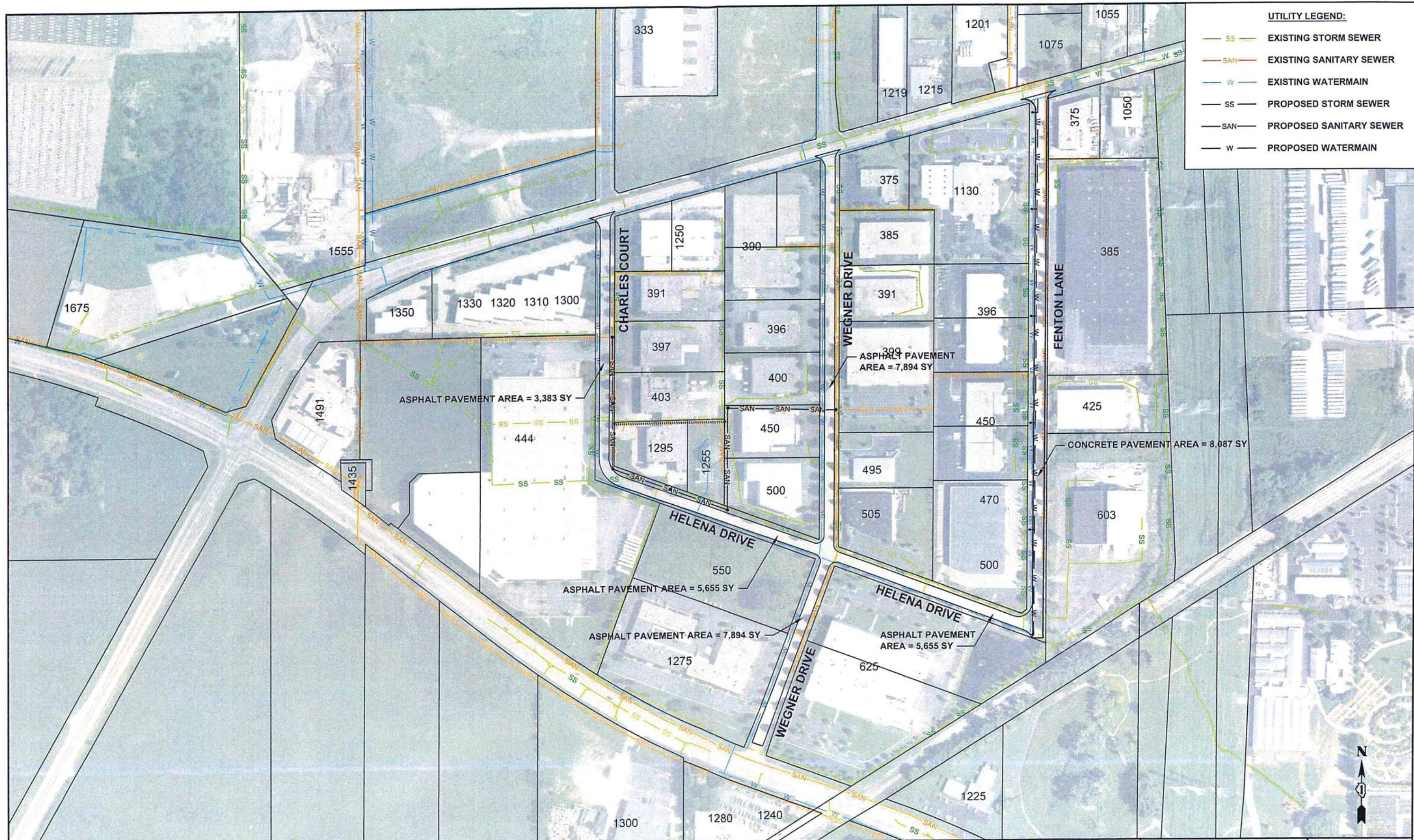




## Section VI

# Special Service Area 1

**Jel Sert II Industrial/Commercial Park – (Fenton, Wegner,  
Charles, Helena)**



**UTILITY LEGEND:**

	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN



DRAWN BY JBH  
 CHECKED BY KCV

SCALE 1"=300'  
 DATE 02/10/12

REVISIONS		
NO.	DATE	DESCRIPTION

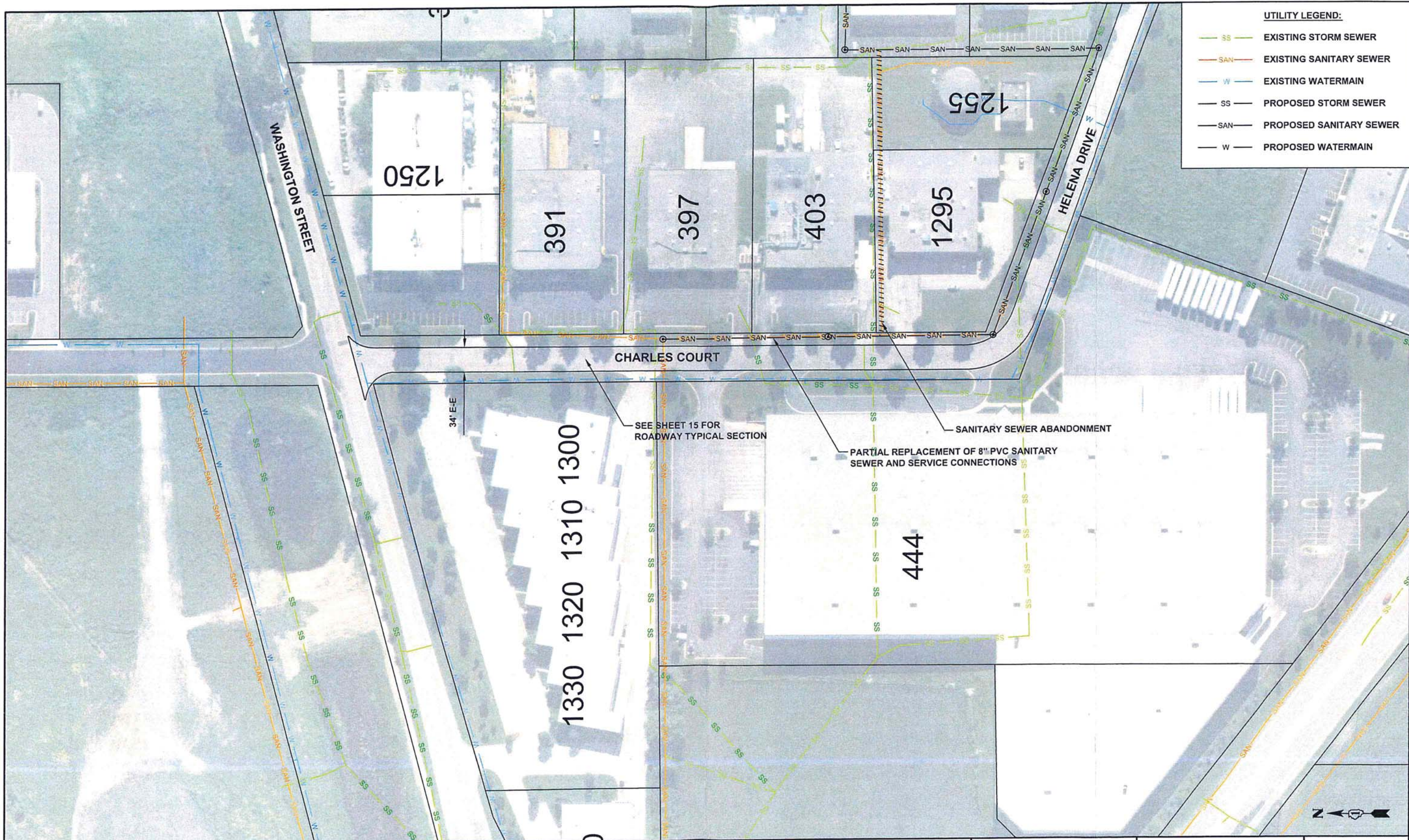
**CITY OF WEST CHICAGO**  
 475 MAIN STREET  
 WEST CHICAGO, IL 60185  
 PHONE: 630-293-2255  
 FAX: 630-293-2971

**thomas**  
 engineering group  
 service at the highest grade.  
 thomas engineering group, llc  
 238 south kenilworth avenue  
 suite 100  
 oak park, il 60302  
 phone: 855-533-1700

SPECIAL SERVICE AREA 1

LOCATION MAP

PAGE NO.  
 10 OF 64



**UTILITY LEGEND:**

	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN

DRAWN BY JBH  
 CHECKED BY KCV

SCALE 1"=120'  
 DATE 02/10/12

REVISIONS		
NO.	DATE	DESCRIPTION

**CITY OF WEST CHICAGO**  
 475 MAIN STREET  
 WEST CHICAGO, IL 60185  
 PHONE: 630-293-2255  
 FAX: 630-293-2971

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 238 south kenilworth avenue  
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 oak park, il 60302  
 phone: 855-533-1700

SPECIAL SERVICE AREA 1

SUB-AREA PLAN  
 CHARLES COURT

PAGE NO.  
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**UTILITY LEGEND:**

	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN

SEE SHEET 16 FOR ROADWAY TYPICAL SECTION

REPLACEMENT OF 12" DUCTILE IRON WATERMAIN, CONTROL VALVES, AND FIRE HYDRANT ASSEMBLIES



DRAWN BY JBH  
 CHECKED BY KCV

SCALE 1"=120'  
 DATE 02/10/12

REVISIONS		
NO.	DATE	DESCRIPTION

**CITY OF WEST CHICAGO**  
 475 MAIN STREET  
 WEST CHICAGO, IL 60185  
 PHONE: 630-293-2255  
 FAX: 630-293-2971

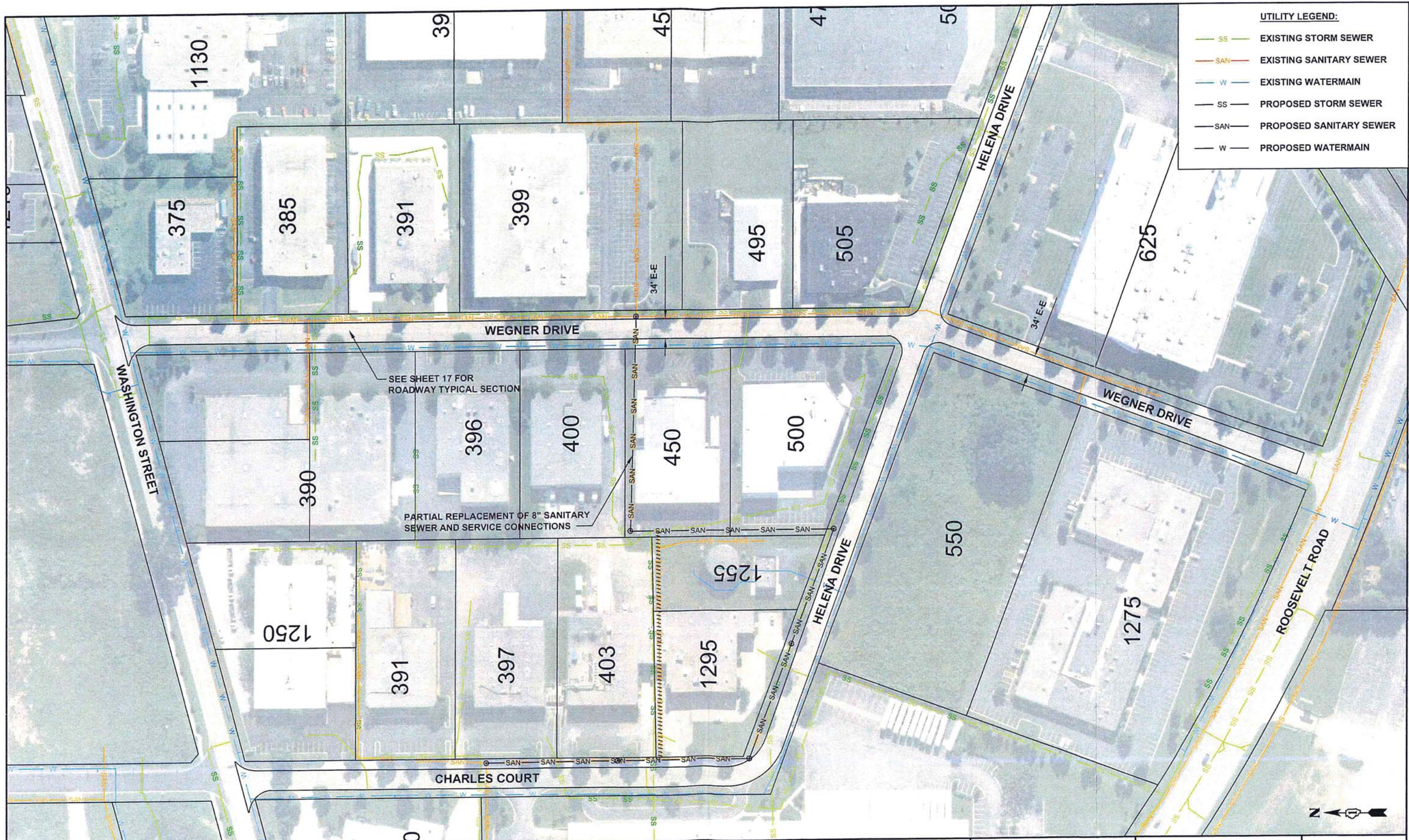
**thomas**  
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 service at the right grade.

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 238 south kenilworth avenue  
 suite 100  
 oak park, il 60302  
 phone: 855-533-1700

SPECIAL SERVICE AREA 1

SUB-AREA PLAN  
 FENTON LANE

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**UTILITY LEGEND:**

	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN

SEE SHEET 17 FOR ROADWAY TYPICAL SECTION

PARTIAL REPLACEMENT OF 8" SANITARY SEWER AND SERVICE CONNECTIONS

DRAWN BY JBH

CHECKED BY KCV

SCALE 1"=150'

DATE 02/10/12

REVISIONS		
NO.	DATE	DESCRIPTION

CITY OF WEST CHICAGO

475 MAIN STREET  
WEST CHICAGO, IL 60185  
PHONE: 630-293-2255  
FAX: 630-293-2971

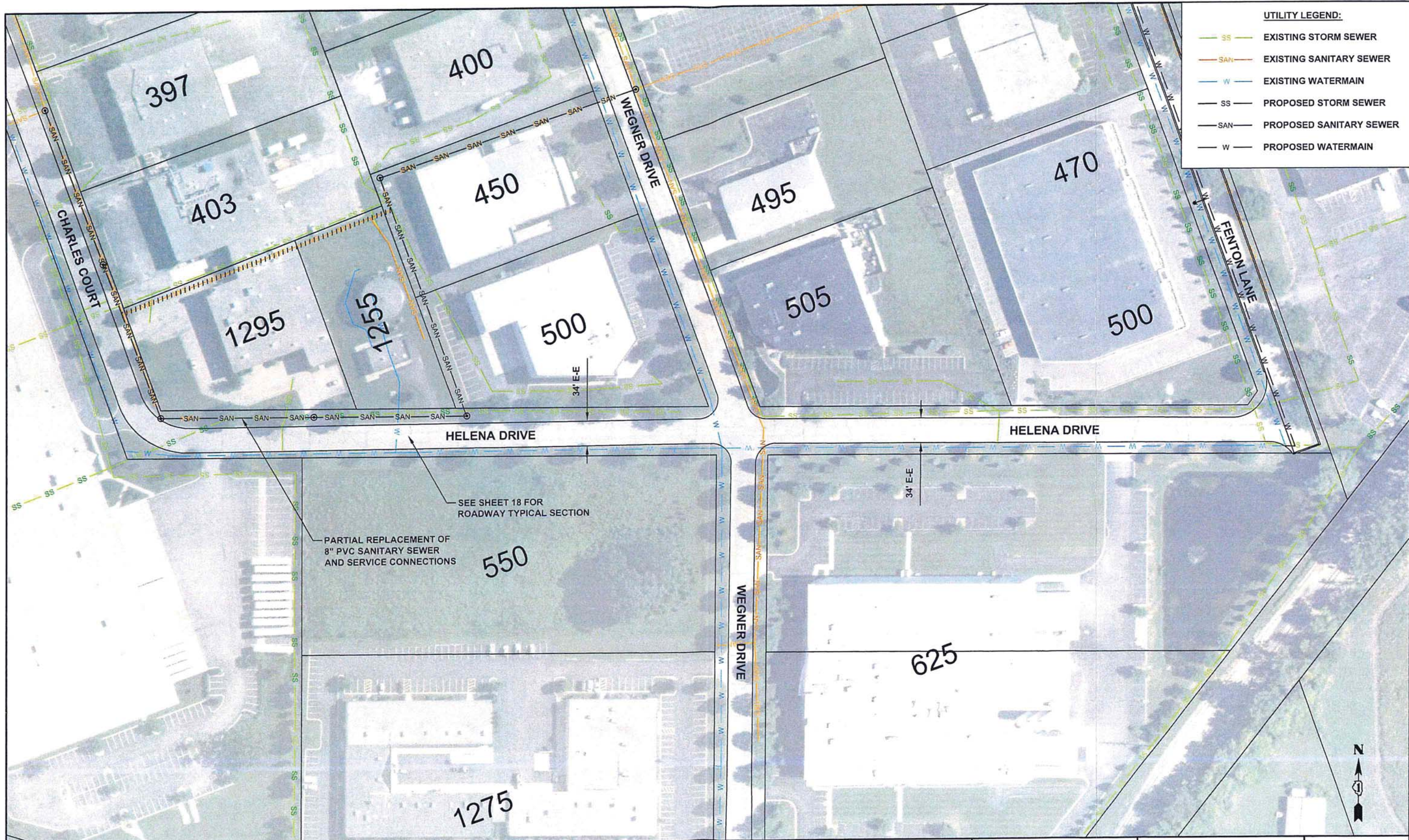
**thomas**  
engineering group  
service at the highest grade.

thomas engineering group, llc  
238 south kenilworth avenue  
suite 100  
oak park, il 60302  
phone: 855-533-1700

SPECIAL SERVICE AREA 1

SUB-AREA PLAN  
WEGNER DRIVE

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**UTILITY LEGEND:**

	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN

SEE SHEET 18 FOR ROADWAY TYPICAL SECTION

PARTIAL REPLACEMENT OF 8" PVC SANITARY SEWER AND SERVICE CONNECTIONS

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CHECKED BY KCV

SCALE 1"=120'

DATE 02/10/12

REVISIONS		
NO.	DATE	DESCRIPTION

CITY OF WEST CHICAGO  
 475 MAIN STREET  
 WEST CHICAGO, IL 60185  
 PHONE: 630-293-2255  
 FAX: 630-293-2971

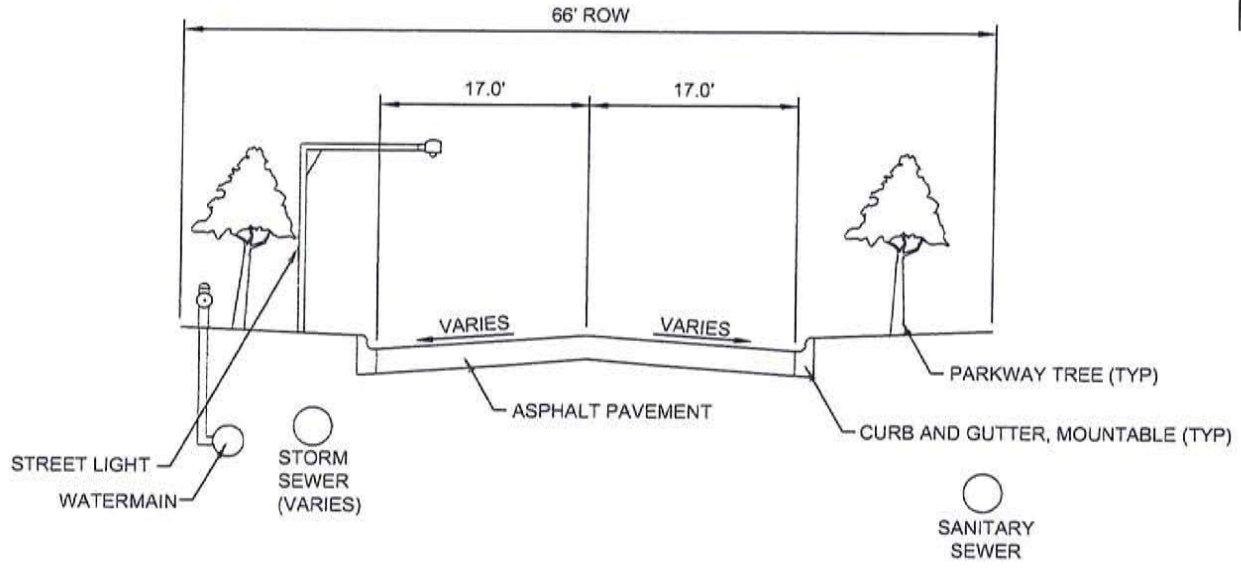
**thomas**  
 engineering group  
*service at the highest grade.*

thomas engineering group, llc  
 238 south kenilworth avenue  
 suite 100  
 oak park, il 60302  
 phone: 855-533-1700

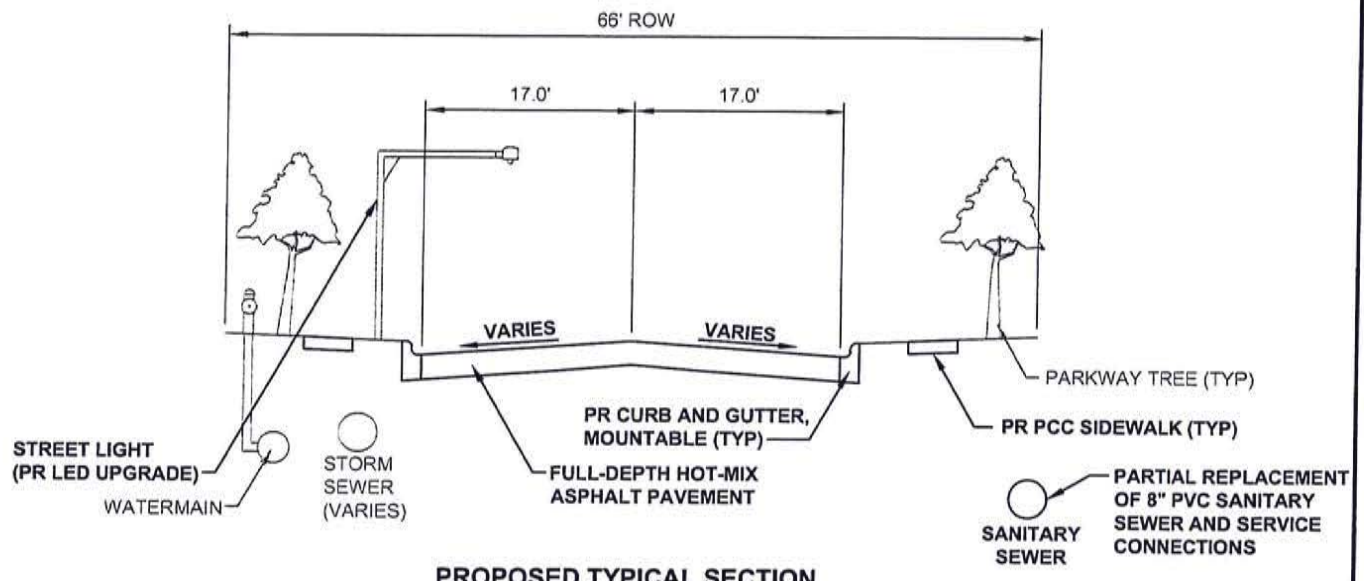
SPECIAL SERVICE AREA 1

SUB-AREA PLAN  
 HELENA DRIVE

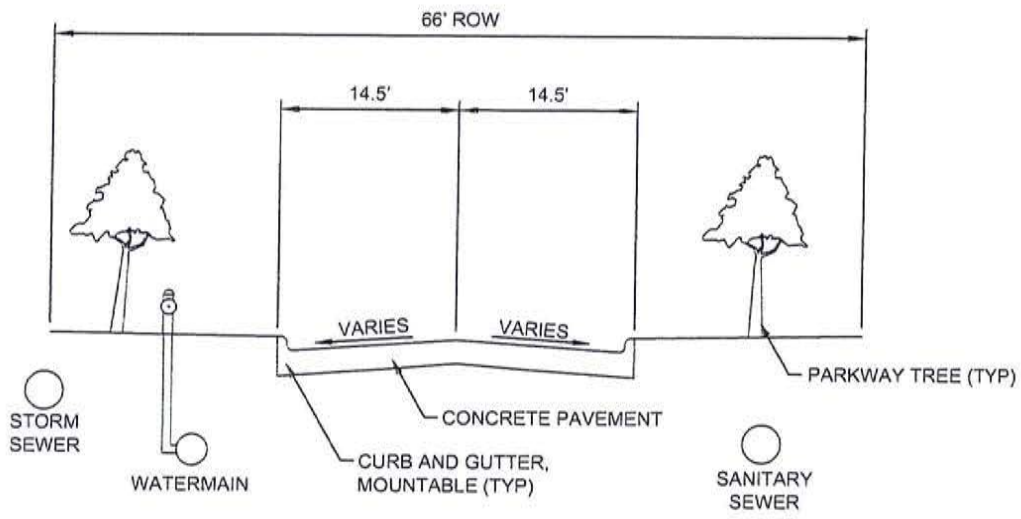
PAGE NO.  
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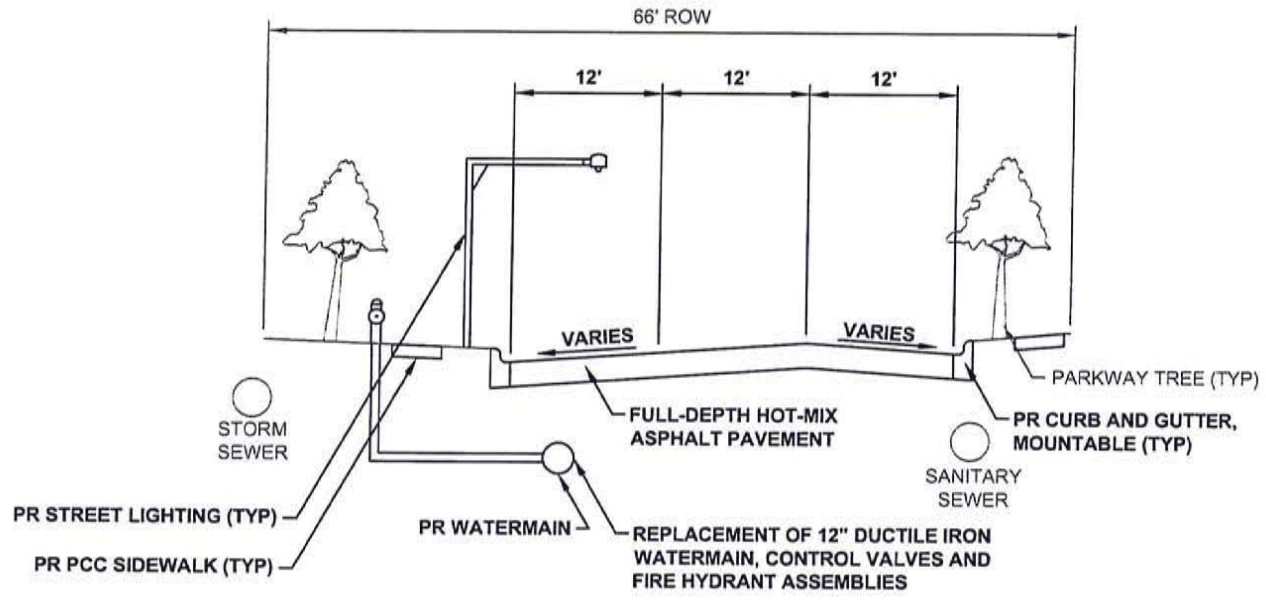
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**PROPOSED TYPICAL SECTION**

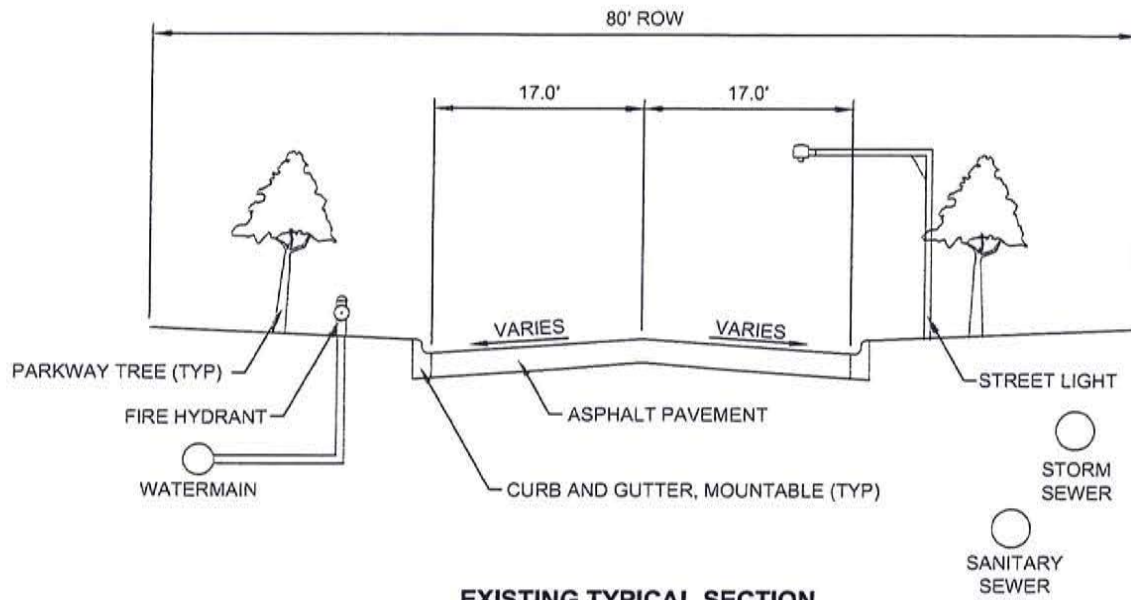


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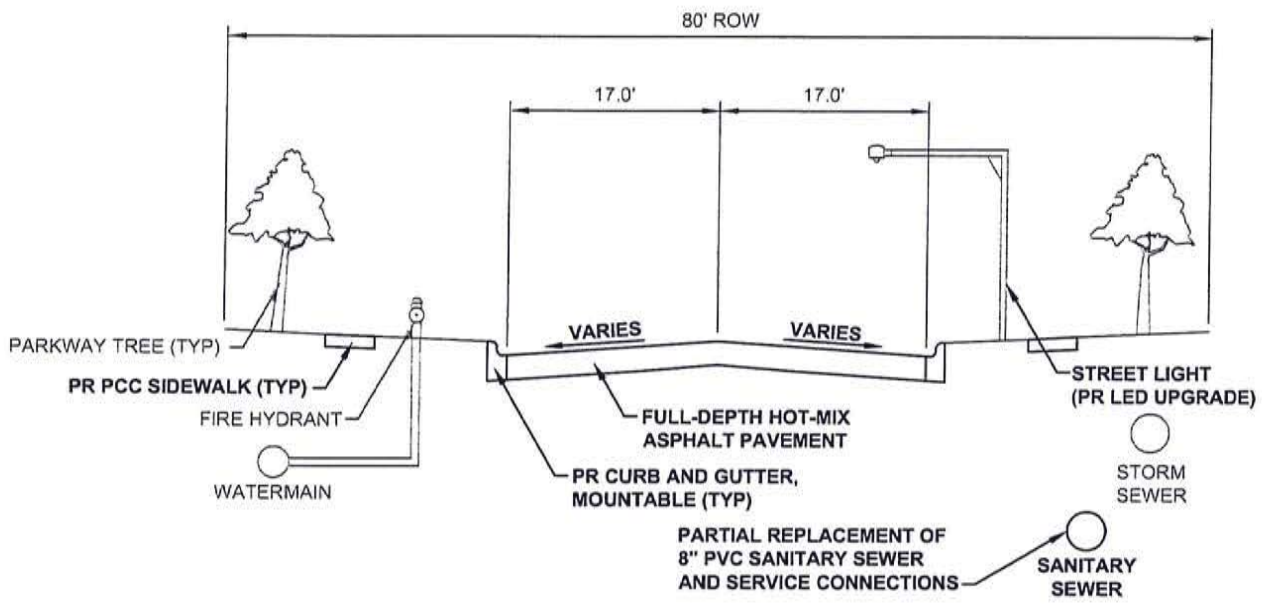


**PROPOSED TYPICAL SECTION**



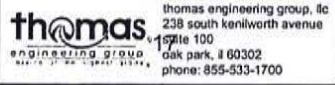
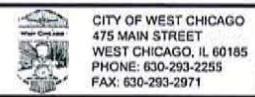


**EXISTING TYPICAL SECTION**



**PROPOSED TYPICAL SECTION**

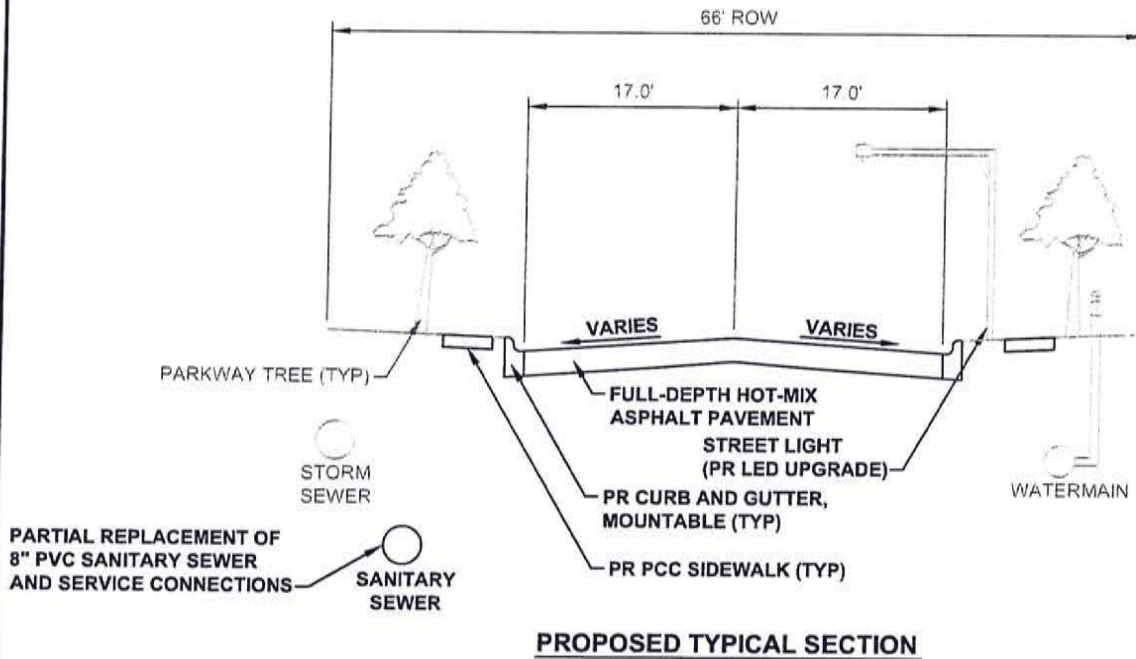
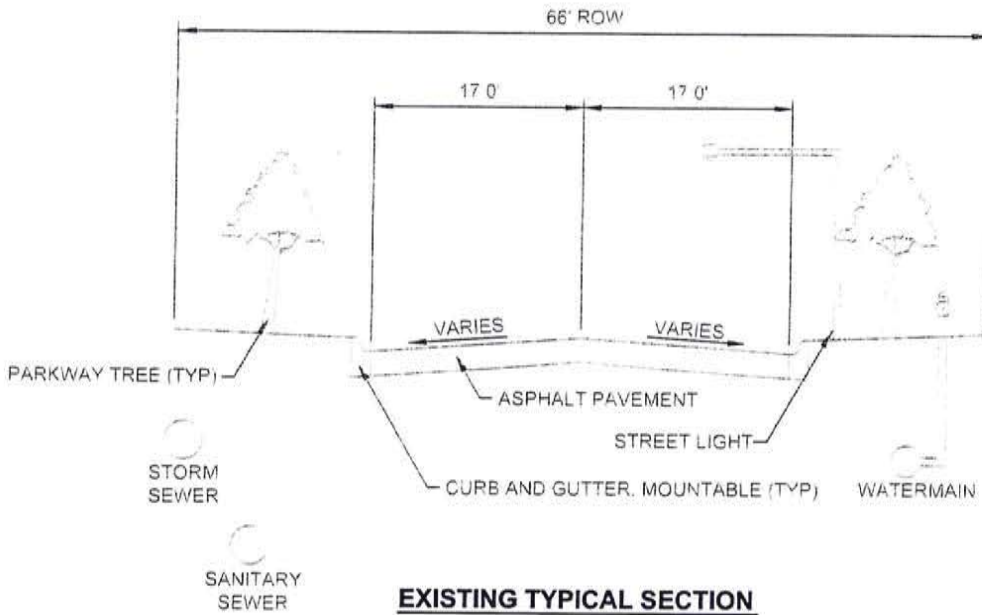
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CHECKED BY KCV DATE 10/19/15



SPECIAL SERVICE  
AREA 1

ROADWAY TYPICAL SECTION  
WEGNER DRIVE

PAGE NO.  
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SCALE NTS  
DATE 10/19/15



CITY OF WEST CHICAGO  
475 MAIN STREET  
WEST CHICAGO, IL 60185  
PHONE: 630-293-2255  
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thomas engineering group, llc  
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100  
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phone: 855-533-1700

SPECIAL SERVICE  
AREA 1

ROADWAY TYPICAL SECTION  
HELENA DRIVE

PAGE NO.

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SPECIAL SERVICE AREA 1 - JEL SERT II INDUSTRIAL / COMMERCIAL PARK

CITY OF WEST CHICAGO

COST ESTIMATE

ITEM DESCRIPTION	LINE ITEMS ASSOCIATED WITH ALTERNATIVES AND SUB-AREAS													
	CHARLES CT.				FENTON DRIVE				WEGONER DRIVE				HELENA DRIVE	
	ESTIMATED UNIT PRICE	UNIT	ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL		
HMA PAVEMENT REHABILITATION (1.5" SG / 2.25" STRUCTURAL BC)	\$30.00	SQ YD		\$0.00										
PCC PATCHING CLASS D (10% TOTAL AREA)	\$65.00	SQ YD		\$0.00										
INTERMITTENT CURB AND GUTTER REPLACEMENT (25% REPLACEMENT)	\$35.00	FT		\$0.00										
RECONSTRUCT UNIMPROVED HMA PAVEMENT WITH CURB AND GUTTER (INCLUDING STORM SEWER)	\$140.00	SQ YD		\$0.00										
HMA PAVEMENT RECONSTRUCTION WITH CURB, FULL DEPTH HMA	\$110.00	SQ YD		\$0.00										
PCC PAVEMENT RECONSTRUCTION WITH CURB, FULL DEPTH HMA	\$160.00	SQ YD	3383	\$541,280.00	8087	\$1,283,920.00	7894	\$1,263,040.00	5655	\$904,800.00				
PIPE CULVERT REPLACEMENT WITH PRECAST BOX CULVERT (INCLUDING END SECTIONS)	\$1,900.00	LF		\$0.00										
HANDYMAN PARK RESERVOIR DETENTION FOR UNIMPROVED AREAS (3750 CY / FRONTAGE MILE)	\$25.00	CY	NA											
TOPSOIL & WEET PRAIRIE SEEDING (1/2 ACRE / FRONTAGE MILE)	\$15,000.00	ACRE	NA											
PCC SIDEWALK (INCLUDING EARTH EXCAVATION AND BASE COURSE)	\$10.00	SQ FT	6640.00	\$66,400.00	18945.00	\$189,450.00	20425.00	\$204,250.00	NA					
STREET LIGHTING, LED, SINGLE LIGHT POLE ASSEMBLY, 150' SPACING (UNIT PRICE INCLUDES CONTROLLER CABINET, ELECTRICAL CONDUIT, CABLE, ETC.)	\$15,000.00	EACH		\$0.00	12.00	\$180,000.00		\$0.00						
STREET LIGHTING UPGRADES (LED RETROFIT)	\$1,000.00	EACH	4.00	\$4,000.00			6.00	\$6,000.00						
INSTALLATION / REPLACEMENT OF 12" DIAMETER DUCTILE IRON PIPE WATERMAIN AND FITTINGS, COMPLETE IN PLACE AND READY FOR USE (INCLUDING TRENCH BACKFILL) AND IN-LINE CONTROL VALVES IN VALVE VAULTS.	\$110.00	LF		\$0.00	1850	\$203,500.00		\$0.00						
NEW FIRE HYDRANT ASSEMBLIES, INCLUDING ALL NECESSARY FITTINGS, APPURTENANCES, AND PIPING WITH AUXILIARY VALVE AND VALVE BOX, IN PLACE AND READY FOR USE.	\$4,500.00	EA		\$0.00	5	\$22,500.00		\$0.00						
ABANDON EXISTING 12" DIAMETER WATER MAIN IN PLACE INCLUDING VALVE STRUCTURES.	\$50,000.00	LS		\$0.00	1650	\$82,500.00		\$0.00						
CONNECTION OF NEW 12" DIAMETER WATERMAIN TO EXISTING VALVE VAULTS.	\$25,000.00	LS		\$0.00	2	\$50,000.00		\$0.00						
INCLUDING LINE STOPS, PRESSURE CONNECTIONS, PIPE, FITTINGS, APPURTENANCES, AND ADAPTERS.	\$300.00	EA		\$0.00				\$0.00						
FIRE HYDRANTS TO BE ADJUSTED (VERTICAL EXTENSION)	\$1,500.00	EA		\$0.00				\$0.00						
VALVE VAULT ADJUSTMENT WITH NEW FRAME AND LID	\$625.00	LF		\$0.00				\$0.00						
INSTALLATION OF 12" DIAMETER DUCTILE IRON PIPE INSIDE STEEL LEG PIPE, INSTALLED BY JACKING OR ANCHORING UNDER RAILROAD OR HIGHWAY OVERPASS, COMPLETE IN PLACE AND READY FOR USE (INCLUDING SOILING AND RECEIVING FITS) INCLUDING PRESSURE CONNECTIONS AND VALVE VAULT.	\$6,500.00	EA		\$0.00				\$0.00						
INSTALLATION OF CONTROL VALVES BY PRESSURE CONNECTION OR INSERT-A-HALVE IN VALVE VAULT, COMPLETE, IN PLACE AND READY FOR USE.	\$10,000.00	EA		\$0.00				\$0.00						
INSTALLATION / REPLACEMENT OF WATER SERVICE LINES (DOMESTIC AND FIRE SUPPRESSION) VARIABLE SIZE AND LONG CONNECTION TO EXISTING SERVICE, COMPLETE, IN PLACE AND READY FOR USE (INCLUDING TRENCH BACKFILL)	\$6,500.00	EA		\$0.00				\$0.00						
CUT-IN INSTALLATION OF GATE VALVE IN VALVE VAULT	\$10,000.00	EA		\$0.00				\$0.00						
SANITARY SEWER POINT REPAIR INCLUDING ALL SEWER CONNECTIONS, TRENCH BACKFILL, TRENCH BACKFILL AND PIPE, COMPLETE, IN PLACE AND READY FOR USE.	\$5,000.00	LS		\$0.00				\$0.00						
CURED IN PLACE SEWER LINER, 6" INCLUDING BYPASS PUMPING, PROTRUDING TAP REMOVAL AND TELEVISION INSPECTION.	\$30.00	LF		\$0.00				\$0.00						
CURED IN PLACE SEWER LINER, 8" INCLUDING BYPASS PUMPING, PROTRUDING TAP REMOVAL AND TELEVISION INSPECTION.	\$35.00	LF		\$0.00				\$0.00						
INSTALLATION, INTERNAL SERVICE LATERAL REINSTATEMENT, PROTRUDING TAP REMOVAL AND TELEVISION INSPECTION.	\$40.00	LF		\$0.00				\$0.00						
INSTALLATION, INTERNAL SERVICE LATERAL REINSTATEMENT, PROTRUDING TAP REMOVAL AND TELEVISION INSPECTION.	\$45.00	LF		\$0.00				\$0.00						
INSTALLATION, INTERNAL SERVICE LATERAL REINSTATEMENT, PROTRUDING TAP REMOVAL AND TELEVISION INSPECTION.	\$70.00	LF		\$0.00				\$0.00						

SPECIAL SERVICE AREA 1 - JEL SERT II INDUSTRIAL / COMMERCIAL PARK

CITY OF WEST CHICAGO

**COST ESTIMATE**

LINE ITEM DESCRIPTION	CHARLES CT.				FENTON DRIVE				WEGNER DRIVE				HELENA DRIVE			
	ESTIMATED QUANTITY		ESTIMATED TOTAL		ESTIMATED QUANTITY		ESTIMATED TOTAL		ESTIMATED QUANTITY		ESTIMATED TOTAL		ESTIMATED QUANTITY		ESTIMATED TOTAL	
	ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL	ESTIMATED QUANTITY	ESTIMATED TOTAL		
NEW SANITARY SEWER MANHOLE, 4' DIAMETER WITH NEW FRAME AND LID, COMPLETE, IN PLACE AND READY FOR USE	EA	2	\$1,000.00	3819.85	3888.27	3022.3										
SANITARY SEWER MANHOLE ADJUSTMENT WITH NEW FRAME AND LID	EA		\$0.00													
SANITARY SEWER REHABILITATION (FULL)	EA		\$0.00													
REPLACEMENT / INSTALLATION OF 8' DIAMETER POLYVINYL CHLORIDE (PVC) SANITARY SEWER, INCLUDING ALL SEWER CONNECTIONS, AND TRENCH BACKFILL, COMPLETE, IN PLACE AND READY FOR USE	LF	528	\$63,360.00		528	\$63,360.00										
INSTALLATION OF SANITARY SEWER FOR SERVICES, VARIABLE SIZE, INCLUDING ALL SEWER CONNECTIONS, AND TRENCH BACKFILL, COMPLETE, IN PLACE AND READY FOR USE	LF	100	\$8,000.00		100	\$8,000.00										
SANITARY SEWER ABANDONMENT IN PLACE (FILL WITH CLSM)	LF	125	\$375.00		125	\$375.00										
STORM SEWER REMOVAL AND REPLACEMENT WITH REINFORCED CONCRETE PIPE, 30" DIAMETER ALONG DETENTION ROUTE, INACTIVE BACKFILL	LF		\$0.00			\$0.00										
SUB-TOTAL			\$716,415.00			\$1,980,370.00					\$1,568,025.00		\$1,145,135.00			
MOBILIZATION (5%)	LS		\$42,994.50			\$118,822.20					\$83,481.50		\$68,708.10			
TRAFFIC CONTROL AND PROTECTION	LS		\$7,164.15			\$19,803.70					\$15,600.25		\$11,451.35			
<b>EST. TOTAL</b>			\$766,584.05			\$2,119,995.90					\$1,667,088.75		\$1,225,294.45			
ENG PHASE I (5%)			\$45,933.84			\$122,139.75					\$100,025.21		\$73,517.67			
ENG PHASE II (5%)			\$61,325.12			\$165,519.87					\$133,396.94		\$98,023.56			
ENG PHASE III (10%)			\$76,056.41			\$211,859.59					\$166,706.68		\$122,529.45			
CONTINGENCY (15%)			\$114,884.81			\$317,849.39					\$250,043.01		\$183,794.17			
<b>TOTAL</b>			<b>\$1,065,824.03</b>			<b>\$2,945,404.30</b>					<b>\$2,317,250.58</b>		<b>\$1,703,159.29</b>			
ROADWAY		70.81%	\$752,379.20	61.00%		\$1,798,546.80					\$1,755,625.80		\$1,257,672.00			
SIDEWALK		11.27%	\$120,096.00	8.52%		\$250,825.50					\$283,907.50		\$209,334.00			
LIGHTING		0.52%	\$5,560.00	8.48%		\$250,200.00					\$8,340.00		\$6,850.00			
SANITARY		11.05%	\$117,781.65	0.00%		\$0.00					\$117,781.65		\$117,781.65			
STORMDRAINAGE		0.00%	\$0.00	0.00%		\$0.00					\$0.00		\$0.00			
WATER		0.00%	\$0.00	15.38%		\$453,140.00					\$0.00		\$0.00			
MISCELLANEOUS		6.54%	\$69,707.16	6.54%		\$192,680.00					\$151,595.83		\$111,421.64			
CHECK		100.00%	\$1,065,824.03	100.00%		\$2,945,404.30					\$2,317,250.58		\$1,703,159.29			
<b>TOTAL</b>			<b>\$346,676.47</b>			<b>\$462,235.29</b>					<b>\$577,794.12</b>		<b>\$346,676.47</b>			
<b>TOTAL</b>			<b>\$577,794.12</b>			<b>\$803,338.20</b>					<b>\$803,338.20</b>		<b>\$577,794.12</b>			

**SPECIAL SERVICE AREA 1 - JEL SERT II INDUSTRIAL / COMMERCIAL PARK**

CITY OF WEST CHICAGO - CHARLES CT.

Property Address	PIN	Beat	Sector	Owner Name	Owner Address	City	State	Parcel Area (Acreage)	Cost Distribution by Frontage Length		
									Frontage (Ft.)	SUB-AREAS Total \$	TOTAL SSA Total \$
300 Charles Ct.	04-08-201-031	2	51	NIP LOT 2A LLC	2775 Norton Creek Dr.	West Chicago	IL				
310 Charles Ct.	04-08-201-031	2	51	NIP LOT 2A LLC	2775 Norton Creek Dr.	West Chicago	IL				
320 Charles Ct.	04-08-201-031	2	51	NIP LOT 2A LLC	2775 Norton Creek Dr.	West Chicago	IL	4.02	385.86	\$236,996.04	\$257,282.23
330 Charles Ct.	04-08-201-031	2	51	NIP LOT 2A LLC	2775 Norton Creek Dr.	West Chicago	IL				
391 Charles Ct.	04-08-202-414	3	57	Apex Prop Holdings LLC	391 Charles Ct	West Chicago	IL	1.47	170	\$104,414.37	\$113,351.94
397 Charles Ct.	04-08-408-002	3	57	Apt Property Inc	1295 Helena Dr	West Chicago	IL	1.51	175	\$107,485.38	\$116,685.82
403 Charles Ct.	04-08-408-003	3	57	Apt Property Inc	1295 Helena Dr	West Chicago	IL	1.43	170	\$104,414.37	\$113,351.94
444 Charles Ct.	04-08-400-032	3	57	Jel Sert Co	PO Box 621	West Chicago	IL	12.6	495.9	\$304,582.85	\$330,654.27
1295 Helena Dr.	04-08-408-009	3	57	APT Property Inc.	1295 Helena Dr.	West Chicago	IL	1.14	149.53	\$91,841.65	\$99,703.03
1250 Washington	04-08-202-012	3	57	Airgas North Central Inc.		Waterloo	IA	2.05	188.52	\$115,789.39	\$125,700.63
<b>TOTAL</b>									<b>1734.81</b>	<b>\$1,065,524.03</b>	<b>\$1,156,729.86</b>

Notes: Parcel Area (Acreage) data is based on West Chicago - Interactive Map Application  
Parcel Frontage Length (Feet) is based on CADD drafting measurements

**SPECIAL SERVICE AREA 1 - JEL SERT II INDUSTRIAL / COMMERCIAL PARK**

CITY OF WEST CHICAGO - FENTON DR.

Property Address	PIN	Beat	Sector	Owner Name	Owner Address	City	State	Parcel Area (Acreage)	Cost Distribution by Frontage Length		
									Frontage (Ft.)	TOTAL SSA Total \$	
375 Fenton	04-08-204-006	3	57	George, Leland R	375 Fenton Ln	West Chicago	IL	0.93	207.61	\$168,937.71	
385 Fenton	04-08-204-011	3	57	Cobalt Industries Reit II	3131 S. Vaughn Way 301	Aurora	IL	6.72	740	\$602,157.44	
396 Fenton	04-08-203-014	3	57	Fenton Partners LLC	22W350 Stanton	Glen Ellyn	IL	1.37	370	\$301,078.72	
425 Fenton	04-08-404-014	3	57	Fenton Partners LLC	22W350 Stanton	Glen Ellyn	IL	1.37	200	\$162,745.25	
450 Fenton	04-08-405-008	3	57	S & S Read LLC	425 Fenton Ln	West Chicago	IL	1.92	370	\$301,078.72	
470/500 Fenton	04-08-404-016	3	57	Fenton Partners LLC	22W350 Stanton	Glen Ellyn	IL	1.37	462.29	\$376,177.52	
603 Fenton	04-08-404-020	3	57	State Bank of IL Trust 1-277	PO Box 250	West Chicago	IL	2.97	715.3	\$582,058.40	
	04-08-405-012	3	57	Savenok, Peter	603 Fenton Ln	West Chicago	IL	6.44	554.45	\$451,170.53	
1130 Washington	04-08-203-015	3	57	US Postal Service	222 S Riverside Pl 200	Chicago	IL	4.27			
<b>TOTAL</b>									<b>3619.65</b>	<b>\$2,945,404.30</b>	<b>\$2,413,496.13</b>

Notes: Parcel Area (Acreage) data is based on West Chicago - Interactive Map Application  
 Parcel Frontage Length (Feet) is based on CADD drafting measurements

SPECIAL SERVICE AREA 1 - JEL SERT II INDUSTRIAL / COMMERCIAL PARK

CITY OF WEST CHICAGO - WEGNER DR.

Property Address	PIN	Beat	Sector	Owner Name	Owner Address	City	State	Parcel Area (Acreage)	Cost Distribution by Frontage Length		
									Frontage (Ft.)	SUB AREAS Total \$	TOTAL SSA Total \$
375 Wegner Dr.	04-08-203-008	3	57	Luxon, John W	375 Wegner Dr.	West Chicago	IL	1.2	190	\$119,372.39	\$126,687.46
385 Wegner Dr.	04-08-203-011	3	57	M & D Properties LLC	11806 Oakmont Ct	Fl Meyers	FL	1.41	190	\$119,372.39	\$126,687.46
390 Wegner Dr.	04-08-202-009	3	57	Marziani, Thomas & Pearl	100 Hahndorf	West Chicago	IL	0.94	476.73	\$299,517.90	\$317,872.17
391 Wegner Dr.	04-08-202-010	3	57	Marziani, Thomas & Pearl	100 Hahndorf	West Chicago	IL	1.34	190	\$119,372.39	\$126,687.46
396 Wegner Dr.	04-08-203-012	3	57	Triangle Real Estate LLC	391 Wegner Dr.	West Chicago	IL	1.41	180	\$113,089.63	\$120,019.70
400 Wegner Dr.	04-08-202-011	3	57	Glenmar Partnership	396 Wegner Dr.	West Chicago	IL	1.34	60	\$37,696.54	\$40,006.57
400, Suite 100 Wegner Dr.	04-08-406-004	3	57	Wenmett, Mark & Sharon	400 Wegner Dr.	West Chicago	IL	1.34	90	\$56,544.82	\$60,009.85
400, Suite 200 Wegner Dr.	04-08-406-004	3	57	Wenmett, Mark & Sharon	400 Wegner Dr.	West Chicago	IL	1.34	90	\$56,544.82	\$60,009.85
450 Wegner Dr.	04-08-406-005	3	57	Wenmett, Mark & Sharon	400 Wegner Dr.	West Chicago	IL	1.34	180	\$113,089.63	\$120,019.70
485 Wegner Dr.	04-08-406-012	3	57	DuPage National Bank	101 Main St.	West Chicago	IL	1.41	190	\$119,372.39	\$126,687.46
500 Wegner Dr.	04-08-408-006	3	57	Gifford Family LTD PTSHP	353 Kensington PL	Carol Stream	IL	1.65	281.36	\$176,771.66	\$187,604.13
505 Wegner Dr.	04-08-404-013	3	57	500 Wegner LLC	6621 W. Ogden Ave.	Berwyn	IL	1.92	199.97	\$125,636.30	\$133,335.22
550 Wegner Dr.	04-08-400-030	3	57	Lee, Dennis	5N202 Glensharon Ln	St. Charles	IL	3.5	270	\$169,634.45	\$180,029.55
625 Wegner Dr.	04-08-407-001	3	57	Jel Sert Co	PO Box 621	West Chicago	IL	4.54	685.48	\$430,670.46	\$457,061.69
	04-08-407-002	3	57	R & R Enterprises II	625 Wegner Dr.	West Chicago	IL	4.53			
1275 Roosevelt Rd.	04-08-406-011	3	57	Roosevelt Park LLC	700 E. Main	St. Charles	IL	5.07	414.73	\$260,564.80	\$276,532.05

Notes: Parcel Area (Acreage) data is based on West Chicago - Interactive Map Application  
Parcel Frontage Length (Feet) is based on CADD drafting measurements

TOTAL

3688.27	\$2,317,250.58	\$2,459,250.31
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**SPECIAL SERVICE AREA 1 - JEL SERT II INDUSTRIAL / COMMERCIAL PARK**

CITY OF WEST CHICAGO - HELENA DR.

Property Address	PIN	Beat	Sector	Owner Name	Owner Address	City	State	Parcel Area (Acreage)	Cost Distribution by Frontage Length		
									Frontage (Ft.)	SUB AREAS Total \$	TOTAL SSA Total \$
1295 Helena Dr.	04-08-408-010	3	57	City of West Chicago	475 Main St.	West Chicago	IL	1.14	161.85	\$91,815.05	\$107,917.71
	04-08-408-009	3	57	APT Property Inc.	1295 Helena Dr.	West Chicago	IL		235.76	\$133,743.07	\$157,199.13
500 Wegner Dr.	04-08-408-006	3	57	500 Wegner LLC	6621 W. Ogden Ave.	Benwyn	IL	1.65	344.73	\$195,560.10	\$229,857.73
505 Wegner Dr.	04-08-404-013	3	57	Lee, Dennis	5N202 Glensharon Ln	St. Charles	IL	1.92	344.73	\$195,560.10	\$229,857.73
550 Wegner Dr.	04-08-400-030	3	57	Jel Sert Co	PO Box 621	West Chicago	IL	3.5	556.97	\$315,960.64	\$371,374.29
625 Wegner Dr.	04-08-407-001	3	57	R & R Enterprises II	625 Wegner Dr.	West Chicago	IL	4.54	774.01	\$439,084.14	\$516,091.37
	04-08-407-002	3	57	R & R Enterprises II	625 Wegner Dr.	West Chicago	IL	4.53			
444 Charles Ct.	04-08-400-032	3	57	Jel Sert Co	PO Box 621	West Chicago	IL	12.6	239.52	\$135,876.07	\$159,706.21
470/500 Fenton	04-08-404-020			State Bank of IL Trust 1-277	PO Box 250	West Chicago	IL	2.97	344.73	\$195,560.10	\$229,857.73
<b>TOTAL</b>									<b>3002.3</b>	<b>\$1,703,159.29</b>	<b>\$2,001,861.90</b>

Notes: Parcel Area (Acreage) data is based on West Chicago - Interactive Map Applicator  
 Parcel Frontage Length (Feet) is based on CADD drafting measurements

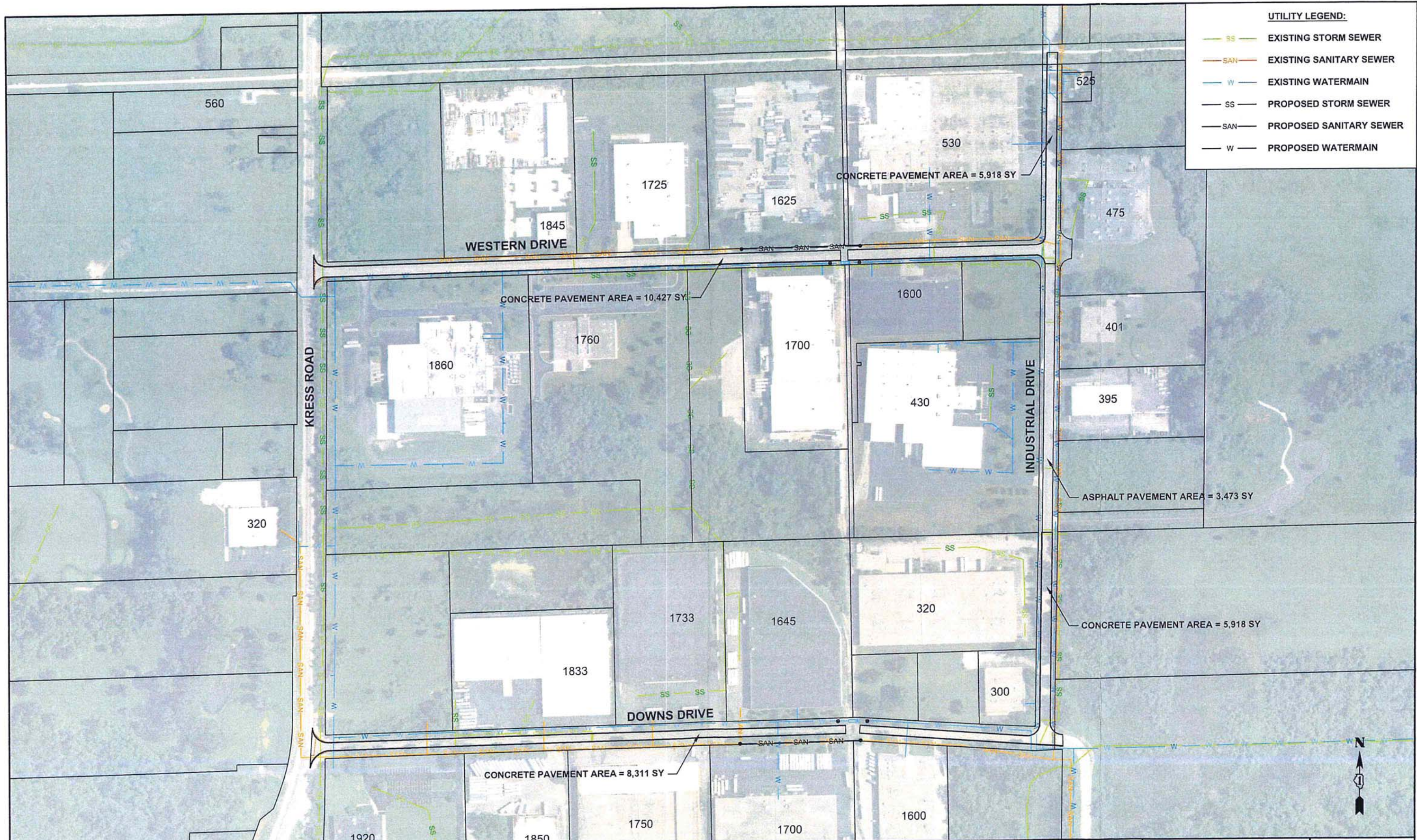




## Section VII

# Special Service Area 2

**West Chicago Industrial Park – Wescom Industrial Park –  
(Western, Downs, Industrial)**



DRAWN BY JBH  
 CHECKED BY KCV

SCALE 1"=300'  
 DATE 02/10/12

REVISIONS		
NO.	DATE	DESCRIPTION

**CITY OF WEST CHICAGO**  
 475 MAIN STREET  
 WEST CHICAGO, IL 60185  
 PHONE: 630-293-2255  
 FAX: 630-293-2971

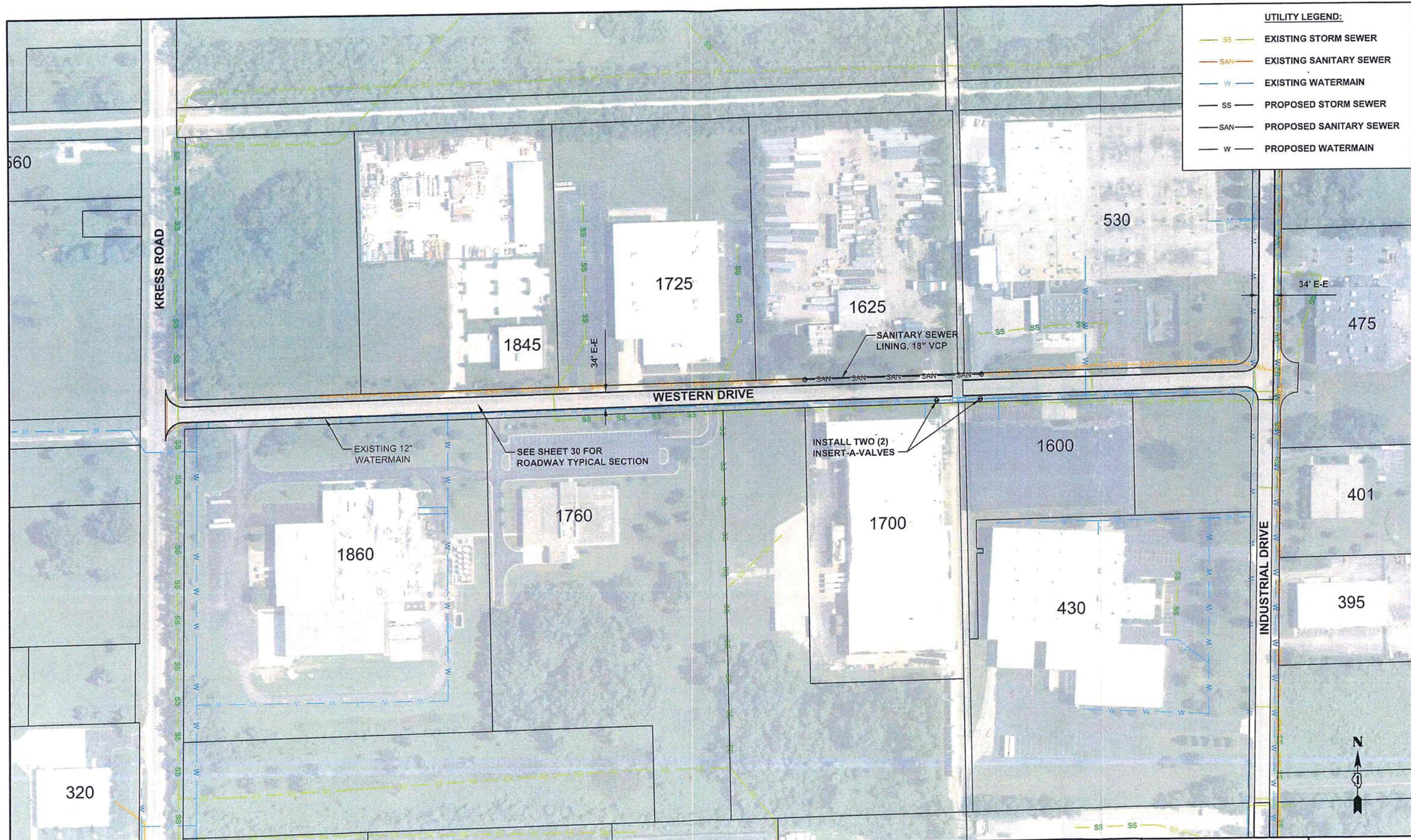
**thomas**  
 engineering group  
 service at the highest grade.

thomas engineering group, llc  
 238 south kenilworth avenue  
 suite 100  
 oak park, il 60302  
 phone: 855-533-1700

SPECIAL SERVICE AREA 2

LOCATION MAP

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**UTILITY LEGEND:**

	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN



DRAWN BY JBH  
 CHECKED BY KCV

SCALE 1"=200'  
 DATE 02/10/12

REVISIONS		
NO.	DATE	DESCRIPTION

**CITY OF WEST CHICAGO**  
 475 MAIN STREET  
 WEST CHICAGO, IL 60185  
 PHONE: 630-293-2255  
 FAX: 630-293-2971

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SPECIAL SERVICE AREA 2

SUB-AREA PLAN  
 WESTERN DRIVE

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