE

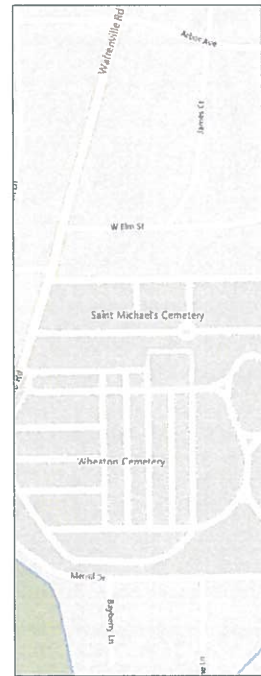
STATE OF ILLINOIS)
COUNTY OF _____)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, AND STATE DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED THE ABOVE CERTIFICATE AS HIS/HER OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 2026.
NOTARY PUBLIC: _____ (SEAL)

FINAL E
EDISON M
 1125 S. WHEATC

EXHIBIT B
 FINAL PLANS

LO

INDEX OF SHEETS	
Sheet Number	Sheet Title
E2 C0.0	SITE LOCATION MAP & CIVIL LEGEND
E2 C0.1	GENERAL NOTES & SPECIFICATIONS
E2 C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
E2 C2.0	SITE LAYOUT PLAN
E2 C3.0	SITE GRADING PLAN
E2 C4.0	SOIL EROSION & SEDIMENT CONTROL PLAN - NORTH
E2 C4.1	SOIL EROSION & SEDIMENT CONTROL PLAN - SOUTH
E2 C4.2	SOIL EROSION & SEDIMENT CONTROL DETAILS
E2 C5.0	SITE UTILITY PLAN
E2 C5.1	WATERMAIN PLAN & PROFILE
E2 C6.0	UNDERGROUND STORMWATER FACILITY DETAILS
E2 C6.1	CONSTRUCTION DETAILS



SECTION 21, T

CONSULTANTS

- CAE CASE
GENERAL CONTRACTOR
EDISON MIDDLE SCHOOL
EDISON ENGINEERING
EDISON MIDDLE SCHOOL

OWNER

SCHALER SPOOK
180 WEST PARK AVENUE
WHEATON, IL 60189

PROJECT

COMMUNITY UNIT SCHOOL DISTRICT 200
1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189

OWNER REPRESENTATIVE

NICHOLAS & ASSOCIATES
180 WEST PARK AVENUE
WHEATON, IL 60189

PROJECT

EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189

OWNER REPRESENTATIVE

NICHOLAS & ASSOCIATES
180 WEST PARK AVENUE
WHEATON, IL 60189

PROJECT

EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189

OWNER REPRESENTATIVE

NICHOLAS & ASSOCIATES
180 WEST PARK AVENUE
WHEATON, IL 60189

PROJECT

EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189

OWNER REPRESENTATIVE

NICHOLAS & ASSOCIATES
180 WEST PARK AVENUE
WHEATON, IL 60189

PROJECT

EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189

OWNER REPRESENTATIVE

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180 WEST PARK AVENUE
WHEATON, IL 60189

PROJECT

EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189

OWNER REPRESENTATIVE

NICHOLAS & ASSOCIATES
180 WEST PARK AVENUE
WHEATON, IL 60189

GENERAL REQUIREMENTS

1 ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS ADOPTED JANUARY 1, 2002 AND SUPPLEMENTAL SPECIFICATIONS WITHIN THE STANDARD SPECIFICATIONS ARTICLES 105.01, 105.08, 105.10, 105.11, 105.12, 105.13 AND SECTION 108 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
2 SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
3 CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESUMPTION OF ASSURE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER. ENGINEER, CONTRACTOR OR SUBCONTRACTOR TO BE AN EXPERT IN THE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. RELOCATION, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY INCLUDING THE AVOIDANCE OF HAZARDOUS MATERIALS WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.

4 THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN WARNING AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND MARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
5 CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND OTHER INFORMATION. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
6 CONTRACTOR PARKING AND LAYOUT AREAS SHALL BE COORDINATED WITH THE OWNER.
7 PRIOR TO PERFORMANCE ANY WORK OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS PROPERTY. THE SIGNING AND BARRICADES SHALL BE CONFORMANT TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUBMIT THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED AND BARRICADED ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 107.01 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION BOTH ON-SITE AND OFF-SITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

8 CONTRACTOR SHALL REMOVE EARTHEN MATERIALS EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
9 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. UNLESS NOTED THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
10 WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS A BOND BREAKER CONSISTING OF 1" P.V.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11 MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
12 SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGNESS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13 HOT MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
14 CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRIC AS-BUILT DRAWINGS FOR UTILITIES AND DETENTION AREAS. THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.

15 CONSTRUCTION STAGING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNDER THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS PROVIDED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16 CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
17 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
18 REFERENCES TO "INSPECTOR" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR OR ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DAILY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHERENCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
19 WHERE SECTION, SUB-SECTION, SUBDIVISION OR PROPERTY MONUMENTS ARE ENCOUNTERED THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS ADVISED THEIR LOCATION.
20 ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
21 ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO PER STANDARD PROJECT OR DENSITY.
22 ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SURFACE.
23 ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB OR GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.
24 CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
25 ALL SIDEWALKS SHALL BE 6 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS OR AS REQUIRED BY THE MUNICIPALITY.
26 ANY SIDEWALKS, REDES AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

27 CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
28 PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY

1 ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
2 ALL PIPE SIZES REFERENCED HEREIN ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3 PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE 1-811 E-TELEPHONE NUMBER 1-800-882-0123 ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION

1 EXISTING UTILITIES TO REMAIN WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
2 NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
3 ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
4 CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE, TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
5 CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6 ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
7 ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
8 ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
9 UNLESS OTHERWISE NOTED PRIOR AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS

IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT ANY AND ALL DAMAGE THAT DOES OCCUR.
CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
13 ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WITH THE RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS INCLUDING ANY IDENTIFIED HAZARDOUS ITEMS SHALL BE PROVIDED TO THE OWNER AND ENGINEER. ADDITIONAL SOME EXISTING MATERIALS AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR OTHERWISE SALVAGED IN ORDER TO MEET THE SUSTAINABILITY AND LEED REQUIREMENTS OF THIS PROJECT. SEE OTHER PORTIONS OF THESE BIDDING AND CONSTRUCTION DOCUMENTS FOR SUCH REQUIREMENTS.
14 EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITION OPERATIONS, AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
15 CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
16 CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSE RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT

1 JOINTS IN SIDEWALK SHALL BE TOOK AT 9' MAX. INTERVALS UNLESS INDICATED OTHERWISE.
2 NORTHING EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3 CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4 P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SV, RESPECTIVELY, IN ACCORDANCE WITH THE DOT STANDARD SPECIFICATIONS.
5 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6 SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
7 CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

SITE GRADING AND EROSION CONTROL

1 ALL SUBGRADE EXCAVATION AND CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSES" PREPARED BY SOL ENGINEERING AND TESTING CONSULTANTS, L.L.C. DATED DECEMBER 13, 2004.
2 ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRISS AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
3 WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSATURABLE SOIL, ALL SUCH UNSATURABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
4 TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL, AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
5 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVISION OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
6 ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
7 THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE FEDERAL EROSION CONTROL ACT AND THE FEDERAL REGULATIONS FOR CONSTRUCTION SITE ACTIVITIES, AND A COPY SHALL BE KEPT ON-SITE AT ALL TIMES.
8 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NOTES PERTAINING TO THE FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
9 ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROJECT'S BIDDING LIMITS SHALL BE GRADED TO ORIGINAL, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.

10 ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED UNLESS OTHERWISE NOTED. CHANGES IN SLOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE OWNER. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE EROSION PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
11 SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL DEVELOP ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN INCIDENTAL TO THE PROJECT.
12 DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
13 ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
14 CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
15 CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASH-OUT AREA FOR RINSING CONCRETE TRUCKS.
16 CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
17 CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
18 ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
19 ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NO. 575M OR EQUIVALENT.
20 CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES

1 THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
A. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION.
B. ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
C. CITY OF WHEATON OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2 ALL UTILITY TRENCHES UNDER OR WITHIN 1' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH DOT SPECIFICATIONS. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY. THE CLSM SHALL EXTEND 3 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
3 OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL, LOCAL AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
4 CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND METHODS TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
5 ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL, UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE VERIFIED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
6 A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN EXCAVATION SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
7 WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
8 ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE. INFILTRATION OF WATER AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DIRECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATER-TIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
9 STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
A. REINFORCED CONCRETE PIPE (RCP), ASTM C78.
B. GASKETS - ASTM C443.
C. FITTINGS - ASTM C443.
D. SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 W/
a. WATER TIGHT JOINTS.
b. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT SETTING OR LEAKING AT THE JOINT.
c. PVC STORM SEWER PIPING - ASTM D 3034, SDR 35.
e. BELL AND SPIGOT END.
f. ASTM F 477 - ELASTOMERIC SEALS FOR GASKETED JOINTS.

D. FRAME AND GRATES
a. TYPE 1 (CLOSED LID + HEAD) H R 1713
b. TYPE 1 (OPEN LID + HEAD) H R 2041
c. TYPE 2 + HEAD) H R 328 B
d. DITCH GRADE + HEAD) H R 4342
10 SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
A. PIPE AND FITTING MATERIAL - POLY(VINYL CHLORIDE (PVC) SDR 26, ASTM D 3024, TYPE PM
B. GASKETS - FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
C. JOINTS - ASTM D 3212
D. BEDDING - CLASS B, ASTM 2301
11 ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
12 CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
13 CONTRACTOR SHALL COORDINATE WATER MAIN, FIRE AND DOMESTIC WATER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
14 GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 5 FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM 5 FEET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
15 CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
16 ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
17 ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE ANCHOR AT THE SURFACE.
18 FOR ALL WATERMAIN CONSTRUCTION:
A. WATER MAIN AND SERVICES TO BE INSTALLED WITH A MINIMUM OF 5' OF COVER FROM FINISHED GRADE TO TOP OF WATER PIPE.
B. TWO COMPLETE PIPE LENGTHS OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON THE BRANCH LEG OF ALL TEES AND BOTH SIDES OF ALL 90 DEGREE BENDS.
C. ONE COMPLETE PIPE LENGTH OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL 180 AND 22.5 DEGREE BENDS.
D. ALL BENDS, TEES, PLUGS, VALVES AND HYDRANTS SHALL BE RESTRAINED JOINT.
E. ALL WATERMAIN PIPE AND LARGER SHALL BE POLY WRAPPED DUCTILE IRON PIPE SPECIAL, CLASS 52, 250 PSI RATING, WITH SINGLE GASKET JOINTS. CEMENT LINING SHALL BE PROVIDED FOR ALL PIPES.
F. ALL WATER SERVICE PIPE LESS THAN 4" SHALL BE COPPER PIPE, TYPE K OR PVC SDR 9 WITH A PRESSURE RATING OF 200 PSI.

INDemnIFICATION

1 THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE CITY OF WHEATON, AND CAGE ENGINEERING, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK, IN ANY AND ALL CLAIMS AGAINST THE OWNER OR CAGE ENGINEERING, INC. BY ANY EMPLOYEE OF THE CONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE FOR WHOM HE ACTS. THE CONTRACTOR MAY BE LIABLE FOR THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR, LABOR WORKER COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

INSURANCE REQUIREMENTS

1 THE CONTRACTOR SHALL PURCHASE AND MAINTAIN COMPREHENSIVE GENERAL LIABILITY AND OTHER INSURANCE SET FORTH BELOW WHICH WILL PROVIDE PROTECTION FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULT FROM THE PERFORMANCE OF WORK BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR BY ANYONE FOR WHOM HE ACTS. THE CONTRACTOR MAY BE LIABLE:
A. COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE COVERING ALL AUTOMOBILES, TRUCKS, TRAILERS AND ANY OTHER MOTORIZED EQUIPMENT OWNED OR LEASED BY THE CONTRACTOR.
B. WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE IN ANY AMOUNT NOT LESS THAN STATUTORY LIMITS REQUIRED BY LAW.
C. COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING COVERAGE IN THE AMOUNT OF \$500,000 PER ACCIDENT FOR PROPERTY DAMAGE AND \$1,000,000 PER PERSON AND \$3,000,000 AGGREGATE PER ACCIDENT FOR BODILY INJURY, SICKNESS OR DISEASE OR DEATH OF ANY PERSON.
2 CERTIFICATE OF INSURANCE
A. THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS FILED WITH THE MUNICIPALITY AND ITS INSPECTOR OR A CERTIFICATE OF INSURANCE SHOWING COMPLETE COVERAGE OF ALL INSURANCES REQUIRED BY THESE SPECIFICATIONS AND THE INSURANCE COMPANIES OR THEIR AUTHORIZED AGENTS. EACH CERTIFICATE SHALL PROVIDE THAT COVERAGE SHALL NOT BE TERMINATED OR REDUCED WITHOUT 30 DAYS ADVANCE WRITTEN NOTICE TO THE MUNICIPALITY AND ITS INSPECTOR. THE CONTRACTOR SHALL NAME THE OWNER, THE CITY OF WHEATON, AND CAGE ENGINEERING, INC. AS ADDITIONAL INSURED ON THE COMPREHENSIVE GENERAL LIABILITY AND AUTOMOBILE LIABILITY POLICIES.

CONSTRUCTION MEANS, METHODS, SAFETY

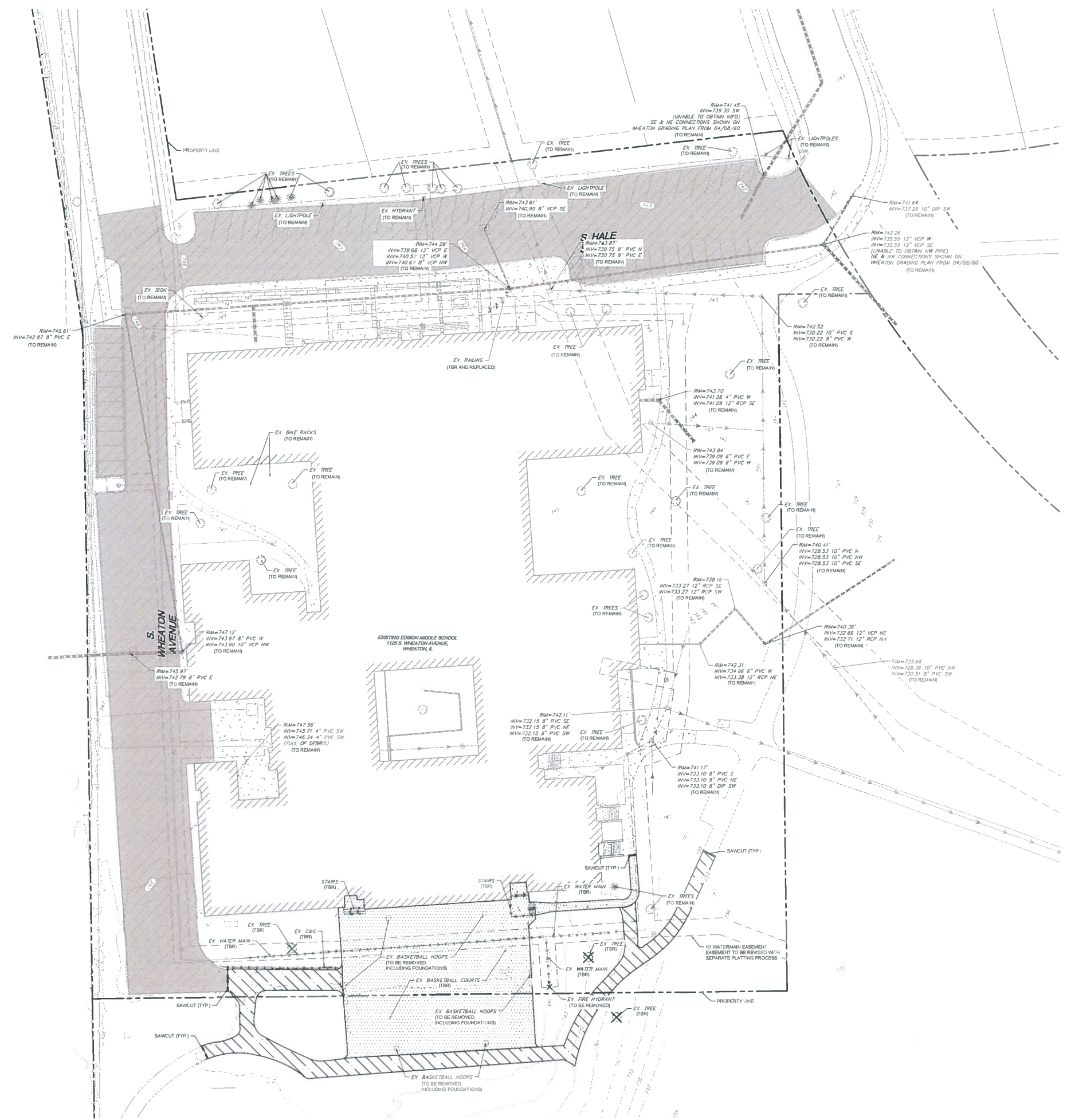
1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHOD, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS."

Table with 2 columns: Date and Time. Date: 02/28/2011, Time: 11:59 AM. Job Number: 07881 000. Title: TITLE.

GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER

E2 C0.1



DEMOLITION LEGEND

	ASPHALT PAVEMENT REMOVAL, FULL DEPTH
	CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
	2" MILL & OVERLAY
	UTILITY REMOVAL
	SAWCUT PAVEMENT, FULL DEPTH
	TREE/BUSH REMOVAL
	UTILITY STRUCTURE REMOVAL
	(TBR) TO BE REMOVED

REFERENCE BENCHMARK: NOS PD D4378
 SURVEY CORNER RETAINING WALL IS LOCATED 43.5 FT (13.3 M) NORTH
 OF THE CENTERLINE OF LIBERTY DRIVE, 27.5 FT (8.4 M) EAST OF THE
 CENTERLINE OF CARLTON AVENUE AND 8.0 FT (2.4 M) NORTH OF THE
 SOUTH END OF THE RETAINING WALL AND 0.6 FT (0.2 M) ABOVE ROAD
 SURFACE
 ELEVATION 753.20 DATUM NAVD83GEOID18

SITE BENCHMARK 1
 ARROW BOLT FIRE HYDRANT NORTH OF PROPERTY ACROSS ELM ST
 ELEVATION 748.87 DATUM NAVD83GEOID18

SHEET NOTES

1 CONTRACTOR TO LOCATE AND CLOSE NEAREST VALVES FOR
 REMOVAL OF WATERMAIN. CONTRACTOR TO ENSURE THAT
 CLOSING VALVES DOES NOT INTERRUPT SERVICE FOR ANY
 PROPERTY OTHER THAN THE EDISON MIDDLE SCHOOL
 PROPERTY. IF CONTRACTOR DETERMINES THAT CLOSING
 VALVES WILL INTERRUPT SERVICE FOR OTHER PROPERTIES
 THEY SHALL COORDINATE WITH CITY OF WHEATON TO
 UNDERSTAND PROCESS FOR ALERTING OWNERS

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CISE
 228 WEST PARK AVENUE, SUITE 300
 WHEATON, ILLINOIS 60189
 PROJECT MANAGER
CEMA
 1574 W. PARK AVENUE, SUITE 100
 CHICAGO, ILLINOIS 60644
 PROJECT MANAGER
ELANA ENGINEERING
 200 WEST WATKINS PLACE, SUITE 200
 CHICAGO, ILLINOIS 60606
 PROJECT MANAGER

OWNER
SCHULER SCHOOLS
 300 WEST PARK AVENUE, SUITE 400
 CHICAGO, ILLINOIS 60606
 PROJECT MANAGER

DESIGNER
NICHOLAS & ASSOCIATES
 1001 FREDERICKS DRIVE
 WHEATON, ILLINOIS 60189
 PROJECT MANAGER

PROJECT

EDISON MIDDLE SCHOOL
REFERENDUM PROJECTS
EDISON MIDDLE SCHOOL
 1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189

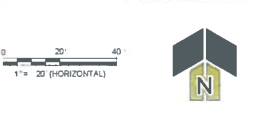
COMMUNITY UNIT SCHOOL DISTRICT 200
 130 WEST PARK AVENUE, WHEATON, IL 60189



ISSUE CHART

DATE	DESCRIPTION

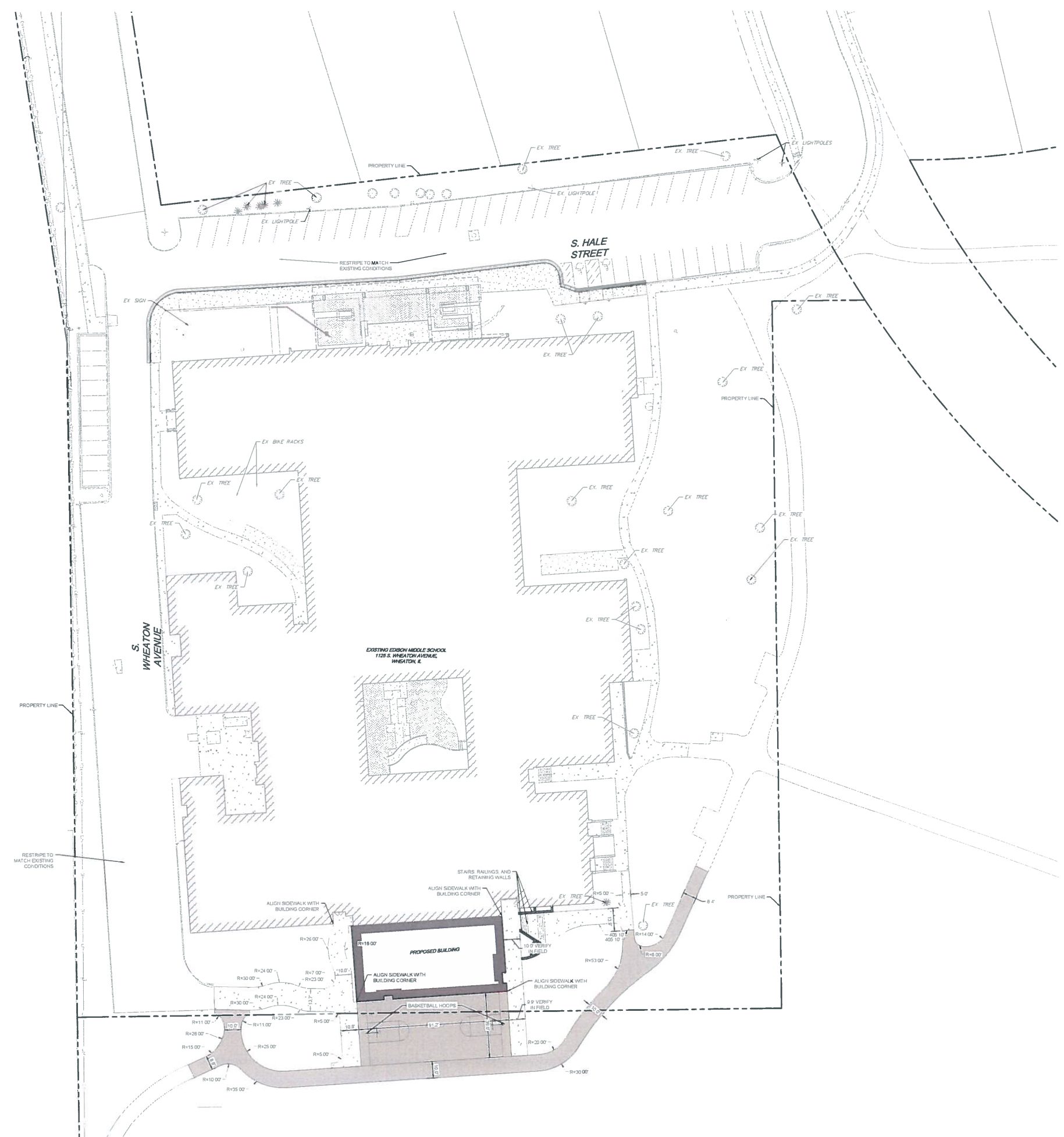
811
 JULIE CALL BEFORE YOU DIG
 811



EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER
E2 C1.0

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PAVEMENT LEGEND

	STANDARD DUTY PAVEMENT
	PCC SIDEWALK
	2" MILL & OVERLAY

SHEET NOTES

1. THE ASPHALT POURED FOR THE BASKETBALL COURTS AND THE WALKING PATH SHALL BE WORKING.
2. RESTRIPE IN THE PARKING LOT SHALL MATCH EXISTING STRIPING CONFIGURATION.

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CEAMA
120 N. PAVANLA, SUITE 418
CHICAGO, ILLINOIS
60610
ELARA ENGINEERING
221 WEST WATSON PLACE, SUITE 102
CHICAGO, ILLINOIS
60610
LANDSCAPING

SCHALER SPOOK
301 W. DREYER ST., SUITE 400
CHICAGO, ILLINOIS
60610

COMMUNITY UNIT SCHOOL DISTRICT 200
100 WEST PARK AVENUE
WHEATON, ILLINOIS 60189
EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE
WHEATON, ILLINOIS 60189
NICHOLAS & ASSOCIATES
1001 FREDERICKSBURG
WHEATON, ILLINOIS 60189

PROJECT

EDISON PARTNERS
REFERENDUM PROJECTS
EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189

COMMUNITY UNIT SCHOOL DISTRICT 200
130 WEST PARK AVENUE, WHEATON, IL 60189

KEYPLAN



811 JULIE CALL BEFORE YOU DIG
811



DATE PLOTTED	12/20/2017
DATE PRINTED	12/20/2017
JOB NUMBER	072881 000
TITLE	TYLCE

SITE LAYOUT PLAN

SHEET NUMBER
E2 C2.0



GRADING LEGEND

	DRAINAGE ARROW
	SPOT ELEVATION
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

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Lisle, IL 60532
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CEMA
1284 PAVANLA SUITE 110
CHICAGO, IL 60606
MEP
ELARA ENGINEERING
20 WEST HUNTER PLACE, SUITE 100
CHICAGO, IL 60610
LANDSCAPE

MECHANICAL
SCHALLER SHOOK
80 W. WILSON ST., SUITE 400
CHICAGO, IL 60610

OWNER
COMMUNITY UNIT SCHOOL DISTRICT 200
12 WEST PARK AVENUE
WHEATON, IL 60189

ARCHITECT
EDISON MIDDLE SCHOOL
125 WEST PARK AVENUE
WHEATON, IL 60189

GENERAL CONTRACTOR
NICKOLAS & ASSOCIATES
1801 FERNHILL DRIVE
MOUNTAIN VIEW, IL 60056

PROJECT

EDISON MIDDLE SCHOOL
REFERENDUM PROJECTS
EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189

COMMUNITY UNIT SCHOOL DISTRICT 200
130 WEST PARK AVENUE, WHEATON, IL 60189



811 JULIE CALL BEFORE YOU DIG
811

0 30' 40'
1" = 30' (HORIZONTAL)

SITE GRADING PLAN

SHEET NUMBER
E2 C3.0

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SESC LEGEND

	SILT FENCE
	TREE PROTECTION FENCE
	EROSION CONTROL BLANKET
	TEMPORARY CONSTRUCTION ENTRANCE
	INLET PROTECTION FILTER BASKET
	CONCRETE WASHOUT

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CHC
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LAKE, IL 60159
ARCHITECT

CEMA
154 FARMER, SUITE 118
CHICAGO, IL 60607
MEP

ELARA ENGINEERING
275 WEST WATSON PLACE, SUITE 100
CHICAGO, IL 60610
LANDSCAPE

SCHALLER SNOOK
30 W WHEATON ST., SUITE 400
CHICAGO, IL 60610

COMMUNITY UNIT SCHOOL DISTRICT 200
130 WEST PARK AVENUE
WHEATON, IL 60189
SCHOOL

EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189
SCHOOL

EDISON MIDDLE SCHOOL
130 WEST PARK AVENUE
WHEATON, IL 60189
SCHOOL

NICHOLAS & ASSOCIATES
180 FERNHILL DRIVE
SCOTTSDALE, AZ 85254

PROJECT

EDISON MIDDLE SCHOOL
REFERENDUM PROJECTS
EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189

COMMUNITY UNIT SCHOOL DISTRICT 200
130 WEST PARK AVENUE, WHEATON, IL 60189

KEYPLAN



811 JULIE CALL BEFORE YOU DIG
811

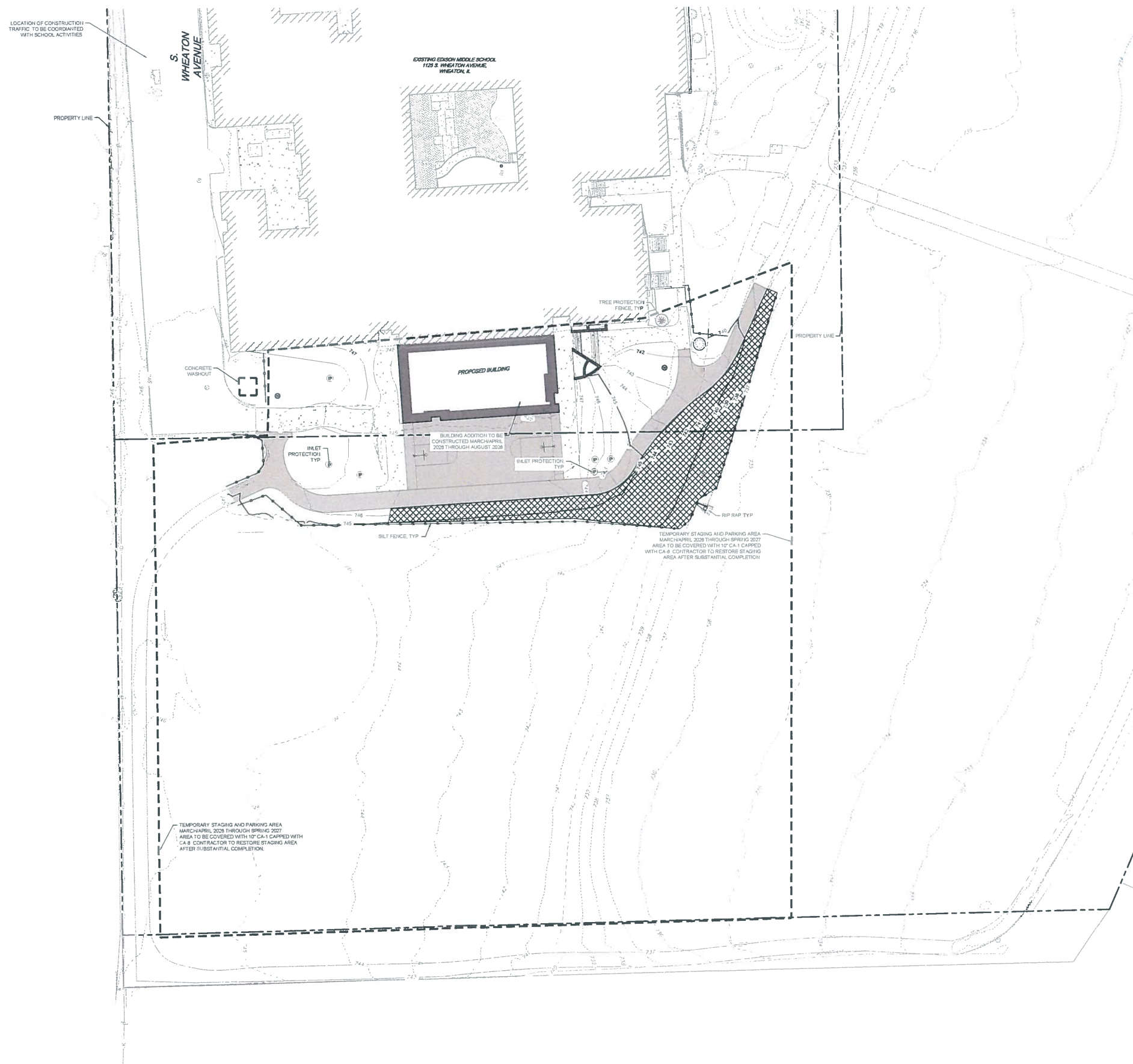
0 20' 40'
1" = 20' (HORIZONTAL)

N

SOIL EROSION & SEDIMENT CONTROL PLAN - NORTH

SHEET NUMBER
E2 C4.0

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SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- EROSION CONTROL BLANKET
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT

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LITTLE ROCK, AR 72616
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CEMA
158 FARMERS BLVD, 118
CHICAGO, IL 60607
MEP
ELARA ENGINEERING
705 WEST PULASKI PLAZA, SUITE 100
CHICAGO, IL 60609
LANDSCAPE

MECHANICAL
SCHLEIER SMOOK
30 N WISE ST., SUITE 400
CHICAGO, IL 60604

PROJECT
COMMUNITY UNIT SCHOOL DISTRICT 200
130 WEST PARK AVENUE
WHEATON, IL 60189
FACILITY
EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE
WHEATON, IL 60189
ARCHITECT
NICKOLAS & ASSOCIATES
100 FERNHILL DRIVE
SCOTTSDALE, AZ 85260

PROJECT

EDISON PANTHERS

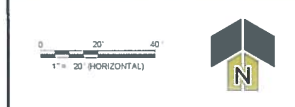
REFERENDUM PROJECTS
EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189

COMMUNITY UNIT SCHOOL DISTRICT 200
130 WEST PARK AVENUE, WHEATON, IL 60189

KEY PLAN



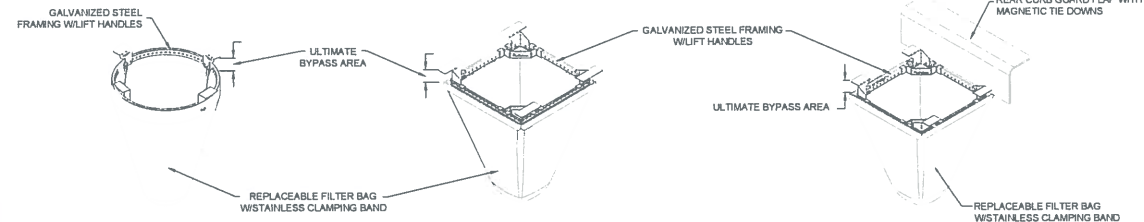
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DATE: 07/19/24
JOB NUMBER: 022681-001
TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN - SOUTH
SHEET NUMBER: E2 C4.1

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FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



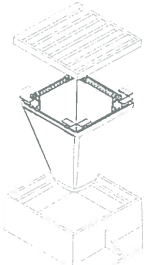
FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENINGS
 FLEXSTORM CATCH-IT INLET FILTERS FOR SQUARE/RECTANGULAR OPENINGS

ILDOT Standard	Neenah Casting	East Jordan Casting	Inlet Type	Grate Size	Bag Cap. (cu ft)	Flow Rating IL BAG (CF8)	ADS PIN
1	1713, 1782, 1772, 2504, 2435, 2425	1020, 1022, 1050, 1058	Round (RD)	22.25 x 23.5	1.9	1.3	6MRDILT1
2	R-3501-OZ, -A	7170, 7171	Roller Curb (RC)	22.25 x 18.25	1.6	0.8	62MSQIL2218
3	R3278-A, R-3501-A	7220, 7221	Curb Box (CB)	22.0 x 16.8	1.5	1.0	62MCBILT3
4	R3443-B	5150	Square/Rect (SQ)	21.75 x 14.75	1.5	1.0	62MSQIL
6	R3502-A	7235	Roller Curb (RC)	22 x 22.75	2.3	1.2	62MSQILT8
8	2501, 4349-C, 4352, 4350	2830, 2870, 8527	Round (RD)	Beehive/Ditch Grates	2.3	1.6	62MRDILT8
9	R3506-A2	7300	V-Grate	19.25 x 19.25	1.7	1.0	62MSQIL
10	R3506-A2	7281	V-Grate	28.75 x 11.4	1.5	1.1	62MSQIL
11	R3281-A	7210	Curb Box (CB)	28.75 x 17.25	2.5	1.3	62MCBILT11
12	R3503-B	7180	Roller Curb (RC)	22.5 x 22.5	2.4	1.2	62MSQIL
20	R3528-V, R3528-V	7535, 5380, 7538 (2 grts)	Square/Rect (SQ)	22.5 x 22.5	2.4	1.2	62MSQILT20
21	R3527-V	7540	Curb Box (CB)	24 x 18.25	1.8	1.1	62MCBILT
23	R3525-L	7484	Square/Rect (SQ)	24 x 22.25	2.7	1.3	62MSQILT23
24	R3526-L	7487	Square/Rect (SQ)	25.75 x 18.75	2.3	1.2	62MSQILT24
31		7250	Roller Curb (RC)	22.75 x 22.4	2.5	1.2	62MSQIL
B	R3455C		Square/Rect (SQ)	36 x 24	4.6	1.7	62MSQIL
G3/G4	R3501-U	7545	Single W/lf	13.75 / 20.2 x 22.12	1.3	0.8	62MCBILT3
N/A	R-3501-P	7525	Roller Curb (RC)	25.7 x 19	2.4	1.2	62MSQIL3501-P
N/A	R-3501-TR	7495	Roller Curb (RC)	26 x 23.5	3.1	1.4	62L8QIL3501-TR

*FLOW RATINGS SHOWN ARE 50% MAXIMUM

INSTALLATION

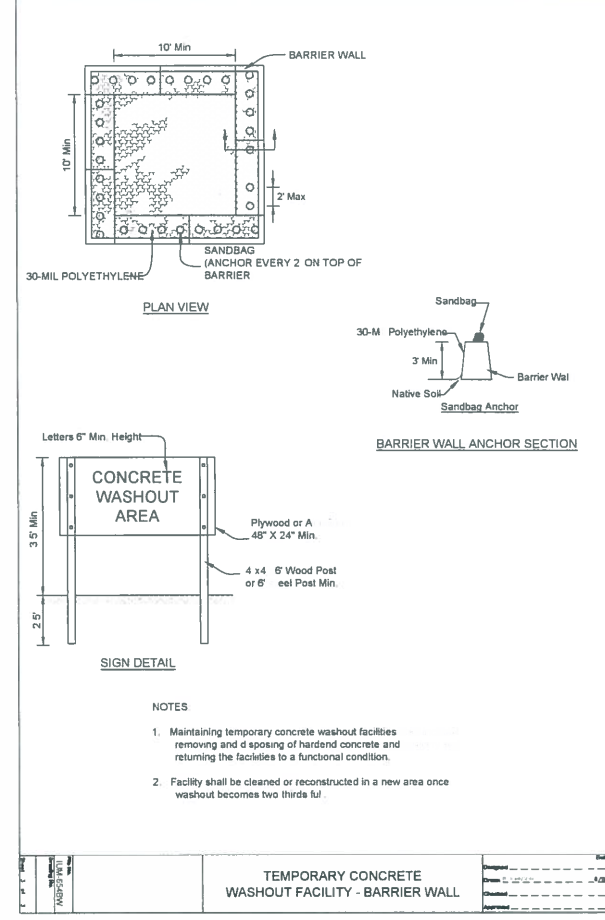
- REMOVE GRATE
 - DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
 - REPLACE GRATE
- NOTES:**
- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING PROLONGED PRODUCT LIFE
 - TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW
 - UPON ORDERING THE ADS PIN CONFIRMATION OF THE DOT CALLOUT FLEXSTORM MAKE AND MODEL OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED
 - FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.ILETFILTERS.COM



ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.ILETFILTERS.COM (866) 287-8655 PH (630) 355-3477 FX INFO@ILETFILTERS.COM

SCALE: C-IL-SUBMIT SHEET 1 OF 1

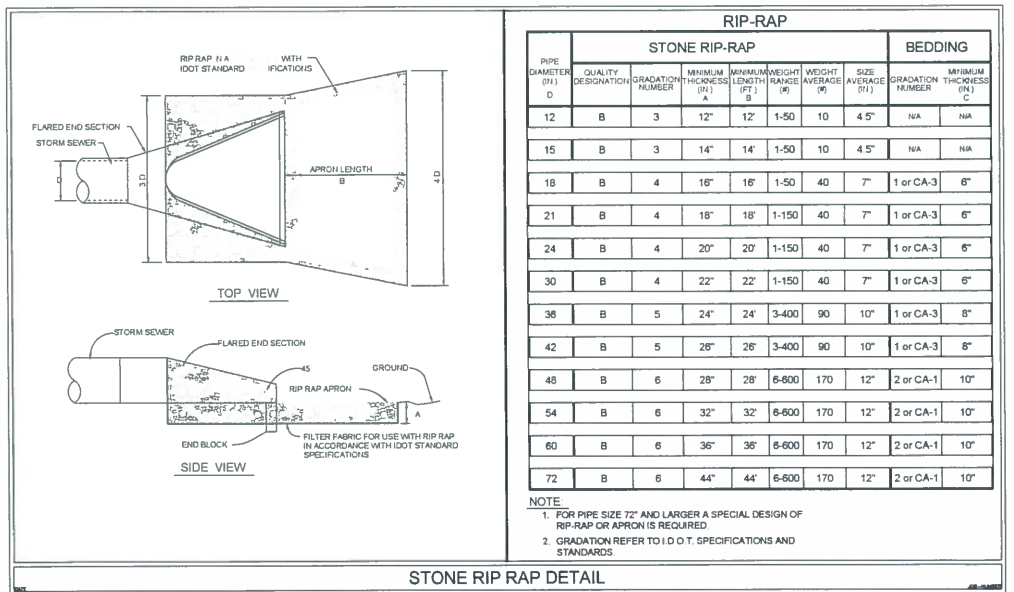
INLET PROTECTION DETAIL
 Scale: NOT TO SCALE



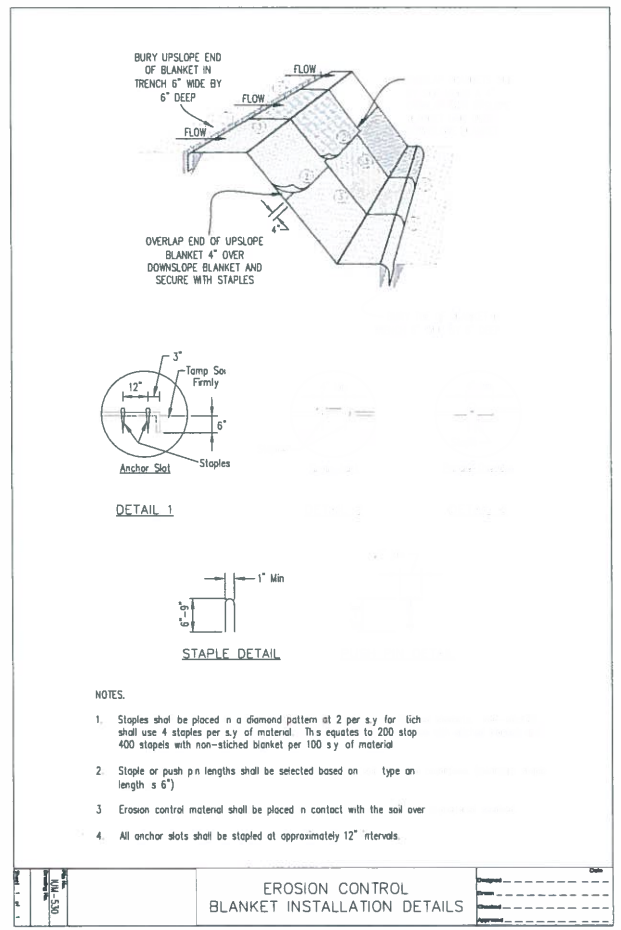
- NOTES**
- Maintaining temporary concrete washout facilities removing and disposing of hardened concrete and returning the facilities to a functional condition.
 - Facility shall be cleaned or reconstructed in a new area once washout becomes two thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

CONCRETE WASHOUT DETAIL
 Scale: NOT TO SCALE



FLARED END SECTION WITH RIPRAP DETAIL
 Scale: NOT TO SCALE



EROSION CONTROL BLANKET INSTALLATION DETAILS

EROSION CONTROL BLANKET DETAIL
 Scale: NOT TO SCALE

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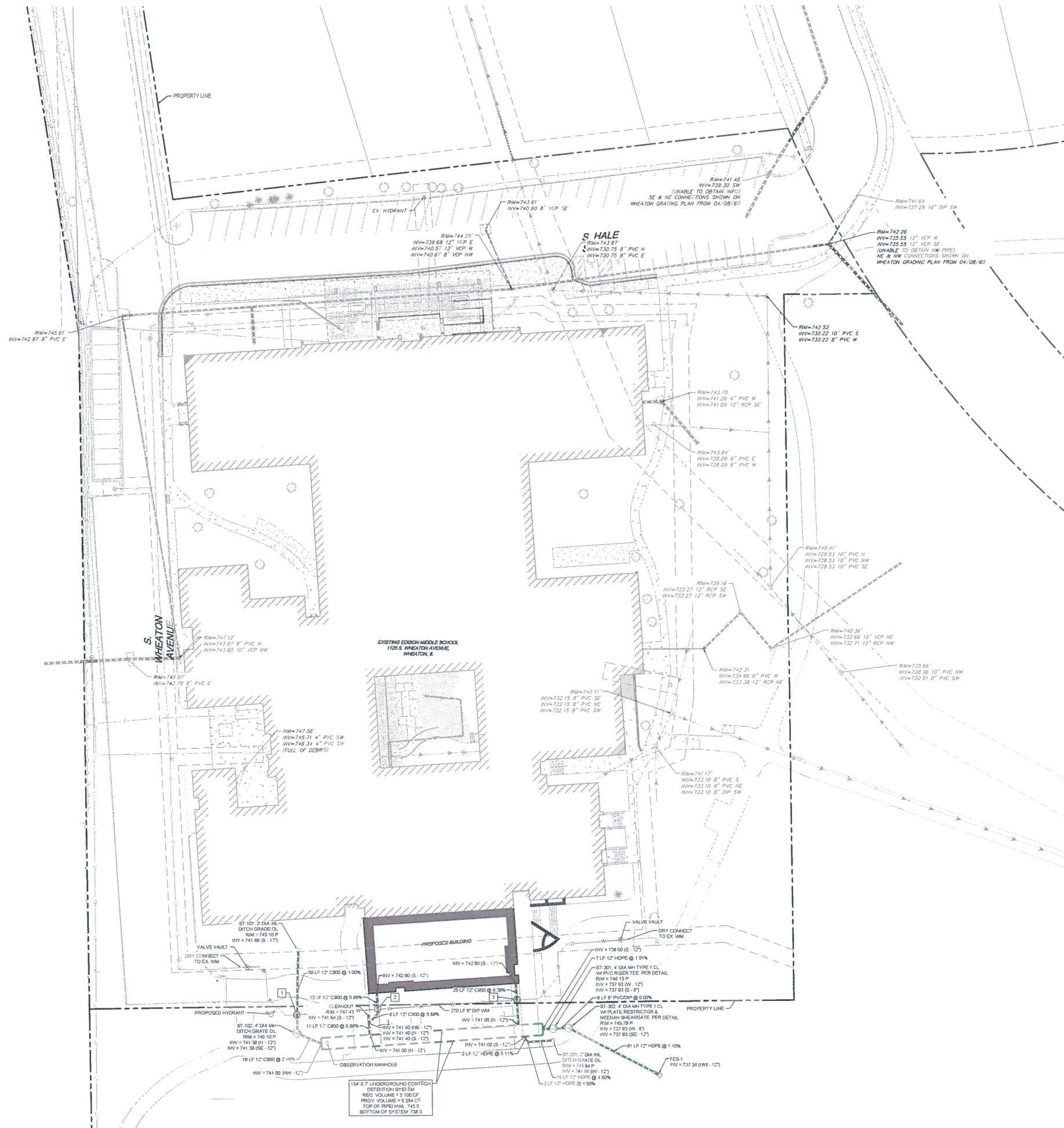
CONSULTANTS
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 (708) 441-1100
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 (708) 441-1200

SCHLESER SHOOK
 300 WEST PARK AVENUE
 WHEATON, ILLINOIS 60189
 (630) 261-1100
 (630) 261-1101
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EDISON MIDDLE SCHOOL
 133 WEST PARK AVENUE
 WHEATON, ILLINOIS 60189
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PROJECT
EDISON MIDDLE SCHOOL
 1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189
COMMUNITY UNIT SCHOOL DISTRICT 200
 133 WEST PARK AVENUE, WHEATON, IL 60189
KEYPLAN
ISSUE CHART

SOIL EROSION & SEDIMENT CONTROL DETAILS
 SHEET NUMBER
E2 C4.2
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UTILITY LEGEND

- PROPOSED WATER LINE
- PROPOSED WATER VALVE VAULT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

SHEET NOTES

1 ALL PROPOSED ROOF DRAINS ARE TO BE TIED INTO THE STORMWATER SYSTEM WITH PVC PIPE THAT MATCHES THE DIAMETER OF PIPE PROPOSED ON RIMP PLANS

UTILITY CROSSINGS

12" ST BP	=	741.4
8" WM TP	=	739.9
12" ST BP	=	741.9
8" WM TP	=	740.4
12" ST BP	=	741.9
8" WM TP	=	740.4

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Chicago, IL 60611
312.251.8770
www.perkinswill.com

CONSULTANTS

CH2M
2200 NORTH BRIDGE STREET
LAKE FOREST, IL 60045
PHILIPPO
CS&M
150 N. PAVANA LANE
CHICAGO, IL 60607
HCP
ELARA ENGINEERING
221 WEST WATSON PLACE, SUITE 100
CHICAGO, IL 60606
LANDSCAPE

OWNER

SCHLER SCHOOLS
130 WEST PARK AVENUE
CHICAGO, IL 60606

PROJECT

COMMUNITY UNIT SCHOOL DISTRICT 200
130 WEST PARK AVENUE
WHEATON, IL 60189

PROJECT

EDISON PAINTERS
REFERENDUM PROJECTS
EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189

PROJECT

COMMUNITY UNIT SCHOOL DISTRICT 200
130 WEST PARK AVENUE, WHEATON, IL 60189

PROJECT

NICKLAS & ASSOCIATES
160 FREDERICK DRIVE
WHEATON, IL 60189

PROJECT

EDISON PAINTERS
REFERENDUM PROJECTS
EDISON MIDDLE SCHOOL
1125 SOUTH WHEATON AVENUE, WHEATON, IL 60189

PROJECT

COMMUNITY UNIT SCHOOL DISTRICT 200
130 WEST PARK AVENUE, WHEATON, IL 60189

KEYPLAN

A

ISSUE CHART

811 JULIE CALL BEFORE YOU DIG 811

DATE: 08/14/2018
JOB NO: 130-18-001
JOB NUMBER: 02781-001
TITLE: SITE UTILITY PLAN

SITE UTILITY PLAN

SHEET NUMBER
E2 C5.0

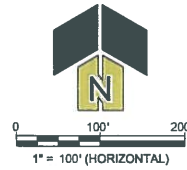
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EXHIBIT C

WATERMAIN AND STORMWATER EASEMENTS

EASEMENT EXHIBIT

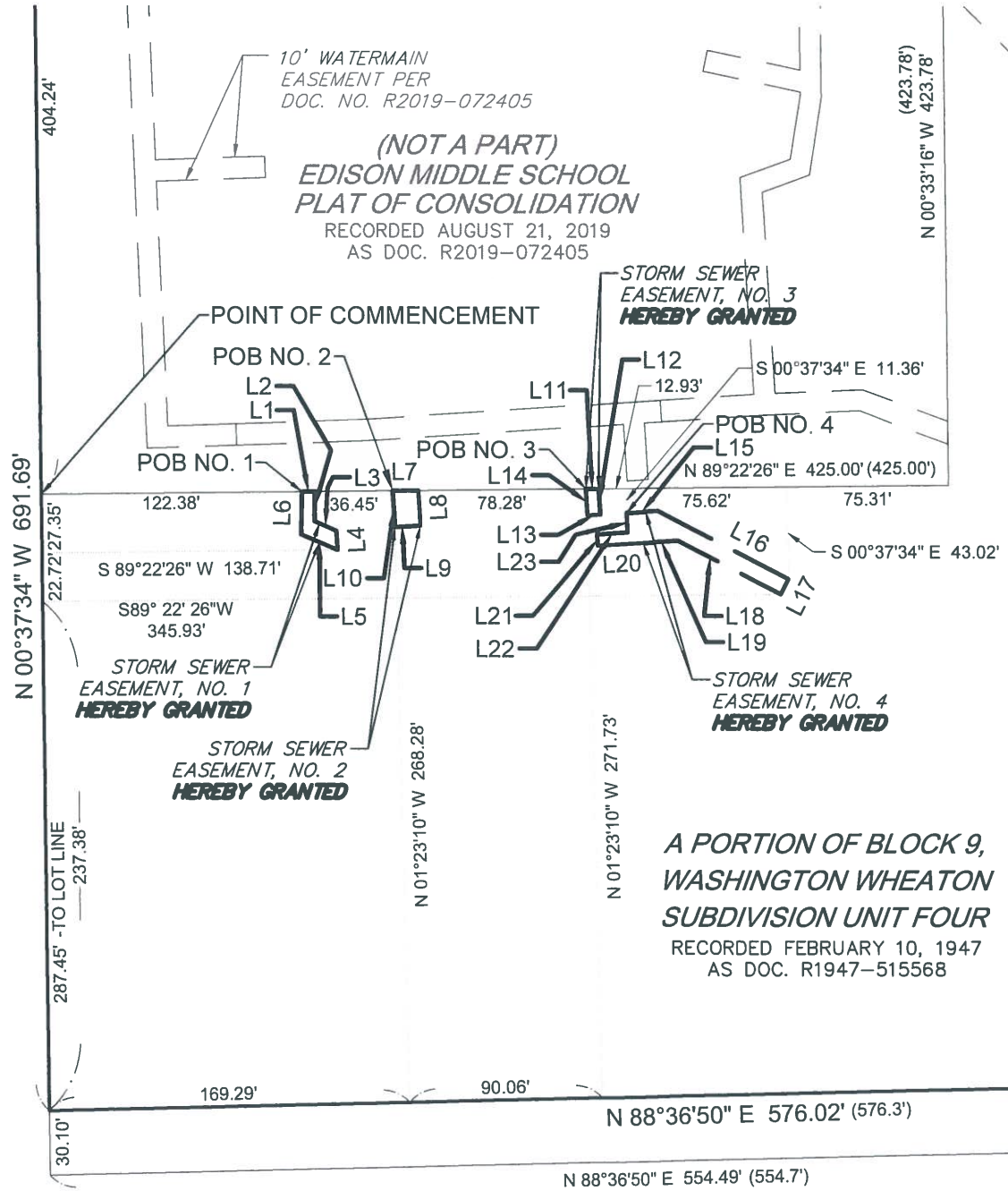
LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF WHEATON, COUNTY OF DUPAGE, STATE OF ILLINOIS



EASEMENT AREA

1,340 SQUARE FEET (0.031 AC±)

Line #	Direction	Length
L1	N89° 22' 26"E	6.00'
L2	S01° 06' 07"W	13.82'
L3	S66° 44' 26"E	11.23'
L4	S03° 34' 49"E	9.00'
L5	N66° 44' 26"W	18.51'
L6	N01° 06' 07"E	19.87'
L7	N89° 22' 26"E	12.01'
L8	S03° 34' 49"E	16.35'
L9	S86° 25' 11"W	11.99'
L10	N03° 34' 49"W	16.97'
L11	N89° 22' 26"E	6.01'
L12	S03° 24' 30"E	12.01'
L13	S86° 25' 11"W	6.00'
L14	N03° 24' 30"W	12.32'
L15	N86° 25' 11"E	14.78'
L16	S62° 34' 49"E	68.96'
L17	S27° 25' 11"W	7.99'
L18	N62° 34' 49"W	54.09'
L19	S86° 38' 22"W	15.59'
L20	S86° 33' 48"W	22.21'
L21	N03° 34' 49"W	5.39'
L22	N86° 25' 11"E	14.39'
L23	N03° 34' 49"W	9.00'



CURRENT P.I.N.:

05-21-112-007

OWNER

COMMUNITY UNIT SCHOOL DIS 200
130 WEST PARK AVENUE
WHEATON, IL 60189

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

LEGAL DESCRIPTION OF AFFECTED PROPERTY

BLOCK 9 IN WASHINGTON WHEATON SUBDIVISION UNIT NO. FOUR, BEING A SUBDIVISION OF THAT PART OF SECTIONS 20 & 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1947, AS DOCUMENT NUMBER R1947-515568, IN DUPAGE COUNTY, ILLINOIS.
EXCEPTING THEREFROM LOT 1 IN EDISON MIDDLE SCHOOL PLAT OF CONSOLIDATION, BEING A SUBDIVISION OF THAT PART OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 21, 2019, AS DOCUMENT NUMBER R2019-072405, IN DUPAGE COUNTY, ILLINOIS.
AND ALSO EXCEPTING LOTS 1, 2, 3 AND 4 IN WHEATON'S SECOND RESUBDIVISION, BEING A SUBDIVISION OF THAT PART OF BLOCK 9 OF WASHINGTON WHEATON SUBDIVISION UNIT NO. FOUR, RECORDED FEBRUARY 10, 1947, AS DOCUMENT NUMBER R1947-515568, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1950, AS DOCUMENT NUMBER R1950-609954, IN DUPAGE COUNTY, ILLINOIS.

LEGEND

EXISTING EASEMENT LINE =	---
PROPOSED EASEMENT =	---
BOUNDARY LINE =	---
R.O.W. LINE =	---
LOT LINE =	---
RECORD INFORMATION =	(XXX.XX)
MEASURED INFORMATION =	XXX.XX
POINT OF BEGINNING =	POB

2200 CABOT DRIVE
SUITE 925
LIBLE, IL 60532
P: 630.586.0007
WWW.CAGEVIL.COM



REVISIONS

NO.	DATE	DESCRIPTION

EDISON MIDDLE SCHOOL
WHEATON, ILLINOIS
EASEMENT EXHIBIT

PROJ. NO. 240067
P.M. GPI/AR
DATE 11/04/2025
SCALE 1"=100'

SHEET NUMBER

1 OF 1

Existing Conditions Drainage Exhibit



2200 CABOT DRIVE
 SUITE 325
 LISLE, IL 60432
 P. 630.498.0007
 WWW.CAGECIVIL.COM



REVISIONS Δ

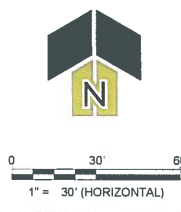
NO.	DATE	DESCRIPTION

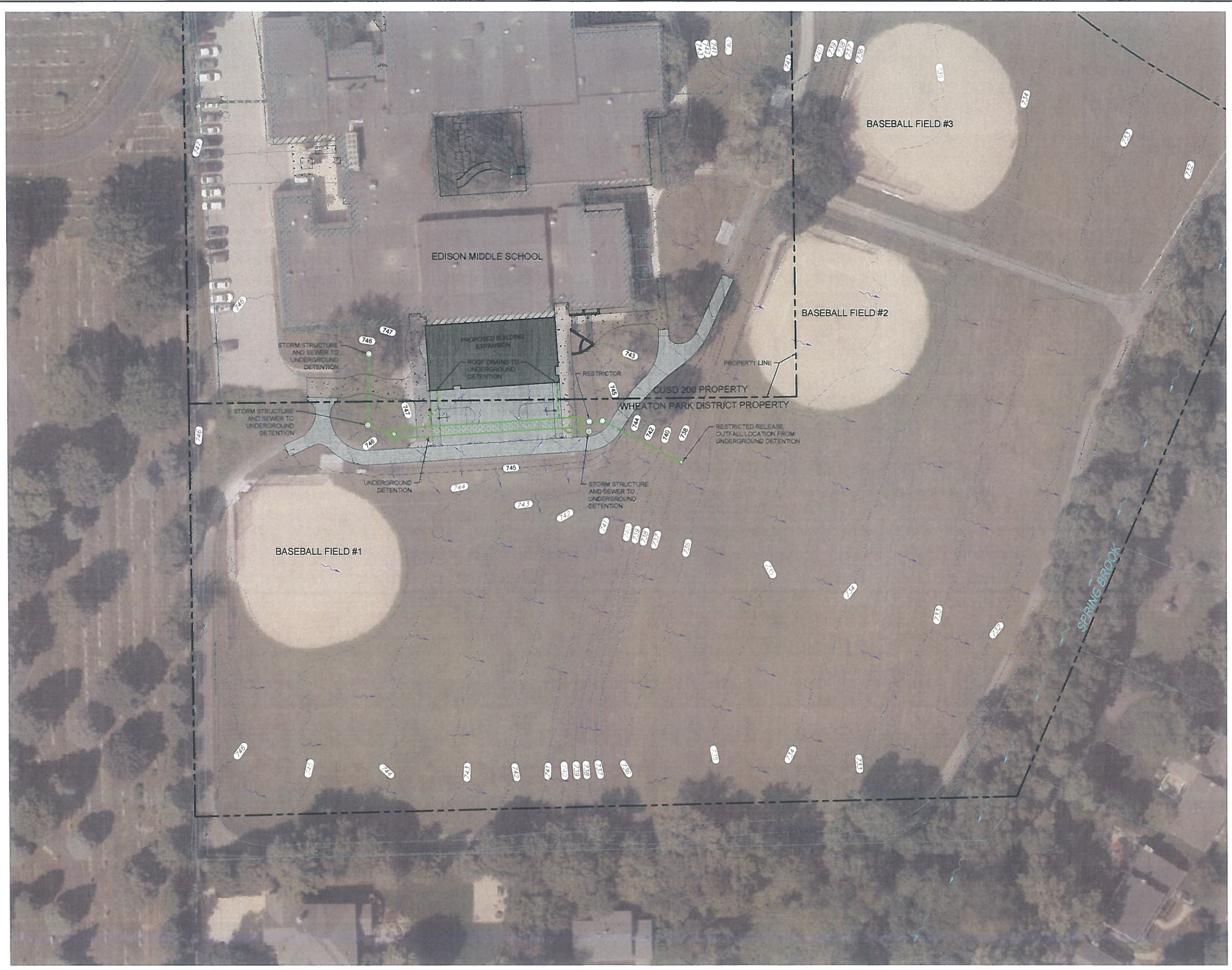
EDISON MIDDLE SCHOOL
 1125 S. WHEATON AVENUE
 WHEATON, ILLINOIS

PROJ NO: 240067
 ENG: BPH
 DATE: 03-19-2026

SHEET TITLE
 EXISTING
 CONDITIONS
 DRAINAGE
 EXHIBIT

SHEET NUMBER
 EX. D
 1 OF 2





2200 CARROT DRIVE
 SUITE 325
 LUSILE, IL 60452
 P. 830.896.0007
 WWW.CAGECIVIL.COM



REVISIONS	△

EDISON MIDDLE SCHOOL
 1125 S. WHEATON AVENUE
 WHEATON, ILLINOIS

PROJECT: 240067
 ENG: BPH
 DATE: 03-19-2026

SHEET TITLE
PROPOSED CONDITIONS DRAINAGE EXHIBIT

SHEET NUMBER
PR. D
 2 OF 2

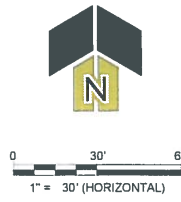


EXHIBIT D
INSURANCE REQUIREMENTS

A. Commercial General and Umbrella Liability Insurance

Contractor shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than \$3,000,000 each occurrence. The coverage amounts set forth may be met by a combination of underlying and umbrella policies so long as in combination the limits equal or exceed those stated.

CGL insurance shall be written on Insurance Services Office (ISO) occurrence form CG 00 01 10 93, or a substitute form providing equivalent coverage, and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

Park District, and its elected and appointed officials, officers, employees, agents, and volunteers shall be included as an insured under the CGL, using ISO additional insured endorsement CG 20 10 or a substitute providing equivalent coverage, and under the commercial umbrella, if any. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance afforded to Park District. Any insurance or self-insurance maintained by Park District shall be excess of the Contractor's insurance and shall not contribute with it.

There shall be no endorsement or modification of the CGL limiting the scope of coverage for liability arising from explosion, collapse, or underground property damage.

B. Workers Compensation Insurance

Contractor shall maintain workers compensation as required by statute and employers liability insurance. The commercial umbrella and/or employers liability limits shall not be less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease.

C. General Insurance Provisions

1. Evidence of Insurance

Prior to beginning work, Contractor shall furnish Park District with a certificate(s) of insurance and applicable policy endorsement(s), executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above.

Failure of Park District to demand such certificate, endorsement or other evidence of full compliance with these insurance requirements or failure of Park District to identify a deficiency from evidence that is provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.

Park District shall have the right, but not the obligation, of prohibiting Contractor or any of Contractor's employees, agents, contractors, or subcontractors from entering the Park Property or the Easement Premises until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by Park District.

2. Acceptability of Insurers

For insurance companies which obtain a rating from A.M. Best, that rating should be no less than A- VII using the most recent edition of the A.M. Best's Key Rating Guide. If the Best's rating is less than A- VII or a Best's rating is not obtained, the Park District has the right to reject insurance written by an insurer it deems unacceptable.

3. Cross-Liability Coverage

If Contractor's liability policies do not contain the standard ISO separation of insured's provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

Contractor hereby represents to and covenants with the Park District that Contractor has and shall maintain (and encumber as necessary) adequate financial resources to cover and protect the Park District and its elected or appointed officials, officers, employees, agents, and volunteers with respect to any claim arising out of the activities to be conducted by or on behalf of Contractor on the Park Property that falls within a deductible or self-insured risk and is thereby not covered by insurance required to be provided under this Agreement.

4. Subcontractors

Contractor shall cause each contractor or subcontractor employed by Contractor to purchase and maintain insurance of the type specified above. When requested by the Park District, Contractor shall furnish copies of certificates of insurance and applicable policy endorsement evidencing coverage for each subcontractor.

D. Indemnification

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Park District and its officers, officials, employees, volunteers and agents from and against all claims, damages, losses and expenses including but not limited to legal fees (attorney's and paralegals' fees and court costs), arising out of or resulting from the performance of the Contractor's work, provided that any such claim, damage, loss or expense (i) is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property, other than the work itself, including the loss of use resulting therefrom and (ii) is caused in whole or in part by any wrongful or negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Paragraph. Contractor shall similarly protect, indemnify and hold and save harmless the Park District and its officers, officials, employees, volunteers and agents against and from any and all claims, costs,

causes, actions and expenses including but not limited to legal fees, incurred by reason of Contractor's breach of any of its obligations under, or Contractor's default of, any provision of this Agreement or its contract with the School District .

TO: Board of Commissioners
 FROM: Brian Kimbrough, Director of Parks and Planning
 Ian Pickett, Assistant Director of Parks and Planning
 THROUGH: Michael Benard, Executive Director
 SUBJECT: 2026 Ballfield Infield Improvements
 DATE: April 8, 2026



SUMMARY

The bid opening for the 2026 Ballfield Infield Improvements project was on 3/17/2026. We received one bid from Van’s Enterprises Ltd. for a total of \$305,830.00. With the projected cost of Quick Pitch Infield Mix and other materials at \$139,597.00, this brings the total estimated project cost to \$445,427.00. With a budget of \$375,000.00, this puts the project over budget by \$70,427.00.

Our original intent was to bid out the labor for the first five (5) infields so that we would be able to renovate and resume play during the spring 2026 season, and so our staff could observe the process.

We propose to reject the bid from Van’s Enterprises Ltd. We propose to complete all eight (8) infield renovations at Atten Park and Central Athletic Complex in 2026 with our in-house staff. We plan to complete the infield renovations one field at a time by selecting fields and timelines that minimally impact the Baseball Softball Board of Control and its participants. While we will not be able to get the initial five (5) infields done as soon as a contractor could, this will save the District a significant amount of money and allow us to renovate all eight (8) priority fields, as opposed to only five (5) fields. Our staff are experienced and capable of performing infield renovations in-house.

PREVIOUS COMMITTEE/BOARD ACTION

The 2026 Ballfield Infield Improvement project was discussed at the January 17, 2026 Capital Projects Special Board Meeting.

REVENUE OR FUNDING IMPLICATIONS

Below is a budget summary. The Baseball Softball Board of Control is funding 25% of the budget (\$93,750); the Wheaton Park District is funding 75% of the budget with Capital Reserves (\$281,250).

<u>If we accept the bid:</u>	5 Fields Total	<u>If we reject the bid:</u>	8 Fields Total
Original Budget	\$375,000.00	Original Budget	\$375,000.00
Quick Pitch Costs	\$124,597.00	Quick Pitch Costs	\$220,000.00
Other Materials	\$15,000.00	Other Materials	\$24,000.00
Bid Result (Labor)	\$305,830.00	In-House Labor	\$0 Additional Cost
Disposal Costs	Included in Bid	Disposal Costs	\$50,000.00
Total Projected Costs	\$445,427.00	Total Projected Costs	\$294,000.00
Over Budget	\$70,427.00	Under Budget	\$81,000.00

Numerous factors impact the bid pricing. We believe the main reasons for only one bid, that was much higher than our projected costs, are the timing of the bid, the timeline of the project, and the permit requirements. Performing the renovations in-house is much more cost effective, even with an extended timeline.

STAKEHOLDER PROCESS:

The project is partially funded by the Baseball Softball Board of Control at 25%. Timelines and project logistics will be discussed and agreed upon with the BSBC, the Athletics department, and the Parks and Planning department.

LEGAL REVIEW: N/A

ATTACHMENTS: N/A

ALTERNATIVES: N/A

RECOMMENDATION

It is recommended that the Wheaton Park District Board of Commissioners reject the bid from Van's Enterprises Ltd. We propose to complete all eight (8) infield renovations at Atten Park and Central Athletic Complex in 2026 with inhouse labor.

TO: Board of Commissioners
FROM: Brian Kimbrough, Director of Parks and Planning
Ian Pickett, Assistant Director of Parks and Planning
THROUGH: Michael Benard, Executive Director
SUBJECT: Quick Pitch Infield Mix Procurement
DATE: April 8, 2026



SUMMARY

As part of our efforts to reduce ballfield cancellations, we must incorporate a new infield mix to improve surface drainage and playability. Many local park districts, municipalities, and sports organizations have switched to Quick Pitch Infield Mix and have reported improved playability and reduced rainouts. Quick Pitch Infield Mix is a finely crushed limestone mix that does not hold water as tightly or as long as traditional clay-based infield mixes.

Quick Pitch is produced from a quarry owned by Waupaca Sand Solutions Inc. in Wisconsin. No equivalent product is available from any other vendor that can match the composition, color, and performance characteristics of Quick Pitch.

We recommend to procure Quick Pitch Infield Mix directly from Waupaca Sand Solutions as they are the sole source of this proprietary material for \$121,382.50.

PREVIOUS COMMITTEE/BOARD ACTION:

Quickpitch Infield Mix was discussed with the 2026 Ballfield Infield Improvement project at the January 17, 2026 Capital Projects Special Board Meeting.

REVENUE OR FUNDING IMPLICATIONS:

There is \$375,000.00 budgeted in FY26 Capital for infield improvements, including purchasing of the infield material. The Baseball Softball Board of Control is funding 25% of the project (\$93,750); the Wheaton Park District is funding 75% of the project with Capital Reserves (\$281,250).

STAKEHOLDER PROCESS:

The project is partially funded by the Baseball Softball Board of Control at 25%. Timelines and project logistics will be discussed and agreed upon with the BSBC, the Athletics department, and the Parks and Planning department.

LEGAL REVIEW:

The sole source procurement will be reviewed by legal counsel.

ATTACHMENTS:

Please see attached sole source letter from Waupaca Sand & Solutions, the architectural specifications, and the proposal.

ALTERNATIVES:

There are no alternate products with equivalent capabilities and properties.

RECOMMENDATION

It is recommended that the Wheaton Park District Board of Commissioners accept the proposal from Waupaca Sand & Solutions as the sole source provider of Quick Pitch for \$121,382.50 for 1,150 tons of material.



Sole Source Vendor Letter

Date: April 01, 2026

To Whom It May Concern,

This letter serves as confirmation that Quick Pitch®, a red limestone baseball diamond infield mix, is a proprietary product produced exclusively by Waupaca Sand & Solutions.

Quick Pitch® is manufactured using a unique red limestone material that is mined directly from Waupaca Sand & Solutions pits. Due to the distinct geological characteristics of this material and our exclusive access to the source deposits, no other vendor or manufacturer is capable of producing this specific product.

Because of these unique raw material sources and proprietary processing methods, Waupaca Sand & Solutions is the sole supplier of Quick Pitch® red limestone infield mix. No equivalent product is available from any other vendor that can match the composition, color, and performance characteristics of Quick Pitch®.

For procurement purposes, Quick Pitch® should be considered a sole source product available only from Waupaca Sand & Solutions.

If additional information is required, please contact Waupaca Sand & Solutions.

Sincerely,

Kyle Rosenberg

Vice President of Sales
Waupaca Sand and Solutions
E3481 Royalton St
Waupaca WI 54981
krosenberg@waupacasand.com



Waupaca Sand & Solutions

Division of Faulks Bros. Construction, Inc.
E3481 Royalton Street Ph: 715-258-8566
Waupaca, WI 54981 Fax: 715-256-3983
www.WaupacaSand.com

Quickpitch Red Limestone Infield Mix Baseball or Softball Field Infield Skin Surface

PART 1 – GENERAL

1.1 SUMMARY

- A. This section includes the material and labor requirements for construction of a complete infield skin surface for the following items:
 - 1. Quickpitch Red Limestone Infield Mix
- B. Related Sections include, but are not limited to:
 - 1. Site Preparation
 - 2. Earthwork

1.2 SUBMITTALS

- A. Prior to commencement of construction, contractor shall submit a sample of product to be utilized, and an independent laboratory test result indicating the particle size analysis and sand/silt/clay content of the product for approval from Owner's Representative. Tests shall be performed in accordance with ASTM F-1632.

1.3 PROJECT/SITE CONDITIONS

- A. All site work and earth work shall be performed in accordance with the preceding sections.
- B. Verify dimensions, compaction, and grading of sub base material prior to placement of the infield skin material.
- C. Where infield skin material is indicated on plans to fit with other construction, verify dimensions of other construction prior to placement of infield skin material.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Installer of materials specified shall have a minimum of five successful installations of similar projects and materials, or approval by manufacturer.



Waupaca Sand & Solutions

Division of Faulks Bros. Construction, Inc.
E3481 Royalton Street Ph: 715-258-8566
Waupaca, WI 54981 Fax: 715-256-3983
www.WaupacaSand.com

PART 2 – PRODUCTS

2.1 INFIELD MIX MANUFACTURERS

A. Quickpitch Red Limestone Infield Mix is provided by the following manufacturer:

1. Waupaca Sand & Solutions, E3481 Royalton Street, Waupaca, WI 54981, Phone 715-258-8566, Fax: 715-256-3983, Website www.WaupacaSand.com, Email info@WaupacaSand.com

2.2 INFIELD MIX MATERIALS

A. Quickpitch Red Limestone Infield Mix manufactured by Waupaca Sand & Solutions, E3481 Royalton Street, Waupaca, WI 54981, Phone 715-258-8566

B. Particle Size Specification

1. 100% of content shall be limestone.
2. Particle size distribution shall be as follows:

% Passing	mm	US Sieve
90-100%	Gravel 2.0	10
70-80%	V. Coarse 1.0	18
50-70%	Coarse 0.5	35
35-55%	Medium 0.25	60
30-40%	Fine 0.15	100
20-30%	V. Fine 0.05	270

C. Color Specification

1. Wet color shall be 2.5YR 4/6 Red on Munsell Color Chart.
2. Dry color shall be 2.5YR 6/6 Light Red on Munsell Color Chart.



Waupaca Sand & Solutions

Division of Faulks Bros. Construction, Inc.
E3481 Royalton Street Ph: 715-258-8566
Waupaca, WI 54981 Fax: 715-256-3983
www.WaupacaSand.com

PART 3 – EXECUTION

3.1 SUB BASE VERIFICATION

- A. Contractor shall verify that the sub base has been prepared according to specifications with regard to compaction and grade, and is free of debris prior to placement of infield skin material.

3.2 INFIELD MIX PLACEMENT

- A. Place material in 2 inch lifts and compact. Scarify the surface to facilitate bonding of the next lift. Repeat until finish grade elevation is achieved.
- B. Depth of material shall be 4 inches to 6 inches when compacted and finished.
- C. Finish grade material with a box blade, laser grader, or equal, according to plans. A 0.5%-1.0% slope towards drainage areas is recommended to facilitate surface drainage.

3.3 INSPECTION

- A. Entire playing field shall be checked for irregularities through visual observation and laser survey equipment and adjusted to meet the finish grade per the plans. Compacted Quickpitch Red Limestone Infield Mix shall be firm with no soft areas.

END OF SECTION

TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks and Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Ray Morrill Community Center Recreation Offices Furniture Supply and Delivery

DATE: April 8, 2026



SUMMARY:

Work on the main level is continuing and includes lounge areas in the atrium and outside the gym, as well as pre-school rooms. Work in these areas is scheduled to be completed in August. In anticipation of the completion of this work, furniture will be needed for these spaces. Staff worked with Williams Architects interior design consultants to develop layout plans and bid documents for the supply, delivery and installation of new furniture.

Removal of existing furniture will be carried out by staff.

Documents were made available on March 12, 2026. Nine contractors received the RFP. Bids were due on March 31, 2026. The results were as follows:

Contractor	Base Bid
Thomas Interiors	\$61,899.93
Henricksen	\$62,379.03
Continua Interiors	\$65,684.70

PREVIOUS COMMITTEE/BOARD ACTION:

A contract with Williams Architects for phase 3 interior renovations in the amount \$25,000 and 9% of the approved project cost was approved at the October 23, 2024, board meeting.

A professional services agreement change order with Williams Architects (to perform interior design functions and prepare bid documents for purchasing the furniture and signage for the newly renovated spaces), in the amount of \$35,000 was approved at the November 19, 2025, board meeting.

A contract with Henricksen for an amount of \$29,740.02 for office furniture was approved at the February 18, 2026, board meeting.

REVENUE OR FUNDING IMPLICATIONS:

The architect estimates the furniture for all of phase 3 will cost \$180,000. Additional purchases will be required for program rooms and lounge area. The costs for this initial purchase are in line

with the architect's estimates. The furniture would be paid out of the capital budget for Community Center (40-800-846-57-5701-0000).

STAKEHOLDER PROCESS:

The Recreation Department was consulted and included in the furniture choices for their offices.

LEGAL REVIEW:

Our legal counsel provided front-end specifications and agreements for bidding.

ATTACHMENTS:

Recommendation letter from Williams Architects *-pending*.

ALTERNATIVES:

N/A

RECOMMENDATION:

Staff recommends that the Wheaton Park District Board of Commissioners accept the Base Bid, from Thomas Interiors for an amount of \$61,899.93 with a contingency of \$6,189.99.



31 March 2026

Michael Benard
Executive Director
Wheaton Park District
102 East Wesley Street

RE: Wheaton Park District: Community Center - Phase III
Ray Morrill Comm. Center Furniture Supply, Delivery and Install Bid
2025-005

Dear Mike,

Williams Architects assisted Wheaton Park District with administering a bid opening for Phase III Ray Morrill Community Center Furniture Supply, Delivery and Install bid at 10:00am Tuesday March 31, 2026. The results are in this letter of recommendation.

We received a total of (3) three bids for the Ray Morrill Community Center Furniture Supply, Delivery and Install bid package. The apparent low bidder for the Bid Package is Thomas Interiors with a total bid in the amount of \$61,899.93.

We have reviewed the bid proposals received and find the scope of the overall proposals to be complete and in conformance with the bid documents and discussions we have held with staff to date. As part of the ordering process, we will have the opportunity to review the final quote with the library prior to fabrication; this process will allow for any minor required adjustments to take place.

We are pleased to report the total amount of the furniture bid received is below the Park District's budget for furniture for the project. We have worked with the company noted within this Recommendation of Award and find no reason why they should not be considered for this project. We therefore recommend the following actions to the Board of Trustees:

- ***To approve the proposal for Community Center Phase III Ray Morrill Community Center Furniture Supply, Delivery and Install bid package to Thomas Interiors in the amount of sixty-one thousand, eight hundred ninety-nine dollars and ninety-three cents. \$61,899.93.***

Please advise of any questions or concerns regarding this matter. We appreciate the opportunity to be of continued service to the Wheaton Park District and look forward to completing this project.

Cordially,

A handwritten signature in dark ink, appearing to read 'Carrie Kotera', with a horizontal line extending to the right.

Carrie Kotera
Director of Interiors



BID TABULATION

Project:	Wheaton Park District Ray Morrill Comm. Center – Phase III	Project Number:	2024-049
Location:	1777 S. Blanchard RD. Wheaton, IL.	Date Prepared:	31 March 2026
		Meeting Title:	Bid Opening
		Date / Time:	31 March 2026 / 10 : 00 am
		Meeting Location:	1000 Manchester Rd.
Bid Package #	#01 of #01		

EXPECTED ATTENDEES: Brian Morrow / WPD
Carrie Kotera / WA
Bidders

	BIDDER 1:	BIDDER 2:	BIDDER 3:	BIDDER 4:
Bidder Company:	Henricksen	Continua Interiors	Thomas Interiors	
Bond:	X	X	X	
Bond 2: (If required)				
Recognition of Addenda 1:	X	X	X	
Recognition of Addenda 2:	X	X	X	
Base Bid:	\$62,379.03	\$65,684.70	\$61,899.93	
Total:	\$62,379.03	\$65,684.70	\$61,899.93	
Initial Ranking:	2	3	1	

ENCL: None
Distribution: WPD
Prepared by: CAK / Williams Architects

End of Bid Tabulation

TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks & Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Cosley Zoo Duck Pond Fence & Pavers Project

DATE: April 8, 2026



SUMMARY:

At Cosley Zoo, we are continuing efforts to keep our amenities up to date. The rope fence surrounding the duck pond is being replaced with a new wood fence built with a black coated welded wire to match the updated style seen throughout the zoo.

In addition, pavers along the path are being replaced to improve both appearance and safety. Bricks that are in good condition will be kept & set aside for future repairs. A unit cost will also be applied for replacing broken bricks in other areas throughout the zoo, primarily along the walkway from the front entrance to the Kiebler Barn.

Bid specifications were sent on March 12th, 2026, and nine (9) bids were received. They were opened on March 26th, 2026, and the results are as follows:

Contractor	Base Bid	Unit Cost: Removing & Replacing Bricks
Innovation Landscape	\$49,250.00	\$18.00
GC Designs	\$50,056.50	\$19.50
Bear Landscape Group	\$50,120.00	\$36.00
Uno Mas Landscaping	\$51,449.69	\$12.00
FP United Landscaping	\$56,570.00	\$26.00
E. Hoffman	\$62,480.00	\$21.00
Action Fence	\$63,670.00	-
Algat Enterprise Group	\$89,700.00	\$4.50
Day Breaker	\$131,380.00	\$8.00

PREVIOUS COMMITTEE/BOARD ACTION:

N/A

REVENUE OR FUNDING IMPLICATIONS:

Item	Account #	Budget
Cosley Priority Projects	40-800-813-57-5701-0000	\$250,000

STAKEHOLDER PROCESS:

Project scheduling and scope were discussed with zoo staff.

LEGAL REVIEW:

Our legal counsel provided front-end specifications and agreements for bidding.

ATTACHMENTS:

N/A

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve a contract with Innovation Landscape for the base bid amount of \$49,250 plus a 10% contingency in the amount of \$4,925.

TO: Board of Commissioners

FROM: Brian Kimbrough, Director of Parks & Planning
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Arrowhead Sign Change with New Logo and Colors

DATE: April 8, 2026



SUMMARY:

As part of the overall logo and color changes at Arrowhead, the illuminated sign at the entrance needs to be modified as well in order to display the new logo and colors.

Staff requested quotes in March, and the results are as follows:

Contractor	Quote
Chicago Sign	\$15,769
Parvin-Clauss	\$16,994
Omega Sign	\$22,400

Chicago Sign is the vendor that built the existing sign in 2018 and has a lot of familiarity with our unit. Their lead time to start the modifications would be approximately 3 – 4 weeks.

PREVIOUS COMMITTEE/BOARD ACTION:

The board approved the current sign on August 22, 2018, and it was constructed in October & November of 2018 for a total of \$88,400. The new logo and color change were discussed at the July 2, 2025, B&G meeting.

REVENUE OR FUNDING IMPLICATIONS:

Arrowhead Operational Budget

STAKEHOLDER PROCESS:

The scheduling of the work was discussed with Arrowhead staff.

LEGAL REVIEW:

N/A

ATTACHMENTS:

Image of current sign and proposed sign with modifications of colors & logo.

ALTERNATIVES:

N/A

RECOMMENDATION:

It is recommended that the Wheaton Park District Board of Commissioner's approve a contract with Chicago Sign for the amount of \$15,769 plus a 10% contingency in the amount of \$1,576.90.

Image of existing sign with the new logo and colors:

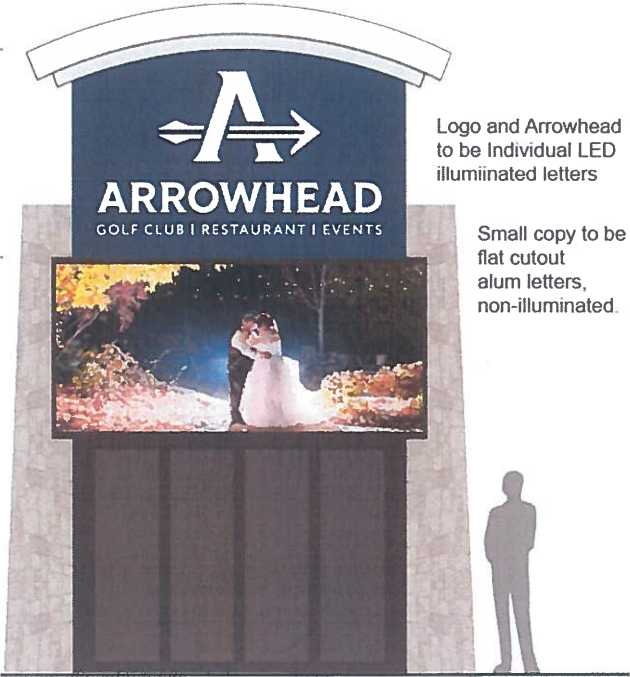


Image of existing sign with curent logo and colors:



WHEATON PARK DISTRICT

**AN ORDINANCE APPROVING THE DISPOSAL AND SALE OF PERSONAL
PROPERTY OWNED BY THE WHEATON PARK DISTRICT**

ORDINANCE 2026-03

WHEREAS, the Wheaton Park District, DuPage County, Illinois (the “District”), is a duly organized and existing Park District created under the provision of the laws of the State of Illinois and is now operating under the provisions of the Park District Code of the State of Illinois and all laws amendatory thereof and supplementary thereto (the “Park Code”); and,

WHEREAS, pursuant to Section 8-22 of the Park Code, three-fifths of the members of the Park Board may authorize the trade in, donation, or disposal of personal property that is no longer necessary, useful to, or in the best interests of the Park District; and,

WHEREAS, the Park District owns: One (1) Xerox D95CP Copier/Printer Serial #BG2319454 Service Tag #82133-MWO located at the Ray Morrill Community Center; One (1) Xerox WC 7855PT2 Copier Serial #MX766153 Service Tag #82571-MWO located at 855 W. Prairie Ave; One (1) Xerox WC7835PT2 Copier Serial #MX0152188 Service Tag #82522-MWO located at Park Services Center; One (1) Xerox Workcentre W7225P2 Serial #LX5821426 Service Tag #81956-MWO located at the Mary Lubko Center; One (1) Xerox Workcentre W7225P2 Serial #LX5821435 Service Tag #81955-MWO located at Cosley Zoo; One (1) Xerox Workcentre W7225P2 Serial #LX5821457 Service Tag #81957-MWO located at Lincoln Marsh; One (1) Xerox 7970 Workcenter Serial #BOW591576 Service Tag #82277-MWO located at the DuPage County Historical Museum; One (1) Xerox 7970 Workcentre Serial #BOW591536 Service Tag #82278-MWO located at the Ray Morrill Community Center; One (1) Lenovo Desktop Item #WPD-01569 Serial # MJ0KBWVZ Model # 0085US located at the Ray Morrill Community Center; One (1) Lenovo Desktop item #WPD-01514 Model #008MUS located at the Ray Morrill Community Center; One (1) Lenovo Desktop item #WPD-01510 Serial #MJODT087 Model #008MUS located at the Ray Morrill Community Center;

WHEREAS, the Board of Park Commissioners has determined that it would be in the best interest of the Park District to dispose: One (1) Xerox D95CP Copier/Printer Serial #BG2319454 Service Tag #82133-MWO located at the Ray Morrill Community Center; One (1) Xerox WC 7855PT2 Copier Serial #MX766153 Service Tag #82571-MWO located at 855 W. Prairie Ave; One (1) Xerox WC7835PT2 Copier Serial #MX0152188 Service Tag #82522-MWO located at Park Services Center; One (1) Xerox Workcentre W7225P2 Serial #LX5821426 Service Tag #81956-MWO located at the Mary Lubko Center; One (1) Xerox Workcentre W7225P2 Serial #LX5821435 Service Tag #81955-MWO located at Cosley Zoo; One (1) Xerox Workcentre W7225P2 Serial #LX5821457 Service Tag #81957-MWO located at Lincoln Marsh; One (1) Xerox 7970 Workcenter Serial #BOW591576 Service Tag #82277-MWO located at the DuPage County Historical Museum; One (1) Xerox 7970 Workcentre Serial #BOW591536 Service Tag #82278-MWO located at the Ray Morrill Community Center; One (1) Lenovo Desktop Item #WPD-01569 Serial # MJ0KBWVZ Model # 0085US located at the Ray Morrill

Community Center; One (1) Lenovo Desktop item #WPD-01514 Model #008MUS located at the Ray Morrill Community Center; One (1) Lenovo Desktop item #WPD-01510 Serial #MJODT087 Model #008MUS located at the Ray Morrill Community Center;

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD OF PARK COMMISSIONERS OF THE WHEATON PARK DISTRICT, DuPage County, Illinois, as follows:

Section 1: The foregoing preamble of the Ordinance is hereby incorporated in its entirety in **Ordinance 2026-03**

Section 2: The Park District will dispose: One (1) Xerox D95CP Copier/Printer Serial #BG2319454 Service Tag #82133-MWO located at the Ray Morrill Community Center; One (1) Xerox WC 7855PT2 Copier Serial #MX766153 Service Tag #82571-MWO located at 855 W. Prairie Ave; One (1) Xerox WC7835PT2 Copier Serial #MX0152188 Service Tag #82522-MWO located at Park Services Center; One (1) Xerox Workcentre W7225P2 Serial #LX5821426 Service Tag #81956-MWO located at the Mary Lubko Center; One (1) Xerox Workcentre W7225P2 Serial #LX5821435 Service Tag #81955-MWO located at Cosley Zoo; One (1) Xerox Workcentre W7225P2 Serial #LX5821457 Service Tag #81957-MWO located at Lincoln Marsh; One (1) Xerox 7970 Workcenter Serial #BOW591576 Service Tag #82277-MWO located at the DuPage County Historical Museum; One (1) Xerox 7970 Workcentre Serial #BOW591536 Service Tag #82278-MWO located at the Ray Morrill Community Center; One (1) Lenovo Desktop Item #WPD-01569 Serial # MJ0KBWVZ Model # 0085US located at the Ray Morrill Community Center; One (1) Lenovo Desktop item #WPD-01514 Model #008MUS located at the Ray Morrill Community Center; One (1) Lenovo Desktop item #WPD-01510 Serial #MJODT087 Model #008MUS located at the Ray Morrill Community Center;

Section 3: Except, as otherwise provided herein, this **Ordinance 2026-03** Shall be in full force and effective forthwith upon its adoption and approval as provided by law.

Adopted this 15th day of April 2026

AYES: _____

NAYS: _____

ABSENT: _____

President Board of Park Commissioners
Wheaton Park District

ATTEST:

Secretary, Board of Park Commissioners
Wheaton Park District

(S E A L)



TO: Board of Commissioners

FROM: Donna Siciliano, Executive Assistant

THROUGH: Mike Benard, Executive Director

RE: Commissioner Attendance –IAPD Legislative Reception & Conference
May 5-6, 2026

DATE: April 8, 2026

SUMMARY:

The Board of Commissioners adopted a formal travel policy which is attached for your convenience. Per Policy, the Park Board must approve attendance by, and related budgeted expenses for educational conference attendance by Commissioners.

PREVIOUS COMMITTEE/BOARD ACTION:

The board has previously approved commissioner attendance at the IAPD Legislative Reception & Conference.

REVENUE OR FUNDING IMPLICATIONS:

Per Commissioner Expense

Lodging 1 night	\$144.00
Conference Registration:	\$215.00
Meals and incidental expenses reimbursement maximum 2 days at \$79	\$158.00
Mileage 382 miles roundtrip x's 72.5cents per mile	\$280.00
Total per person expense	\$797.00

ATTACHMENTS:

Travel Policy and Reception/Conference Information

RECOMMENDATION:

Approval for Commissioners who would like to attend the IAPD educational conference at a maximum of \$800 per attendee.

A. Purpose

The purpose of this policy is to establish guidelines for employees and elected officials of the District to follow when incurring business travel expenses while on assignments such as attending educational programs, association conferences or conducting onsite visits of parks and facilities for fact finding purposes outside of the local area and for the use of District owned vehicles. For employees, the immediate supervisor and department head must approve all business travel in advance and include related expenses in the annual operating budget. For elected officials, the Board of Park Commissioners must approve attendance and budgeted travel expenses in advance on a case by case basis.

B. Expenditure Limit

Consistent with the requirements of the Local Government Expense Control Act, the District may establish an expenditure limit for travel expenses incurred. By establishing said limit, the board would not have to approve each employee's attendance prior to said attendance. Instead they would approve all such expenditures via the budget and appropriation ordinance. However, in the event that an employee desires to attend some event that would cost in total in excess of the limit established, that attendance would have to be approved by the board in one of their noticed public meetings PRIOR to attendance. This policy is establishing the District's limit as \$3,000 per staff member per conference/event attended. The Act does not permit the reimbursement for any entertainment expense.

C. Elected Official

The Act **does not permit any elected official to attend without obtaining prior approval**, even if the expenses to be incurred are below the established limit. Any such expenses incurred by an elected official of the District must be approved before incurrence, by roll call vote at an open meeting of the governing board of the District. Any elected official incurring expenses under this policy is required to submit documentation of an estimate of said expenses prior to incurring them. Before travel, meals or lodging expenses may be approved under the Act the Documentation as specified in the "Documentation Required" section below must be submitted in writing to the governing board. In this instance, where the exact amount of the actual expenses to be incurred for some expenses, such as meals and travel may be unknown, such expenses may be estimated. Once the expenses have been incurred, the elected official must also complete the expense report form as noted in the "Documentation Required" section below.

It is expected that employees and elected officials attend educational sessions when attending conferences.

The District's objectives are to permit travel arrangements that:

- Conserve travel expenses
- Provide uniform treatment for employees
- Allow for Board oversight
- Adhere to the plan adopted in the budget
- Result in prompt approval and recording of District expenses

D. Personal Travel/Travel Companions

A family member or friend may accompany employees and elected officials on business travel, at their expense, when the presence of a companion will not interfere with successful completion of business objectives. Generally, employees and elected officials are also permitted to combine personal travel

with business travel, as long as time away from work is approved and vacation or personal time is used (employees only). Additional expenses arising from such non-business travel are the responsibility of the employee or the elected official.

E. Covered Expenses

When approved, the actual costs of conference or convention registrations, participation in professional organizations, technical meetings and the travel, meals, lodging and other expenses directly related to accomplishing business travel objectives can be either:

- charged to the District's procurement card (if one has been issued to employee or elected official traveling) or
- reimbursed by the District

F. Documentation Required

Per the Local Governmental Expense Control Act: travel, meal and lodging expenses must, whether above or below the Expenditure Limit established above, be documented in an expense report. The form of this report can be found on the G drive under District Forms\Expense Reports.

Expense Report Form effective October 2016

G: » DISTRICT FORMS » Expense Reports

These must be completed for each attendee. The report must indicate:

- An estimate of the cost of travel, meals or lodging if expenses have not been incurred or a receipt of the cost of the travel, meals or lodging if the expenses have already been incurred;
- The name of the individual who received or is requesting the travel, meal or lodging expense;
- the job title or office of the individual who received or is requesting the travel, meal, or lodging expense; and
- the date or dates and nature of the official business in which the travel, meals or lodging expense was or will be expended.

In either case, original receipts or equivalent evidence must be provided to support the expenses incurred. These receipts must be turned in within 60 days of the date the purchase was incurred. It is expected that staff and elected officials will be cost-conscious when spending District funds, and make all reasonable efforts to minimize their expenses related to travel, lodging, and meals. The District Limit will be set to the current CONUS rate for Chicago, Illinois. Current lodging and M&IE (meals & incidentals) rates can be found at www.gsa.gov/perdiem. These rates and limits are the US General Services Administration CONUS rates. The District has elected to use the rates for Chicago to establish the rates to be used by District employees. Any expenses incurred beyond the daily limit on a district procurement card will be reimbursed to the district by the staff member/official.

Further, it is expected that Supervisors and Department Heads will be looking over their staff's charges even when the individual charges do not exceed the employee's approval limit as the travel costs may be broken into multiple charges that individually do not exceed the employee's approval limit but in total for a given trip would exceed that limit.

The Executive Director, at his discretion may authorize exceeding the amount spent on a meal for the purposes of team building or strategic planning. The entire bill will be charged to Executive Director's procurement card. Any staff/official in attendance will record the current CONUS dinner rate of group meal expense on their daily log to count against their daily. If the Executive Director is not in attendance, prior approval may be granted to another staff member/official to accomplish similar district objectives.

G. Alcohol

Consistent with the District's personnel manual direction, no alcohol purchases will be paid for by the District. Receipts for dining establishments must be provided in sufficient detail to document that no alcoholic beverages are being paid for by the District.

H. Accidents

Employees or elected officials who are involved in an accident while traveling on business must promptly report the incident to their immediate supervisor or the executive director.

I. Vehicle Use

District vehicles are used for official business and may be kept overnight in certain instances only when authorized by the Executive Director. Any employee provided a vehicle by the district shall not be authorized to use their private vehicle and receive reimbursement for travel, except on approval of the Executive Director.

Effective January 1, 2017, it is the policy of the Wheaton Park District to provide its Executive Director with a monthly vehicle stipend in a manner that is non-contributory to his or her Pension Calculation. The amount of the vehicle stipend will be voted on by the Board of Commissioners and reviewed and updated periodically. No other district employee shall be granted a vehicle stipend without the approval of the Board of Commissioners.

No employee may operate a district vehicle without having in his/her possession a valid driver's license.

District vehicles shall not be used to transport unauthorized passengers such as hitchhikers.

All accidents involving district vehicles must be reported in writing to the administrative office within twenty-four (24) hours of the accident. The report shall include the names and addresses of available witnesses and principals. All accidents involving district vehicles are to be reported to the police immediately and at the site of the accident. A police report must be submitted to the administrative office as soon as available from the police department in order to submit claims to the insurance company.

J. Mileage Reimbursement

Mileage reimbursement is made for the use of personal motor vehicles for District business at the current rate allowed by the Internal Revenue Service. Employees and elected officials are required to track their mileage and submit the mileage logs to the Finance Department with the appropriate approval signatures in order to get reimbursement as outlined in the District's purchasing policy.

K. Issues/Abuse

Employees should contact their supervisor or the Finance Department for guidance and assistance on procedures related to travel arrangements, expense reports, reimbursement for specific expenses or any other business travel issues. Abuse of this business travel expenses policy, including falsifying expense reports to reflect costs not incurred by the employee, can be grounds for disciplinary action, up to and including termination of employment.

L. Exceptions

Where this policy does not cover a specific situation, the Executive Director retains the sole right to authorize exceptions to the policy related to employees only. Exceptions related to elected officials shall be referred by the Executive Director to the entire Board for resolution.

M. Timeliness

Consistent with IRS Publication 463, reimbursements must be submitted within 60 days of being incurred for such reimbursements to be considered made under an accountable plan and not subject to taxation. Any reimbursements submitted subsequent to 60 days will be paid through accounts payable and reported on their next paycheck and subject to taxation in compliance with IRS regulations.

Enter search criteria...



[MENU](#)

Legislative Reception & Conference Information

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2026 Legislative Reception and Conference - May 5 - 6, 2026

**Registration for the Legislative Reception and Conference is not open yet.
There will be more information added at a later date.**

The IAPD Legislative Conference is designed to provide commissioners, directors and professionals with firsthand, up-to-date information on the association's Legislative Advocacy Program and all pending legislation affecting IAPD's membership. State legislators, state administrative officials and other recognized authorities present the latest techniques and materials to assist commissioners and directors with the tools they need to successfully meet and talk with legislators and be more effective in the legislative arena.

The evening prior to the Legislative Conference, IAPD offers a valuable legislative networking opportunity at its Legislative Reception. This provides board members and professionals a chance to speak one-on-one with legislators in a casual atmosphere.

To register, click here.

Download the Legislative Conference Brochure here.

Tuesday, May 5, 2026

Legislative Reception

6:00 pm - 7:30 pm

Illini Country Club | 1601 Illini Road | Springfield, IL 62704

Reservations may be made for those wishing to dine at the Illini Country Club following the Legislative Reception the evening of **May 5, 2026**.

[Read more](#) about making dinner reservations or contact Zach Lewis at (217) 546-4614 or at zlewis@illinicc.net.

Wednesday, May 6, 2026

Legislative Conference

9:00 am - 1:15 pm

SCHEDULE OF EVENTS

Details coming soon.



Online link to book rooms at Crowne Plaza

IAPD Annual Legislative Conference - 2026 - Crowne Plaza (arrival date can be modified if checking in on 5/4)

Phone number to book rooms at Crowne Plaza

217.529.7777

Group Code at Crowne Plaza to refer to for discounted room rate: **A9P**

Rate: \$126 single/double

Discounted Rate Housing Cut Off Date: Friday, April 17, 2026

Online link to book rooms at Holiday Inn Express

IAPD Annual Legislative Conference - 2026 - Holiday Inn Express (arrival date can be modified if checking in on 5/4)

Phone number to book rooms at Holiday Inn Express

217.529.7771

Group Code at Holiday Inn Express to refer to for discounted room rate: **A3A**

Rate: \$110 single/double

Discounted Rate Housing Cut Off Date: Friday, April 17, 2026

Legislative Conference Event Sponsor:

Legislative Reception Beverage Sponsor:



TO: Board of Commissioners

FROM: Donna Siciliano, Executive Assistant

THROUGH: Mike Benard, Executive Director

RE: Commissioner Attendance –National Restaurant Association Show
May 16-19, 2026

DATE: April 8, 2026

SUMMARY:

The Board of Commissioners adopted a formal travel policy which is attached for your convenience. Per Policy, the Park Board must approve attendance by, and related budgeted expenses for educational conference attendance by Commissioners.

PREVIOUS COMMITTEE/BOARD ACTION:

The board has previously approved commissioner attendance at the IAPD Legislative Reception & Conference.

REVENUE OR FUNDING IMPLICATIONS:

Per Commissioner Expense

Conference Registration:	\$ 150.00
Total per person expense	\$ 150.00

ATTACHMENTS:

Travel Policy and Reception/Conference Information

RECOMMENDATION:

Approval for Commissioners who would like to attend the IAPD educational conference at a maximum of \$150.00 per attendee.

Who attends the National Restaurant Association Show?

The National Restaurant Association Show is the must-attend event for every member of the restaurant and foodservice industry. As the world's most influential showcase of foodservice innovation and inspiration, it's where every trend, solution and category are represented — connecting you with the people and products you need to thrive in today's business environment.

Join your peers from across the industry in **Chicago on May 16-19, 2026**, for a future-forward experience where you'll discover everything it takes to stay revenue-driven and relevant — from tantalizing tastes for your menu to actionable solutions for streamlining service, payments and more. Don't miss this opportunity to test innovative new equipment designed to power automation and profits, engage with expert-led education on today's hottest topics and build connections with key suppliers and foodservice professionals from around the world.

2026 Registration Information & Fees

Attendee Categories:

(Restaurant/Foodservice, Retail, Lodging, Dealer/Distributor & Affiliated Segments)

[Register Now](#)



expand_less

Expo Badge \$149

E+E Add-On +\$250

Total = \$399

Expo Badge Includes:

- Exhibit Hall Access
- Show Floor Theaters (including live culinary & beverage demos)
- Keynote & Featured Sessions

A. Purpose

The purpose of this policy is to establish guidelines for employees and elected officials of the District to follow when incurring business travel expenses while on assignments such as attending educational programs, association conferences or conducting onsite visits of parks and facilities for fact finding purposes outside of the local area and for the use of District owned vehicles. For employees, the immediate supervisor and department head must approve all business travel in advance and include related expenses in the annual operating budget. For elected officials, the Board of Park Commissioners must approve attendance and budgeted travel expenses in advance on a case by case basis.

B. Expenditure Limit

Consistent with the requirements of the Local Government Expense Control Act, the District may establish an expenditure limit for travel expenses incurred. By establishing said limit, the board would not have to approve each employee's attendance prior to said attendance. Instead they would approve all such expenditures via the budget and appropriation ordinance. However, in the event that an employee desires to attend some event that would cost in total in excess of the limit established, that attendance would have to be approved by the board in one of their noticed public meetings PRIOR to attendance. This policy is establishing the District's limit as \$3,000 per staff member per conference/event attended. The Act does not permit the reimbursement for any entertainment expense.

C. Elected Official

The Act **does not permit any elected official to attend without obtaining prior approval**, even if the expenses to be incurred are below the established limit. Any such expenses incurred by an elected official of the District must be approved before incurrence, by roll call vote at an open meeting of the governing board of the District. Any elected official incurring expenses under this policy is required to submit documentation of an estimate of said expenses prior to incurring them. Before travel, meals or lodging expenses may be approved under the Act the Documentation as specified in the "Documentation Required" section below must be submitted in writing to the governing board. In this instance, where the exact amount of the actual expenses to be incurred for some expenses, such as meals and travel may be unknown, such expenses may be estimated. Once the expenses have been incurred, the elected official must also complete the expense report form as noted in the "Documentation Required" section below.

It is expected that employees and elected officials attend educational sessions when attending conferences.

The District's objectives are to permit travel arrangements that:

- Conserve travel expenses
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with business travel, as long as time away from work is approved and vacation or personal time is used (employees only). Additional expenses arising from such non-business travel are the responsibility of the employee or the elected official.

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- charged to the District's procurement card (if one has been issued to employee or elected official traveling) or
- reimbursed by the District

F. Documentation Required

Per the Local Governmental Expense Control Act: travel, meal and lodging expenses must, whether above or below the Expenditure Limit established above, be documented in an expense report. The form of this report can be found on the G drive under District Forms\Expense Reports.

Expense Report Form effective October 2016

G: » DISTRICT FORMS » Expense Reports

These must be completed for each attendee. The report must indicate:

- An estimate of the cost of travel, meals or lodging if expenses have not been incurred or a receipt of the cost of the travel, meals or lodging if the expenses have already been incurred;
- The name of the individual who received or is requesting the travel, meal or lodging expense;
- the job title or office of the individual who received or is requesting the travel, meal, or lodging expense; and
- the date or dates and nature of the official business in which the travel, meals or lodging expense was or will be expended.

In either case, original receipts or equivalent evidence must be provided to support the expenses incurred. These receipts must be turned in within 60 days of the date the purchase was incurred. It is expected that staff and elected officials will be cost-conscious when spending District funds, and make all reasonable efforts to minimize their expenses related to travel, lodging, and meals. The District Limit will be set to the current CONUS rate for Chicago, Illinois. Current lodging and M&IE (meals & incidentals) rates can be found at www.gsa.gov/perdiem. These rates and limits are the US General Services Administration CONUS rates. The District has elected to use the rates for Chicago to establish the rates to be used by District employees. Any expenses incurred beyond the daily limit on a district procurement card will be reimbursed to the district by the staff member/official.

Further, it is expected that Supervisors and Department Heads will be looking over their staff's charges even when the individual charges do not exceed the employee's approval limit as the travel costs may be broken into multiple charges that individually do not exceed the employee's approval limit but in total for a given trip would exceed that limit.

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G. Alcohol

Consistent with the District's personnel manual direction, no alcohol purchases will be paid for by the District. Receipts for dining establishments must be provided in sufficient detail to document that no alcoholic beverages are being paid for by the District.

H. Accidents

Employees or elected officials who are involved in an accident while traveling on business must promptly report the incident to their immediate supervisor or the executive director.

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No employee may operate a district vehicle without having in his/her possession a valid driver's license. District vehicles shall not be used to transport unauthorized passengers such as hitchhikers.

All accidents involving district vehicles must be reported in writing to the administrative office within twenty-four (24) hours of the accident. The report shall include the names and addresses of available witnesses and principals. All accidents involving district vehicles are to be reported to the police immediately and at the site of the accident. A police report must be submitted to the administrative office as soon as available from the police department in order to submit claims to the insurance company.

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Employees should contact their supervisor or the Finance Department for guidance and assistance on procedures related to travel arrangements, expense reports, reimbursement for specific expenses or any other business travel issues. Abuse of this business travel expenses policy, including falsifying expense reports to reflect costs not incurred by the employee, can be grounds for disciplinary action, up to and including termination of employment.



TO: Board of Commissioners
FROM: Daniel Novak, Director of Arrowhead Operations
Margie Wilhelmi, Director of Marketing & Events
THROUGH: Michael Benard, Executive Director
RE: Cream of Wheaton 2026 Concessions Purchase
DATE: April 8, 2026

SUMMARY

Staff seeks board approval for the purchase of Cream of Wheaton Beer Garden concessions. The Beer Garden concessions, including beer, wine and RTDs (Ready to Drink), i.e. seltzers, are purchased through Euclid Beverage.

For 2026, we are looking to place one order for product and have a second trailer on-site at the event for storage, to refill the Beer Garden trailer as needed. The proposed invoice is based on concessions sales in 2024-2025. Any unopened product can be returned after the event.

The final order is subject to product availability.

PREVIOUS COMMITTEE/BOARD ACTION:

Last related Park Board approval was May 2025

REVENUE OR FUNDING IMPLICATIONS:

Cream of Wheaton is included in the Wheaton Park District Special Event Operational Budgets and event revenue will be generated through sponsorships, carnival ticket sales, as well as Beer Garden beverage sales (\$61,023.42 and \$54,342.00 in 2024).

ATTACHMENTS:

Proposed invoice from Euclid Beverage.

Note – any product not consumed, can be returned for a refund.

RECOMMENDATION:

Staff recommends that the Wheaton Park District Board of Commissioners approve the proposed Cream of Wheaton Concessions invoice from Euclid Beverage at a total cost not to exceed \$29,000.



Euclid Beverage LLC
(630) 801-2337

(FEST) WHEATON - PARK DIST ARROWHE
(FEST): 225 KARLSKOGE AVE
WHEATON, IL 60187
4C0093719 9/6/2025

Date	Invoice#	PO#	Route	Pay Type	Del. Day	Customer#				
6/3/2026	W-4598715		RT 93 NA WED	CHECK NA		1960				
ITEM#	PRODUCT	RC	ORD	DEL	PRICE	DISC	DEP	EXT.	AMT	
1)Sales										
3934350	CARBLISS RTD CRANBRY VODKA 12			80	\$54.00	\$2.00	\$0.00	\$4,160.00		
309152	COORS LT 1/2 BBL			36	\$130.00	\$12.00	\$30.00	\$5,328.00		
1781250	JUST ENOUGH CAB SAUV 24/250ML			10	\$108.00	\$0.00	\$0.00	\$1,080.00		
1782250	JUST ENOUGH CHARDONNAY 24/250			10	\$108.00	\$0.00	\$0.00	\$1,080.00		
43152	LEIN SUMMER SHNDY 1/2 BBL			18	\$181.00	\$12.00	\$30.00	\$3,582.00		
433	PLASTIC CUPS 16z - Boelter (qty 1000			18	\$90.00	\$0.00	\$0.00	\$1,620.00		
794152	REV ANTI HERO 1/2 BBL			14	\$196.00	\$0.00	\$30.00	\$3,164.00		
445152	SA SUMMER ALE 1/2 BBL			14	\$196.00	\$12.00	\$30.00	\$2,996.00		
274	TRAILER RENTAL FEE - 4 days			2	\$200.00	\$0.00	\$0.00	\$400.00		
6001	TUBS			6	\$10.00	\$0.00	\$0.00	\$60.00		
8952350	WHITE CLAW BLK CHRY 12CN			70	\$35.40	\$3.50	\$0.00	\$2,233.00		
2151152	YUENGLING FLIGHT 1/2 BBL			18	\$133.00	\$0.00	\$30.00	\$2,934.00		
3)Invoice Charges										
997111	Inv. Service Charge			1	\$10.00	\$0.00	\$0.00	\$10.00		
					10			\$1,221.00		

Last Month Sales
May: \$0.00
Reason Codes
R1-CTC R2-EMPTY R3-MISPICK R4- WRG PROD R5-CUSREF R20 - EO 20
D1-OLD D2-TRK BREAK D3-RECALL D4-BAD KEG D20 - EO 2020-07

Invoice Memo

(+) Gross Sales	\$26,858.00
(-) Discounts	\$1,221.00
(+) Deposits	\$3,010.00
(+) County Tax	\$0.00
Invoice Total	\$28,647.00

X
Received By Signature _____ Printed Name _____ ROA _____ Check Number _____



WHEATON PARK DISTRICT

Leadership Academy

2026 Training & Development Overview

We, at the Corporate Learning Institute, are pleased to provide our 2026 recommendations for continued Leadership Development at the Wheaton Park District. The following proposal is laid out as follows:

- I. **2026 Leadership Academy Overview**
- II. **Leadership Academy Workshop Topics**
- III. **Leadership Academy Workshop Delivery**
- IV. **Leadership Academy Investment**

I. 2026 Leadership Academy Goals

The primary goals for the 2026 plan are as follows:

1. Engage all qualified individuals in learning new or refreshed and modernized Leadership Academy content that provides Leaders with tools and techniques to be more effective leaders and managers.
2. The theme of more effective communication and dialogue will be woven throughout the workshops.
3. To continue and deepen the participants' comprehension of the DISC application.
4. To build community and culture based on interactive learning experiences.
5. To continue to deepen the integration of the current Strategic Plan.

II. Leadership Academy Workshops Topics

#1 Opening Workshop & Leadership is the Heart of Culture. – Dr. Vinnie Gaynor

An overview of the Academy will be provided and then we will discuss the newly revised WPD Mission, Vision, Culture, Community, and Values and micro-cultures from a Leadership perspective.

#2 How to Think About Thinking! – Dr. Tim Buividas

This new workshop offering focuses on critical thinking skills and rational thinking to help Leaders better understand how to have improved situational awareness to see the world around them more clearly while eliminating distractions so leaders can “Show up” more intentionally.

#3 - Having more Meaningful Conversations and Dialogue. - Tiffany Zopf, MA, CPC

This new workshop provides tools and techniques for effectively handling difficult conversations and coaching and feedback sessions.

#4 Being Fully Present and Stress Free – Victoria Dorsano – BS, CPC

This workshop revisits and updates one of the participants past favorites of Mindfulness and stress management and builds upon 2025's Self-care Pillar: Energy Mindfulness, and Attitude.

#5 Next Level Team Development & Closing Workshop – Alaina Akcakaya, M.A. & Dr Vinnie Gaynor

With many newer faces within the park district, we will revisit and update a previous team development workshop. This session focuses on how to understand, build, and lead more highly effective teams and collaborate with other internal teams. In addition, it will prepare participants for a District Wide Team Survey that will be delivered in December. We will also close out this current Leadership Academy.

III. Leadership Academy Workshop Delivery

- Five Workshops in total.
- Delivered in 90 minutes and offered 4 times per workshop spread out over two consecutive days. Workshop times follow.
 - 8:00 AM-10:00 AM
 - 10:30 AM -12:30 PM
- 2026 Workshop Dates are below.

1. May 19 & 21
2. June 23 & 25
3. September 8 &10
4. October 13 &15
5. November 10 & 12

- Each workshop is capped with 30 participants. (Estimated Attendance is 110 participants.)
- CLI will generate program materials including DISC Assessments for individuals that need them.
- Materials will be sent electronically to WPD.
- WPD appoints a Leadership Academy Manager.
- WPD provides minimum printed handouts.
- WPD manages site planning.
- WPD manages the invitation, attendance, and evaluation processes.
- A Leadership Academy Wrap-up will be provided during the December All Staff Meeting.

IV. Leadership Academy Investment

Your investment for the 2026 Leadership Academy is \$36,450.00 (\$27,700.00 for facilitation and \$8750.00 for design).

We offer a 10% discount on full payment upon agreement which brings your investment to \$33,805.00.

In addition, DISC Assessments will be invoiced, post-program, at a cost of \$35.00 per participant based on the number required. We will only bill for completed profiles.

In addition, travel expenses and lodging will be invoiced at cost - estimated to be \$1,500.00.



The Wheaton Park District Leadership Academy was composed of the following twenty workshops that were initially delivered over 3-year period. Additionally, train-the-trainer, internally delivered workshops, were conducted during 2018 and 2019 to increase the depth of training to all, or most, full-time employees. Level Four of Leadership Academy returned in 2025, where employees learned new, refreshed, modernized tools and techniques to be more effective leaders and managers.

The overarching goal of the Academy is to increase learning in business improvement through leadership influence, effective negotiations, customer service, and innovation and continuous process improvement to ensure that we see tangible results as relates to leadership, living our values, increased employee engagement, improved efficiency, and effectiveness in the way we manage, and an overall increase in resident and guest satisfaction.

Level One - 2017

1. **My Leadership Approach:** Completed the DiSC Personality Profile and was provided insight on how DiSC styles can affect work and personal relationships.
2. **Organizational Alignment:** Learned how Organizational Alignment will help you align your individual Mission, Vision, and Values with those of the Wheaton Park District and its strategic plan.
3. **Business Planning and Financial Success:** Discussed how financial planning and management can benefit your department's success at the Wheaton Park District.
4. **Situational Leadership:** Learned about the Situational Leadership model and how it can benefit you as a leader and your team.
5. **Feedback Rich Culture:** Developed an understanding of how a feedback rich culture within the organization can lead to organizational success. Feedback Guidelines and The Performance Target model were introduced.
6. **Next Level Team Development:** Learned how teams form and function within a business environment and were provided a framework to effectively develop and lead teams.
7. **Conflict Management:** Completed the Style Matters assessment to learn more about your conflict style. This also provided you with an understanding of others conflict styles and how to manage conflict within the workplace.
8. **Mastering Organizational Skills:** Completed a workshop on how to effectively manage time in the workplace, how to manage meetings and run effective meetings.



Level Two – 2018

9. **Authentic Leadership:** Learning how being an authentic leader in your departments would benefit your team and allow your team to be themselves to achieve optimal goals.
10. **Emotional Intelligence:** Completed an Emotional Intelligence assessment to identify areas of strength and potential of growth. Learned distinctive characteristics of emotional intelligent leaders.
11. **Strength Based Leadership:** Completed the Strengthfinders 2.0 Assessment to provide insight on your natural strengths and how to leverage team member strengths to optimize team performance.
12. **Motivating and Engaging Employees:** Developed skills on how to motivate employees and to create elevated levels of engagement and retention.
13. **Coaching Skills for Managers:** Learned and practiced skills on how to coach your team as a leader and the benefits of coaching.
14. **Mindfulness:** Introduced Mindfulness techniques and learned its benefits on managing stress and improving overall well-being.

Level Three - 2019

15. **Igniting Creativity and Innovation:** Learned how innovation plays into the organizational life cycle, steps in creating innovation, and how to optimize innovation within the organization.
16. **Customer Service:** Learned how to become more in tune with residents and improve challenging situations with customers. Leaders are equipped with resources to effectively communicate and work with customers.
17. **Presentation Skills:** Taught tangible presentation skills and provided tools and practice to better prepare leaders for future presentations.
18. **Negotiation Skills:** Developed skills on how to negotiate effectively with the 5 Keys to Effective Negotiations.
19. **Effective Operations:** Learn and develop knowledge around how the organization functions.
20. **Project Management:** Learn the four phases of project management and use the Project manager starter guide for non-project managers.



Level Four- 2025

21. **Working from a Place of Purpose:** How purpose relates to you personally and professionally and how it relates to leadership and organizational alignment and success
22. **My Disc Leadership Approach:** Learn to show up at work as your authentic self while communicating more effectively with others.
23. **Lead Confidently with Courage:** Learn how to lead more effectively and manage through an ever-changing and chaotic world.
24. **Self- Care at Work:** Learn about the four pillars of self-care: energy movement, mindfulness, and time.
25. **Being Emotionally Smart:** Learn how to understand and manage one's own emotions and how to effectively react to others.

To: Board of Commissioners

Through: Mike Benard, Executive Director

From: Vicki Beyer, Director of Recreation

Date: February 4, 2026

RE: 2025 Leadership Academy Final Report and Survey Summary

Overview

The Wheaton Park District Leadership Academy, in cooperation with the Corporate Learning Institute, consisted of five 90-minute workshops designed to provide attendees with tools and techniques to be more effective leaders and managers. 107 leaders from all departments of the district participated with exceptional attendance.

Workshop Overviews

Workshop 1: Working from a Place of Purpose

Being Intentional is to:

1. Consciously choose to live and be grounded in a meaningful purpose, typically larger than oneself with a plan and direction. (Goal)
2. Live by a set of core values. These are your personal values defined throughout your life and subscribed to collective values depending on the group you are in. (WPD Values) (Guidelines)
3. Be fully present, aware of how you and others are showing up, and focused in the moment on your purpose or the situation.

Participants discussed what the true purpose of leadership means and created a purpose statement that any Wheaton Park District leader can aspire to live by

Workshop 2: My DISC Leadership Approach

This session used the DISC Professional Styles to help Leaders better understand how they “Show up” from a personality and communication perspective. The goal is to learn how to show up as our authentic selves while communicating more effectively with others. Pre-work for this session included completing a DISC assessment.

Following the workshop, leaders received the 10 DISC Next Steps exercise.

10 DISC NEXT STEPS

1. Set a DISC performance **goal** to achieve.
2. **Review** your profile on a regular basis. Reflect on how you are showing up and adjust.
3. **Share** your profile with a significant other, your boss, peers, and team, for feedback.
4. **Practice** “reading” peoples styles.
5. Before an important meeting. **Read an “other” profile** so you can more effectively communicate to the other style.
6. Partner up with an **opposite style** for peer coaching.
7. Meet with peers, **one-on-one**, to discuss how your styles impact each other.
8. **Review** one DISC profile at the beginning of regularly scheduled meetings.
9. Use DISC as part of your new **employee orientation**. Share co-workers DISC profile.
10. Discuss DISC as part of a **new project** team launch.

Workshop 3: Self Care at Work

This workshop focused on four self-care pillars that successful leaders exhibit and bring out in others. The 4 pillars are: Energy, Movement, Mindfulness, & Time = Great Attitude.

Leaders left the session with a self-care tool kit and committed to practicing a technique from one pillar and checking-in with an accountability partner.

Workshop 4: Lead Confidently with Courage and Thrive in Uncertainty

In this session we looked at how to deal with more personally and effectively lead and manage through an ever-changing chaotic world, no matter if the change is internally or externally driven.

Leaders learned about:

FOUR TYPES OF COURAGE: External leadership behaviors to cultivate.

1. Emotional Courage: Have constructive conversations about issues.
2. Intellectual Courage: Challenge assumptions and propose new ideas.
3. Moral Courage: Speak up despite potential pushbacks.
4. Strategic Courage: Take calculated risks on new initiatives.

SEVEN ACTION BLOCKERS: Internal beliefs limiting courageous behaviors.

1. Fear of Failure
2. Fear of Rejection/Visibility
3. Not Enough Time
4. Not Good Enough
5. Perfectionism
6. Scarcity Mindset
7. Self-Doubt/Imposter Syndrome

During the workshop, leaders drafted courage commitments and personal courage plans.

Workshop 5: Being Emotionally Smart & Closing Session Review

This session focused on how to understand and manage one's own emotions and learn how to effectively react to others more effectively.

Groups, using the teach-back method, had 30 minutes to prepare and present to the group content from one of the five Leadership Academy workshops.

Survey Summary

The Leadership Academy survey was sent to 107 participants, completed by 37 equaling a 35% completion rate.

The survey's responses reflect a broadly positive experience with Leadership Academy workshops. Participants consistently value DISC insights, cross-department connections, self-care strategies, and practical leadership tools. Most indicated they applied learning to their daily work or planned to do so soon. Suggestions for improvement centered on deeper exploration of difficult conversations, workplace challenges, generational differences, and enhanced session follow-ups.

Key Findings

Overall Satisfaction

Participants reported generally high satisfaction with:

- Structure and pacing of the training.
- Participation in table discussions
- Relevance to professional development goals

While a minority rated portions of the program lower (1–3), most scores ranged from 4–5, showing strong approval.

Training Relevance & Professional Development

Most respondents said the training met their professional development needs, noting:

- Increased self-awareness and reflection
- Better understanding of coworkers' communication styles
- Renewed motivation and confidence

Some participants felt only “somewhat” fulfilled, often because they wanted deeper content or more practice.

Most Valued Components

A. DISC Profiles

This was consistently the most impactful element:

- Helped participants understand their own leadership tendencies.
- Provided insight into how to adapt communication to others.
- Supported team discussions and coaching.
- Encouraged participants to bring DISC tools back to their teams.

B. Cross Department Interaction

Participants appreciated:

- Meeting staff from different areas
- Understanding broader district operations
- Learning through shared experiences
- Feeling more connected socially and professionally

C. Self-Care & Wellness

Participants frequently mentioned:

- Improved awareness of work-life balance
- Taking breaks, stretching, walking

- Requesting ergonomic equipment (e.g., standing desks)
- Reducing digital notifications for better focus

D. Courage, Emotional Intelligence & Purpose

Participants highlighted:

- Renewed focus on their “leadership mindset”
- Greater awareness of emotional triggers
- Strengthening their ability to listen and respond with intention.
- Feeling more confident in difficult situations

Examples of Applied Learning

Participants reported applying their training in concrete ways, including:

- Conducting team discussions about DISC profiles
 - Adjusting communication style based on the audience.
 - Taking breaks or adding movement to reduce burnout
 - Coaching employees using new awareness of strengths and weaknesses.
 - Proposing new ideas or stepping out of comfort zones
 - Improving work planning and weekly reflection habits
-

Areas for Improvement & Future Topics

Deeper Training on Complex Leadership Skills

Participants requested more focused sessions on:

- Difficult conversations
 - Conflict resolution
 - Leadership through change
 - Coaching and mentoring
 - Handling workplace tensions or underperformance
 - Accountability and expectations across teams
 - Cross-department collaboration
 - How to influence without authority
-

Organizational and Culture-Level Topics

Several want training on:

- Generational differences in the workplace
 - How leaders can effectively influence senior management.
 - Navigating decisions that affect frontline staff.
 - Inspiring leadership in others ("leadership webbing")
-

Format & Structural Suggestions

Participants suggested:

- Maintaining 90-minute sessions
- Possibly shifting to smaller class sizes
- Varying locations
- Following each session with a summary email
- More real-life examples and case studies
- Assigned seating to mix departments.
- Offering water at sessions
- Spreading sessions more evenly throughout the year
- More time per session (some felt 1.5 hours was too short to go deep)

Overall, participants liked the facilitators and pacing.

Conclusion

The Leadership Academy is having a meaningful positive impact across the district.

Participants gained:

- Relevant, actionable leadership tools
- Better self-awareness
- Stronger cross-department relationships
- Increased confidence
- Improved communication and collaboration