

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY COUNCIL MEETING MONDAY, FEBRUARY 16, 2015 - 7:00 P.M. 475 MAIN STREET, WEST CHICAGO, ILLINOIS

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Invocation**
4. **Roll Call and Establishment of a Quorum**
5. **Public Participation**
6. **City Council Meeting Minutes of February 2, 2015**
7. **Corporate Disbursement Report
- February 16, 2015 (\$1,021,616.78)**
8. **Consent Agenda – Consideration of an Omnibus Vote:**
 - **Infrastructure Committee:**
 - (A) **Purchase of One Henderson FSH2 Dual Auger 304 Stainless Steel V-Box Salt Spreader with Dual 75 Gallon Tank Mounted Pre-Wet Dispensing System and One Henderson SnowFoe® RSP 11' Reversible Snow Plow from Henderson Truck Equipment-Illinois of Gilberts, Illinois for an amount not to exceed \$36,262.00.**
 - (B) **Ordinance No. 15-O-0005 – Amending Chapter 15, Section 15-5, of the Municipal Code for the Purpose of Excluding Ginkgo, Bradford Pear, and Ash Trees from the City's Approved Tree Planting List.**
 - (C) **Resolution No. 15-R-0006 – A Resolution for the Maintenance of Streets and Highways by the City of West Chicago Relating to FY2015 MFT Estimate of Maintenance Costs.**
 - (D) **Resolution No. 15-R-0007 – Contract Award – Swallow Construction Corporation for the 2015 Sanitary Sewer Rehabilitation Project – Stage 1 for an amount not to exceed \$186,862.10.**

(E) Resolution No. 15-R-0008 – Contract Award – RJN Group, Inc. for Construction Oversight Services related to the 2015 Sanitary Sewer Rehabilitation Project – Stage 1 for an amount not to exceed \$25,050.00.

(F) Resolution No. 15-R-0009 – Acceptance of Public Improvements and Release of Development Security – Ball Horticultural Premier Laboratory Building Addition Project, 622 Town Road.

(G) Resolution No. 15-R-0010 – Acceptance of Public Improvements and Release of Development Security – AutoZone, 314 S. Neltnor Boulevard.

- **Items Not Sent to Committee**

(H) Concur with the Mayor's Re-appointment of John Symowicz to the Environmental Commission for a Term Expiring in April 2018.

(I) Concur with the Mayor's Re-appointment of Michael Ferguson to the Environmental Commission for a Term Expiring in April 2018.

(J) Concur with the Mayor's Re-appointment of Kristine Zimmerman to the Environmental Commission for a Term Expiring in April 2018.

(K) Concur with the Mayor's Re-appointment of David Faught to the Plan Commission/Zoning Board of Appeals for a Term Expiring in April 2019.

(L) Concur with the Mayor's Re-appointment of Michael Schafer to the Plan Commission/Zoning Board of Appeals for a Term Expiring in April 2019.

(M) Concur with the Mayor's Re-appointment of Heidi Morris to the Cultural Arts Commission for a Term Expiring in April 2019.

(N) Concur with the Mayor's Re-appointment of Bill Andrews to the Historical Preservation Commission for a Term Expiring in April 2018.

(O) Concur with the Mayor's Re-appointment of Richard Vigsnes to the Historical Preservation Commission for a Term Expiring in April 2018.

9. Reports by Committees

10. Unfinished Business

11. New Business

12. Correspondence and Announcements

February 17, 2015 Plan Commission/Zoning Board of Appeals
February 23, 2015 Public Affairs Committee
February 24, 2015 Historical Preservation Commission
February 26, 2015 Finance Committee

13. Mayor's Comments

14. Executive Session

A. Land Acquisition – 5 ILCS 120/2 (C) (5) (6)
B. Litigation – 5 ILCS 120/2 (C) (11)
C. Personnel Matters – 5 ILCS 120/2 (C) (1)
D. Review of Official Record – 5 ILCS 120/2 (C) (21)

15. Items to be Referred for Final Action from Executive Session.

16. Adjournment

**CITY OF WEST CHICAGO – 475 Main Street
CITY COUNCIL MINUTES
Regular Meeting
February 2, 2015**

1. **Call to Order.** Mayor Ruben Pineda called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance to the Flag.** Alderman Kurt Meissner led all in the pledge of allegiance.
3. **Invocation.** There was no invocation.
4. **Roll Call and Establishment of a Quorum.**

Roll call found Aldermen James Beifuss, Lori Chassee, Donald Earley, James Smith, Laura Grodoski, Alton Hallett, Sandy Dimas, Melissa Birch, John Smith., Kurt Meissner, Rebecca Stout, John Banas, and Matt Fuesting present. Alderman Mark Edwalds was absent. The Mayor announced a quorum.

5. **Public Participation.**

- 1) Marilyn Kroll (199 W. North Avenue) asked that the City Council change the rule that requires the Mayor and City Clerk to live in West Chicago. City Attorney Bond indicated that this is a State law that cannot be changed by the City Council.
6. **City Council Meeting Minutes of January 19, 2015.** Alderman Banas made a motion, seconded by Alderman Hallett, to approve the minutes of January 19, 2015. Voting aye: Aldermen Beifuss, Earley, James Smith, Grodoski, Hallett, Dimas, Birch, Smith, Jr., Meissner, Stout, Banas, and Fuesting. Voting Nay: 0. Abstain: Chassee. Motion carried.
7. **Corporate Disbursement Report.** Alderman John Smith made a motion, seconded by Alderman Beifuss, to approve the Corporate Disbursement Report dated February 2, 2015 in the amount of \$638,439.73. Voting aye: Aldermen Beifuss, Chassee, Earley, James Smith, Grodoski, Hallett, Dimas, Birch, Smith, Jr., Meissner, Stout, Banas, and Fuesting. Voting Nay: 0. Motion carried.
8. **Consent Agenda – Consideration of an Omnibus Vote:** Alderman John Banas removed item 8A from the Consent Agenda.

- **Public Affairs Committee:** Alderman Chassee read and explained the following items:
 - (B) Ordinance No. 15-O-0001 – Amendment to the City Code Regarding the Licensing of Precious Metals Dealers.
 - (C) Approve the Use of City Streets at the DuPage Business Center for bike trials on a regular basis: Wednesday evening from April 1 through September 16, 2015 for the ABD Cycling Club Bicycle Training Criteria.
 - (D) Approve the Stations of the Cross Procession Sponsored by St. Andrew Lutheran Church on April 3, 2015.

Alderman Chassee made a motion, seconded by Alderman Earley, to approve the above items: Voting aye: Aldermen Beifuss, Chassee, Earley, James Smith, Grodoski, Hallett, Dimas, Birch, Smith, Jr., Meissner, Stout, Banas, and Fuesting. Voting Nay: 0. Motion carried.

- **Items Not Sent to Committee**

- (E) Ordinance No. 15-O-0003 – An Ordinance Amending the City Code of the City of West Chicago – Chapter 3 – Insurance and State License Requirements and Increasing the Number of Class A-3 and F Liquor Licenses.
- (F) Resolution No. 15-R-0004 – A Resolution Adopting the City Council's Rules Pertaining to Public Comment.
- (G) Concur with the Mayor's Appointment of Uwe Gsedl to the Cultural Arts Commission for a Term Expiring in April 2019.

Alderman Dimas made a motion, seconded by Alderman Stout, to approve the above items: Voting aye: Aldermen Beifuss, Chassee, Earley, James Smith, Grodoski, Hallett, Dimas, Birch, Smith, Jr., Meissner, Stout, Banas, and Fuesting. Voting Nay: 0. Motion carried.

9. **Reports by Committees**

Agenda Item 8A - Resolution No. 15-R-0001 – A Resolution Authorizing the Mayor to Execute a Letter of Agreement with RedSpeed Illinois for a Traffic Law Enforcement System.

Alderman Chassee made a motion, seconded by Alderman Birch, to approve the above items: Voting aye: Aldermen Beifuss, Chassee, James Smith, Grodoski, Hallett, Dimas, Birch, Smith, Jr., Meissner, Stout, and Fuesting. Voting Nay: Alderman Banas. Alderman Earley passed. Motion carried.

10. Unfinished Business. None.

11. New Business. None

12. Correspondence and Announcements

Upcoming Meetings

February 3, 2015	Plan Commission/Zoning Board of Appeals (cancelled)
February 5, 2015	Infrastructure Committee
February 5, 2015	Cultural Arts Commission
February 9, 2015	Development Committee

Mayor Pineda announced that Bowling for Diabetes will take place on the last Friday of February.

13. Mayor's Comments. Mayor Pineda thanked the City crews for the outstanding job they did plowing snow during the fifth largest storm in Illinois history.

14. Executive Session. At 7:17 p.m. Alderman Dimas made a motion, seconded by Alderman Fuesting, to recess into executive session to discuss: Litigation – 5 ILCS 120/2 (C); Personnel Matters – 5 ILCS 120/2 (C) (1) and Review of Official Record – 5 ILCS 120/2 (C) (21). Motion was carried by voice vote. Minutes for the executive session are filed separately

15. Items to be Referred for Final Action from Executive Session. At 8:05 p.m. roll call found Aldermen Beifuss, Chassee, Earley, James Smith, Grodoski, Hallett, Dimas, Birch, John Smith., Meissner, Stout, Banas, and Fuesting present.

Alderman Dimas made a motion, seconded by Alderman John Smith, to approve Resolution No. 15-R-0005: A Resolution Authorizing the Mayor to Execute a Release and Settlement of All Claims Regarding the Henkel Arbitration Decision. Voting aye: Aldermen Beifuss, Chassee, Earley, James Smith, Grodoski, Hallett, Dimas, Birch, Smith, Jr., Meissner, Stout, Banas, and Fuesting. Voting Nay: 0. Motion carried.

16. Adjournment. Alderman Chassee made a motion, seconded by Alderman Stout, to adjourn the City Council Meeting. Motion was carried by voice vote.

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Purchase of One Henderson FSH2 Dual Auger 304 Stainless Steel V-Box Salt Spreader with Dual 75 Gallon Tank Mounted Pre-Wet Dispensing System and One Henderson SnowFoe® RSP 11' Reversible Snow Plow from Henderson Truck Equipment-Illinois of Gilberts, Illinois

AGENDA ITEM NUMBER:8A

COMMITTEE AGENDA DATE: February 5, 2015
COUNCIL AGENDA DATE: February 16, 2015

STAFF REVIEW: Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** _____**APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

In October 2014, City Council approved the purchase of a 2014 Volvo Model VHD42F200 4x2 Dump Truck with Henderson 10' stainless steel dump body, snow plow hitch, and appurtenances (excluding snow plow, salt spreader, and pre-wet dispensing system) from Fremont Volvo Truck Sales and Service, Inc. of Fremont, Ohio for \$145,799.44. As indicated by staff in its October 20, 2014 City Council Agenda Item Summary, a new snow plow, salt spreader, and anti-icing dispensing system for said truck is to be purchased separately at an estimate cost of \$35,000.00. During the winter 2014/2015 season, the City is utilizing a spare snow plow and salt spreader with the Volvo truck until a new snow plow, salt spreader and anti-icing dispensing system are received.

In December 2014, staff obtained price quotes from three vendors for comparable snow removal equipment installed (i.e., 11' reversible snow plow with Baker Flink Quick Link Hitch, pre-wet dispensing system, and 10' 304 stainless steel dual auger v-box salt spreader with appurtenances). Henderson Truck Equipment-Illinois of Gilberts, Illinois quoted all Henderson equipment installed for an amount not to exceed \$36,262.00; Bonnell Industries, Inc. of Dixon, Illinois quoted all Bonnell equipment for an amount not to exceed \$45,502.00, and Auto Truck Group of Bartlett, Illinois quoted all Flink equipment installed for an amount not to exceed \$56,844.00.

Staff recommends the purchase of one Henderson FSH2 Dual Auger 304 Stainless Steel V-Box Salt Spreader with Dual 75 Gallon Tank Mounted Pre-Wet Dispensing System and One Henderson SnowFoe® 11' Reversible Snow Plow (RSP-11-42-TT-IS-MB) from Henderson Truck Equipment-Illinois of Gilberts, Illinois. Once ordered, it is estimated that it will take at least 3 months to receive the equipment.

The snow removal equipment will be purchased from the Capital Equipment Replacement Fund (04-34-39-4804) in which \$36,000.00 has been budgeted; however, adequate funds are available to cover the additional \$262.00 expenditure.

ACTIONS PROPOSED:

That the West Chicago City Council waive competitive bidding and authorize the purchase of one Henderson FSH2 Dual Auger 304 Stainless Steel V-Box Salt Spreader with Dual 75 Gallon Tank Mounted Pre-Wet Dispensing System and one Henderson SnowFoe® 11' Reversible Snow Plow (RSP-11-42-TT-IS-MB), at a cost not to exceed \$36,262.00, from Henderson Truck Equipment-Illinois of Gilberts, Illinois.

COMMITTEE RECOMMENDATION:

The Infrastructure Committee voted 6-0 for approval.

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INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Ordinance No. 15-O-0005 – Amending Chapter 15, Section 15-5, of the Municipal Code for the Purpose of Excluding Ginkgo, Pear, and Ash Trees from the City's Approved Tree Planting List

AGENDA ITEM NUMBER:8B**COMMITTEE AGENDA DATE:** February 5, 2015**COUNCIL AGENDA DATE:** February 16, 2015**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** _____**APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

At the December 4, 2014 Infrastructure Committee Meeting, staff proposed an Ordinance that would have amended Chapter 15, Section 15-5 of the City code by removing Ginkgo biloba (species) and Fraxinus (species) Ash from Sec. 15-5 (d) "Approved trees" and adding same to the prohibited lists found in Sec. 15-5 (e) "Trees Prohibited" and Appendix A, Section 14.12 "Prohibited vegetation". At said meeting, Committee directed staff to remove reference to amending Appendix A, Section 14.12, from the proposed Ordinance, and present to the Development Committee for consideration; and to add Pyrusis (species) Pear trees, as a prohibited parkway tree in the proposed Ordinance amending Chapter 15, Sections 15-5 (d) and (e).

The previously proposed Ordinance No. 14-O-0031 has been deleted and replaced with the attached proposed Ordinance No. 15-R-0005 for your consideration.

ACTIONS PROPOSED:

Approve Ordinance No. 15-O-0005 amending Chapter 15, Section 15-5 of the City code by removing Ginkgo biloba (species), Pyrusis (species) Pear, and Fraxinus (species) Ash from the Sec. 15-5 (d) "Approved trees" and adding same to the prohibited lists found in Sec. 15-5 (e) "Trees Prohibited".

COMMITTEE RECOMMENDATION:

The Infrastructure Committee voted 6-0 for approval.

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INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 15-R-0006 – A Resolution for Maintenance of Streets and Highways by the City of West Chicago Relating to FY2015 MFT Estimate of Maintenance Costs

AGENDA ITEM NUMBER:8C

COMMITTEE AGENDA DATE: February 5, 2015
COUNCIL AGENDA DATE: February 16, 2015

STAFF REVIEW: Timothy R. Wilcox, Street Superintendent**SIGNATURE** _____**APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

On December 15, 2014 City Council approved Ordinance No. 13-O-0030 adopting the Annual Budget for the Fiscal Year Ending December 31, 2015, which included the proposed expenditure of MFT funds in the amount of \$1,062,500. MFT funds are budgeted for the purposes of maintaining Streets, Highways, and Right-of-Ways under the applicable provisions of the Illinois Highway Code.

Each year, the Illinois Department of Transportation (IDOT) requires the City of West Chicago to submit for IDOT approval a Resolution (using IDOT Form BLR 14230) for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code. The Municipal Estimate of Maintenance Costs form (BLR 14231), the Request for Expenditure/Authorization of Motor Fuel Tax Funds form (BLR 09150), and a letter detailing estimated IMRF and FICA expenditures are also required and must be submitted in conjunction with the resolution. These forms and letters are attached for review and approval.

IMRF and FICA estimated expenditures are not to be included on BLR 14230 and BLR 14231. These expenditures are detailed on BLR 09150 and by separate letter.

ACTIONS PROPOSED:

Approve Resolution No. 15-R-0006 authorizing the City Clerk to execute and submit, to IDOT, the attached IDOT Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code form (BLR 14230) and the attached IDOT Municipal Estimate of Maintenance Costs form (BLR 14231), for MFT funding in the amount of \$1,023,800.00 for FY2015; and authorize the City Clerk to execute and submit, to IDOT, the IDOT Request for Expenditure/Authorization of Motor Fuel Tax Funds form (BLR 09150), and a letter detailing the estimated IMRF and FICA expenditures, for MFT funding in the amount of \$38,700.00 for FY2015.

COMMITTEE RECOMMENDATION:

The Infrastructure Committee voted 6-0 for approval.

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INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 15-R-0007 – Contract Award – Swallow Construction Corporation For The 2015 Sanitary Sewer Rehabilitation Project – Stage 1

AGENDA ITEM NUMBER:

80

COMMITTEE AGENDA DATE: February 5, 2015

COUNCIL AGENDA DATE: February 16, 2015

STAFF REVIEW: Robert E. Flatter, P.E., Director of Public Works

SIGNATURE _____

APPROVED BY CITY ADMINISTRATOR: Michael L. Guttman

SIGNATURE _____

ITEM SUMMARY:

The 2015 Sanitary Sewer Rehabilitation Project – Stage 1 resulted from separating the 2014 Sanitary Sewer Rehabilitation Project into two separate projects; Stage 1 - completion of nine point repairs, and Stage 2 - completion of approximately 12,400 lineal feet of cured in-place pipe lining. City Council rejected the bids received for 2014 Sanitary Sewer Rehabilitation Project in November due to lack of bidders and excessive pricing received. Stage 2 is scheduled to be in March 2015.

The 2015 Sanitary Sewer Rehabilitation Project – Stage 1 consists of performing seven point repairs on segments of the City's existing sanitary sewer mains within the area generally bounded by Fremont Street, Illinois Route 59, Grandlake Boulevard and National Street; one point repair in the 200 block of Sherman Street, in the pavement under the former Burlington Railroad tracks, and two point repairs within the rear yards of 1222 and 1234 South Elizabeth Street. The project also consist of two alternate bids to rectify a substantially collapsed sanitary sewer main that is currently located under an existing garage in the rear yard of 920 South Elizabeth Street; Alternate Bid "A") installation of three manholes and approximately 65' of 12" PVC SDR-26 sanitary sewer pipe to reroute the sewer main around the existing garage, and Alternate Bid "B") replacement off the existing sewer main in its currently location with new 12" Certaflo Restrained Joint PVC sanitary sewer pipe using pipe bursting method.

The request for bids was advertised in the Daily Herald on January 5, 2015. All bid documents and plans were made available electronically to interested parties via Quest Construction Data Network. The City received seven bids with Swallow Construction Corporation of Downers Grove, Illinois submitting the lowest base bid of \$160,153.60, with an alternative bid price of \$26,708.50 for Alternative "A", and \$42,193.35 for Alternative "B". The second lowest base bid was submitted by Glenbrook Excavating and Concrete, Inc. of Wauconda, Illinois for \$171,550.00, with an alternative bid price of \$142,200.00 for Alternative "A", and \$71,900.00 for Alternative "B". The third lowest base bid was submitted by Suburban General Construction, Inc. of LaGrange Park, Illinois for \$172,760.00, with an alternative bid price of \$129,215.00 for Alternative "A", and \$59,985.00 for Alternative "B" (see attached bid tabulation sheet for additional clarification).

It is staff's recommendation that a contract be awarded to Swallow Construction Corporation of Downers Grove, Illinois, for the 2015 Sanitary Sewer Rehabilitation Project – Stage 1 with Alternate A, in an amount not to exceed \$186,862.10. It should be noted that Swallow's pricing, with Alternate "A" included, is approximately \$325,000.00 cheaper than the rejected bids received in October of 2014.

Swallow Construction Corporation has previously performed satisfactory work for the City for the Illinois

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INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 15-R-0008 - Contract Award - RJN Group, Inc. For Construction Oversight Services Related To The 2015 Sanitary Sewer Rehabilitation Project - Stage 1

AGENDA ITEM NUMBER:8E

COMMITTEE AGENDA DATE: February 5, 2015
COUNCIL AGENDA DATE: February 16, 2015

STAFF REVIEW: Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** _____**APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

With engineering design services completed, and the project scheduled to commence pending approval of a construction contract with Swallow Construction Corporation (see separate Agenda Item Summary), staff desires to utilize RJN Group, Inc. for construction oversight services. Therefore, it is staff's recommendation that a contract be awarded to RJN Group, Inc. for construction oversight services related to the 2015 Sanitary Sewer Rehabilitation Project – Stage 1, for an amount not to exceed \$25,050.00.

The above referenced services will be paid for using Sewer Funds (05-34-43-4410), in which \$620,000.00 has been budgeted for various services related to rehabilitation projects for the City's sanitary sewer system.

ACTIONS PROPOSED:

Approve Resolution No. 15-R-0008 authorizing the Mayor to execute a contract with RJN Group, Inc. for Construction Oversight Services related to the 2015 Sanitary Sewer Rehabilitation Project – Stage 1, for an amount not to exceed \$25,050.00.

COMMITTEE RECOMMENDATION:

The Infrastructure Committee voted 6-0 for approval.

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INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 15-R-0009 - Acceptance of Public Improvements and Release of Development Security – Ball Horticultural Premier Laboratory Building Addition Project, 622 Town Road

AGENDA ITEM NUMBER:8F**COMMITTEE AGENDA DATE:** February 5, 2015**COUNCIL AGENDA DATE:** February 16, 2015**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** _____**APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

Ball Horticultural at 622 Town Road is located on the City's west side at the southwest corner of the intersection of Town Road and Church Street. In 2009 the City issued permits for the construction of a Premier Laboratory Building Addition, additional parking, stormwater detention basin/BMP facility, and completion of an on-site watermain loop along the north end of the property.

The referenced project has substantially been complete since late 2011; however, the City has not formally accepted the development's public improvements. The Developer has satisfactorily completed all required public improvements, and there has been no maintenance issues observed over the past three years. The developer has posted a Maintenance Letter of Credit (LOC) for the public improvements being accepted per the Subdivision Regulations. The Maintenance LOC will expire on November 5, 2015. The Developer has requested the City accept said public improvements and release their original development security.

The developer has submitted the required Final Waivers of Lien, Deed of Conveyance/Bill of Sale, and as-built drawings, for this project. Staff recommends that City Council approve the following:

1. Acceptance of all water distribution system improvements located within a dedicated public right-of-way or dedicated easement area, as installed as part of the Ball Horticultural Premier Laboratory Building Addition, as City of West Chicago ownership and maintenance responsibility.

The water service lines (from the water service shut-off valve or b-box to the building), the irrigation water lines, and the fire suppression lines (from the fire hydrant tee to the building), shall remain the ownership and maintenance responsibility of Ball Horticultural Company.

The Development's stormwater management facilities (i.e., Detention Basins), special management areas (i.e., wetland, floodplain, and riparian environment areas), stormwater outlet control structures, overland stormwater drainage systems and that portion of the storm sewer system not located within a dedicated public right-of-way, storm sewer that is conveying off site flow, and/or that portion which is not utilized to convey drainage from City owned and maintained roadway to the subdivision's stormwater management facility, shall remain the ownership and responsibility of Ball Horticultural Company.

Other items not being conveyed to the City shall remain the ownership and maintenance responsibility of Ball Horticultural Company, include the following: all onsite sanitary sewer main and service lines to the

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point of connection with the City's sanitary main located in Town Road, and the interior parking lots and roadways.

Staff from the Department of Public Works has inspected the development improvements and recommends acceptance. Staff also recommends the release of any development security held for said development.

ACTIONS PROPOSED:

Approve Resolution No. 15-R-0009 authorizing the acceptance of the public improvements associated with the Ball Horticultural Premier Laboratory Building Addition Project, located at 622 Town Road, and authorize a reduction/release of any development securities posted by the Developer for the installation of certain public improvements.

COMMITTEE RECOMMENDATION:

The Infrastructure Committee voted 6-0 for approval.

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INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 15-R-0010 - Acceptance of Public Improvements and Release of Development Security – AutoZone, 314 S. Neltnor Boulevard

AGENDA ITEM NUMBER:

86

COMMITTEE AGENDA DATE: February 5, 2015

COUNCIL AGENDA DATE: February 16, 2015

STAFF REVIEW: Robert E. Flatter, P.E., Director of Public Works

SIGNATURE _____

APPROVED BY CITY ADMINISTRATOR: Michael L. Guttman

SIGNATURE _____

ITEM SUMMARY:

AutoZone at 314 S. Neltnor Boulevard is located on the southwest corner of the intersection of Main Street and Neltnor Boulevard (Illinois Route 59). In 2013 the City issued permits for the construction of the automotive parts retail store, parking, and replacement/relocation of an existing on-site watermain along the west end of the property.

The referenced project has substantially been complete since June 2014; however, the City has not formally accepted the development's public improvements. The Developer has satisfactorily completed all required public improvements, and there have been no maintenance issues over the past several months. The developer has posted a Maintenance Letter of Credit (LOC) for the public improvements being accepted per the Subdivision Regulations. The Maintenance LOC will expire eighteen months from the date of acceptance. The Developer has requested the City accept said public improvements and release their original development security.

The developer has submitted the required Final Waivers of Lien, Deed of Conveyance/Bill of Sale, and as-built drawings, for this project. Staff recommends that City Council approve the following:

1. Acceptance of all water distribution system improvements located within a dedicated public right-of-way or dedicated easement area, as installed as part of AutoZone, as City of West Chicago ownership and maintenance responsibility.

The water service lines (from the water service shut-off valve or b-box to the building), the irrigation water lines, and the fire suppression lines (from the fire hydrant tee to the building), shall remain the ownership and maintenance responsibility of AutoZone Development Corporation.

The Development's overland stormwater drainage systems, storm sewer system, all on-site sanitary sewer main and service lines to the point of connection with the City's sanitary main, and the interior parking lots and roadways, shall remain the ownership and responsibility of AutoZone Development Corporation.

Staff from the Department of Public Works has inspected the development improvements and recommends acceptance. Staff also recommends the release of the original development security held for said development.

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ACTIONS PROPOSED:

Approve Resolution No. 15-R-0010 authorizing the acceptance of the public improvements associated with AutoZone, located at 314 S. Neltnor Boulevard, and authorize a reduction/release of any development securities posted by the Developer for the installation of certain public improvements.

COMMITTEE RECOMMENDATION:

The Infrastructure Committee voted 6-0 for approval.