

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE: December 8, 2025 (COW) (B of T) **Date:** December 18, 2025

TITLE: Yorktown Center Pedestrian and Bicycle Improvements Access Agreement

SUBMITTED BY: Carl Goldsmith, Director of Public Works 

BACKGROUND/POLICY IMPLICATIONS:

Staff requests that the Village President and Board of Trustees approve the execution of an access agreement between the Village and Yorktown Mall LLC. The agreement provides that the Village and its consultant (Civiltech Engineering Ltd. Has access to Yorktown's property for the purpose of conducting the design services related to the Yorktown Center Pedestrian and Bicycle Improvements Study.

FISCAL IMPACT/FUNDING SOURCE:

Review (as necessary):

Village Attorney X	Date
Finance Director X	Date
Village Manager X	Date


NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, before the Agenda Distribution.



December 8, 2025

TO: Village President and Board of Trustees

THROUGH: Scott Niehaus, Village Manager

FROM: Carl Goldsmith, Director of Public Works 

SUBJECT: Property Access Agreement for the Yorktown Center Pedestrian and Bicycle Improvements Study

Background

The Village and Yorktown Mall have been actively working on development activities in and around the mall. With the significant increase in residential dwelling units adjacent to the mall, the need to improve pedestrian access for residents of these developments and the general population is a concern for both access and public safety. The Village and Yorktown have previously executed an MUTCD Compliance Improvements Agreement, and the Village has approved an agreement with Civiltech Engineering Ltd. for the design efforts related to the design for long term pedestrian and access improvements that will create a safer and more friendly environment for the area.

In order to allow the Village and Civiltech to enter the Yorktown property to conduct their work effort, the Village and Yorktown Mall have agreed to the attached Property Access Agreement. The agreement sets forth the terms and conditions under which the Village, and its consultant, will perform the work. The agreement stipulates the following:

- ✓ Work shall be conducted at reasonable times during regular business hours. Such access shall be limited to the areas of the Property which are open to the general public
- ✓ Work shall not unreasonably interfere with the use, occupancy or enjoyment rights of any tenants or occupants of any portion of the Property
- ✓ Yorktown will be given at least 3 day's notice of work being performed on Yorktown property.
- ✓ The Village and consultant shall give certificates of insurance to Yorktown prior to performing work on the property.
- ✓ The Village and the consultant shall indemnify Yorktown with regard to work performed for the design effort.

Recommendation

Staff recommends that the Village President and Board of Trustees authorize the execution of the Property Access Agreement for the Yorktown Center Pedestrian and Bicycle Improvements Study.

RESOLUTION

R _____ 25

**A RESOLUTION AUTHORIZING SIGNATURE OF
PRESIDENT AND CLERK ON AN AGREEMENT**

WHEREAS, the Corporate Authorities of the Village of Lombard have received a Property Access Agreement between the Village of Lombard and YTC Mall Owner, LLC regarding design services related to the Yorktown Center Pedestrian and Bicycle Improvements Study as attached hereto and marked Exhibit "A", and

WHEREAS, the Corporate Authorities deem it to be in the best interest of the Village of Lombard to approve such Contract.

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

SECTION 1: That the Village President be and hereby is authorized to sign on behalf of the Village of Lombard said proposal as attached hereto.

SECTION 2: That the Village Clerk be and hereby is authorized to attest said proposal as attached hereto.

Adopted this 18th day of December, 2025.

Ayes; _____

Nays: _____

Absent: _____

Approved this 18th day of January, 2025.

Anthony Puccio
Village President

ATTEST:

Ranya Elkhatib
Village Clerk

PROPERTY ACCESS AGREEMENT

THIS PROPERTY ACCESS AGREEMENT (this “Agreement”) is entered into as of the ____ day of _____, 2026 (the “Effective Date”), by and among YTC MALL OWNER LLC, a Delaware limited liability company (“OWNER”), and the VILLAGE OF LOMBARD, an Illinois non-home rule unit of government (“VILLAGE”).

RECITALS

A. As referred to herein, the term “Property” shall mean the development commonly known as “Yorktown Center”, which Property is located in Lombard, Illinois.

B. VILLAGE intends to enter into an agreement (the “Consulting Agreement”) with Civiltech Engineering Ltd. (“CONSULTANT”) for purposes of evaluating and designing the bicycle and pedestrian connectivity to and within Yorktown Center and related analysis (the “Study”), the scope of which is described in that certain Village of Lombard/Yorktown Center Pedestrian and Bicycle Improvements Study proposal prepared by CONSULTANT and provided to OWNER prior to the Effective Date, attached hereto as Exhibit B.

C. CONSULTANT requires access to the Property in order to perform the Study.

D. OWNER has required that VILLAGE execute this Agreement prior to permitting CONSULTANT access to the Property.

In consideration of the foregoing recitals and the mutual covenants set forth herein, the parties hereby agree as follows:

1. Conditions to Access. During the term of this Agreement, and only so long as the Consulting Agreement is in effect, OWNER will allow CONSULTANT and VILLAGE to access the Property in accordance with the terms of this Agreement for the purpose of conducting the bicycle and pedestrian traffic analysis comprising the Study, subject to the following limitations:

(a) Such access shall be at reasonable times during regular business hours. Such access shall be limited to the areas of the Property which are open to the general public, unless otherwise specifically authorized in writing by OWNER, and such access shall be limited to the scope of work required for the Study pursuant to the Consulting Agreement. Neither VILLAGE nor CONSULTANT or any of Consultant’s employees, contractors, and agents (“Consultant’s Representatives”) shall take any action to unreasonably interfere with the use, occupancy or enjoyment rights of any tenants or occupants of any portion of the Property or unreasonably interfere with the employees, contractors, invitees, customers or guests of the OWNER or any tenant or occupant.

(b) VILLAGE shall give OWNER’s designated representative, Josh Dean (who can be contacted at jdean@yorktowncenter.com), at least three (3) business days’ prior written notice (which may be provided by email) of any intended visit to the Property. Representatives of OWNER may accompany CONSULTANT during each such visit.

(c) VILLAGE shall, and shall cause CONSULTANT and Consultant’s Representatives to (i) use commercially reasonable efforts to avoid any disruption to the

operations of any portion of the Property and/or disturbance or interference with the tenants, occupants, of such Property, and (ii) not contact tenants, occupants, employees, contractors, invitees, customers or guests of such Property during any of its or CONSULTANT's or Consultant's Representatives' visits. CONSULTANT and Consultant's Representatives shall not perform invasive or unreasonably disruptive (as determined by OWNER in its sole discretion) inspections on the Property.

(d) Prior to such time as VILLAGE or CONSULTANT or any Consultant's Representatives enter the Property, CONSULTANT shall provide to OWNER certificates of insurance (including any endorsements necessary to provide the coverage required by this paragraph) as evidence of the insurance policies covering the activities of VILLAGE, CONSULTANT and each of Consultant's Representatives, as set forth on Exhibit A to this Agreement.

(e) All aspects of the Study conducted by or on behalf of VILLAGE shall be at VILLAGE's sole expense and shall be conducted in accordance with applicable laws, including, without limitation, laws relating to worker safety.

(f) OWNER and VILLAGE agree that VILLAGE shall pay no fees to OWNER for its access to the Property pursuant to this Agreement. The foregoing does not limit VILLAGE's other monetary and indemnification obligations set forth in this Agreement.

2. Covenants.

(a) Damage and Repair. Neither VILLAGE nor CONSULTANT or any Consultant's Representatives shall damage any part of the Property or any personal property owned or held by the OWNER, any tenant or occupant of the Property, or any third party. In the event that VILLAGE or CONSULTANT or any of Consultant's Representatives cause damage to the Property, including the property of tenants and occupants thereon, VILLAGE shall promptly repair any such damage and return the Property (including any other property thereon) to substantially the same condition existing prior to such visit, at VILLAGE's sole cost and expense.

(b) Information Sharing/Confidentiality. OWNER acknowledges that VILLAGE intends to disclose certain information obtained in connection with the Study to third parties and the general public. The VILLAGE agrees that, prior to any such disclosure, VILLAGE will provide such proposed disclosures and related materials to OWNER for review and opportunity to comment. In the event that VILLAGE or CONSULTANT or any of Consultant's Representatives obtain confidential information, and OWNER notifies VILLAGE of such confidentiality, VILLAGE shall hold, and shall cause the CONSULTANT and the Consultant's Representatives to hold, all of such confidential information in trust, to keep same confidential and to not divulge the existence of contents of the confidential information without the prior written consent of OWNER. VILLAGE agrees to execute such other documentation as OWNER may request to implement the provisions of this Section 2(b). The provisions of this Section 2(b) shall survive any termination of this Agreement.

(c) VILLAGE shall cause the CONSULTANT and Consultant's Representatives to be aware of this Agreement and the obligations of such parties hereunder.

3. Indemnification. The VILLAGE shall indemnify, defend and save OWNER and the OWNER Related Parties harmless from and against any and all claims, demands, actions, suits, losses, damages, costs, expenses and liabilities whenever arising on or after the date hereof, that may be based upon or may be asserted or alleged to be based upon injury, damage or loss of any nature whatsoever to persons or property (whether of VILLAGE, CONSULTANT, any of Consultant's Representatives, or any other person) arising out of or due to, or asserted or alleged to arise out of or be due to any act (whether of commission or omission) of VILLAGE, CONSULTANT, any of Consultant's Representatives, or any of their agents, employees, and representatives with respect to the Center, or in the exercise of VILLAGE's rights or the performance of VILLAGE's covenants and obligations under this Agreement, or in the performance by CONSULTANT and Consultant's Representatives of the actions contemplated by this Agreement, or related to access to, entrance upon, or inspection of the Property, whether or not any such claim, demand, action, suit, loss, damage, costs, expense or liability is asserted by any agent, employee or representative of VILLAGE, by CONSULTANT or any of Consultant's Representatives, or by any third party, and whether or not any such claim, demand, action, suit, loss, damage, cost, expense or liability is based upon or asserted or alleged to be based upon negligence. In the event any action or proceeding is brought against OWNER or any of the OWNER Related Parties with respect to any matter covered by VILLAGE's aforesaid indemnity obligation, VILLAGE, upon notice by OWNER, shall resist and defend the same at VILLAGE's expense with counsel reasonably satisfactory to OWNER.

OWNER, the OWNER Related Parties, and any owners of the Center, (and all their respective shareholders, partners, directors, related and affiliated entities, ground lessors, managers, management companies, employees, agents, guests, customers and invitees) shall not be liable to VILLAGE, and VILLAGE waives all claims against such parties, for injury, death, or damage to person or property sustained by VILLAGE or any person claiming through or under VILLAGE resulting from any condition, accident or occurrence in or upon the Center, unless such matters arise from the intentional wrongdoing of OWNER. Theft, loss, or damage to merchandise and personal property is the sole risk and responsibility of the VILLAGE. The VILLAGE shall also pay all costs, expenses, and reasonable attorneys' fees that may be incurred or paid by OWNER in enforcing the covenants, conditions and agreements of this Agreement whether incurred as a result of litigation or otherwise. The obligations of this Section 3 shall survive the expiration or termination of this Agreement.

VILLAGE agrees that OWNER shall have no obligation to provide guard services or other security measures. VILLAGE assumes full responsibility for the protection of VILLAGE, CONSULTANT, Consultant's Representatives, and any of their employees, contractors, agents, and invitees against the acts of a third party.

4. Waiver and Release. VILLAGE, for itself and all of its employees, agents, and representatives, hereby waives and releases OWNER and OWNER's property manager, and any of OWNER's affiliates, parents, subsidiaries or any of their respective shareholders, members, directors, managers, officers, employees, agents, attorneys, representatives, consultants,

franchisees, successors or assigns (the “Owner Related Parties”) from all claims by VILLAGE resulting directly or indirectly from access to, entrance upon, or inspection of the Property and all risks of personal injury, illness and death, and property loss, including, without limitation, related to claims against VILLAGE by CONSULTANT or any of Consultant’s Representatives, except to the extent caused by the gross negligence or willful misconduct of OWNER.

5. Term and Termination. The term of this Agreement shall expire automatically upon expiration of the Consulting Agreement, or such earlier date as may be agreed by OWNER and VILLAGE in writing. Notwithstanding the foregoing, OWNER has the right to terminate this Agreement, upon written notice to VILLAGE, in the event that VILLAGE fails to comply with the terms of this Agreement or OWNER determines, in its sole discretion, that such termination is in the interest of the Center’s operations.

6. Miscellaneous.

(a) This Agreement is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings and agreements with respect thereto. This Agreement may not be modified, changed, amended, supplemented or terminated, except by a written instrument signed by both parties.

(b) This Agreement shall be governed by, interpreted under, construed and enforced in accordance with the laws of the state where the Property is located.

(c) Notice and contact information for OWNER and VILLAGE shall be as set forth below such party’s signature to this Agreement.

(d) This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

(e) This Agreement may be executed in one or more counterparts each of which in the aggregate shall constitute one and the same instrument. OWNER and VILLAGE intend to enter into this Agreement with electronic signatures and consent to entering into this Agreement with electronic signatures. OWNER and VILLAGE hereby agree that the electronic signature of OWNER and VILLAGE to this Agreement shall be as valid as an original handwritten signature of such party to this Agreement and shall be effective to bind such party to this Agreement. OWNER and VILLAGE agree that this Agreement, as signed by OWNER and VILLAGE with electronic signatures, shall be deemed (i) to be “written” or “in writing,” (ii) to have been signed by OWNER and VILLAGE to the same extent as if signed with original handwritten signatures, and (iii) to constitute a record established and maintained in the ordinary course of business and an original written record when printed from electronic files, even though containing electronic signatures. Such paper copies or “printouts” of this Agreement as signed with electronic signatures, if introduced as evidence in any judicial, arbitral, mediation or administrative proceeding, will be admissible as between OWNER and VILLAGE to the same extent and under the same conditions as other original business records containing original handwritten

signatures and created and maintained in documentary form. Neither OWNER and VILLAGE shall contest the admissibility of true and accurate copies of this Agreement as signed by the OWNER and VILLAGE with electronic signatures on the basis of the best evidence rule or as not satisfying the business records exception to the hearsay rule. For purposes hereof, "electronic signature" means an electronic symbol or process attached to or logically associated with a contract or other record intended to serve as a manual signature.

(f) If any provision of this Agreement is held to be invalid or unenforceable, such provision shall be fully severable; this Agreement shall be construed and enforced as if such provision had never comprised a part of this Agreement; and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such provision or by its severance from this Agreement.

(g) Time is of the essence with respect to this Agreement.

(h) Each of the parties hereto hereby waives any and all rights to a trial by jury with respect to any dispute among the parties to this Agreement or relating to the actions contemplated hereunder.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, Owner and Consultant, personally or by their duly authorized agents, have executed this Agreement as of the Effective Date.

OWNER:

YTC MALL OWNER LLC,
a Delaware limited liability company

By: 
Donna Blair (04/05/2025 15:07:26 EST)

Name: Donna Blair

Its: Authorized Signatory

Address:
203 Yorktown Shopping Center
Lombard, Illinois 60148
Attn: Mall Management Office
Contact: Josh Dean
Email: jdean@yorktowncenter.com

VILLAGE:

Village of Lombard
An Illinois non-home rule unit of government

By: _____

Name: _____

Its: _____

Address:
255 E. Wilson Avenue Lombard, IL 60148
Attn: Carl Goldsmith, Director of Public Works
Email: goldsmithc@villageoflombard.org

EXHIBIT A

Required Insurance

(i) Commercial General Liability: Consultant shall maintain commercial general liability insurance covering all operations by or on its behalf on an occurrence basis against claims for bodily injury, property damage, and personal injury (including advertising injury).

A. Minimum Limits:

\$2,000,000 Each Occurrence (Combined Single Limit Bodily Injury and Property Damage)
\$3,000,000 General Aggregate
\$2,000,000 Products / Completed Operations Aggregate

B. Coverages:

1. Commercial General Liability Form 00 01 04 13
2. Occurrence Form
3. Additional Insured: As set forth below
4. Waiver of Subrogation in favor of Owner and Owner's property manager, if designated

(ii) Workers Compensation: Consultant shall maintain worker compensation and employer's liability insurance.

A. Minimum Limits:

1. Workers Compensation – Statutory Limits
2. Employers Liability - not less than \$1,000,000 each coverage
 - a. Bodily Injury for Each Accident
 - b. Bodily Injury by Disease for Each Employee
 - c. Bodily Injury Disease Aggregate

B. Coverages:

1. Waiver of Subrogation in favor of Owner and Owner's property manager, if designated

(iii) Umbrella/Excess Liability: Consultant shall maintain umbrella/excess liability insurance on all of the above coverages.

A. Minimum Limits:

\$4,000,000 Each Occurrence
\$4,000,000 in the aggregate

B. Coverages:

1. Additional Insureds: As set forth below.

(iv) Property Insurance: Consultant shall maintain property insurance covering all personal property, materials and equipment that are used in connection to this Agreement.

(v) If requested by Owner, "All Risk" property coverage for the full replacement cost of any personal property owned by Consultant and located on the Property. Any deductible on covered losses shall be borne by Consultant.

Such policies of insurance set forth above shall be in a form and in an amount satisfactory to Owner and shall provide for thirty (30) days written notice to Owner prior to cancellation or material change to the policies, and ten (10) days written notice prior to cancellation of premium coverage. If requested, in addition to the requirements of Section 1(d) of this Agreement, Consultant shall provide Owner with certificates of insurance evidencing the foregoing upon five (5) business days' advance notice.

Such insurance shall be placed with insurance companies of adequate financial capacity satisfactory to Owner with a Best's rating and Financial Size Category of not less than A-/VII and authorized to do business in the state in which the Center is located.

Consultant waives all rights of subrogation which such insurer might have against the Owner and any of its affiliates, parents, subsidiaries or any of the Owner Related Parties. Without limiting any release or waiver of liability or recovery set forth elsewhere in this Agreement, and notwithstanding anything in this Agreement which may appear to be to the contrary, Consultant waives all claims for recovery from Owner and Owner Related Parties for any loss or damage to any of its property whether or not such property is insured or insurable under valid and collectible insurance policies. If Owner fails to obtain and keep in effect any insurance required by this Agreement, Consultant shall indemnify and hold Owner and the Owner Related Parties harmless against any loss that would have been covered by such insurance. The certificates required by this paragraph will provide either that (i) "Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail thirty (30) days' written notice to the Certificate Holder"; or (ii) "Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions."

By requiring insurance herein, neither party represents to the other that the coverage and limits maintained by Consultant will necessarily be adequate to protect Consultant and Consultant's Representatives. The purchase of appropriate insurance coverage by consultant or the furnishing of certificate(s) of insurance shall not release Consultant from its obligations or liabilities under this Agreement or in any way modify its indemnification of Owner and the Owner Related Parties.

The above policies of liability insurance shall name the below-listed entities (and any other person or entity as may be requested by Owner in writing from time to time) as additional insureds, as their respective interests may appear, and will be primary, non-contributory, and not in excess of any other coverage maintained by Owner or any other party.

As of the effective date, the following parties shall be named as additional insureds on all of Consultant's insurance policies as follows:

Additional Insureds:

YTC Management, LLC

YTC Butterfield Owner, LLC

YTC Mall Owner LLC
YTC Land Owner, LLC
J.C. Penney Co.
Von Maur, Inc.
and any of their respective successors and assigns

The Certificates of insurance must state which entities are listed as additionally insured and must list each of the foregoing, and/or such other entities as Owner may request from time to time, as an additional insured.

All Insurance Certificates must have the "Additional Insured Endorsement" attached to the Insurance Certificate.

EXHIBIT B

Scope of Civiltech Study



Village of Lombard Yorktown Center Pedestrian and Bicycle Improvements Study

Scope of Services

The anticipated geographic boundary of this study includes Yorktown Center, with a focus on the ring road, along with the access roads leading into Yorktown Center (e.g. Fairfield Ave, Yorktown Mall Dr, Grace St). The purpose of this project is to evaluate the bicycle and pedestrian connectivity to and within Yorktown Center and develop concepts to improve multi-modal access for these users.

Item 1 – Kick-Off Meeting & Visioning

We will begin by listening to the goals of the Village of Lombard in a kick-off meeting. This will also consist of a visioning session to gain an understanding of what success looks like for the Village. We will complement this with a study overview and visioning session with the Village and Yorktown Center. We will use these conversations to develop the project timeline, key milestones and come to a consensus on deliverables that will be most useful and implementable. As part of these meetings a site visit with the Village and potentially Yorktown Center will provide on-the-ground insights and feedback to shape future improvements.

Deliverables:

- a. Kick-Off Meeting and Visioning Session with the Village & Meeting Minutes
- b. Virtual Meeting with the Village and Yorktown Center & Meeting Minutes
- c. Project Team Site Visit

Item 2 – Existing Conditions Analysis

Plan Review: Our team will review the Village's various plans and policies (e.g. Lombard Village-wide Bicycle and Pedestrian Master Plan (2016), Village of Lombard Comprehensive Plan (2014), Yorktown Center's plans and design guidelines, and other regional plans (e.g. CMAP's Butterfield Road Corridor Plan) to guide our understanding



of the existing state and vision the Village has for access, connectivity and growth in this area.

Data Analysis: We will supplement key findings from these previous plans efforts by coordinating with the Village and researching other local and regional datasets that will help us quantitatively and spatially understand where improvement opportunities exist (e.g. existing transportation facilities - including bike and pedestrian facilities, Pace stops and ridership, crash data, current and upcoming developments).

Completed studies, including recommendations from KLOA, will be reviewed. A high-level investigation of parking requirements and utilization will be undertaken using available parking data gathered from the Village or Yorktown Center ownership. Engineering staff will visit the site during two peak periods to observe traffic, pedestrian, and bicycle activity.

Case Studies: We will complete a review of successful shopping centers in the Midwest and Chicagoland area, specifically those transforming into mixed-use developments. This will provide an avenue to review how different modes of transportation can coexist and support shopping centers to enhance safety, connectivity, and vitality.

Deliverables:

- a. Existing Conditions Data Requests
- b. Up to two Site Visits
- c. Existing Conditions Memo, including Case Studies

Item 3 – Stakeholder Engagement

Engaging those who own, operate and use this space is essential to develop a plan that best fits the needs of the Village, Yorktown Center, and the larger community.

Stakeholder Involvement Plan: We will work with the Village to create a Stakeholder Involvement Plan and Stakeholders List from the beginning of the study. This will allow us to develop a cohesive communications strategy and to ensure we are engaging necessary stakeholders at key milestones.

Project Website: A project webpage on the Village's website will be created as a resource and reference point for all project materials, along with a project fact sheet. This would include a project overview, timeline, potential input opportunities, design concepts, and recommended concept.



Yorktown Center Coordination Meetings: In addition to the kick-off meeting with Yorktown Center, we will engage them four times throughout the project process. These will take place to review existing conditions, potential concepts, and the recommended concept.

Stakeholder Meetings: Three meetings will be reserved for key stakeholders, as needed. These virtual, one-on-one meetings would provide time to meet with a specific tenant, developer, etc.

Community Open House: An open house will be held to share design concepts and receive feedback from the community.

Deliverables:

- a. Stakeholder Involvement Plan
- b. Stakeholders List
- c. Project Website
- d. Yorktown Center Community Meetings (4)
- e. Stakeholder Meetings (3)
- f. Community Open House (1)
- g. Stakeholder Engagement Section in Final Report

Item 4 - Concepts Development

Building on our data analysis, stakeholder engagement, on-the-ground observations and Village priorities, we will develop design concepts that improve safety for all Yorktown Center patrons, enhance local connectivity and accessibility, and improve walkability and the pedestrian environment. This will include both recommendations throughout the study area, including potential cross sections, as well as design concepts at key locations, as determined by the project team and Village.

Nature-based Solutions: To build on Yorktown Center's redevelopment vision, improve the pedestrian environment, and provide environmental benefits, we will look for opportunities to integrate Nature-Based Solutions into the design concepts. These could include green parking lots, bioswales, filter strips, tree canopy covers, and native vegetation in the medians and parkways.

Placemaking: Our team will lead a collaborative placemaking design process with the goal of transforming public spaces into vibrant, people-centered places that promote community well-being and connection. Through Village and stakeholder meetings, we will create design details that create a unique sense of place and spaces that



encourage walking, biking and recreation. We will review the possibilities of converting and activating vacant space into parcels that enhance the pedestrian environment, as well as exploring ways to repurpose underutilized parking areas by transforming them into activated pedestrian spaces.

Visualizations: Our team will develop three photorealistic 3D renderings of proposed designs to illustrate solutions. Our photorealistic renderings will include a variety of eye-level and birds-eye views to showcase proposed ideas at appropriate scales and vantage points that will provide a better understanding of how proposed improvements will look within the existing context.

Deliverables:

- One aerial exhibit, illustrating recommendations throughout the study area
- Up to three roadway cross section exhibits
- Up to two location-specific pedestrian & bicycle design concepts
- Up to two placemaking concepts
- Up to three renderings

Item 5 - Recommended Concept, Plan and Implementation Strategy

Following the review of design concepts, we will finalize the recommended concept, refine concept visualizations, complete engineering analysis, and develop implementation and funding strategies. Once these components are near-final, our team will distill all the relevant information developed throughout this study into a comprehensive, yet actionable draft plan.

Keeping the project delivery process and municipal budgets in mind, we will develop an implementation strategy that helps the Village plan the next stages of Yorktown Center's transformation. The implementation section will include:

- A map and accompanying spreadsheet or table detailing the phasing of recommendations (e.g., civil, landscaping/ placemaking) by near-, mid-, and longer-term
- Planning-level cost estimates for seeking grant opportunities and programming into the Village's budget
- Spreadsheet connecting projects to specific grant opportunities: From our experiences helping many suburban communities win millions of dollars in grant



funding for multimodal projects, we know how to strategically pursue grant opportunities to maximize the outcome.

Deliverables:

- Recommended Concept
- Plan Report, including phasing, costs and funding opportunities

Timeline

September 2025: Kick-Off Meeting & Visioning

September – December 2025: Existing Conditions Analysis and Design Concepts Development

January 2026 – March 2026: Recommended Concept and Draft Report



Mike Folkening, P.E., PTOE

Director of Urban Design & Traffic



Expertise

Transportation Planning
Roadway Design
Street Rehabilitation and Reconstruction
Bikeway and Pedestrian Facility Design
Stakeholder Coordination and Public
Involvement
Preparation of Contract Plans,
Specifications and Estimates

Education

B.S Civil Engineering, 1995
Valparaiso University

Professional Registrations

Professional Engineer - Illinois; 062-054315
Professional Engineer - Wisconsin; 47618-6
Professional Traffic Operations Engineer -
National Certification; 2483

Certifications

Think Bike Chicago Workshop – Dutch Cycling
Embassy, September 2013
Sustainable Streets for Chicago, June 2009
Designing Streets for Pedestrian Safety,
November 2007
Context Sensitive Solutions for Local Agencies,
October 2006

Professional Organizations

Institute of Transportation Engineers
Lambda Alpha International – Ely Chapter

Mike has been providing civil, transportation, and urban design consulting services since 1995. His experience includes the design of roadways, streetscapes, on-street bicycle facilities, multi-use paths and trails, and other recreational facilities. Mike specializes in transportation projects within highly urbanized areas with high level pedestrian, bicycle, and transit accommodations. He is passionate about providing a Complete Streets approach to ensure the safety of all modes of transportation while respecting vehicular mobility and promoting commercial activity. Mike leads the Urban Design & Traffic department which also includes Civiltech's transportation planning and landscape architecture services.

Representative Projects

Transportation Planning

Ogden Avenue Corridor Improvements; Chicago Department of Transportation

Cook County Transit Study; Cook County Department of Transportation and Highways (sub-consultant to Nelson Nygaard)

Joliet ADA Transition Plan; City of Joliet

Will County Long Range Transportation Plan; Will County

Cicero Avenue Corridor Study; Chicago Department of Transportation and Department of Planning and Development

North DuSable Lake Shore Drive Phase I Study; Chicago Department of Transportation

Homewood Transit-Oriented Development Study; Village of Homewood (sub-consultant to Muse Community + Design)

NATO Street Closure Permit Plan; Chicago Department of Transportation

Grade Separation Budgetary Cost; Illinois Department of Transportation - CREATE

Pavement Marking Record Plans; Chicago Department of Transportation

Bikeway and Pedestrian Facility Studies

Bicycle and Pedestrian Improvement Plan; City of St. Charles

Libertyville Village Bicycle Plan; Village of Libertyville

Old Plank Road Trail Extension Feasibility Study; Village of Sauk Village

Church Street Pedestrian and Bicycle Improvements; City of Evanston; \$3.0 million

Chicago Avenue, Latrobe Avenue to Kedzie Avenue HSIP; Chicago Department of Transportation; \$2.9 million

Broadway Foster Avenue to Devon Avenue; Chicago Department of Transportation; \$8.5 million

Elmhurst Bicycle and Pedestrian Improvements Project; City of Elmhurst; \$250,000

Des Plaines River Trail Central Feasibility Study; Active Transportation Alliance

Master Bike and Active Transportation Plan; Village of Wilmette

Arterial Bike Network Study; Village of Mount Prospect

Oak Brook Multi-Use Path and Bike Route Master Plan; Village of Oak Brook

Central Business District Streetscape and Utility Improvements; Village of Glen Ellyn; \$20.0 million



Mike Folkening, P.E., PTOE

Director of Urban Design & Traffic

Representative Projects (Continued)

Bikeway and Pedestrian Facility Studies (Continued)

Master Bike and Active Transportation Plan; Village of Wilmette

Vision Zero: Year One High Crash Corridor Improvements; Chicago Department of Transportation

Northcenter Town Square; Chicago Department of Transportation; \$1.0 million

Chicago Streets for Cycling Phase IV, Project 3 – Phase I and II; Chicago Department of Transportation; \$3.0 million

Lincoln Village Pedestrian and Bicycle Bridge – Phase I and II; Chicago Department of Transportation; \$2.0 million

Traffic Modeling and Simulation

North DuSable Lake Shore Drive Phase I Study; Chicago Department of Transportation/Illinois Department of Transportation

ISW North Lawndale: Ogden Ave; Pulaski to Roosevelt Corridor Improvements; City of Chicago

Belmont Avenue, Milwaukee Avenue to Western Avenue; City of Chicago

Morton Arboretum Access Study; The Morton Arboretum

Jackson Park Improvements/Obama Presidential Center; Chicago Department of Transportation

Stony Island Avenue Cycle Track; Chicago Department of Transportation

Traffic Engineering, Safety and Pedestrian Studies

Northern Terminus Traffic Study; Chicago Department of Transportation



Lissa Sweeney, AICP, LEED AP

Director of Transportation Planning Services



Expertise

Transportation Planning
Bicycle and Pedestrian Studies
Stakeholder Coordination and
Public Involvement
Geographic Information Systems
Complete Streets
Grant Writing

Education

Master of Urban Planning & Policy, 2013
University of Illinois at Chicago
B.A. Psychology & Environmental Sciences, 2009
University of Michigan

Professional Registrations

American Institute of Certified Planners; 31796
LEED Accredited Professional;
10780748-AP-O+M

Professional Organizations

U.S. Green Building Council, Member
American Planning Association, Member
Women's Transportation Seminar (WTS),
Transportation YOU Co-Chair

Lissa Sweeney's talent lies in bringing multiple stakeholders to the table, guiding them through complex issues and advocating for creative solutions and action. She is passionate about improving the built environment and has managed transportation, stormwater management and sustainability projects. As a certified planner (AICP), Lissa takes a holistic approach to projects. Her experience in the not-for-profit, private and public sectors positions her to implement innovative and custom approaches for each client. In addition to assisting clients in working towards LEED certification, Lissa regularly piloted new sustainability programs and certifications including GRESB, BOMA 360, and TOBY Awards.

Representative Projects

Transportation Planning and Community Engagement

Cook County Transit Study; Cook County Department of Transportation and Highways (sub-consultant to Nelson Nygaard)

City Square Design; City of Joliet

Joliet ADA Transition Plan; City of Joliet

Oak Brook ADA Transition Plan; Village of Oak Brook

Grant Administration Assistance; Chicago Department of Transportation

South Cook County Truck Routing & Communities Study; Chicago Metropolitan Agency for Planning

North DuSable Lake Shore Drive Phase I Study; Chicago Department of Transportation

Ogden Avenue Corridor Improvements Project; Chicago Department of Transportation

Safe Routes to Transit Phase I Study; City of Milwaukee

Highland Park Transit Study; City of Highland Park

Strategic Plan for Transportation: Year 1 Update; Chicago Department of Transportation

Network-wide Bicycle and Pedestrian Planning

Old Plank Road Trail Extension Feasibility Study; Village of Sauk Village

Des Plaines River Trail Central Feasibility Study; Active Transportation Alliance

Economic Impacts of Bicycling Study; Chicago Department of Transportation

Arterial Bike Network Study; Village of Mount Prospect

Bicycle and Pedestrian Improvement Plan; City of St. Charles

Shared-Use Path and Bike Route Master Plan; Village of Oak Brook

Master Bike and Active Transportation Plan Implementation; Village of Wilmette

At a previous place of employment, Lissa worked on the following projects:

Stakeholder Coordination and Public Involvement

Stormwater Master Planning Program; Metropolitan Water Reclamation District

Randolph Street Corridor Improvement Study; Chicago Department of Transportation

Busse Road Phase I Study; Cook County Department of Transportation and Highways



Lissa Sweeney, AICP, LEED AP

Director of Transportation Planning Services

Representative Projects (Continued)

Stakeholder Coordination and Public Involvement (Continued)

Howard Street Corridor Improvement; City of Evanston, Illinois

Brown Line Capacity Vision Study; Chicago Transit Authority

South Halsted Bus Corridor Enhancement Project; Chicago Transit Authority and Pace

Fulton Market Streetscape Section 2; Chicago Department of Transportation

Burnham Multimodal Connector Phase I Study; Cook County Department of Transportation and Highways

Illinois International Port District Master Plan; Chicago Metropolitan Agency
for Planning



Steve Pautsch, P.E., PTOE

Project Manager



Expertise

Traffic Engineering and Impact Studies
Pedestrian Studies
Bicycle Studies
Traffic Signal and Signal System Design
Intersection Design Studies
School Studies
Parking Studies
Traffic Calming
Intelligent Transportation System Design

Education

B.S. Civil Engineering, 2001
Valparaiso University

Professional Registrations

Professional Engineer - Illinois; 062-058388
Professional Traffic Operations Engineer -
National Certification; 2020

Certifications

Traffic Signal Workshop, 2002
Northwestern University Center
for Public Safety
Traffic Signal Seminar,
CECI/IDOT, 2002

Professional Organizations

Institute of Transportation Engineers

Steve has been employed with Civiltech since June 2001. For over 13 years, he was a full-time consultant to the Chicago Department of Transportation, providing expert traffic engineering assistance, consultation, design, and review services in the development and design of auto, bicycle, pedestrian, and transit infrastructure improvements. His responsibilities at CDOT included conducting various types of traffic studies and presenting results to city staff and elected officials, reviewing plans and studies submitted to the department, designing pedestrian and bicycle infrastructure improvements, testifying at Plan Commission and other public meetings, and assisting with the development of department standards and policies. In 2019, he returned to Civiltech's Itasca office to serve as a Project Manager, specializing in Traffic, Bicycle, and Pedestrian Studies. Steve also has expertise in traffic signal, signal system, and Intelligent Transportation Systems design projects.

Representative Projects

Bicycle and Pedestrian Facility Studies

Bicycle and Pedestrian Improvement Plan; City of St. Charles

Crosswalk Safety Enhancements at Milwaukee Ave. & Maple Ave.;
Village of Libertyville; \$250,000

Old Plank Road Trail Extension Feasibility Study; Village of Sauk Village

Church Street Pedestrian and Bicycle Improvements; City of Evanston; \$3.0 million

**Farnsworth Avenue at Marshall Boulevard and Illinois Prairie Path Segment/
Intersection Improvements;** City of Aurora; \$250,000

Chicago Avenue, Latrobe Avenue to Kedzie Avenue HSIP; Chicago Department
of Transportation; \$2.9 million

Buffalo Grove High School Pedestrian Facilities; Cook County Department
of Transportation and Highways; \$100,000

Broadway Foster Avenue to Devon Avenue; City of Chicago; Chicago Department
of Transportation; \$8.5 million

Elmhurst Bicycle and Pedestrian Improvements Project; City of Elmhurst; \$250,000

Riverside Avenue Design Plans; City of St. Charles; \$100,000

Traffic Engineering, Safety and Pedestrian Studies

Traffic Calming Petitions & School Safety Plans; Village of Oak Park

94th Avenue and 159th Street Traffic Safety Study; Village of Orland Park

Fulton Market Traffic Study; Chicago Department of Transportation

Central Avenue Safety Study; Cook County Department of Transportation and Highways

Greggs Parkway & Huntington Drive; Village of Vernon Hills

Traffic Engineering Services; Chicago Department of Transportation

Cook County On-Call Traffic Engineering Services; Cook County Department
of Transportation and Highways

Elmhurst City Centre Traffic Review; City of Elmhurst

Vernon Hills Traffic Engineering Services; Village of Vernon Hills

Various Traffic Studies; Village of Libertyville



Steve Pautsch, P.E., PTOE

Project Manager

Representative Projects (Continued)

Traffic Engineering, Safety and Pedestrian Studies (Continued)

Traffic Engineering Services; City of Highland Park

Western Court Traffic Study; Village of Lisle

Northern Terminus Traffic Study; Chicago Department of Transportation

Bicycle Planning

Elmhurst Bicycle & Pedestrian Plan Update; City of Elmhurst

Libertyville Village Bicycle Plan; Village of Libertyville

Bicycle and Pedestrian Improvement Plan; City of St. Charles

Traffic Signal and Signal System Design

Project Development Report; Lake Street/Springfield Drive; Villages of Bloomingdale and Roselle

Blesterfield Road and Leicester Road Intersection Realignment and Widening; Village of Elk Grove Village; (Roadway and Highway Design); \$1.0 million

Flashing Beacon Installation, Wolf Road/Forest Avenue; City of Des Plaines

Emergency Vehicle Preemption System Improvements (68 Intersections); City of Joliet

Traffic Signal Modernizations, Signal Timing Optimization, Fairview Ave; Village of Downers Grove (7 Signal Fiber Optic Interconnect)

Temporary and Permanent Traffic Signal Installation and Interconnect with Autoscope Vehicle Detection, Washington Street, U.S. 45 to Hunt Club; Lake County Division of Transportation

Traffic Signal Installation, Washington Street, IL Route 83 to U.S. Route 45; Lake County Division of Transportation, (3 Signal Fiber Optic Interconnects)

Traffic Signal Modernization, 63rd Street; Chicago Department of Transportation

Traffic Signal Design, Big Hollow Road at U.S. 12 Frontage Road; Village of Fox Lake

District 1 Miscellaneous Traffic Signal Designs; Illinois Department of Transportation - Division of Highways

Naperville Road/Warrenville Road Traffic Signal Improvement; DuPage County Division of Transportation

Emergency Vehicle Preemption System Improvements (10 Intersections); City of Des Plaines

Emergency Vehicle Preemption System Improvements (68 Intersections); City of Joliet

Emergency Vehicle Preemption System Improvements (18 Intersections); City of Elgin Fire Department

Grant Writing

On-Call Grant Writing Services; Chicago Department of Transportation

Highway Safety Improvement Applications; Cook County Division of Transportation and Highways

Lisle North Connector Bike Path ITEP Application; Village of Lisle

159th Street and 94th Avenue HSIP Application; Village of Orland Park



Phil Hutchinson, PLA, LEED AP

Director of Landscape Architecture Services



Expertise

Landscape Architecture
Streetscape and Urban Design
Community Identity
Placemaking
3D Visualizations
Green Infrastructure

Education

Bachelors of Landscape Architecture, 2001
Michigan State University

Professional Registrations

Registered Landscape Architect-
Illinois; 157-001258
LEED Accredited
CLARB Certified

Professional Organizations

American Society of Landscape Architects
Active Transportation Alliance
Council of Landscape Architecture
Registration Boards (CLARB)

Phil brings extensive experience in the landscape architecture field and in leading the urban design and landscape architecture components of streetscape projects. He specializes in designing and developing pedestrian environments, community identifiers and gateways for streetscape projects in historic settings, and green infrastructure elements. His talents ensure that streetscape and urban environment improvements include community identity and sense of place as leading design factors. Phil is passionate about designing from a bike/pedestrian point of view in addition to the transportation experience. In addition to leading the Landscape Architecture department, Phil manages Civiltech's growing digital rendering team.

Representative Projects

City Square Design; City of Joliet; \$8.0 million

Naperville Downtown Streetscape Improvements; City of Naperville; \$3.0 million

Central Business District Streetscape and Utility Improvements; Village of Glen Ellyn; \$28.0 million

111th Street - Cottage Grove Avenue to Ellis Avenue; Chicago Department of Transportation; \$2.5 million

North DuSable Lake Shore Drive Phase I Study; Chicago Department of Transportation

Jackson Park Improvements/Obama Presidential Center; Chicago Department of Transportation

Downtown Lisle Streetscape Concept; Village of Lisle; \$2.5 million

Northcenter Town Square; Chicago Department of Transportation; \$1.0 million

Master Bike and Active Transportation Plan; Village of Wilmette

Chicago Avenue, Austin to Cicero Improvements; Chicago Department of Transportation

Grant Park Skate Plaza; Chicago Park District; \$2.5 million

At a previous place of employment, Mr. Hutchinson provided Landscape and Streetscape Design services and Project Management on the following projects:

Fulton Market District - streetscape, gateway signage, and custom furniture; Chicago Department of Transportation

Broadway and Lawrence - streetscape, community identifier, performance stage, and plaza design; Chicago Department of Transportation

River Street - streetscape design and pedestrian space; City of Batavia

Fred Anderson Park, including performance stage and overhead canopy design; Chicago Park District

West Park - playground and performance stage; Glencoe Park District

Scoville Park - playground, performance stage, and plaza; Park District of Oak Park



Barry Stuedemann, P.E., SPWS, ISA Certified Arborist

Director of Nature-based Solutions



Expertise

Nature-based Solutions
Natural and Nature-based Feature Design
Civil Site Design and Stormwater Management
Wetland, Buffer, and Riparian Assessments,
Delineations, and Design
Natural Resource Restoration and Monitoring

Education

Master of Public Policy in Environmental Policy, 2005
University of Chicago
M.S. Environmental Engineering, 1995
Illinois Institute of Technology
B.S. Civil Engineering, 1989
Southern Methodist University

Professional Registrations

Professional Engineer - Illinois; 062-053718
Professional Engineer - Wisconsin; 101745-6
Professional Engineer - Michigan; 6201310343
Professional Engineer - Texas; 137181
Professional Engineer - Missouri; 2008007654
SWS Professional Wetland Scientist; 1975
ISA Certified Arborist; IL-10237A
Certified Wetland Specialist - Lake County; C-029
Certified Wetland Specialist - McHenry County
Qualified Wetland Review Specialist - Kane County; W-072
Waterfront Edge Design Guidelines Associate
OSHA 40-Hr Hazardous Waste Operations

Professional Organizations

American Society of Civil Engineers
Society of Wetland Scientists
Illinois Association for Floodplain and Stormwater
Management
American Public Works Association
International Society of Arboriculture
Illinois Association of Environmental Professionals

Barry is Civiltech's Director of Nature-based Solutions (NbS), focusing on natural and nature-based feature (NNBF) planning and design. Barry was employed at Civiltech from 1997 through 2005, and rejoined Civiltech in 2024. He has been working in the consulting field since 1990, combining his extensive Civil Engineering and natural resource experience in Civiltech's NbS practice. Barry has experience with large and small projects for public and private stakeholders nationwide. His focus is on implementing NbS into civil site design, transportation design, wetland sciences and habitat restoration, natural and nature-based feature (NNBF) design, stormwater management and permitting, green infrastructure, stream and shoreline resilience, and biotechnologies such as constructed treatment wetlands.

Representative Projects

Nature-based Solutions

North DuSable Lake Shore Drive Phase I Study; Illinois Department of Transportation, Chicago Department of Transportation; \$3.0 billion

Jackson Park Improvements/Obama Presidential Center; Chicago Department of Transportation

Fairfield Road/IL Route 176 Junction Improvement; Lake County Division of Transportation; \$15.0 million

Weiland Road - Lake Cook Road to IL Route 22 and Lake Cook Road - Buffalo Grove Road to Hastings Lane; Village of Buffalo Grove and Cook County Department of Transportation and Highways; \$68.0 million

Lake Zurich Road at US Route 14; Village of Barrington; \$3.9 million

Army Trail Road Drainage Improvements at Regency Drive; DuPage County Division of Transportation; \$250,000

At a previous place of employment, Barry worked on the following projects:

Stormwater BMP Design, Kansas City Assembly Plant; Ford Motor Company

Proposed Energy Center Sites in Illinois, Michigan, Connecticut, Massachusetts, and Rhode Island; East Point Energy

Grassmere, Haverton & Oaksbury Drainage Improvements Wetland Restoration Project; Village of North Barrington

Solutia Green Stormwater Infrastructure Improvements; Troy, Michigan

Lemont Facility Stormwater BMP Conceptual Design; International-Matex Tank Terminals

Restoration Engineer and Wetland Scientist

Wetland Permit Submittal Reviewer for various Municipalities; North Barrington, Downers Grove, Hainesville, and Island Lake

Village of Oak Brook Maintenance and Monitoring, Bath and Tennis Drive; Village of Oak Brook

US Route 14 at CN Railroad Grade Separation; Village of Barrington; \$62.8 million

Rogue River Streambank and Streambed Restoration; Rockford, MI

Proviso Drive Reconstruction Phase I Study; Cook County



Barry Stuedemann, P.E., SPWS, ISA Certified Arborist

Director of Nature-based Solutions

Representative Projects (Continued)

Restoration Engineer and Wetland Scientist (Continued)

Rozanne Drive Crossing of Salt Creek; DuPage County
550 North Center Avenue Expansion; DuPage County
North York Road/Harger Road Intersection Improvements, Phase I and II; DuPage County
Darrell Road Phase I Study; Lake County
IL Route 83 Bike Path, Foster Avenue to Bryn Mawr Avenue; DuPage County
Army Trail Boulevard Water Main and Resurfacing; DuPage County
Squaw Creek Improvements, Miller Lane to Irving Park Road; DuPage County
Fremont Center Road Phase I Study; Lake County
Stormwater Permit Review Services; Village of North Barrington
Church Road STP Improvements, Grove Avenue to Irving Park Road; DuPage County
Stormwater Permit Review Services; Village of Downers Grove
Fairfield Road at IL Route 176, NAI Monitoring; Lake County
Ethel's Woods, Millennium Trail/U.S. Route 45 Underpass Project; Lake County
14th Street Phase I Study; Lake County
84th Avenue and 179th Street Bike Path Extension Project; Cook County
131st Street, Pulaski Road to Kedzie Avenue; Cook County
Lake Cook Road Improvements Phase II, Raupp Boulevard to Hastings Lane; Lake and Cook County
Welland Road Improvements, Lake Cook Road to IL Route 22; Lake County
Middlefork Savanna Trail Connection Project; Lake County
Church Road STP Improvements, Jefferson Street to Grove Avenue; DuPage County
Church Road STP Improvements, Grand Avenue to Jefferson Street; DuPage County
Wang Culvert Replacement Project; Lake County
South Luther Avenue Neighborhood Area Project; DuPage County
BNSF Willow Springs Intermodal Facility Support Track Project; Cook County
Quentin Road Improvements Phase II, U.S. Route 12 to Illinois Route 22; Lake County

Environmental Engineering

Jo-Carroll Energy, Multi-Facility SPCC Plan; Northwest Illinois
Corn Belt Energy Corporation, Multi-Facility SPCC Plan; Central Illinois
SouthEastern Illinois Electric Cooperative, SPCC Plan Amendment; Southern Illinois
St. Joseph's Hospital – South SPCC Plan; Hillsborough County, FL

YORKTOWN CENTER PEDESTRIAN AND BICYCLE IMPROVEMENTS STUDY
Village of Lombard

Cost Estimate of Consultant Services

Civiltech Engineering, Inc.

Work Item	Staff Classifications, Billing Rate and Workhours									Total Workhours	% of Workhours	Labor Cost		
	Director QC/QA	Project Manager	Transportation Planner IV	Transportation Planner III	Senior Transportation Engineer	Transportation Engineer	Senior Landscape Architect	Digital Rendering Artist	Nature-based Solutions Director					
	Billing Rate	\$85.00	\$67.50	\$42.75	\$38.50	\$62.25	\$40.50	\$77.00	\$44.75				\$80.00	
Item 1 - Kick-Off Meeting and Visioning	6	12	0	5	12	0	5	0	0	40	5%	\$2,644.50		
Item 2 - Existing Conditions Analysis	2	21	15	40	16	19	9	0	0	122	15%	\$6,227.25		
Item 3 - Stakeholder Engagement	9	40	14	58	24	0	17	0	14	176	22%	\$10,219.50		
Item 4 - Concepts Development	6	28	13	27	42	31	59	60	20	286	35%	\$16,693.25		
Item 5 - Recommended Concept, Plan and Implementation Strategy	7	32	23	38	37	27	19	0	9	192	24%	\$10,781.00		
Total Workhours by Staff Classification	30	133	65	168	131	77	109	60	43	816				
Percentage of Total Workhours:	4%	16%	8%	21%	16%	9%	13%	7%	5%	100%				
Direct Labor Cost by Staff Classification	\$2,550.00	\$8,977.50	\$2,778.75	\$6,468.00	\$8,154.75	\$3,118.50	\$8,393.00	\$2,685.00	\$3,440.00					
											Total Labor Cost:	\$46,565.50		
											2.70 Multiplier:	\$125,726.85		
											Direct Costs:	\$740.20		
											PROJECT TOTALS:	816	100%	\$126,467.05

Prepared by: Civiltech Engineering, Inc.
Printed: 8/4/2025

YORKTOWN CENTER PEDESTRIAN AND BICYCLE IMPROVEMENTS STUDY
Village of Lombard

Civiltech Engineering, Inc.

Workhour Summary

Staff Classifications & Workhours											
Work Item and Sub-Items	Director QC/QA	Project Manager	Transportation Planner IV	Transportation Planner III	Senior Transportation Engineer	Transportation Engineer	Senior Landscape Architect	Digital Rendering Artist	Nature-based Solutions Director	Total Workhours	% of Workhours
Item 1 - Kick-Off Meeting and Visioning											
a. Village Kick-Off Meeting	2	5		3	5					15	37.5%
b. Yorktown Center Kick-Off Meeting (Virtual)	2	4		2	4		2			14	35.0%
c. Project Team Site Visit	2	3			3		3			11	27.5%
Subtotal:	6	12	0	5	12	0	5	0	0	40	100%
Item 2 - Existing Conditions Analysis											
a. Plans Review		3		5			3			11	9.0%
b. Data Analysis		8		10	14	14	3			49	40.2%
c. Case Studies		5	5	15		5	3			33	27.0%
d. Existing Conditions Memo	2	5	10	10	2		3			29	23.8%
Subtotal:	2	21	15	40	16	19	9	0	0	122	100.0%
Item 3 - Stakeholder Engagement											
a. Stakeholder Involvement Plan		2		5						7	4.0%
b. Project Website		2	4	8						14	8.0%
c. Yorktown Center Meetings (4)	3	12	16	16	12		6		5	55	31.3%
d. Stakeholder Meetings (3)	2	6		9	6		3			26	14.6%
e. Community Open House	4	15	10	15	6		8		8	66	37.5%
f. Engagement Summary (in Final Report)		3		5						8	4.5%
Subtotal:	9	40	14	58	24	0	17	0	14	176	100.0%
Item 4 - Concepts Development											
a. Draft Recommendations	2	8		8	15	15				48	16.8%
b. Draft Cross Sections (3)		4	6	6	10	8				34	11.9%
c. Draft Design Concepts (2)	2	8	7	8	12	8			10	55	19.2%
d. Draft Placemaking Concepts (2)	2	5		5			50		10	72	25.2%
e. Draft Renderings (3)		3			5		9	60		77	26.9%
Subtotal:	6	28	13	27	42	31	59	60	20	286	100.0%
Item 5 - Recommended Concept, Plan and Implementation Strategy											
a. Recommended Concept	2	8		10	10		10			40	20.8%
b. Implementation Plan	2	8	5	10	15	15				55	28.6%
c. Draft Report	2	10	10	10	8	8	6		6	60	31.3%
d. Final Report	1	6	8	8	4	4	3		3	37	19.3%
Subtotal:	7	32	23	38	37	27	19	0	9	192	100.0%
Total:	30	133	45	168	131	77	109	60	43	816	
% of Workhours:	3.68%	16.30%	7.97%	20.59%	16.05%	9.44%	13.36%	7.35%	5.27%		

YORKTOWN CENTER PEDESTRIAN AND BICYCLE IMPROVEMENTS STUDY
Village of Lombard

Summary of In-House Direct & Subconsultant Costs

Item No.	Work Item	In-House Direct Cost
Item 1 - Kick-Off Meeting and Visioning		
Mileage	(8 trips @ 18 miles @ \$0.70)	\$100.80
	Item 1 Subtotal	\$100.80
Item 2 - Existing Conditions Analysis		
Mileage	(4 trips @ 18 miles @ \$0.70)	\$50.40
	Item 2 Subtotal	\$50.40
Item 3 - Stakeholder Engagement		
Mileage	(15 trips @ 18 miles @ \$0.70)	\$189.00
Public Meeting Materials		\$200.00
E-Communications Database		\$150.00
Project Email Address		\$50.00
	Item 3 Subtotal	\$589.00
Item 4 - Concepts Development		
N/A		
	Item 4 Subtotal	
Item 5 - Recommended Concept, Plan and Implementation Strategy		
N/A		
	Item 5 Subtotal	
	Total Direct Costs:	\$740.20