


**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.





## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development 

**MEETING DATE:** June 15, 2023

**SUBJECT:** PC 23-09, 820 Parkview Blvd

Please find the following items for Village Board consideration as part of the June 15, 2023 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 23-09; and
3. An Ordinance granting approval of a conditional use pursuant to Section 155.412(C)(10) of the Village of Lombard Code of Ordinances for an outside service area for other permitted or conditional uses in this district, within the OPD Office District Planned Development.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the June 15, 2023 Board of Trustees agenda for first reading.



## VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
[www.villageoflombard.org](http://www.villageoflombard.org)

June 15, 2023

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Liz Brezinski

### Trustees

Brian LaVaque, Dist. 1  
Anthony Puccio, Dist. 2  
Bernie Dudek, Dist. 3  
Andrew Honig, Dist. 4  
Dan Militello, Dist. 5  
Bob Bachner, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 23-09, 820 Parkview Blvd**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a conditional use pursuant to Section 155.412(C)(10) of the Village of Lombard Code of Ordinances for an outside service area for other permitted or conditional uses in this district, within the OPD Office District Planned Development.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 15, 2023. Sworn in to present the petition were Jacquelyn Fara, the petitioner and Jennifer Ganser, Assistant Director.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Ms. Fara said she is a project coordinator for Action Behavior Centers. She discussed the therapy that ABC provides for children. The fenced in area will be used by the children. This will help them learn gross motor skills and help the children re-enter the school system. Children will be supervised outside.

Chairperson Giuliano asked if any additional person would like to speak in favor or against this petition, or for public comment.

Hearing none, Chairperson Giuliano asked for the staff report.

Ms. Ganser presented the IDRC report for PC 23-09, which was entered into the public record in its entirety. The petitioner proposes an outdoor play area (outside service) for their business. The business provides therapy for children with autism and this area would be for the children to play outside. Equipment would be ADA compliant. The property is within, and surrounded by, the Woodlake Office Park. The park contains office uses, as well as Soaring Eagle Academy (school for children with autism). Staff finds that the outdoor play area is consistent with the surrounding neighborhood. The area will be fenced with a wrought iron style fence, the same type of fence Soaring Eagle uses. Children will be supervised by adult staff of Action Behavior Centers at all times.

Chairperson Giuliano opened the meeting to discussion by the Plan Commissioners.

Commissioner Johnston said he appreciated the outside area.

Chairperson Giuliano said she's a parent of a special needs child and also appreciates what they do and the added outdoor area.

Chairperson Giuliano asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Spreenberg, and a second by Commissioner Johnston, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 23-09, subject to the following five (5) conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The play area is allowed in the approved areas only;
4. The fence shall be maintained in good condition at all times; and
5. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Respectfully,

**VILLAGE OF LOMBARD**

Leigh Giuliano, Chairperson  
Lombard Plan Commission



# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

820 Parkview Blvd

May 15, 2023

**Title**

PC 23-09

**Petitioner**

Action Behavior Centers LLC  
1606 S Mopac Expy Suite C300  
Austin TX 78746

**Property Owner**

800 Parkview LLC  
10275 W Higgins Rd, Suite 810  
Rosemont IL 60018

**Property Location**

820 Parkview Blvd  
PIN: 05-13-206-036  
Trustee District 2

**Zoning**

OPD

**Existing Land Use**

Office Park

**Comprehensive Plan**

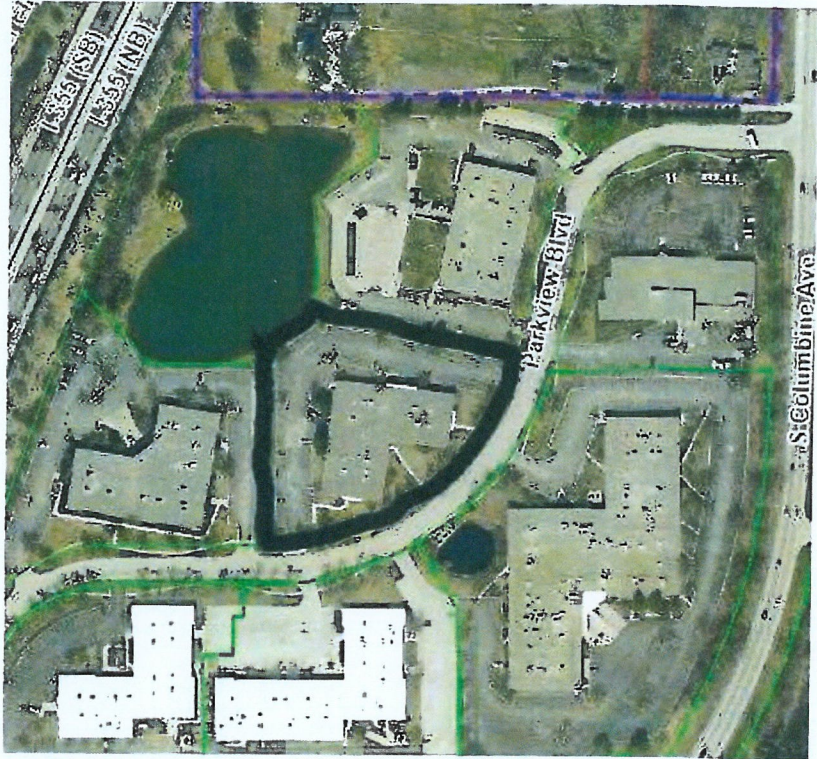
Mixed Office and Industrial

**Approval Sought**

Conditional use for an outside service area

**Prepared By**

Jennifer Ganser, AICP  
Assistant Director



Location Map

**PROJECT DESCRIPTION**

The petitioner, Action Behavior Centers, proposes an outdoor play area (outside service) for their business. The business provides therapy for children with autism and this area would be for the children to play outside. Equipment would be ADA compliant.

**Approvals Required**

The petitioner requests that the Village grant approval of a conditional use pursuant to Section 155.412(C)(10) of the Village of Lombard Code of Ordinances for an outside service area for other permitted or conditional uses in this district, within the OPD Office District Planned Development.

**Existing Conditions**

The property is an office park. Action Behavior Centers is a tenant.



## PROJECT STATS

### Lot & Bulk

Parcel Size: 2.55 acres

### Submittals

1. Petition for a public hearing;
2. Response to Standards;
3. Plat of Survey, prepared by Bock & Clark;
4. Request letter, prepared by Action Behavior Centers;
5. Fence Proposal, prepared by First Fence Inc.;
6. Site plan, prepared by the petitioner; and
7. Pictures of proposed fence type.

## INTER-DEPARTMENTAL REVIEW

### Building Division:

The Building Division has the following comments:

1. The play area is to meet the Illinois Accessibility Code and the Office of the State Fire Marshal's requirements.
2. Additional comments may be forthcoming during permit review.

### Fire Department:

The Fire Department has no comments. Additional comments may be forthcoming during permit review.

### Public Works:

The Department of Public Works has no comments on the subject petition. Additional comments may be forthcoming during permit review.

### Private Engineering Services (PES):

PES has noted that if an impervious surface is installed as part of the project, the Engineering department will need to review the improvement in relation to the DuPage County Stormwater Management Ordinance. A form of stormwater mitigation may be required. Additional comments may be forthcoming during permit review.

### Planning Services Division:

The Planning Services Division (PSD) notes the following:

#### 1. Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	OPD	Woodlake Office Park
South	OPD	Woodlake Office Park
East	OPD	Woodlake Office Park
West	OPD	Woodlake Office Park

The property is within, and surrounded by, the Woodlake Office Park. The park contains office uses, as well as Soaring Eagle Academy (school for children with autism). Staff finds that the outdoor play area is consistent with the surrounding neighborhood. The area will be fenced with a wrought iron style fence, the same type of fence Soaring Eagle uses. Children will be supervised by adult staff of Action Behavior Centers at all times.



2. ***Comprehensive Plan Compatibility***

The Comprehensive Plan recommends Mixed Office and Industrial for this location. The office park is an appropriate use within this designation. The outdoor play area is intended to supplement the existing activity already on the premises.

3. ***Zoning Compatibility***

Per the petitioner, the play area would be ADA compliant. The use of a therapy center is a permitted use; therefore, the business has not appeared before the Plan Commission. Soaring Eagle Academy is next door at 800 Parkview Blvd. They are a school for children with autism and also have an outdoor play area. The area at Action Behavior Centers will be fenced with a wrought iron style fence, the same type of fence Soaring Eagle uses. The fence will be 4' tall, per the materials submitted.

In analyzing the petition, staff finds the proposed use will be compatible with nearby development and will not create negative impacts on neighboring properties.

**FINDINGS & RECOMMENDATIONS**

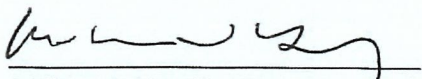
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 23-09:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 23-09, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The play area is allowed in the approved areas only;
4. The fence shall be maintained in good condition at all times; and
5. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner



## STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

### SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;  
The conditional use will not be detrimental to or endanger the public. The outdoor play space (fenced area) is pivotal to progression in therapy for children with Autism. It will provide a safe environment from elopement (running away from a stimulus) frequently happens when spaces are not enclosed. Progression provided another outlet to further advance gross motor skills and allows a natural environment space is providing a natural space to prepare for public playground settings and schools.
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;  
The conditional use will not be injurious to other properties. The neighboring building has an enclosed fenced area for their use as well. With this we do not feel this will impair the property value of the neighborhood.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;  
Our conditional use should not impede the development of the surrounding properties. The maintenance and safety of our spaces are evaluated regularly.
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;  
All will be provided as needed per the permit.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;  
All adequate measures have been made to provide ingress and egress.
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,  
I feel the conditional us is not contrary to any current Comprehenice Plan for the Village of Lombard
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission  
We will comply with any regulations of the district and will modify any recommendations from the Plan Commision.



PAGE 11

DATE 11, 1990 FROM RESERVATION NO. 4, BEING A RESERVATION IN THE EAST 1/2 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF "SAD NO. 1 FARM RESERVATION NO. 4" RECORDED MAY 17, 1990 AS DOCUMENT NUMBER 990-0000000, IN DA PAGE COUNTY, MINNESOTA.

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PARCEL 3  
LOT 1, HOT TAMI RESUBDIVISION NAMED 1, BEING A REBUDIVISION OF PART OF THE HOT TAMI RESUBDIVISION IN THE EAST HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 10 EAST, OF THE PLAT OF SAO HOT TAMI REBUDIVISION UNIT NO. 2, RECORDED NOVEMBER 16, 1947 AS DOCUMENT NUMBER 41-11432, DAPPE COUNTY, ILLINOIS.

PARCEL 6. LOT 1 IN THE HOFF AND KRAUSE TRACT, THREE, MAJOR A REDEMPTION OF LOT 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN CITY AND THE EAST 1/2 OF SECTION 11, TOWNSHIP 33 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, WYOMING. THE REDEMPTION WAS RECORDED UNDER NUMBER 11,188 AS DOCUMENT 88-0230-1, IN DE WAZE COUNTY, WYOMING.


PARCEL 7.

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**Woodlake Corporate Park**  
BAC Project No. 39432324 8/7  
Woodlake Corporate Park  
340-1100 Portview Blvd., Oakland, CA  
Based upon the information, representation  
of record (20) appearing on the map  
showing an effective date of July 25, 1994

[illegible][illegible]

**Bock & Clark**  
BLINDS • SHUTTERS  
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 National Coordinators  
1-(800)-SURVEYS (787-8397)  
Bock & Clark Corporation  
3550 W. Market Street, Suite 200, Akron,  
Ohio 44333  
maybewelpyou@bockandclark.com  
www.bockandclark.com

SHEET 1



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PARKING TABLE						
	PARCEL 1	PARCEL 2 & 3	PARCEL 4	PARCEL 5	PARCEL 6	PARCEL 7
REGULAR	98	255	53	106	106	17
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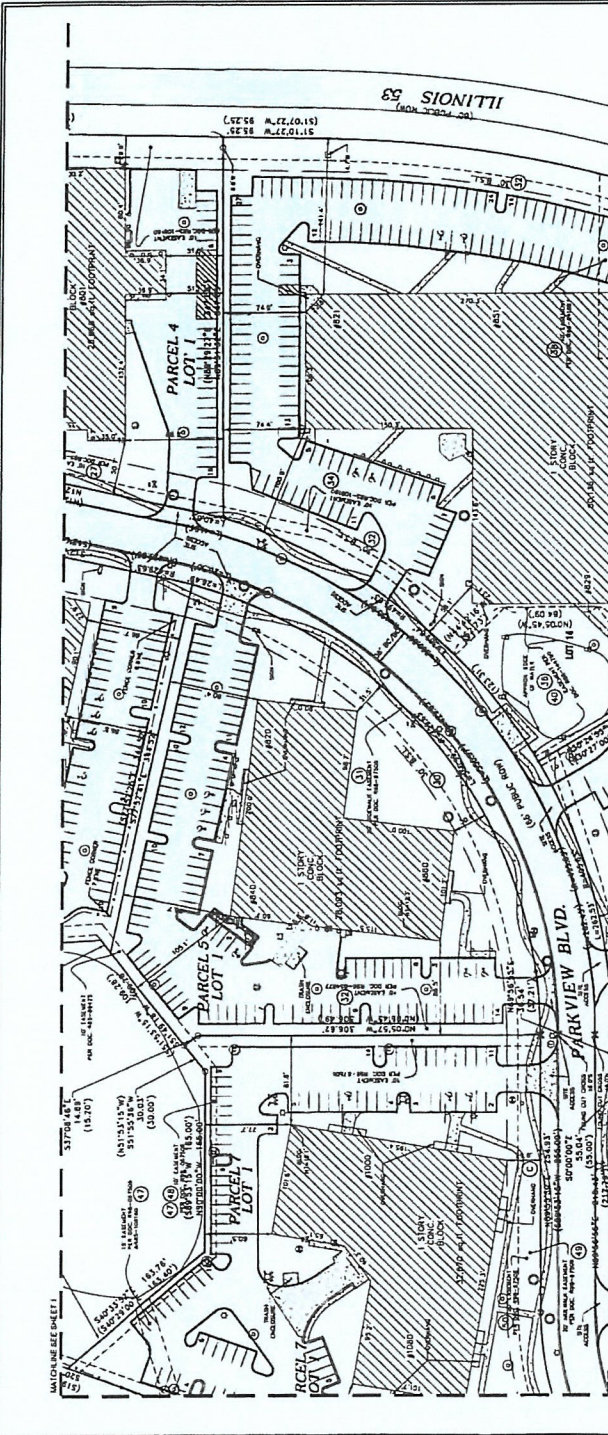
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RECORD DESCRIPTION


VICINITY MAP - NOT TO SCALE

The map shows a street grid with several streets labeled. A red circle marks the subject property. A north arrow is located in the upper right corner. A scale bar is located in the lower right corner.



<p><b>ALTA/NSPS LAND TITLE SURVEY</b></p>	<p>Woodlake Corporate Park          800 Piedmont Dr., Joliet, IL 61731          815-724-7000          815-724-7001 Fax          815-724-7002 Toll Free          815-724-7003 Cell          815-724-7004 Email          815-724-7005 Website          815-724-7006 Text          815-724-7007 Chat          815-724-7008 Video          815-724-7009 Audio          815-724-7010 Image          815-724-7011 Animation          815-724-7012 Interactive          815-724-7013 Virtual Reality          815-724-7014 Augmented Reality          815-724-7015 Mixed Reality          815-724-7016 Extended Reality          815-724-7017 Metaverse          815-724-7018 Blockchain          815-724-7019 Quantum          815-724-7020 Nanotechnology          815-724-7021 Biotechnology          815-724-7022 Nanomedicine          815-724-7023 Nanorobotics          815-724-7024 Nanosensors          815-724-7025 Nanofabrication          815-724-7026 Nanomaterials          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**Bock**  **& Clark**  
 National Coordinators  
 1-(800) SURVEYS (787-8397)  
 3550 W. Market Street, Suite 200, Akron, Ohio 44333  
 mywebhelpline@bockandclark.com  
 www.bockandclark.com

Ohio 44333  
maywehelpyou@bockandclark.com  
www.bockandclark.com



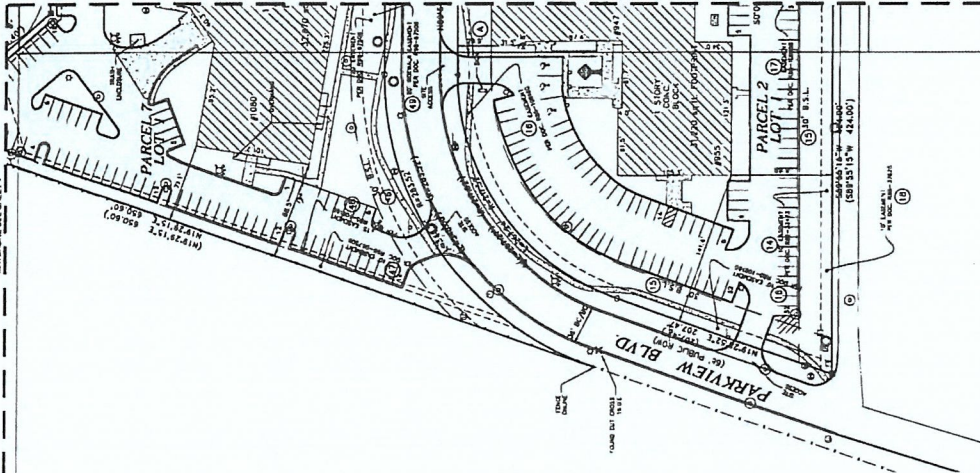
# RECORD DESCRIPTION

## ALTANSPS LAND TITLE SURVEY

Woodlark Corporate Park  
 1400 Parkview Ave., Suite 200, Alton, IL 61810  
 618-244-1111  
 1400 Parkview Ave., Suite 200, Alton, IL 61810  
 618-244-1111

SHEET 3 OF 3

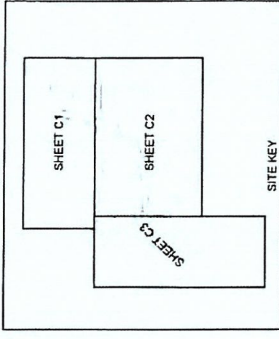
**Bock & Clark** National Coordinators  
 1-(800)-SURVEYS (787-8397)  
 3550 W. Market Street, Suite 200, Alton, IL 61810  
 618-244-1111  
 www.bockandclark.com



### ZONING INFORMATION

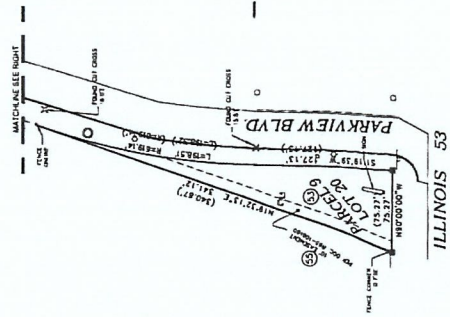
IF ANY PART OF THE PROPERTY IS ZONED, THE FOLLOWING ZONING INFORMATION IS PROVIDED FOR YOUR INFORMATION. (Check off applicable zone or zones.)

Zone	Area	Area	Area
Residential	110.00'	110.00'	110.00'
Commercial	110.00'	110.00'	110.00'
Industrial	110.00'	110.00'	110.00'
Other	110.00'	110.00'	110.00'



MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 1



ILLINOIS 53



Action Behavior Centers  
1601 S Mopac Expwy, Suite C 300  
Austin, TX 78746

To whom it may concern,

Action Behavior Centers (ABC) is a leading provider in Applied Behavior Analysis (ABA Therapy). ABC is an organization committed to the treatment of children using validated methods and strategies to assist each child in reaching his or her greatest potential and improving their quality of life. ABA therapy can help make improvements in verbal and nonverbal communication, life skills, and behavioral changes.

Action Behavior's therapists implement ABA (applied behavioral analysis) therapy in all our locations through intensive one-on-one sessions that focus on the specific developmental needs of each child. Our therapy programs for autism tend to be better overall for both children and parents than home-based programs. The Board-Certified Behavior Analysts (BCBAs) conduct in-depth assessments of our patient's abilities and needs at the beginning of the therapy process, and the areas that need development are addressed through individualized behavior programs and individual lessons. Each lesson is implemented by a behavior therapist and focused on a specific skill for maximum progress.

The outdoor play space (fenced area) is pivotal to progression in therapy for children with Autism:

- Safe Environment- elopement (running away from a stimulus) frequently happens when spaces are not enclosed.
- Progression- provides another outlet to further advance gross motor skills.
- Natural Environment - spaces provide a natural space to prepare for public playground settings (i.e., school).

For these reasons we are requesting your approval of our fence and outdoor area/play structures for this location.

Sincerely,

*Action Behavior Centers*

Approved by:

Date:





# ACTION BEHAVIOR CENTERS

ABA THERAPY FOR AUTISM

## Why is this important to ABC?

Outdoor play spaces are pivotal to progression in therapy for children with Autism:

- **Safe Environment**– elopement (running away from a stimulus) frequently happens when spaces are not enclosed.
- **Progression**– provides another outlet to further advance gross motor skills.
- **Natural Environment** - spaces provide a natural space to prepare for public playground settings (i.e., school).

## Playscape Options

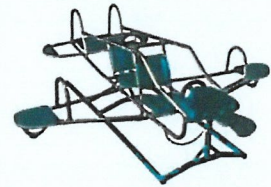
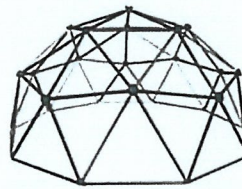
We have deviated from our standard playscape option to those on the far right.

- Climbing Dome
- Airplane teeter totter
- Smaller play structure
- Standalone swing set

### STANDARD



### ALTERNATIVES

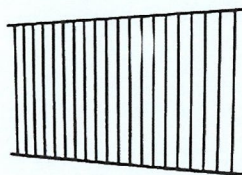


## Standards & Alternatives

- **Style** – black wrought iron style with a flat top and bottom.
- **Height** – four (4) feet in height. Can increase to six (6) feet, if necessary.
- **Gates** – at minimum one (1) walk gate for access and landscaping. Utility enclosures per site needs.

ABC will adjust all fencing specifications to meet HOA/POA and city codes and requirements.

### STANDARD



### ALTERNATIVES



### CENTER EXAMPLES



Approved by:

Date:





# ACTION BEHAVIOR CENTERS

ABA THERAPY FOR AUTISM

## OUTDOOR SHADE

Why Fabric over canvas, wood, metal?

- Fabric porous – allows air to pass through to keep it cooler
- High Density polyethylene
- Up to 95% shade, 97% UV protection, 60-70% water run-off
- Weather Protector series utilized Teflon coated PVC Membrane for dry environments under structure
- Colourshade FR & PVC fabrics are flame retardant – 701B fire rating
- Wind load up to 90mph & steel support up to 150mph – fabrics can be removed quickly with wrench
- 10 yr warranty against significant fading, deterioration, breakdown, mildew, outdoor heat, cold, or discoloration (Red & Coolbrella fabrics are 3 yrs). Shadesure – 5 yr prorated. Life expectancy of HDPE fabrics is up to 12 yrs. Steel warrantied for 10 years w/ steel surface for 1 yr. Fabrics greater than 40' – 5 yr. Warranties depend on the type of fabric and some colors.
- Requires very little maintenance – clean with power washer or hose with diluted detergent
- Steel is permanently anchored per building code (some anchoring methods can be disassembled and removed)
- Some municipalities require permitting – will provide necessary documents to assist with permitting including sealed engineering sets.



### HIP EXTENDED



### SAHARA



### SUPER SPAN HIP MULTI-PANEL



The Super Span Hip Multi-Panel covers large outdoor spaces and features multiple fabric panels with the option to choose multiple colors in this design.

CATEGORIES  
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



Approved by:

Date:



### PLAYGROUND FLOORING

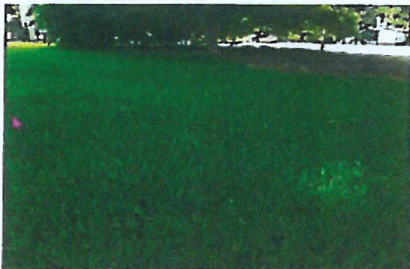
**Natural Grassy Ground** – existing natural grassy area that is already maintained and watered

**Mulch Enclosure** – raised level with landscaper liner and rubber mulch infill

**Landscape Turf** – to be utilized at locations that do not have natural grass/dirt areas. Given the extensive costs associated with turf, it's to be used only on concrete or asphalt in parking lot area. It has drainage blocks, a 2 ¼" underlayment pad, and infilled with sand.

**Rubber Mats** - to be utilized at locations that do not have natural grass/dirt areas. Given the extensive costs associated with turf, it's to be used only on concrete or asphalt in parking lot area. (More expensive than landscape turf)

#### Natural Grass



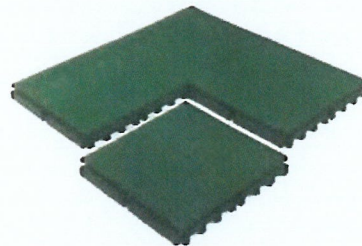
#### Mulch Enclosure



#### Landscape Turf w/ Pad & Sand Infill



#### Rubber Mats



Approved by:

Date:



Not drawn to any scale:

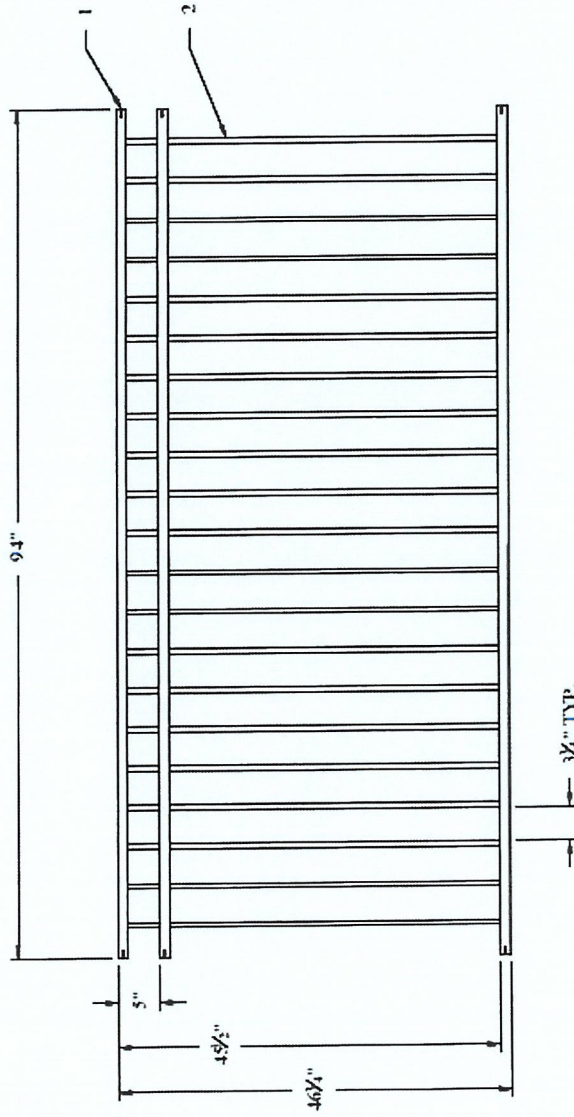
Date: 08-06-2022

Salesman: Ken Kolar (630) 743-8006 Job Number:

**AMERISTAR®**

1555 N. Meigs  
Tulsa, OK 74116  
1-888-333-3422  
www.ameristarfence.com

TITLE: MONTAGE PANEL MAJESTIC 3R FLB 4T 8W



- = 2 1/2" - 12 gauge with 4' opening swing gate.  
 = 2" - 16 gauge terminals.

#	QTY.	DESCRIPTION
1	3	1 1/2" x 1 1/4" x 14 ga. RIBBED CHANNEL RAIL
2	21	PICKET = RM46 / <b>DN</b>

Name: Action Behavior Center

First Fence Inc.

Site address:

4900 Harrison Street

City:

Hillside, IL. 60162

Phone: (608) 636-5036 Reid Zanoya

Office Phone: ( 708 ) 547-7555



Not drawn to any scale:	Date: 09-22-2022	Salesman: Ken Kolar (630) 743-8006	Job Number: 2229866
<div data-bbox="178 945 430 1092"> </div> <div data-bbox="300 1312 349 1753"> <p>820 Parkview Blvd.</p> </div> <div data-bbox="454 882 1071 1606"> </div> <div data-bbox="1096 231 1201 871"> <p>Front ( East ) side of building Cost = \$ 13,275.00</p> </div> <div data-bbox="1153 1354 1315 1890"> <p>  = 2 1/2" - 12 gauge with 4' opening swing gate.   = 2" - 16 gauge terminals.         </p> </div> <div data-bbox="1234 252 1274 546"> <p>Page 5 of 5 Revised</p> </div>			
Name: Action Behavior Center	First Fence Inc.		
Site address: 820 Parkview Blvd.	4900 Harrison Street		
City: Lombard, IL 60148	Hillside, IL. 60162		
Phone: (608) 636-5036 Reid Zanova	Office Phone: ( 708 ) 547-7555		



# First Fence Inc.

Family owned and operated since 1989

4900 Harrison St. Hillside, IL. 60162 (708) 547-7555 Fax (708) 547-7580

Attn: Reid Zanoya

Email: reid.zanoya@actionbehavior.com

PROPOSAL SUBMITTED TO:  
Action Behavior

Telephone: Proposal Date: 08-06-2022  
(512) 920-1055

6540 Lincoln Ave. Suite 2000  
Lincolnwood, IL 60712

STREET  
1601 S. Mopac Expwy - Suite C 300

Cell:  
(608) 6365036

7000 Canton Farm Road  
Plainfield, IL 60586

CITY, STATE, AND ZIP CODE  
Austin TX 78746

Job Name: 800 Parkview Blvd.  
Same: Lombard, IL 60148

10043 Lincoln Hwy Suite 100  
Frankfort, IL 60423

Total Footage We propose to install Ameristar Montage ornamental iron fence per spec.

Height, Style & Color 4' Tall - Black - Majestic with flush bottom.

Picket / Wire Size: Spacing See spec. Approx. 4" air space.

Top Finish Flat Rail

Number of rails and size Three per Mfg spec

Gates One swing gate.

Terminal Post Sizes 2 1/2" x 12 gauge gate posts. Terminals 2" x 16 gauge posts.

Line Post Sizes 2" x 16 gauge posts. Posts set 8' max spaces.

Work to be done see below.

Haul Away

Take Down

Haul Away Spoils YES

Pull Post Butts

Core Drill or Break. YES if needed.

Flanged post

Asphalt Breaks

Post set per code in a concrete

filled footing. 36" or 42" YES

Plot of survey provided by others.  
ken@firstfencecompany.com

See page 2 - 5 for layout and costs.

See attached for fence per Mfg. spec.

Lincolnwood, IL 60712 page 2 of 5

Plainfield, IL 60586 page 3 of 5

Frankfort, IL 60423 page 4 of 5

Lombard, IL 60148 page 5 of 5

Unforeseen buried obstructions such as rough fill, concrete, brick ect. that add time will be a additional charge.

We Propose, hereby, to furnish material and labor in accordance with above specifications, for the sum of >>>

PAYMENT TO BE MADE AS FOLLOWS:

Net 30 Days

If Ken Kolar has to get to get permit add 175.00 plus actual cost of permit.

**ALL PERMITS MUST BE OBTAINED BY OWNER**

All material and labor is guaranteed to be as specified and warranty for one year. All work is to be completed in a workmanlike manner, on a regular time basis according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become extra charges over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, tornado, and other insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**AUTHORIZED FIRST FENCE INC. SIGNATURE: Ken Kolar Page 1 of 5**

( Ken Kolar )

Note: this proposal may be withdrawn by us if not accepted within ( 7 ) days of the above Proposal Date.

Customer hereby assumes full responsibility for the location of the line upon which said materials are to be installed and will locate any /all private cables, to include sprinkler systems, electric, septic fields, gas lines, grills, lighting, etc.

FIRST FENCE INC. to call JUILE or DIGGER as needed.

Unforeseen buried obstructions such as rough fill, concrete, brick ect. that add time will be an additional charge.

I, the undersigned, hereby agree that in the event of default in the payment of any amount due, and if the account is placed in the hands of an agency or attorney for collection or legal action, to pay an additional charge equal to the cost or collection including agency and attorney fees and court costs incurred and permitted by the laws governing these transactions. All past due accounts will be charged at the rate of 1.5% of the unpaid monthly balance.

**Acceptance of Proposal**

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

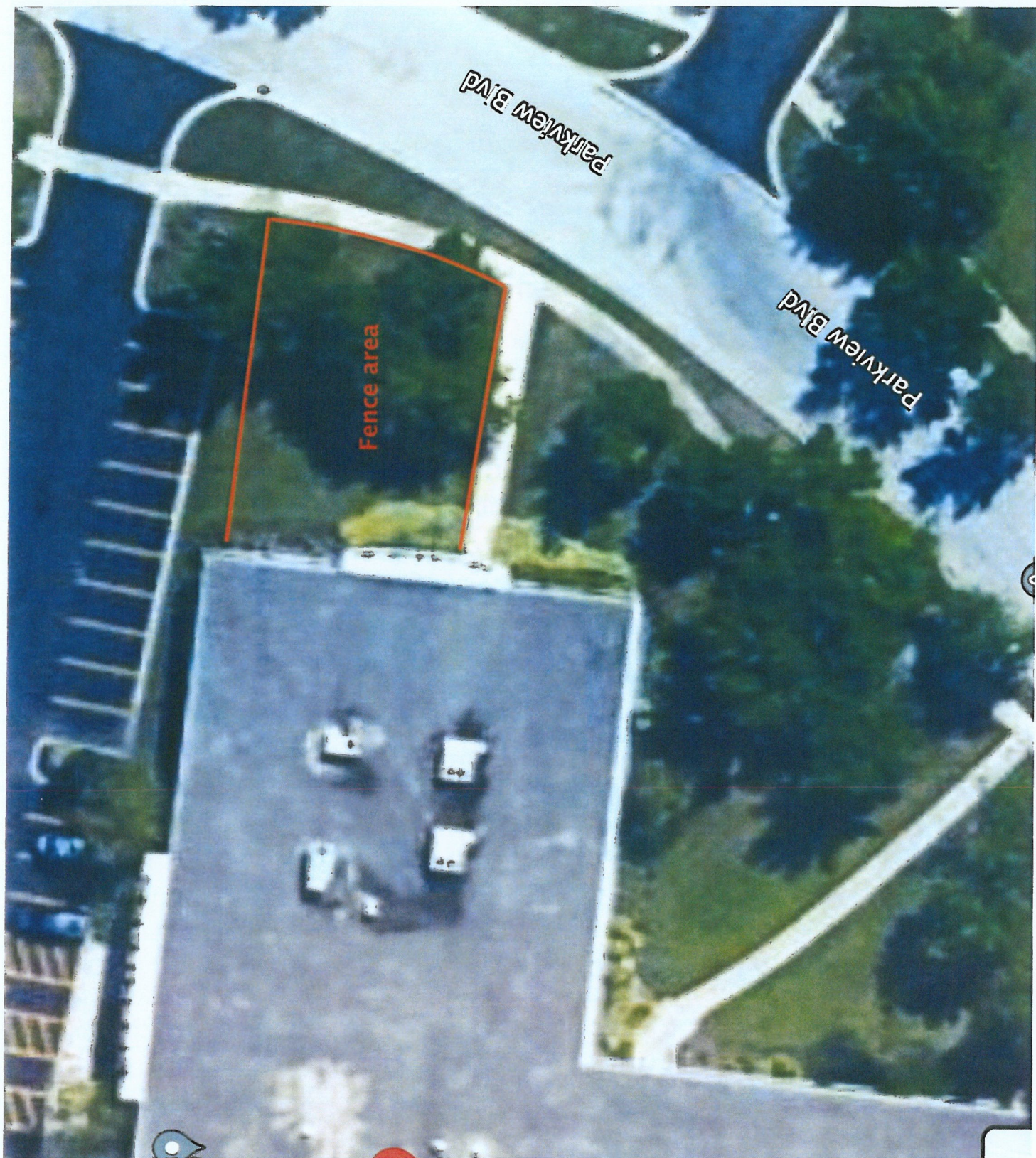














ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR AN  
OUTSIDE SERVICE AREA IN THE OPD OFFICE DISTRICT  
PLANNED DEVELOPMENT PURSUANT TO SECTION  
155.412(C)(10) OF THE LOMBARD VILLAGE CODE.**

PC 23-09; 820 Parkview Blvd

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned OPD Office District Planned Development; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.412(C)(10) of the Lombard Zoning Ordinance to allow for an outside service area; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on May 15, 2023, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following conditional use for outside service area is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 820 Parkview Blvd, Lombard, Illinois and legally described as follows:



LOT 1 IN HOY FARM RESUBDIVISION NUMBER FIVE, BEING A RESUBDIVISION OF PART OF LOTS 2, 3 AND 4 IN HOY FARM SUBDIVISION, BEING A SUBDIVISION IN THE EAST ½ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED FEBRUARY 15, 1996 AS DOCUMENT NUMBER R96-025014, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 05-13-206-036 (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The play area is allowed in the approved areas only;
4. The fence shall be maintained in good condition at all times; and
5. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2023.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_ day of \_\_\_\_\_, 2023.



Ordinance No. \_\_\_\_\_  
Re: PC 23-09  
Page 3

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk