

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET  
INFRASTRUCTURE COMMITTEE

**Thursday March 5, 2015  
7:00 P.M. – Committee Room A**

## **AGENDA**

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. Infrastructure Committee of February 5, 2014
3. Public Participation / Presentations
4. Items for Consent
  - A. Ordinance No. 15-O-0004 – An Ordinance Prohibiting the Use of Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or by any Other Method at or within the Specified Area of Reed-Keppler Park – 250 W. National Street
  - B. Resolution No. 15-R-0013 – Contract Award – Alaniz Landscape Group, Inc. for the 2015 Right-of-Way Maintenance Program
  - C. Resolution No. 15-R-0014 – Modification to Community Development Commission Agreement CD14-04 for Time Extension for the Alta Vista Gardens Roadway Rehabilitation Project
  - D. Resolution No. 15-R-0016 – Contract Amendment No. 1 – CH2M Hill OMI for Professional Services Related to the Reconditioning of Primary Clarifier Tank No. 1 at the City's Regional Waste Water Treatment Plant
5. Items for Discussion
  - A. 2015 Monthly Brush Collection Services Program
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

Item #2.A.

CITY OF  
**WEST CHICAGO**

**DRAFT**

WHERE HISTORY & PROGRESS MEET  
**MINUTES**

**INFRASTRUCTURE COMMITTEE**

**February 5, 2015, 7:00 P.M.**

**1. Call to Order, Roll Call, and Establishment of a Quorum.** Chairman Beifuss called the meeting to order at 7:00 P.M. Roll call found Aldermen John Banas, James Beifuss, Don Earley, Al Hallett and John Smith present. Alderman Sandra Dimas arrived at 7:02 P.M. and Alderman Mark Edwalds was absent.

Also in attendance were Public Works Director Robert Flatter, Assistant Director of Public Works Tim Wilcox, and Executive Secretary Michelle Baldino.

Others in attendance were Sara Phelan, Museum Director and member of the Cultural Arts Commission.

**2. Approval of Minutes.**

**A. Infrastructure Committee Minutes of December 4, 2014.** Alderman Banas made a motion, seconded by Alderman Hallett to approve the Meeting Minutes of December 4, 2014 with no changes. Voting Yea: Aldermen Banas, Hallett, Beifuss, Earley, and Smith. Voting Nay: 0. Alderman Dimas was not yet present.

**3. Public Participation / Presentations.**

**A.** Museum Director Sara Phelan was in attendance to discuss bike racks with the Committee. Through meetings with the Healthy West Chicago members and the Cultural Arts Commission, she informed the Infrastructure Committee that people want bike racks throughout downtown. The Cultural Arts Commission would like to include local artists work onto the racks to add a local flare. Mr. Flatter informed Committee that he and Tim Wilcox are in the process of preparing a bike rack alternative report for Infrastructure Committee's consideration in the near future, and he handed out some pictures as examples of how bike racks could include artwork (Attachment A). All Committee members present supported the idea of using bike racks to display artwork.

**4. Items for Consent.** Chairman Beifuss asked if Committee members if anyone wanted to pull consent items for discussion. Alderman Banas asked for discussion on Item 4.E., and Chairman Beifuss wanted to discuss Item 4. B.

**Alderman Dimas made a motion, seconded by Alderman Banas to approve:**

**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**

**C. 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**

**D. Resolution No. 15-R-0007 – Contract Award – Swallow Construction Corporation for the 2015 Sanitary Sewer Rehabilitation Project – Stage 1**

**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**

**Voting Yea: Aldermen Dimas, Banas, Beifuss, Earley, Hallett, and Smith. Voting Nay: 0.**

**5. Items for Discussion.**

**4.B. Ordinance No. 15-O-0005 – Amending Chapter 15, Section 15-5, of the Municipal Code for the Purpose of Excluding Gingko, Bradford Pear, and Ash Trees from the City's Approved Tree Planting List.** Chairman Beifuss asked if this ordinance revision includes any and all species and genus's of Gingko, Ash, and Pear trees because he is curious to know if there are any species of Pear trees that do not flower or bear fruit. He asked if there are other varieties of Pear trees besides Bradford Pear. Mr. Wilcox stated that all Pear trees flower and bear fruit, and Mr. Flatter pointed out that the agenda summary should not have been limited to Bradford Pear. Alderman Dimas pointed out that the Gingko is listed under species and the Pear and Ash are listed under genus. The Ordinance is applicable to all pear genuses. Mr. Wilcox informed her that there is only one surviving species of Gingko.

Mr. Flatter stated that direction from the Committee was to eliminate all of the referenced trees. He stated that if Committee wanted anything changed, it would be done prior to full City Council approval of the Ordinance. He went on to say that the 2015 Parkway Tree Planting Program has already gone out for bid, and it does include some pear trees. Staff will be directed to plant the pear trees in the Route 64 median this year. Mr. Wilcox said that each year, residents are offered their choice of 10-15 different species of trees and Mr. Flatter stated that each year, staff researches new trees to offer to the residents.

**Alderman Hallett made a motion, seconded by Alderman Earley to approve Ordinance No. 15-O-0005 – Amending Chapter 15, Section 15-5, of the Municipal Code for the Purpose of Excluding Gingko, Pear, and Ash Trees from the City's Approved Tree Planting List. Voting Yea: Aldermen Hallett, Earley, Banas, Beifuss, Dimas, and Smith. Voting Nay: 0.**

**4.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.** Alderman Banas questioned staff as to why this contract was not sent out to bid. Mr. Flatter explained that this agreement is a Professional Services Contract, based on qualifications of the consultants. Mr. Flatter went on to say that RJN Group, Inc. has been involved with the City's

sanitary sewer system rehabilitation program for many years now and is most knowledgeable and best qualified to perform this service.

**Alderman Banas made a motion, seconded by Alderman Smith to approve Resolution No. 15-R-0008 authorizing a Contract with RJN Group, Inc. for Construction Oversight Services related to the 2015 Sanitary Sewer Rehabilitation Project – Stage 1. Voting Yea: Aldermen Banas, Smith, Beifuss, Dimas, Earley, and Hallett. Voting Nay: 0.**

**5.A. Brush Collection Service Contract for Fiscal Year 2015.** Mr. Flatter stated that staff is seeking direction on how to proceed with the upcoming Brush Collection Contract as Kramer Tree Specialists, Inc. (Kramer) has now completed its multi-year contract. Mr. Wilcox and Mr. Flatter reviewed the agenda item summary with Committee that included bid results from surrounding communities, and overall costs associated with the previous contract years. Staff then asked Committee if they would support having them negotiate a new contract with Kramer. If not, staff is prepared to go out for bid.

Alderman Dimas and Alderman Smith both commented that Kramer does good work and is local, and suggest that staff negotiate with him for a fair price. Alderman Hallett agreed. Alderman Earley stated that he does not feel comfortable offering another contract without going out for bid. Chairman Beifuss and Alderman Banas tended to agree with Alderman Earley, but could not argue with Kramer's quality of work. **Staff was directed to offer Kramer Tree Specialists, Inc. a three-year contract (which is based on the revenue for this program) for \$75,000 per year (not to exceed contract amount of \$225,000.00). If Kramer declines the offer, staff was then directed to go out for bid.**

**6. Unfinished Business.**

A. Mr. Flatter stated that DuPage County would soon begin asking municipalities for quantities and participation with the upcoming DuPage County Rock Salt bid. He asked if it was still Committee's direction to participate with the County and the quantities targeted will be historically those that have been submitted to the State. The Committee agreed that the City should participate with the upcoming DuPage County Salt bid.

**7. New Business. None.**

**8. Reports from Staff.**

A. **2010 – 2014 Ash Treatment Report.** Mr. Wilcox reviewed the 2014 Emerald Ash Borer Report (included with the Agenda) with the Committee. He touched on pertinent information regarding the treatment plan. To date, less than 10% of the treated trees were lost. There are almost 1600 trees remaining which will continue to be treated for year 2015, and then reevaluated for the remainder of the treatment years (2016 and 2017). Alderman Dimas asked if the number of years for treating these trees depends upon their diameter. Mr. Flatter stated that City Council authorized a seven year treatment contract and then the program is to be evaluated to determine whether or not treatment was beneficial. Staff will consult with professionals at the end of the program to determine need for additional treatment. There was some discussion

regarding the lack of treatment for ash trees on private property. Mr. Flatter stated that this issue cannot be controlled. It was believed that if these private property trees were left untreated, most of them would die within the seven years of the City's program. Some of them may survive despite the odds.

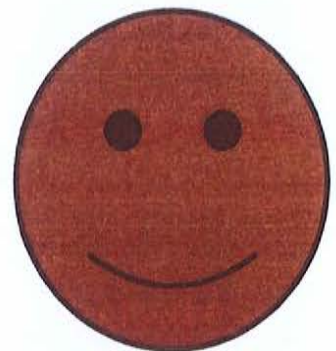
**9. Adjournment.** At 8:10 P.M., Alderman Hallett made a motion to adjourn seconded by Alderman Dimas. Motion was approved by voice vote.

Respectfully submitted,

Michelle Baldino  
Executive Secretary











ARKING  
250 FINE

Supermarkets



## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Ordinance No. 15-O-0004 - An Ordinance Prohibiting the Use of Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or By Any Other Method at or Within the Specified Area of Reed-Keppler Park – 250 W. National Street

**AGENDA ITEM NUMBER:** 4.A.**COMMITTEE AGENDA DATE:** March 5, 2015**COUNCIL AGENDA DATE:** March 16, 2015**STAFF REVIEW:** Timothy Wilcox, Assistant Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

The West Chicago Park District is seeking assistance from the City of West Chicago regarding an incident which was discovered in April of 1998 at Reed-Keppler Park, located at 250 West National Street, and was determined to be the result of one or more overfills of petroleum product associated with an underground fuel storage tank (UST). The UST has since been removed and extensive remediation, removal of contaminated soil, was completed. Today there remains a small amount of groundwater contamination.

The proposed ordinance was requested by the West Chicago Park District as an institutional control method, in this case to protect residents by prohibiting the installation of potable wells in the area of potential contamination. The ordinance is a requirement of the Illinois Environmental Protection Agency (IEPA) in order to receive and be included with a No Further Remediation Letter (NFR) from the IEPA. Having the NFR letter will allow the Park District to move forward with their plans to develop an Indoor Turf Facility where the former maintenance garage stood at Reed-Keppler Park.

Once received from the IEPA, the West Chicago Park District will record the NFR letter and the attached Ordinance with the DuPage County Recorder's Office. By indexing the letter to the property, users of the property will be made aware of contaminants left in place. This ensures current and future users of the property will be informed of the conditions of the institutional controls and/or protected from unwitting exposure to environmental health risks. In addition, similar to the Ordinance No. 12-O-0045 approved by City Council on November 5, 2012 for the Shell Station located at 184 West North Avenue, this Groundwater Ordinance affords additional protection to Property Owners by giving notice to those that would otherwise be doing work on or around the property. From the City's standpoint, it provides an additional enforcement mechanism, along with fines, in the event of a violation Groundwater Ordinance.

**ACTIONS PROPOSED:**

Approve Ordinance No. 15-O-0004 prohibiting the use of groundwater as a Potable Water Supply by the installation or use of Potable Water Supply Wells or by any other method at or within the Specified Area of Reed-Keppler Park – 250 W. National Street.

**COMMITTEE RECOMMENDATION:**

**ORDINANCE NO. 15-O-0004**

**AN ORDINANCE PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD AT OR WITHIN THE SPECIFIED AREA OF REED-KEPPLER PARK – 250 W. NATIONAL STREET**

WHEREAS, the City of West Chicago (hereinafter referred to as the “City”) is a duly organized and existing municipality pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and,

WHEREAS, the City is also a home-rule municipality pursuant to Article VII, Section 6, of the Constitution of the State of Illinois, and authorized to exercise powers pursuant to that section; and,

WHEREAS, certain properties, including the property commonly known as Reed-Keppler Park located at 250 W. National Street, in the City of West Chicago, DuPage County, Illinois have been used over a period of time for commercial/industrial purposes; and,

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath the City may exceed Class 1 groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 remediation objectives as set forth in 35 Illinois Administrative Code 742; and,

WHEREAS, the City desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive use of property commonly known as Reed-Keppler Park located at 250 W. National Street, that is the source of said chemical constituents and the surrounding properties, which are within the area depicted in Exhibit A and legally described in exhibit B which are attached hereto and incorporated herein; and,

WHEREAS, the City finds it is in the best interest of its residents to approve and enact a limited groundwater ordinance affecting properties located within a close proximity of the property commonly known as Reed-Keppler Park, 250 W. National in the City.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of West Chicago, DuPage County, Illinois, as follows:

SECTION 1: The recitals set forth above are incorporated herein and made a part hereof.

SECTION 2: The City regulates the use of groundwater as potable water supply as follows:

1. Use of groundwater as a potable water supply prohibited. The use or attempt to use of groundwater as a potable water supply by the installation or drilling of wells or by any other method, including at points of withdrawal by the City of West Chicago, is hereby prohibited within a rectangle whose corners are described by the following Illinois State Plane East Zone Metric Coordinates based on North American Datum of 1983 (NAD 83) and depicted on Exhibit A, which is attached hereto and incorporated herein by reference.

<u>Corner</u>	<u>Northing</u>	<u>Easting</u>
A (NW)	580346.521	310096.392
B (NE)	580346.521	310480.267
C (SE)	579989.559	310480.267
D (SW)	579989.559	310096.392

2. Penalties. Any person violating the provisions of this ordinance shall be subject to a fine of up to Seven Hundred Fifty 00/100 Dollars (\$750.00) for each violation.

3. Definitions.

“Person” is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

“Potable Water” is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

4. Severability. If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the ordinance as a whole or of any portion not adjudged invalid.

SECTION 3: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are, to the extent of such conflict, hereby repealed.

SECTION 4: That the City Clerk of the City of West Chicago be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

SECTION 5: That the City Clerk of the City of West Chicago be and is directed hereby to Certify Mail a copy of this Ordinance to the commonly known address of parcels identified in Exhibit C.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 16<sup>th</sup> day of March 2015.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman A. Hallett	_____	Alderman J. Banas	_____
Alderman M. Birch	_____	Alderman S. Dimas	_____
Alderman K. Meissner	_____	Alderman R. Stout	_____
Alderman L. Grodoski	_____	Alderman D. F. Earley	_____
Alderman M. Fuesting	_____	Alderman M. Edwalds	_____
Alderman J. Smith	_____	Alderman J. C. Smith, Jr.	_____

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED this 16<sup>th</sup> day of March 2015.

\_\_\_\_\_  
Ruben Pineda, Mayor

ATTEST:

\_\_\_\_\_  
Nancy M. Smith, City Clerk

PUBLISHED: \_\_\_\_\_



ILLINOIS EAST STATE PLANAR COORDINATES  
OF ORDINANCE AREA, ZONE 1201

LEGEND

— — — Proposed Ordinance Area

NOTES

Modeled Extent Of Groundwater Plume  
Based On Benzene Concentration At MW-4A

Image Courtesy Of DuPage County GIS

	NORTHING	EASTING
A	580346.521	310096.392
B	580346.521	310480.267
C	579989.559	310480.267
D	579989.559	310096.392

PARCELS WITHIN  
MODELED PLUME

PARCELS WITHIN  
ORDINANCE AREA

04-04-200-004  
04-04-200-005  
04-04-400-001  
04-04-400-002  
04-04-400-003  
04-04-401-001

04-04-400-011  
04-04-400-012  
04-04-400-013  
04-04-400-014  
04-04-400-016  
04-04-400-017  
04-04-400-018  
04-04-400-019  
04-04-400-023  
04-04-400-025

PROPOSED GROUNDWATER ORDINANCE AREA

West Chicago Park District  
Reed-Keppler Park  
250 West National Street  
West Chicago, Illinois

0 200 400

Scale: 1 inch = 400 feet

98-1002.06.01 2/6/15 BJT



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**Legal Descriptions of Properties Within the Modeled Plume  
in the Proposed Ordinance Area**

The Property commonly known as Reed-Kepler Park, 250 W. National Ave., West Chicago. IL 60185.

**PINs 04-040-200-004, 04-04-400-001, 04-04-401-001**

That part of the North Half of the Southeast Quarter and part of the Northeast Quarter of Section 4, Township 39 North, Range 9 East of the Third Principal Meridian, described 'as beginning at a stone at the Southeast corner of the North Half of said Southeast Quarter of Section; thence North on Section line 39.27 chains (2591.82 feet) to John Spoden's line; thence West on said line 40 chains (2640 feet) to the Half section line; thence South on said line 15.68 chains (1034.88 feet) to the Northwest corner of lands of Elgin, Joliet and Eastern Railroad company; thence South 78° East 2.73 chains (180.10 feet) to the Northeast corner of lands of said railroad; thence South along the East line of said railroad lands to the Easterly line of Elgin, Joliet and Eastern Railroad Company's right of way; thence South 40° 2.43 chains (160.38 feet); thence 76 1/2° East 12.85 chains (848.10 feet) to a cotton wood tree; thence South 82 1/2° East 6.05 chains (399.30 feet); thence East parallel with division line, 5.596 chains (369.34 feet); thence South 45° East 10.93 chains (721.38 feet) to division line; thence East on division line, 11.484 chains (757.94 feet) to the place of the beginning, (except that part conveyed to the Chicago, Wheaton and Western Railroad Company, by deed recorded as Document 96756 and except that part conveyed to A.S. Neumer by deed recorded as Document 97713 and except that part known as Bloch Real Estate Company's First Addition to West Chicago, according to the plat recorded as document 210866) in DuPage County, Illinois.

Also partially described as:

**PINs 04-040-200-004, 04-040-200-005, 04-04-400-001, 04-04-400-002**

That part of the northeast quarter and the southeast quarter of Section 4, Township 39 North, Range 9 East of the Third Principal Meridian in DuPage County, Illinois, described as follows; beginning at the intersection of the north right of way line of National Street and the west right of way line of Yale Street; Thence southerly along said west right of way line of Yale Street, a distance of 636 feet, more or less, to a point on the north line extended easterly of Ward's Plat of Survey according to the plat recorded as document no. 654706 in DuPage County, Illinois; Thence westerly along said northerly line extended easterly, a distance of 406 feet, more or less, to the northwest corner of Lot 2 in said Ward's Plat of Survey; Thence northwesterly along a line at an angle of 173° 59', more or less, as measured counterclockwise from the previously described course, a distance of 226 feet; Thence northerly along a line parallel with said west right of way line of Yale Street, a distance of 615 feet, more or less, to a point on a line 33 feet north of, as measured at right angles to, the east-west quarter section line of said Section 4; Thence easterly along said parallel line, a distance of 631 feet, more or less, to the place of beginning.

Including land owned by the DuPage County Forest Preserve described as:

**PINs 04-040-400-003 and 04-040-400-010**

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING ON THE DIVISION LINE, 1156.3 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4 AND RUNNING THENCE NORTH 02 DEGREES 35 MINUTES 00 SECONDS WEST 16.5 FEET FOR A POINT OF BEGINNING; THENCE WEST 16.5 FEET NORTH OF AND PARALLEL WITH THE DIVISION LINE 258.2 FEET; THENCE NORTH 31 DEGREES 54 MINUTES 00 SECONDS WEST 749.6 FEET; THENCE SOUTH 82 DEGREES 15 MINUTES 00 SECONDS WEST, 127.2 FEET; THENCE NORTH 15 DEGREES 31 MINUTES 00 SECONDS WEST, 113 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST, 180.2 FEET TO THE BASE LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD; THENCE NORTH 35 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD, 284 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 00 SECONDS EAST ALONG FENCE LINE, 846 FEET; THENCE SOUTH 83 DEGREES 35 MINUTES 00 SECONDS EAST, 334.5 FEET; THENCE SOUTH 714.5 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 8 RODS OF THE SOUTH 40 RODS OF THAT PIECE OF LAND CONVEYED BY DEED DATED MAY 27, 1914 RECORDED AS DOCUMENT 117184 AND EXCEPT THAT PART CONVEYED BY DOCUMENT 217255 (CORRECTED AND RECORDED AS DOCUMENT 394560) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1288.3 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 02 DEGREES 35 MINUTES 00 SECONDS WEST, 33 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF GRAND LAKE BOULEVARD (SAID NORTH LINE BEING 33 FEET NORTH OF AND PARALLEL WITH THE DIVISION LINE), 67.95 FEET TO A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID GRAND LAKE BOULEVARD, 67.95 FEET; THENCE NORTH 31 DEGREES 54 MINUTES 00 SECONDS WEST, 423.9 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 00 SECONDS EAST, 171.1 FEET; THENCE SOUTH 18 DEGREES 18 MINUTES 00 SECONDS EAST, 380.9 FEET TO THE POINT OF BEGINNING, INDU PAGE COUNTY, ILLINOIS.

PIN 04-04-400-003  
AND PIN 04-04-400-010

Exhibit C - Ordinance No. 15-O-0004

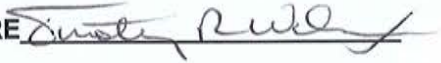
Parcels in proposed ordinance area									
PIN	Address	Street	Owner	Mailing Address					
04-04-200-004	250 W	National Ave.	City of West Chicago	City of West Chicago	475 Main Street	West Chicago	IL	60185	
04-04-200-005	250 W	National Ave.	City of West Chicago	City of West Chicago	475 Main Street	West Chicago	IL	60185	
04-04-400-001			City of West Chicago	City of West Chicago	475 Main Street	West Chicago	IL	60185	
04-04-400-002			Commonwealth Edison	Exelon Corporation	P.O Box 805398	Chicago	IL	60680	
04-04-400-003			Forest Preserve District	Forest Preserve District	3S580 Naperville Rd.	Wheaton	IL	60189	
04-04-400-011	187 W	Grand Lake Blvd.	Cavish Family Tr.	Clark Cavish	187 W. Grandlake Blvd.	West Chicago	IL	60185	
04-04-400-012	181 W	Grand Lake Blvd.	Tribble, Michael & Day	Michael Tribble	181 W. Grand Lake Blvd.	West Chicago	IL	60185	
04-04-400-013	173 W	Grand Lake Blvd.	ST BK OF IL TR 1-1196	State Bank of Illinois	600 E. Washington	West Chicago	IL	60185	
04-04-400-014			Giordano, Lloyd	Lloyd Giordano	27W030 Hickory Lane	West Chicago	IL	60185	
04-04-400-016	163 W	Grand Lake Blvd.	Robles, Raul	Raul Robles	140 Larchmond Ln.	Bloomington	IL	60108	
04-04-400-017	163 W	Grand Lake Blvd.	Robles, Raul	Raul Robles	163 W. Grand Lake Blvd.	West Chicago	IL	60185	
04-04-400-018	147 W	Grand Lake Blvd.	Szam, Frank	Frank Szam	147 W. Grand Lake Blvd.	West Chicago	IL	60185	
04-04-400-019	141 W	Grand Lake Blvd.	Henning, Richard W.	Richard W. Henning	141 W. Grand Lake Blvd.	West Chicago	IL	60185	
04-04-400-023			Commonwealth Edison	Exelon Corporation	P.O Box 805398	Chicago	IL	60680	
04-04-400-025	215 W	Grand Lake Blvd.	Wallace, Anthony J.	Anthony J. Wallace	3N145 Sycamore	West Chicago	IL	60185	
0404-401-001	250 W	National St.	City of West Chicago	City of West Chicago	475 Main Street	West Chicago	IL	60185	

## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Resolution No. 15-R-0013 – Contract Award – Alaniz Landscape Group, Inc. for the 2015 Right-of-Way Maintenance Program

**AGENDA ITEM NUMBER:**4.B.**COMMITTEE AGENDA DATE:** March 5, 2015**COUNCIL AGENDA DATE:** March 16, 2015**STAFF REVIEW:** Timothy Wilcox, Assistant Director of Public Works**SIGNATURE****APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE****ITEM SUMMARY:**

Annually, since 2005, the City has contracted landscape maintenance services for multiple City-owned and maintained rights-of-way and properties at various locations for a period of approximately 30 consecutive weeks. Services will include, but are not limited to, mowing, trimming, edging, weed removal, shredded hardwood mulch installation, chemical broadleaf control, fall leaf removal, and lawn fertilization.

In February, the City advertised for 2015 right-of-way maintenance services. There were six plan holders and sealed bids were opened on February 24, 2015. Bids were received from three contractors with Alaniz Landscape Group, Inc. of Elgin, Illinois submitting the lowest responsible bid of \$117,008.00. Other bids were received from Classic Landscape, Ltd. of West Chicago, IL (\$147,135.00) and Yeez, Inc. of West Chicago, IL (\$152,301.94). See attached bid tab sheet for additional clarification.

This year's program consists of 102 properties which includes the Illinois Route 64 median and right-of-way between Illinois Route 59 and approximately Elm Road. For comparison purposes, the contract cost for the 2014 ROW Maintenance Program was \$102,737.00 for 93 properties.

It is staff's recommendation that a contract be awarded to Alaniz Landscape Group, LLC of Elgin, Illinois, for the 2015 Right-of-Way Maintenance Program, in an amount not to exceed \$117,008.00. Alaniz Landscape Group has satisfactorily performed right-of-way maintenance services for the City of West Chicago in 2014, 2013, 2012, 2007, and 2005.

Services for the 2015 Right-of-way Maintenance Program will be funded from the Capital Projects Fund, Water Fund, Sewer Fund, General Fund, Downtown TIF Fund, and Commuter Parking Fund, where a total of \$142,300.00 has been budgeted to cover the 2015 maintenance program.

**ACTIONS PROPOSED:**

Approve Resolution No. 15-R-0013 authorizing the Mayor to execute a contract with Alaniz Landscape Group, Inc., for landscape maintenance services related to the 2015 Right-of-Way Maintenance Program, for an amount not to exceed \$117,008.00.

**COMMITTEE RECOMMENDATION:**

**RESOLUTION NO. 15-R-0013**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A  
CONTRACT AGREEMENT WITH ALANIZ LANDSCAPE GROUP, INC.  
FOR LANDSCAPE MAINTENANCE SERVICES RELATED TO THE  
2015 RIGHT-OF-WAY MAINTENANCE PROGRAM**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to execute a Contract Agreement for Landscape Maintenance Services related to the 2015 Right-of-Way Maintenance Program between the City of West Chicago and Alaniz Landscape Group, Inc., for an amount not to exceed \$117,008.00, in substantially the form attached hereto and incorporated herein as Exhibit "A".

APPROVED this 16<sup>th</sup> day of March, 2015.

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
City Clerk Nancy M. Smith

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET  
INFRASTRUCTURE COMMITTEE

**Thursday March 5, 2015  
7:00 P.M. – Committee Room A**

## AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. Infrastructure Committee of February 5, 2014
3. Public Participation / Presentations
4. Items for Consent
  - A. Ordinance No. 15-O-0004 – An Ordinance Prohibiting the Use of Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or by any Other Method at or within the Specified Area of Reed-Keppler Park – 250 W. National Street
  - B. Resolution No. 15-R-0013 – Contract Award – Alaniz Landscape Group, Inc. for the 2015 Right-of-Way Maintenance Program
  - C. Resolution No. 15-R-0014 – Modification to Community Development Commission Agreement CD14-04 for Time Extension for the Alta Vista Gardens Roadway Rehabilitation Project
  - D. Resolution No. 15-R-0016 – Contract Amendment No. 1 – CH2M Hill OMI for Professional Services Related to the Reconditioning of Primary Clarifier Tank No. 1 at the City's Regional Waste Water Treatment Plant
5. Items for Discussion
  - A. 2015 Monthly Brush Collection Services Program
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

CITY OF  
**WEST CHICAGO**

WHERE HISTORY & PROGRESS MEET  
**MINUTES**

**DRAFT**

**INFRASTRUCTURE COMMITTEE**

**February 5, 2015, 7:00 P.M.**

**1. Call to Order, Roll Call, and Establishment of a Quorum.** Chairman Beifuss called the meeting to order at 7:00 P.M. Roll call found Aldermen John Banas, James Beifuss, Don Earley, Al Hallett and John Smith present. Alderman Sandra Dimas arrived at 7:02 P.M. and Alderman Mark Edwalds was absent.

Also in attendance were Public Works Director Robert Flatter, Assistant Director of Public Works Tim Wilcox, and Executive Secretary Michelle Baldino.

Others in attendance were Sara Phelan, Museum Director and member of the Cultural Arts Commission.

**2. Approval of Minutes.**

**A. Infrastructure Committee Minutes of December 4, 2014.** Alderman Banas made a motion, seconded by Alderman Hallett to approve the Meeting Minutes of December 4, 2014 with no changes. Voting Yea: Aldermen Banas, Hallett, Beifuss, Earley, and Smith. Voting Nay: 0. Alderman Dimas was not yet present.

**3. Public Participation / Presentations.**

**A.** Museum Director Sara Phelan was in attendance to discuss bike racks with the Committee. Through meetings with the Healthy West Chicago members and the Cultural Arts Commission, she informed the Infrastructure Committee that people want bike racks throughout downtown. The Cultural Arts Commission would like to include local artists work onto the racks to add a local flare. Mr. Flatter informed Committee that he and Tim Wilcox are in the process of preparing a bike rack alternative report for Infrastructure Committee's consideration in the near future, and he handed out some pictures as examples of how bike racks could include artwork (Attachment A). All Committee members present supported the idea of using bike racks to display artwork.

**4. Items for Consent.** Chairman Beifuss asked if Committee members if anyone wanted to pull consent items for discussion. Alderman Banas asked for discussion on Item 4.E., and Chairman Beifuss wanted to discuss Item 4. B.

**Alderman Dimas made a motion, seconded by Alderman Banas to approve:**

**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**

Item #2.A.

**Henderson SnowFoe® RSP 11' Reversible Snow Plow from Henderson Truck Equipment-Illinois of Gilberts, Illinois**

**C. 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**

**D. Resolution No. 15-R-0007 – Contract Award – Swallow Construction Corporation for the 2015 Sanitary Sewer Rehabilitation Project – Stage 1**

**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**

**Voting Yea: Aldermen Dimas, Banas, Beifuss, Earley, Hallett, and Smith. Voting Nay: 0.**

**5. Items for Discussion.**

**4.B. Ordinance No. 15-O-0005 – Amending Chapter 15, Section 15-5, of the Municipal Code for the Purpose of Excluding Gingko, Bradford Pear, and Ash Trees from the City's Approved Tree Planting List.** Chairman Beifuss asked if this ordinance revision includes any and all species and genus's of Gingko, Ash, and Pear trees because he is curious to know if there are any species of Pear trees that do not flower or bear fruit. He asked if there are other varieties of Pear trees besides Bradford Pear. Mr. Wilcox stated that all Pear trees flower and bear fruit, and Mr. Flatter pointed out that the agenda summary should not have been limited to Bradford Pear. Alderman Dimas pointed out that the Gingko is listed under species and the Pear and Ash are listed under genus. The Ordinance is applicable to all pear genuses. Mr. Wilcox informed her that there is only one surviving species of Gingko.

Mr. Flatter stated that direction from the Committee was to eliminate all of the referenced trees. He stated that if Committee wanted anything changed, it would be done prior to full City Council approval of the Ordinance. He went on to say that the 2015 Parkway Tree Planting Program has already gone out for bid, and it does include some pear trees. Staff will be directed to plant the pear trees in the Route 64 median this year. Mr. Wilcox said that each year, residents are offered their choice of 10-15 different species of trees and Mr. Flatter stated that each year, staff researches new trees to offer to the residents.

**Alderman Hallett made a motion, seconded by Alderman Earley to approve Ordinance No. 15-O-0005 – Amending Chapter 15, Section 15-5, of the Municipal Code for the Purpose of Excluding Gingko, Pear, and Ash Trees from the City's Approved Tree Planting List.**

**Voting Yea: Aldermen Hallett, Earley, Banas, Beifuss, Dimas, and Smith. Voting Nay: 0.**

**4.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.** Alderman Banas questioned staff as to why this contract was not sent out to bid. Mr. Flatter explained that this agreement is a Professional Services Contract, based on qualifications of the consultants. Mr. Flatter went on to say that RJN Group, Inc. has been involved with the City's

sanitary sewer system rehabilitation program for many years now and is most knowledgeable and best qualified to perform this service.

**Alderman Banas made a motion, seconded by Alderman Smith to approve Resolution No. 15-R-0008 authorizing a Contract with RJN Group, Inc. for Construction Oversight Services related to the 2015 Sanitary Sewer Rehabilitation Project – Stage 1. Voting Yea: Aldermen Banas, Smith, Beifuss, Dimas, Earley, and Hallett. Voting Nay: 0.**

**5.A. Brush Collection Service Contract for Fiscal Year 2015.** Mr. Flatter stated that staff is seeking direction on how to proceed with the upcoming Brush Collection Contract as Kramer Tree Specialists, Inc. (Kramer) has now completed its multi-year contract. Mr. Wilcox and Mr. Flatter reviewed the agenda item summary with Committee that included bid results from surrounding communities, and overall costs associated with the previous contract years. Staff then asked Committee if they would support having them negotiate a new contract with Kramer. If not, staff is prepared to go out for bid.

Alderman Dimas and Alderman Smith both commented that Kramer does good work and is local, and suggest that staff negotiate with him for a fair price. Alderman Hallett agreed. Alderman Earley stated that he does not feel comfortable offering another contract without going out for bid. Chairman Beifuss and Alderman Banas tended to agree with Alderman Earley, but could not argue with Kramer's quality of work. **Staff was directed to offer Kramer Tree Specialists, Inc. a three-year contract (which is based on the revenue for this program) for \$75,000 per year (not to exceed contract amount of \$225,000.00). If Kramer declines the offer, staff was then directed to go out for bid.**

## **6. Unfinished Business.**

A. Mr. Flatter stated that DuPage County would soon begin asking municipalities for quantities and participation with the upcoming DuPage County Rock Salt bid. He asked if it was still Committee's direction to participate with the County and the quantities targeted will be historically those that have been submitted to the State. The Committee agreed that the City should participate with the upcoming DuPage County Salt bid.

## **7. New Business. None.**

## **8. Reports from Staff.**

A. **2010 – 2014 Ash Treatment Report.** Mr. Wilcox reviewed the 2014 Emerald Ash Borer Report (included with the Agenda) with the Committee. He touched on pertinent information regarding the treatment plan. To date, less than 10% of the treated trees were lost. There are almost 1600 trees remaining which will continue to be treated for year 2015, and then reevaluated for the remainder of the treatment years (2016 and 2017). Alderman Dimas asked if the number of years for treating these trees depends upon their diameter. Mr. Flatter stated that City Council authorized a seven year treatment contract and then the program is to be evaluated to determine whether or not treatment was beneficial. Staff will consult with professionals at the end of the program to determine need for additional treatment. There was some discussion

regarding the lack of treatment for ash trees on private property. Mr. Flatter stated that this issue cannot be controlled. It was believed that if these private property trees were left untreated, most of them would die within the seven years of the City's program. Some of them may survive despite the odds.

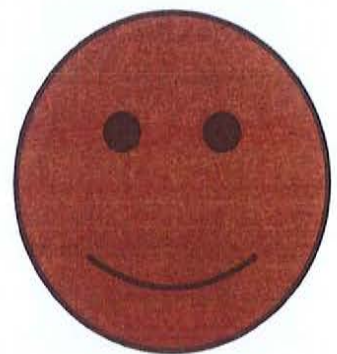
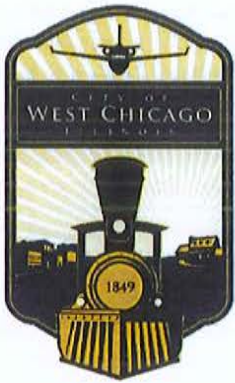
**9. Adjournment.** At 8:10 P.M., Alderman Hallett made a motion to adjourn seconded by Alderman Dimas. Motion was approved by voice vote.

Respectfully submitted,

Michelle Baldino  
Executive Secretary











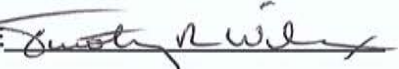
ARKING  
250 FINE

## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Ordinance No. 15-O-0004 - An Ordinance Prohibiting the Use of Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or By Any Other Method at or Within the Specified Area of Reed-Keppler Park – 250 W. National Street

**AGENDA ITEM NUMBER:**4.A.**COMMITTEE AGENDA DATE:** March 5, 2015**COUNCIL AGENDA DATE:** March 16, 2015**STAFF REVIEW:** Timothy Wilcox, Assistant Director of Public Works**SIGNATURE****APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE****ITEM SUMMARY:**

The West Chicago Park District is seeking assistance from the City of West Chicago regarding an incident which was discovered in April of 1998 at Reed-Keppler Park, located at 250 West National Street, and was determined to be the result of one or more overfills of petroleum product associated with an underground fuel storage tank (UST). The UST has since been removed and extensive remediation, removal of contaminated soil, was completed. Today there remains a small amount of groundwater contamination.

The proposed ordinance was requested by the West Chicago Park District as an institutional control method, in this case to protect residents by prohibiting the installation of potable wells in the area of potential contamination. The ordinance is a requirement of the Illinois Environmental Protection Agency (IEPA) in order to receive and be included with a No Further Remediation Letter (NFR) from the IEPA. Having the NFR letter will allow the Park District to move forward with their plans to develop an Indoor Turf Facility where the former maintenance garage stood at Reed-Keppler Park.

Once received from the IEPA, the West Chicago Park District will record the NFR letter and the attached Ordinance with the DuPage County Recorder's Office. By indexing the letter to the property, users of the property will be made aware of contaminants left in place. This ensures current and future users of the property will be informed of the conditions of the institutional controls and/or protected from unwitting exposure to environmental health risks. In addition, similar to the Ordinance No. 12-O-0045 approved by City Council on November 5, 2012 for the Shell Station located at 184 West North Avenue, this Groundwater Ordinance affords additional protection to Property Owners by giving notice to those that would otherwise be doing work on or around the property. From the City's standpoint, it provides an additional enforcement mechanism, along with fines, in the event of a violation Groundwater Ordinance.

**ACTIONS PROPOSED:**

Approve Ordinance No. 15-O-0004 prohibiting the use of groundwater as a Potable Water Supply by the installation or use of Potable Water Supply Wells or by any other method at or within the Specified Area of Reed-Keppler Park – 250 W. National Street.

**COMMITTEE RECOMMENDATION:**

**ORDINANCE NO. 15-O-0004**

**AN ORDINANCE PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD AT OR WITHIN THE SPECIFIED AREA OF REED-KEPPLER PARK – 250 W. NATIONAL STREET**

WHEREAS, the City of West Chicago (hereinafter referred to as the “City”) is a duly organized and existing municipality pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and,

WHEREAS, the City is also a home-rule municipality pursuant to Article VII, Section 6, of the Constitution of the State of Illinois, and authorized to exercise powers pursuant to that section; and,

WHEREAS, certain properties, including the property commonly known as Reed-Keppler Park located at 250 W. National Street, in the City of West Chicago, DuPage County, Illinois have been used over a period of time for commercial/industrial purposes; and,

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath the City may exceed Class 1 groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 remediation objectives as set forth in 35 Illinois Administrative Code 742; and,

WHEREAS, the City desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive use of property commonly known as Reed-Keppler Park located at 250 W. National Street, that is the source of said chemical constituents and the surrounding properties, which are within the area depicted in Exhibit A and legally described in exhibit B which are attached hereto and incorporated herein; and,

WHEREAS, the City finds it is in the best interest of its residents to approve and enact a limited groundwater ordinance affecting properties located within a close proximity of the property commonly known as Reed-Keppler Park, 250 W. National in the City.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of West Chicago, DuPage County, Illinois, as follows:

SECTION 1: The recitals set forth above are incorporated herein and made a part hereof.

SECTION 2: The City regulates the use of groundwater as potable water supply as follows:

1. Use of groundwater as a potable water supply prohibited. The use or attempt to use of groundwater as a potable water supply by the installation or drilling of wells or by any other method, including at points of withdrawal by the City of West Chicago, is hereby prohibited within a rectangle whose corners are described by the following Illinois State Plane East Zone Metric Coordinates based on North American Datum of 1983 (NAD 83) and depicted on Exhibit A, which is attached hereto and incorporated herein by reference.

<u>Corner</u>	<u>Northing</u>	<u>Easting</u>
A (NW)	580346.521	310096.392
B (NE)	580346.521	310480.267
C (SE)	579989.559	310480.267
D (SW)	579989.559	310096.392

2. Penalties. Any person violating the provisions of this ordinance shall be subject to a fine of up to Seven Hundred Fifty 00/100 Dollars (\$750.00) for each violation.

3. Definitions.

“Person” is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

“Potable Water” is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

4. Severability. If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the ordinance as a whole or of any portion not adjudged invalid.

SECTION 3: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are, to the extent of such conflict, hereby repealed.

SECTION 4: That the City Clerk of the City of West Chicago be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

SECTION 5: That the City Clerk of the City of West Chicago be and is directed hereby to Certify Mail a copy of this Ordinance to the commonly known address of parcels identified in Exhibit C.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 16<sup>th</sup> day of March 2015.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman A. Hallett	_____	Alderman J. Banas	_____
Alderman M. Birch	_____	Alderman S. Dimas	_____
Alderman K. Meissner	_____	Alderman R. Stout	_____
Alderman L. Grodoski	_____	Alderman D. F. Earley	_____
Alderman M. Fuesting	_____	Alderman M. Edwalds	_____
Alderman J. Smith	_____	Alderman J. C. Smith, Jr.	_____

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED this 16<sup>th</sup> day of March 2015.

\_\_\_\_\_  
Ruben Pineda, Mayor

ATTEST:

\_\_\_\_\_  
Nancy M. Smith, City Clerk

PUBLISHED: \_\_\_\_\_



ILLINOIS EAST STATE PLANAR COORDINATES  
OF ORDINANCE AREA, ZONE 1201

LEGEND

--- Proposed Ordinance Area

NOTES

Modeled Extent Of Groundwater Plume  
Based On Benzene Concentration At MW-4A

Image Courtesy Of DuPage County GIS

	NORTHING	EASTING
A	580346.521	310096.392
B	580346.521	310480.267
C	579989.559	310480.267
D	579989.559	310096.392

PARCELS WITHIN  
MODELED PLUME

PARCELS WITHIN  
ORDINANCE AREA

04-04-200-004  
04-04-200-005  
04-04-400-001  
04-04-400-002  
04-04-400-003  
04-04-401-001

04-04-400-011  
04-04-400-012  
04-04-400-013  
04-04-400-014  
04-04-400-016  
04-04-400-017  
04-04-400-018  
04-04-400-019  
04-04-400-023  
04-04-400-025

PROPOSED GROUNDWATER ORDINANCE AREA

West Chicago Park District  
Reed-Keppler Park  
250 West National Street  
West Chicago, Illinois



Scale: 1 inch = 400 feet

98-1002.06.01

2/6/15

BJT



RESOURCE

**Legal Descriptions of Properties Within the Modeled Plume  
in the Proposed Ordinance Area**

The Property commonly known as Reed-Keppler Park, 250 W. National Ave., West Chicago. IL 60185.

**PINs 04-040-200-004, 04-04-400-001, 04-04-401-001**

That part of the North Half of the Southeast Quarter and part of the Northeast Quarter of Section 4, Township 39 North, Range 9 East of the Third Principal Meridian, described 'as beginning at a stone at the Southeast corner of the North Half of said Southeast Quarter of Section; thence North on Section line 39.27 chains (2591.82 feet) to John Spoden's line; thence West on said line 40 chains (2640 feet) to the Half section line; thence South on said line 15.68 chains (1034.88 feet) to the Northwest corner of lands of Elgin, Joliet and Eastern Railroad company; thence South 78° East 2.73 chains (180.10 feet) to the Northeast corner of lands of said railroad; thence South along the East line of said railroad lands to the Easterly line of Elgin, Joliet and Eastern Railroad Company's right of way; thence South 40° 2.43 chains (160.38 feet); thence 76 1/2° East 12.85 chains (848.10 feet) to a cotton wood tree; thence South 82 1/2° East 6.05 chains (399.30 feet); thence East parallel with division line, 5.596 chains (369.34 feet); thence South 45° East 10.93 chains (721.38 feet) to division line; thence East on division line, 11.484 chains (757.94 feet) to the place of the beginning, (except that part conveyed to the Chicago, Wheaton and Western Railroad Company, by deed recorded as Document 96756 and except that part conveyed to A.S. Neumer by deed recorded as Document 97713 and except that part known as Bloch Real Estate Company's First Addition to West Chicago, according to the plat recorded as document 210866) in DuPage County, Illinois.

Also partially described as:

**PINs 04-040-200-004, 04-040-200-005, 04-04-400-001, 04-04-400-002**

That part of the northeast quarter and the southeast quarter of Section 4, Township 39 North, Range 9 East of the Third Principal Meridian in DuPage County, Illinois, described as follows; beginning at the intersection of the north right of way line of National Street and the west right of way line of Yale Street; Thence southerly along said west right of way line of Yale Street, a distance of 636 feet, more or less, to a point on the north line extended easterly of Ward's Plat of Survey according to the plat recorded as document no. 654706 in DuPage County, Illinois; Thence westerly along said northerly line extended easterly, a distance of 406 feet, more or less, to the northwest corner of Lot 2 in said Ward's Plat of Survey; Thence northwesterly along a line at an angle of 173° 59', more or less, as measured counterclockwise from the previously described course, a distance of 226 feet; Thence northerly along a line parallel with said west right of way line of Yale Street, a distance of 615 feet, more or less, to a point on a line 33 feet north of, as measured at right angles to, the east-west quarter section line of said Section 4; Thence easterly along said parallel line, a distance of 631 feet, more or less, to the place of beginning.

Including land owned by the DuPage County Forest Preserve described as:

**PINs 04-040-400-003 and 04-040-400-010**

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING ON THE DIVISION LINE, 1156.3 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4 AND RUNNING THENCE NORTH 02 DEGREES 35 MINUTES 00 SECONDS WEST 16.5 FEET FOR A POINT OF BEGINNING; THENCE WEST 16.5 FEET NORTH OF AND PARALLEL WITH THE DIVISION LINE 258.2 FEET; THENCE NORTH 31 DEGREES 54 MINUTES 00 SECONDS WEST 749.6 FEET; THENCE SOUTH 82 DEGREES 15 MINUTES 00 SECONDS WEST, 127.2 FEET; THENCE NORTH 15 DEGREES 31 MINUTES 00 SECONDS WEST, 113 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST, 180.2 FEET TO THE BASE LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD; THENCE NORTH 35 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD, 284 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 00 SECONDS EAST ALONG FENCE LINE, 846 FEET; THENCE SOUTH 83 DEGREES 35 MINUTES 00 SECONDS EAST, 334.5 FEET; THENCE SOUTH 714.5 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 8 RODS OF THE SOUTH 40 RODS OF THAT PIECE OF LAND CONVEYED BY DEED DATED MAY 27, 1914 RECORDED AS DOCUMENT 117184 AND EXCEPT THAT PART CONVEYED BY DOCUMENT 217255 (CORRECTED AND RECORDED AS DOCUMENT 394560) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1288.3 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 02 DEGREES 35 MINUTES 00 SECONDS WEST, 33 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF GRAND LAKE BOULEVARD (SAID NORTH LINE BEING 33 FEET NORTH OF AND PARALLEL WITH THE DIVISION LINE), 67.95 FEET TO A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID GRAND LAKE BOULEVARD, 67.95 FEET; THENCE NORTH 31 DEGREES 54 MINUTES 00 SECONDS WEST, 423.9 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 00 SECONDS EAST, 171.1 FEET; THENCE SOUTH 18 DEGREES 18 MINUTES 00 SECONDS EAST, 380.9 FEET TO THE POINT OF BEGINNING, INDU PAGE COUNTY, ILLINOIS.

PIN 04-04-400-003  
AND PIN 04-04-400-010

Exhibit C - Ordinance No. 15-O-0004

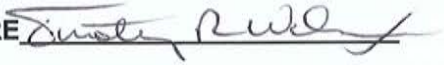
Parcels in proposed ordinance area									
PIN	Address	Street	Owner	Mailing Address					
04-04-200-004	250 W	National Ave.	City of West Chicago	City of West Chicago	475 Main Street	West Chicago	IL	60185	
04-04-200-005	250 W	National Ave.	City of West Chicago	City of West Chicago	475 Main Street	West Chicago	IL	60185	
04-04-400-001			City of West Chicago	City of West Chicago	475 Main Street	West Chicago	IL	60185	
04-04-400-002			Commonwealth Edison	Exelon Corporation	P.O. Box 805398	Chicago	IL	60680	
04-04-400-003			Forest Preserve District	Forest Preserve District	3S380 Naperville Rd.	Wheaton	IL	60189	
04-04-400-011	187 W	Grand Lake Blvd.	Cavish Family Tr.	Clark Cavish	187 W. Grandlake Blvd.	West Chicago	IL	60185	
04-04-400-012	181 W	Grand Lake Blvd.	Tribble, Michael & Day	Michael Tribble	181 W. Grand Lake Blvd.	West Chicago	IL	60185	
04-04-400-013	173 W	Grand Lake Blvd.	ST BK OF IL TR 1-1196	State Bank of Illinois	600 E. Washington	West Chicago	IL	60185	
04-04-400-014			Giordano, Lloyd	Lloyd Giordano	27W030 Hickory Lane	West Chicago	IL	60185	
04-04-400-016	163 W	Grand Lake Blvd.	Robles, Raul	Raul Robles	140 Larchmond Ln.	Bloomington	IL	60108	
04-04-400-017	163 W	Grand Lake Blvd.	Robles, Raul	Raul Robles	163 W. Grand Lake Blvd.	West Chicago	IL	60185	
04-04-400-018	147 W	Grand Lake Blvd.	Szam, Frank	Frank Szam	147 W. Grand Lake Blvd.	West Chicago	IL	60185	
04-04-400-019	141 W	Grand Lake Blvd.	Henning, Richard W.	Richard W. Henning	141 W. Grand Lake Blvd.	West Chicago	IL	60185	
04-04-400-023			Commonwealth Edison	Exelon Corporation	P.O. Box 805398	Chicago	IL	60680	
04-04-400-025	215 W	Grand Lake Blvd.	Wallace, Anthony J.	Anthony J. Wallace	3N145 Sycamore	West Chicago	IL	60185	
0404-401-001	250 W	National St.	City of West Chicago	City of West Chicago	475 Main Street	West Chicago	IL	60185	

## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Resolution No. 15-R-0013 – Contract Award – Alaniz Landscape Group, Inc. for the 2015 Right-of-Way Maintenance Program

**AGENDA ITEM NUMBER:**4.B.**COMMITTEE AGENDA DATE:** March 5, 2015**COUNCIL AGENDA DATE:** March 16, 2015**STAFF REVIEW:** Timothy Wilcox, Assistant Director of Public Works**SIGNATURE****APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE****ITEM SUMMARY:**

Annually, since 2005, the City has contracted landscape maintenance services for multiple City-owned and maintained rights-of-way and properties at various locations for a period of approximately 30 consecutive weeks. Services will include, but are not limited to, mowing, trimming, edging, weed removal, shredded hardwood mulch installation, chemical broadleaf control, fall leaf removal, and lawn fertilization.

In February, the City advertised for 2015 right-of-way maintenance services. There were six plan holders and sealed bids were opened on February 24, 2015. Bids were received from three contractors with Alaniz Landscape Group, Inc. of Elgin, Illinois submitting the lowest responsible bid of \$117,008.00. Other bids were received from Classic Landscape, Ltd. of West Chicago, IL (\$147,135.00) and Yeez, Inc. of West Chicago, IL (\$152,301.94). See attached bid tab sheet for additional clarification.

This year's program consists of 102 properties which includes the Illinois Route 64 median and right-of-way between Illinois Route 59 and approximately Elm Road. For comparison purposes, the contract cost for the 2014 ROW Maintenance Program was \$102,737.00 for 93 properties.

It is staff's recommendation that a contract be awarded to Alaniz Landscape Group, LLC of Elgin, Illinois, for the 2015 Right-of-Way Maintenance Program, in an amount not to exceed \$117,008.00. Alaniz Landscape Group has satisfactorily performed right-of-way maintenance services for the City of West Chicago in 2014, 2013, 2012, 2007, and 2005.

Services for the 2015 Right-of-way Maintenance Program will be funded from the Capital Projects Fund, Water Fund, Sewer Fund, General Fund, Downtown TIF Fund, and Commuter Parking Fund, where a total of \$142,300.00 has been budgeted to cover the 2015 maintenance program.

**ACTIONS PROPOSED:**

Approve Resolution No. 15-R-0013 authorizing the Mayor to execute a contract with Alaniz Landscape Group, Inc., for landscape maintenance services related to the 2015 Right-of-Way Maintenance Program, for an amount not to exceed \$117,008.00.

**COMMITTEE RECOMMENDATION:**

**RESOLUTION NO. 15-R-0013**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A  
CONTRACT AGREEMENT WITH ALANIZ LANDSCAPE GROUP, INC.  
FOR LANDSCAPE MAINTENANCE SERVICES RELATED TO THE  
2015 RIGHT-OF-WAY MAINTENANCE PROGRAM**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to execute a Contract Agreement for Landscape Maintenance Services related to the 2015 Right-of-Way Maintenance Program between the City of West Chicago and Alaniz Landscape Group, Inc., for an amount not to exceed \$117,008.00, in substantially the form attached hereto and incorporated herein as Exhibit "A".

APPROVED this 16<sup>th</sup> day of March, 2015.

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
City Clerk Nancy M. Smith

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET  
INFRASTRUCTURE COMMITTEE

**Thursday March 5, 2015  
7:00 P.M. – Committee Room A**

## AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. Infrastructure Committee of February 5, 2014
3. Public Participation / Presentations
4. Items for Consent
  - A. Ordinance No. 15-O-0004 – An Ordinance Prohibiting the Use of Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or by any Other Method at or within the Specified Area of Reed-Keppler Park – 250 W. National Street
  - B. Resolution No. 15-R-0013 – Contract Award – Alaniz Landscape Group, Inc. for the 2015 Right-of-Way Maintenance Program
  - C. Resolution No. 15-R-0014 – Modification to Community Development Commission Agreement CD14-04 for Time Extension for the Alta Vista Gardens Roadway Rehabilitation Project
  - D. Resolution No. 15-R-0016 – Contract Amendment No. 1 – CH2M Hill OMI for Professional Services Related to the Reconditioning of Primary Clarifier Tank No. 1 at the City's Regional Waste Water Treatment Plant
5. Items for Discussion
  - A. 2015 Monthly Brush Collection Services Program
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

Item #2.A.

# CITY OF WEST CHICAGO

DRAFT

WHERE HISTORY & PROGRESS MEET  
MINUTES

## INFRASTRUCTURE COMMITTEE

**February 5, 2015, 7:00 P.M.**

**1. Call to Order, Roll Call, and Establishment of a Quorum.** Chairman Beifuss called the meeting to order at 7:00 P.M. Roll call found Aldermen John Banas, James Beifuss, Don Earley, Al Hallett and John Smith present. Alderman Sandra Dimas arrived at 7:02 P.M. and Alderman Mark Edwalds was absent.

Also in attendance were Public Works Director Robert Flatter, Assistant Director of Public Works Tim Wilcox, and Executive Secretary Michelle Baldino.

Others in attendance were Sara Phelan, Museum Director and member of the Cultural Arts Commission.

**2. Approval of Minutes.**

**A. Infrastructure Committee Minutes of December 4, 2014.** Alderman Banas made a motion, seconded by Alderman Hallett to approve the Meeting Minutes of December 4, 2014 with no changes. Voting Yea: Aldermen Banas, Hallett, Beifuss, Earley, and Smith. Voting Nay: 0. Alderman Dimas was not yet present.

**3. Public Participation / Presentations.**

**A.** Museum Director Sara Phelan was in attendance to discuss bike racks with the Committee. Through meetings with the Healthy West Chicago members and the Cultural Arts Commission, she informed the Infrastructure Committee that people want bike racks throughout downtown. The Cultural Arts Commission would like to include local artists work onto the racks to add a local flare. Mr. Flatter informed Committee that he and Tim Wilcox are in the process of preparing a bike rack alternative report for Infrastructure Committee's consideration in the near future, and he handed out some pictures as examples of how bike racks could include artwork (Attachment A). All Committee members present supported the idea of using bike racks to display artwork.

**4. Items for Consent.** Chairman Beifuss asked if Committee members if anyone wanted to pull consent items for discussion. Alderman Banas asked for discussion on Item 4.E., and Chairman Beifuss wanted to discuss Item 4. B.

**Alderman Dimas made a motion, seconded by Alderman Banas to approve:**

**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**

**C. 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**

**D. Resolution No. 15-R-0007 – Contract Award – Swallow Construction Corporation for the 2015 Sanitary Sewer Rehabilitation Project – Stage 1**

**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**

**Voting Yea: Aldermen Dimas, Banas, Beifuss, Earley, Hallett, and Smith. Voting Nay: 0.**

**5. Items for Discussion.**

**4.B. Ordinance No. 15-O-0005 – Amending Chapter 15, Section 15-5, of the Municipal Code for the Purpose of Excluding Gingko, Bradford Pear, and Ash Trees from the City's Approved Tree Planting List.** Chairman Beifuss asked if this ordinance revision includes any and all species and genus's of Gingko, Ash, and Pear trees because he is curious to know if there are any species of Pear trees that do not flower or bear fruit. He asked if there are other varieties of Pear trees besides Bradford Pear. Mr. Wilcox stated that all Pear trees flower and bear fruit, and Mr. Flatter pointed out that the agenda summary should not have been limited to Bradford Pear. Alderman Dimas pointed out that the Gingko is listed under species and the Pear and Ash are listed under genus. The Ordinance is applicable to all pear genuses. Mr. Wilcox informed her that there is only one surviving species of Gingko.

Mr. Flatter stated that direction from the Committee was to eliminate all of the referenced trees. He stated that if Committee wanted anything changed, it would be done prior to full City Council approval of the Ordinance. He went on to say that the 2015 Parkway Tree Planting Program has already gone out for bid, and it does include some pear trees. Staff will be directed to plant the pear trees in the Route 64 median this year. Mr. Wilcox said that each year, residents are offered their choice of 10-15 different species of trees and Mr. Flatter stated that each year, staff researches new trees to offer to the residents.

**Alderman Hallett made a motion, seconded by Alderman Earley to approve Ordinance No. 15-O-0005 – Amending Chapter 15, Section 15-5, of the Municipal Code for the Purpose of Excluding Gingko, Pear, and Ash Trees from the City's Approved Tree Planting List.**

**Voting Yea: Aldermen Hallett, Earley, Banas, Beifuss, Dimas, and Smith. Voting Nay: 0.**

**4.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.** Alderman Banas questioned staff as to why this contract was not sent out to bid. Mr. Flatter explained that this agreement is a Professional Services Contract, based on qualifications of the consultants. Mr. Flatter went on to say that RJN Group, Inc. has been involved with the City's

sanitary sewer system rehabilitation program for many years now and is most knowledgeable and best qualified to perform this service.

**Alderman Banas made a motion, seconded by Alderman Smith to approve Resolution No. 15-R-0008 authorizing a Contract with RJN Group, Inc. for Construction Oversight Services related to the 2015 Sanitary Sewer Rehabilitation Project – Stage 1. Voting Yea: Aldermen Banas, Smith, Beifuss, Dimas, Earley, and Hallett. Voting Nay: 0.**

**5.A. Brush Collection Service Contract for Fiscal Year 2015.** Mr. Flatter stated that staff is seeking direction on how to proceed with the upcoming Brush Collection Contract as Kramer Tree Specialists, Inc. (Kramer) has now completed its multi-year contract. Mr. Wilcox and Mr. Flatter reviewed the agenda item summary with Committee that included bid results from surrounding communities, and overall costs associated with the previous contract years. Staff then asked Committee if they would support having them negotiate a new contract with Kramer. If not, staff is prepared to go out for bid.

Alderman Dimas and Alderman Smith both commented that Kramer does good work and is local, and suggest that staff negotiate with him for a fair price. Alderman Hallett agreed. Alderman Earley stated that he does not feel comfortable offering another contract without going out for bid. Chairman Beifuss and Alderman Banas tended to agree with Alderman Earley, but could not argue with Kramer's quality of work. **Staff was directed to offer Kramer Tree Specialists, Inc. a three-year contract (which is based on the revenue for this program) for \$75,000 per year (not to exceed contract amount of \$225,000.00). If Kramer declines the offer, staff was then directed to go out for bid.**

## **6. Unfinished Business.**

A. Mr. Flatter stated that DuPage County would soon begin asking municipalities for quantities and participation with the upcoming DuPage County Rock Salt bid. He asked if it was still Committee's direction to participate with the County and the quantities targeted will be historically those that have been submitted to the State. The Committee agreed that the City should participate with the upcoming DuPage County Salt bid.

## **7. New Business. None.**

## **8. Reports from Staff.**

A. **2010 – 2014 Ash Treatment Report.** Mr. Wilcox reviewed the 2014 Emerald Ash Borer Report (included with the Agenda) with the Committee. He touched on pertinent information regarding the treatment plan. To date, less than 10% of the treated trees were lost. There are almost 1600 trees remaining which will continue to be treated for year 2015, and then reevaluated for the remainder of the treatment years (2016 and 2017). Alderman Dimas asked if the number of years for treating these trees depends upon their diameter. Mr. Flatter stated that City Council authorized a seven year treatment contract and then the program is to be evaluated to determine whether or not treatment was beneficial. Staff will consult with professionals at the end of the program to determine need for additional treatment. There was some discussion

regarding the lack of treatment for ash trees on private property. Mr. Flatter stated that this issue cannot be controlled. It was believed that if these private property trees were left untreated, most of them would die within the seven years of the City's program. Some of them may survive despite the odds.

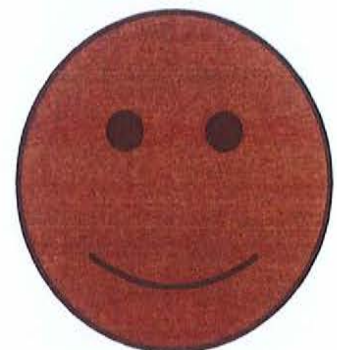
**9. Adjournment.** At 8:10 P.M., Alderman Hallett made a motion to adjourn seconded by Alderman Dimas. Motion was approved by voice vote.

Respectfully submitted,

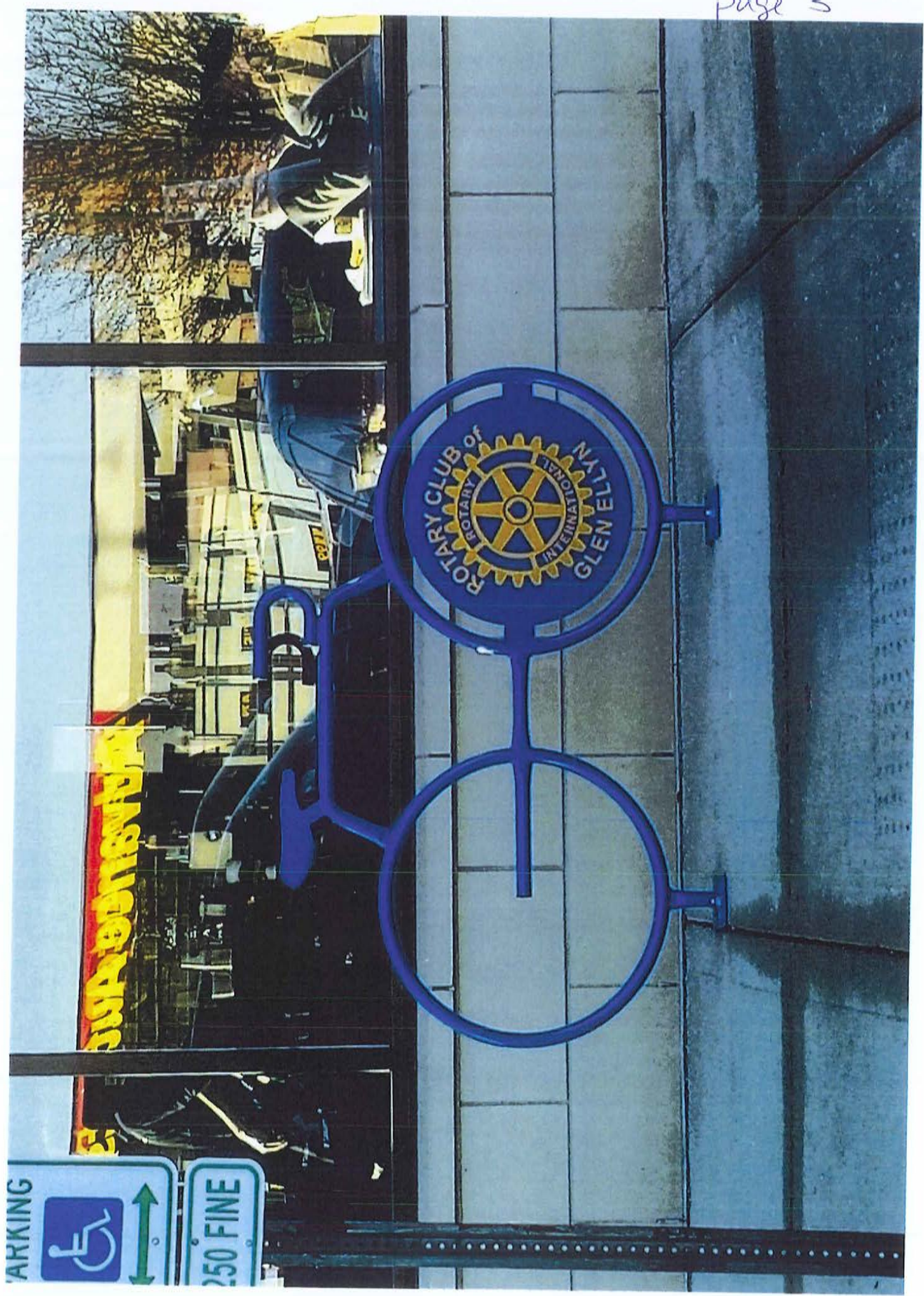
Michelle Baldino  
Executive Secretary











ROTARY CLUB of  
ROTARY INTERNATIONAL  
GLENELLYN

Jewellery

PARKING  
250 FINE

## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Ordinance No. 15-O-0004 - An Ordinance Prohibiting the Use of Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or By Any Other Method at or Within the Specified Area of Reed-Keppler Park – 250 W. National Street

**AGENDA ITEM NUMBER:** 4.A.**COMMITTEE AGENDA DATE:** March 5, 2015**COUNCIL AGENDA DATE:** March 16, 2015**STAFF REVIEW:** Timothy Wilcox, Assistant Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

The West Chicago Park District is seeking assistance from the City of West Chicago regarding an incident which was discovered in April of 1998 at Reed-Keppler Park, located at 250 West National Street, and was determined to be the result of one or more overfills of petroleum product associated with an underground fuel storage tank (UST). The UST has since been removed and extensive remediation, removal of contaminated soil, was completed. Today there remains a small amount of groundwater contamination.

The proposed ordinance was requested by the West Chicago Park District as an institutional control method, in this case to protect residents by prohibiting the installation of potable wells in the area of potential contamination. The ordinance is a requirement of the Illinois Environmental Protection Agency (IEPA) in order to receive and be included with a No Further Remediation Letter (NFR) from the IEPA. Having the NFR letter will allow the Park District to move forward with their plans to develop an Indoor Turf Facility where the former maintenance garage stood at Reed-Keppler Park.

Once received from the IEPA, the West Chicago Park District will record the NFR letter and the attached Ordinance with the DuPage County Recorder's Office. By indexing the letter to the property, users of the property will be made aware of contaminants left in place. This ensures current and future users of the property will be informed of the conditions of the institutional controls and/or protected from unwitting exposure to environmental health risks. In addition, similar to the Ordinance No. 12-O-0045 approved by City Council on November 5, 2012 for the Shell Station located at 184 West North Avenue, this Groundwater Ordinance affords additional protection to Property Owners by giving notice to those that would otherwise be doing work on or around the property. From the City's standpoint, it provides an additional enforcement mechanism, along with fines, in the event of a violation Groundwater Ordinance.

**ACTIONS PROPOSED:**

Approve Ordinance No. 15-O-0004 prohibiting the use of groundwater as a Potable Water Supply by the installation or use of Potable Water Supply Wells or by any other method at or within the Specified Area of Reed-Keppler Park – 250 W. National Street.

**COMMITTEE RECOMMENDATION:**

**ORDINANCE NO. 15-O-0004**

**AN ORDINANCE PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD AT OR WITHIN THE SPECIFIED AREA OF REED-KEPPLER PARK – 250 W. NATIONAL STREET**

WHEREAS, the City of West Chicago (hereinafter referred to as the “City”) is a duly organized and existing municipality pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and,

WHEREAS, the City is also a home-rule municipality pursuant to Article VII, Section 6, of the Constitution of the State of Illinois, and authorized to exercise powers pursuant to that section; and,

WHEREAS, certain properties, including the property commonly known as Reed-Keppler Park located at 250 W. National Street, in the City of West Chicago, DuPage County, Illinois have been used over a period of time for commercial/industrial purposes; and,

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath the City may exceed Class 1 groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 remediation objectives as set forth in 35 Illinois Administrative Code 742; and,

WHEREAS, the City desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive use of property commonly known as Reed-Keppler Park located at 250 W. National Street, that is the source of said chemical constituents and the surrounding properties, which are within the area depicted in Exhibit A and legally described in exhibit B which are attached hereto and incorporated herein; and,

WHEREAS, the City finds it is in the best interest of its residents to approve and enact a limited groundwater ordinance affecting properties located within a close proximity of the property commonly known as Reed-Keppler Park, 250 W. National in the City.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of West Chicago, DuPage County, Illinois, as follows:

SECTION 1: The recitals set forth above are incorporated herein and made a part hereof.

SECTION 2: The City regulates the use of groundwater as potable water supply as follows:

1. Use of groundwater as a potable water supply prohibited. The use or attempt to use of groundwater as a potable water supply by the installation or drilling of wells or by any other method, including at points of withdrawal by the City of West Chicago, is hereby prohibited within a rectangle whose corners are described by the following Illinois State Plane East Zone Metric Coordinates based on North American Datum of 1983 (NAD 83) and depicted on Exhibit A, which is attached hereto and incorporated herein by reference.

<u>Corner</u>	<u>Northing</u>	<u>Easting</u>
A (NW)	580346.521	310096.392
B (NE)	580346.521	310480.267
C (SE)	579989.559	310480.267
D (SW)	579989.559	310096.392

2. Penalties. Any person violating the provisions of this ordinance shall be subject to a fine of up to Seven Hundred Fifty 00/100 Dollars (\$750.00) for each violation.

3. Definitions.

“Person” is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

“Potable Water” is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

4. Severability. If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the ordinance as a whole or of any portion not adjudged invalid.

SECTION 3: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are, to the extent of such conflict, hereby repealed.

SECTION 4: That the City Clerk of the City of West Chicago be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

SECTION 5: That the City Clerk of the City of West Chicago be and is directed hereby to Certify Mail a copy of this Ordinance to the commonly known address of parcels identified in Exhibit C.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 16<sup>th</sup> day of March 2015.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman A. Hallett	_____	Alderman J. Banas	_____
Alderman M. Birch	_____	Alderman S. Dimas	_____
Alderman K. Meissner	_____	Alderman R. Stout	_____
Alderman L. Grodoski	_____	Alderman D. F. Earley	_____
Alderman M. Fuesting	_____	Alderman M. Edwalds	_____
Alderman J. Smith	_____	Alderman J. C. Smith, Jr.	_____

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED this 16<sup>th</sup> day of March 2015.

\_\_\_\_\_  
Ruben Pineda, Mayor

ATTEST:

\_\_\_\_\_  
Nancy M. Smith, City Clerk

PUBLISHED: \_\_\_\_\_



ILLINOIS EAST STATE PLANAR COORDINATES  
OF ORDINANCE AREA, ZONE 1201

LEGEND

— — — Proposed Ordinance Area

NOTES

Modeled Extent Of Groundwater Plume  
Based On Benzene Concentration At MW-4A

Image Courtesy Of DuPage County GIS

	NORTHING	EASTING
A	580346.521	310096.392
B	580346.521	310480.267
C	579989.559	310480.267
D	579989.559	310096.392

PARCELS WITHIN  
MODELED PLUME

PARCELS WITHIN  
ORDINANCE AREA

04-04-200-004  
04-04-200-005  
04-04-400-001  
04-04-400-002  
04-04-400-003  
04-04-401-001

04-04-400-011  
04-04-400-012  
04-04-400-013  
04-04-400-014  
04-04-400-016  
04-04-400-017  
04-04-400-018  
04-04-400-019  
04-04-400-023  
04-04-400-025

PROPOSED GROUNDWATER ORDINANCE AREA

West Chicago Park District  
Reed-Keppler Park  
250 West National Street  
West Chicago, Illinois



Scale: 1 inch = 400 feet

98-1002.06.01 2/6/15 BJT



RESOURCE

**Legal Descriptions of Properties Within the Modeled Plume  
in the Proposed Ordinance Area**

The Property commonly known as Reed-Keppler Park, 250 W. National Ave., West Chicago. IL 60185.

**PINs 04-040-200-004, 04-04-400-001, 04-04-401-001**

That part of the North Half of the Southeast Quarter and part of the Northeast Quarter of Section 4, Township 39 North, Range 9 East of the Third Principal Meridian, described 'as beginning at a stone at the Southeast corner of the North Half of said Southeast Quarter of Section; thence North on Section line 39.27 chains (2591.82 feet) to John Spoden's line; thence West on said line 40 chains (2640 feet) to the Half section line; thence South on said line 15.68 chains (1034.88 feet) to the Northwest corner of lands of Elgin, Joliet and Eastern Railroad company; thence South 78° East 2.73 chains (180.10 feet) to the Northeast corner of lands of said railroad; thence South along the East line of said railroad lands to the Easterly line of Elgin, Joliet and Eastern Railroad Company's right of way; thence South 40° 2.43 chains (160.38 feet); thence 76 1/2° East 12.85 chains (848.10 feet) to a cotton wood tree; thence South 82 1/2° East 6.05 chains (399.30 feet); thence East parallel with division line, 5.596 chains (369.34 feet); thence South 45° East 10.93 chains (721.38 feet) to division line; thence East on division line, 11.484 chains (757.94 feet) to the place of the beginning, (except that part conveyed to the Chicago, Wheaton and Western Railroad Company, by deed recorded as Document 96756 and except that part conveyed to A.S. Neumer by deed recorded as Document 97713 and except that part known as Bloch Real Estate Company's First Addition to West Chicago, according to the plat recorded as document 210866) in DuPage County, Illinois.

Also partially described as:

**PINs 04-040-200-004, 04-040-200-005, 04-04-400-001, 04-04-400-002**

That part of the northeast quarter and the southeast quarter of Section 4, Township 39 North, Range 9 East of the Third Principal Meridian in DuPage County, Illinois, described as follows; beginning at the intersection of the north right of way line of National Street and the west right of way line of Yale Street; Thence southerly along said west right of way line of Yale Street, a distance of 636 feet, more or less, to a point on the north line extended easterly of Ward's Plat of Survey according to the plat recorded as document no. 654706 in DuPage County, Illinois; Thence westerly along said northerly line extended easterly, a distance of 406 feet, more or less, to the northwest corner of Lot 2 in said Ward's Plat of Survey; Thence northwesterly along a line at an angle of 173° 59', more or less, as measured counterclockwise from the previously described course, a distance of 226 feet; Thence northerly along a line parallel with said west right of way line of Yale Street, a distance of 615 feet, more or less, to a point on a line 33 feet north of, as measured at right angles to, the east-west quarter section line of said Section 4; Thence easterly along said parallel line, a distance of 631 feet, more or less, to the place of beginning.

Exhibit B - Ordinance No. 15-O-0004

Including land owned by the DuPage County Forest Preserve described as:

**PINs 04-040-400-003 and 04-040-400-010**

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING ON THE DIVISION LINE, 1156.3 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4 AND RUNNING THENCE NORTH 02 DEGREES 35 MINUTES 00 SECONDS WEST 16.5 FEET FOR A POINT OF BEGINNING; THENCE WEST 16.5 FEET NORTH OF AND PARALLEL WITH THE DIVISION LINE 258.2 FEET; THENCE NORTH 31 DEGREES 54 MINUTES 00 SECONDS WEST 749.6 FEET; THENCE SOUTH 82 DEGREES 15 MINUTES 00 SECONDS WEST, 127.2 FEET; THENCE NORTH 15 DEGREES 31 MINUTES 00 SECONDS WEST, 113 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST, 180.2 FEET TO THE BASE LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD; THENCE NORTH 35 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD, 284 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 00 SECONDS EAST ALONG FENCE LINE, 846 FEET; THENCE SOUTH 83 DEGREES 35 MINUTES 00 SECONDS EAST, 334.5 FEET; THENCE SOUTH 714.5 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 8 RODS OF THE SOUTH 40 RODS OF THAT PIECE OF LAND CONVEYED BY DEED DATED MAY 27, 1914 RECORDED AS DOCUMENT 117184 AND EXCEPT THAT PART CONVEYED BY DOCUMENT 217255 (CORRECTED AND RECORDED AS DOCUMENT 394560) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1288.3 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 02 DEGREES 35 MINUTES 00 SECONDS WEST, 33 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF GRAND LAKE BOULEVARD (SAID NORTH LINE BEING 33 FEET NORTH OF AND PARALLEL WITH THE DIVISION LINE), 67.95 FEET TO A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID GRAND LAKE BOULEVARD, 67.95 FEET; THENCE NORTH 31 DEGREES 54 MINUTES 00 SECONDS WEST, 423.9 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 00 SECONDS EAST, 171.1 FEET; THENCE SOUTH 18 DEGREES 18 MINUTES 00 SECONDS EAST, 380.9 FEET TO THE POINT OF BEGINNING. INDU PAGE COUNTY, ILLINOIS.

PIN 04-04-400-003  
AND PIN 04-04-400-010

Exhibit C - Ordinance No. 15-O-0004

Parcels in proposed ordinance area									
PIN	Address	Street	Owner	Mailing Address					
04-04-200-004	250 W	National Ave.	City of West Chicago	City of West Chicago	475 Main Street	West Chicago	IL	60185	
04-04-200-005	250 W	National Ave.	City of West Chicago	City of West Chicago	475 Main Street	West Chicago	IL	60185	
04-04-400-001			City of West Chicago	City of West Chicago	475 Main Street	West Chicago	IL	60185	
04-04-400-002			Commonwealth Edison	Exelon Corporation	P.O. Box 805398	Chicago	IL	60680	
04-04-400-003			Forest Preserve District	Forest Preserve District	3S580 Naperville Rd.	Wheaton	IL	60189	
04-04-400-011	187 W	Grand Lake Blvd.	Cavish Family Tr.	Clark Cavish	187 W. Grandlake Blvd.	West Chicago	IL	60185	
04-04-400-012	181 W	Grand Lake Blvd.	Tribble, Michael & Day	Michael Tribble	181 W. Grand Lake Blvd.	West Chicago	IL	60185	
04-04-400-013	173 W	Grand Lake Blvd.	ST BK OF IL. TR 1-1196	State Bank of Illinois	600 E. Washington	West Chicago	IL	60185	
04-04-400-014			Giordano, Lloyd	Lloyd Giordano	27W030 Hickory Lane	West Chicago	IL	60185	
04-04-400-016	163 W	Grand Lake Blvd.	Robles, Raul	Raul Robles	140 Larchmond Ln.	Bloomington	IL	60108	
04-04-400-017	163 W	Grand Lake Blvd.	Robles, Raul	Raul Robles	163 W. Grand Lake Blvd.	West Chicago	IL	60185	
04-04-400-018	147 W	Grand Lake Blvd.	Szam, Frank	Frank Szam	147 W. Grand Lake Blvd.	West Chicago	IL	60185	
04-04-400-019	141 W	Grand Lake Blvd.	Henning, Richard W.	Richard W. Henning	141 W. Grand Lake Blvd.	West Chicago	IL	60185	
04-04-400-023			Commonwealth Edison	Exelon Corporation	P.O. Box 805398	Chicago	IL	60680	
04-04-400-025	215 W	Grand Lake Blvd.	Wallace, Anthony J.	Anthony J. Wallace	3N145 Sycamore	West Chicago	IL	60185	
0404-401-001	250 W	National St.	City of West Chicago	City of West Chicago	475 Main Street	West Chicago	IL	60185	

## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Resolution No. 15-R-0013 – Contract Award – Alaniz Landscape Group, Inc. for the 2015 Right-of-Way Maintenance Program

**AGENDA ITEM NUMBER:** 4.B.**COMMITTEE AGENDA DATE:** March 5, 2015**COUNCIL AGENDA DATE:** March 16, 2015**STAFF REVIEW:** Timothy Wilcox, Assistant Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Annually, since 2005, the City has contracted landscape maintenance services for multiple City-owned and maintained rights-of-way and properties at various locations for a period of approximately 30 consecutive weeks. Services will include, but are not limited to, mowing, trimming, edging, weed removal, shredded hardwood mulch installation, chemical broadleaf control, fall leaf removal, and lawn fertilization.

In February, the City advertised for 2015 right-of-way maintenance services. There were six plan holders and sealed bids were opened on February 24, 2015. Bids were received from three contractors with Alaniz Landscape Group, Inc. of Elgin, Illinois submitting the lowest responsible bid of \$117,008.00. Other bids were received from Classic Landscape, Ltd. of West Chicago, IL (\$147,135.00) and Yeez, Inc. of West Chicago, IL (\$152,301.94). See attached bid tab sheet for additional clarification.

This year's program consists of 102 properties which includes the Illinois Route 64 median and right-of-way between Illinois Route 59 and approximately Elm Road. For comparison purposes, the contract cost for the 2014 ROW Maintenance Program was \$102,737.00 for 93 properties.

It is staff's recommendation that a contract be awarded to Alaniz Landscape Group, LLC of Elgin, Illinois, for the 2015 Right-of-Way Maintenance Program, in an amount not to exceed \$117,008.00. Alaniz Landscape Group has satisfactorily performed right-of-way maintenance services for the City of West Chicago in 2014, 2013, 2012, 2007, and 2005.

Services for the 2015 Right-of-way Maintenance Program will be funded from the Capital Projects Fund, Water Fund, Sewer Fund, General Fund, Downtown TIF Fund, and Commuter Parking Fund, where a total of \$142,300.00 has been budgeted to cover the 2015 maintenance program.

**ACTIONS PROPOSED:**

Approve Resolution No. 15-R-0013 authorizing the Mayor to execute a contract with Alaniz Landscape Group, Inc., for landscape maintenance services related to the 2015 Right-of-Way Maintenance Program, for an amount not to exceed \$117,008.00.

**COMMITTEE RECOMMENDATION:**

**RESOLUTION NO. 15-R-0013**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A  
CONTRACT AGREEMENT WITH ALANIZ LANDSCAPE GROUP, INC.  
FOR LANDSCAPE MAINTENANCE SERVICES RELATED TO THE  
2015 RIGHT-OF-WAY MAINTENANCE PROGRAM**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to execute a Contract Agreement for Landscape Maintenance Services related to the 2015 Right-of-Way Maintenance Program between the City of West Chicago and Alaniz Landscape Group, Inc., for an amount not to exceed \$117,008.00, in substantially the form attached hereto and incorporated herein as Exhibit "A".

APPROVED this 16<sup>th</sup> day of March, 2015.

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
City Clerk Nancy M. Smith

<div> <div>City of West Chicago</div> <div>Tabulation of Bids</div> <div>2015 R.O.W. Maintenance</div> </div>				Yeez, Inc. 117 W. McConnell West Chicago, IL 60185	Alaniz Group Inc. P.O. Box 1248 Elgin, IL 60120	Classic Landscape, Ltd 3 N 471 Powlis Road West Chicago, IL 60185
<div> <div>Date: February 24, 2015</div> <div>Opened by: Tim Wilcox</div> <div>Recorded by: Michelle Baldino</div> </div>				5% Bid Bond	5% Bid Bond	5% Cashiers check
No.	ITEM	Unit	Qty	Total	Total	Total
1	Route 59 (Nelnor Blvd.) Right-of-Way	EACH	1	6,629.00	6,422.00	5,410.00
2	Route 64 (North Avenue) Right-of-Way East of Rt. 59	EACH	1	44,311.75	27,170.00	25,890.00
3	Route 64 (North Avenue) Right-of-Way West of Rt. 59	EACH	1	11,322.00	8,563.00	14,895.00
4	SSA 2 Kress Creek Drainage Easement	EACH	1	3,083.00	2,118.00	2,835.00
5	Water Treatment Plant - 1400 Hawthorne Lane	EACH	1	5,804.00	8,148.00	8,400.00
6	Welcome to West Chicago Sign (Fabyan Pkwy. W. of Technology Blvd)	EACH	1	13.75	330.00	300.00
7	Welcome to West Chicago Sign (Rt. 59 East side near Wilson Street)	EACH	1	11.96	240.00	300.00
8	Welcome to West Chicago Sign (Rt 38 north side at Rt. 59)	EACH	1	74.48	330.00	450.00
9	Municipal Garage - 135 W. Grandlake Blvd.	EACH	1	413.76	492.00	1,140.00
10	Forest Avenue at Rt. 59 SW corner	EACH	1	40.00	360.00	690.00
11	Arbor Avenue R.O.W., National to Hawthorne	EACH	1	617.00	360.00	900.00
12	Downs Drive R.O.W. at Kress Road	EACH	1	207.00	327.00	525.00
13	Downs Drive R.O.W. at Industrial Drive	EACH	1	217.00	330.00	675.00
14	Industrial Drive R.O.W., Prairie Path to Hawthorne Lane	EACH	1	1,531.00	954.00	1,560.00
15	Prince Crossing Road R.O.W. at Hampton Hills Subdivision	EACH	1	711.00	498.00	1,275.00
16	Prince Crossing Road R.O.W. east side south of National	EACH	1	143.00	294.00	600.00
17	Hawthorne Lane R.O.W. North side at Forest Trails Subdivision	EACH	1	748.00	480.00	900.00
18	Meadowview Crossing R.O.W. from Prince Crossing to Marshview Court	EACH	1	97.00	354.00	525.00
19	North Aurora Street R.O.W. (West Parkway)	EACH	1	44.00	270.00	345.00
20	South Aurora Street R.O.W. (includes unimproved)	EACH	1	563.00	420.00	675.00
21	W. Washington St. Park North side at tracks west of Aurora Street)	EACH	1	414.00	456.00	420.00
22	W. Washington St and Wood Street R.O.W. near RR tracks	EACH	1	328.00	378.00	360.00
23	W. Washington St. R.O.W. (where needed)	EACH	1	2,129.00	1,392.00	2,280.00
24	Avard Avenue unimproved R.O.W.	EACH	1	1,064.00	714.00	870.00
25	George Street R.O.W. at EJ&E RR tracks	EACH	1	560.00	432.00	720.00
26	Police Station - 325 Spencer Street	EACH	1	1,660.00	930.00	1,860.00
27	Vehicle Maintenance Garage - 412 Blakely Street	EACH	1	89.00	358.00	570.00
28	Wilson/Conde Parking lot, NE corner of Wilson and Conde	EACH	1	1,480.00	788.00	945.00
29	Wastewater Treatment Plant - 725 Sarana Drive	EACH	1	13,354.00	7,740.00	6,700.00
30	Old Police Department - 128 McConnell Ave.	EACH	1	1,147.00	684.00	500.00
31	Water Tower and Fremont Parking Lot (by Tastee Freeze)	EACH	1	1,108.00	568.00	845.00
32	Well #3 - 320 Fremont Street	EACH	1	747.00	576.00	1,370.00
33	Well #4 - 320 Forest Avenue	EACH	1	630.00	530.00	820.00
34	Well #5 & #6 - 525 Industrial Drive	EACH	1	864.00	516.00	690.00
35	Well #7 - 627 Hawthorne Lane	EACH	1	654.00	462.00	675.00
36	Well #8 & #9 - 1255 Helena Drive	EACH	1	2,500.00	1,568.00	2,025.00
37	Well #10 & #11 - 1255 Smith Road	EACH	1	253.00	356.00	465.00
38	Lift Station #2 - 2251 Meadowlark Drive (Meadowwood Subdivision)	EACH	1	303.00	360.00	660.00
39	Lift Station #3 - 1435 Roosevelt Road	EACH	1	1.00	33.00	60.00
40	Lift Station #4 - 1685 Joliet Street	EACH	1	50.00	284.00	510.00
41	Lift Station #5 - 344 S. Nelnor Blvd.	EACH	1	338.00	414.00	410.00
42	Lift Station #6 - 1415 Prairie Crossing Rd (Prairie Meadows Subd)	EACH	1	632.00	480.00	510.00
43	Lift Station #7 - 410 Coolidge (Westgrove Subdivision)	EACH	1	17.00	318.00	330.00
44	Lift Station #8 - 1522 W. Hawthorne Lane	EACH	1	0.25	27.00	60.00
45	Lift Station #9 - 1960 Powis Road (DuPage Airport)	EACH	1	13.00	291.00	330.00
46	Lift Station #11 - 811 E. Hawthorne Lane (Camsco)	EACH	1	0.00	270.00	300.00
47	Lift Station #14 - 2201 W. Tower Road (Town & Country)	EACH	1	8,673.00	4,640.00	5,890.00
48	MEIRA Grounds (Commuter Parking)	EACH	1	2,131.00	1,890.00	2,415.00
49	Main Street Streetscape	EACH	1	217.00	410.00	1,135.00
50	Turner Court Parking Lot	EACH	1	1,166.00	770.00	1,090.00
51	Turner Court R.O.W.	EACH	1	2,264.00	1,090.00	1,905.00
52	Sesquiennial Park	EACH	1	179.00	330.00	495.00
53	Wilson Street R.O.W. (slope at SW corner)	EACH	1	118.00	324.00	330.00
54	Main Street Right-of-Way	EACH	1	56.00	324.00	330.00
55	Main Street Right-of-Way	EACH	1	22.00	324.00	330.00
56	Main Street Right-of-Way (across from 750 Main St)	EACH	1	345.00	459.00	480.00
57	Main Street Right-of-Way (in front of Jimenez Grocery and Cligo Station)	EACH	1	2,151.00	1,764.00	2,610.00
58	Prince Crossing Road Right-of-Way	EACH	1	179.00	400.00	455.00
59	Lift Station #15 (Shingle Oak Drive at Atlantic Drive)	EACH	1	27.00	294.00	330.00
60	Hillview Avenue Right-of-Way	EACH	1	32.00	261.00	480.00
61	Ridgeland Avenue Right-of-Way	EACH	1	34.00	261.00	480.00
62	East Grandlake Blvd. Right-of-Way	EACH	1	27.00	228.00	330.00
63	East Grove Avenue Right-of-Way	EACH	1	35.00	261.00	330.00
64	Milo Court Right-of-Way	EACH	1	2,986.00	2,133.00	3,810.00
65	Powis Road Right-of-Way	EACH	1	402.00	444.00	360.00
66	High Street parcel (vacant lot at nw corner of High Street & Center Street)	EACH	1	236.00	318.00	360.00
67	302 High Street	EACH	1	278.00	351.00	360.00
68	308 - 310 High Street	EACH	1	205.00	318.00	360.00
69	314 High Street	EACH	1	141.00	282.00	360.00
70	328 High Street	EACH	1	141.00	348.00	360.00
71	321 Main Street	EACH	1	20.00	216.00	360.00
72	327 Main Street	EACH	1	242.00	348.00	510.00
73	333 Main Street (vacant lot NE corner Main and Chicago)	EACH	1	316.00	429.00	510.00
74	405 Main Street	EACH	1	62.00	342.00	360.00
75	411 Main Street	EACH	1	361.00	384.00	510.00
76	421 Main Street	EACH	1	368.00	376.00	360.00
77	463 Main Street (vacant lot west of 461 Main)	EACH	1	273.00	354.00	360.00
78	461 Main Street	EACH	1	140.00	351.00	360.00
79	114 Chicago Street	EACH	1	283.00	351.00	360.00
80	202 Chicago Street	EACH	1	135.00	576.00	330.00
81	120 Chicago Street	EACH	1	686.00	324.00	495.00
82	804 W. Forest Avenue Areas	EACH	1	2,549.00	1,686.00	2,310.00
83	150-160 Prince Crossing Road	EACH	1	1,822.00	1,212.00	1,620.00
84	1300 Hawthorne Lane (Utility Garage)	EACH	1	869.00	611.00	990.00
85	509 Church Street	EACH	1	1,597.00	1,326.00	2,610.00
86	Smith Road Right-of-Way	EACH	1	423.00	438.00	570.00
87	157 W. York (vacant lot)	EACH	1	1,338.00	1,146.00	1,320.00
88	151 W. Washington Street	EACH	1	87.00	330.00	345.00
89	Wood Street (at old Burlington RR)	EACH	1	1,474.00	390.00	960.00
90	244 W. Stimmel and adjacent properties R.O.W.	EACH	1	15.00	336.00	330.00
91	195 W. Grandlake Blvd (Forest Preserve)	EACH	1	131.00	450.00	330.00
92	Hickory Lane	EACH	1	1,205.00	884.00	1,920.00
93	Joliet Street, South of Route 38	EACH	1	1,395.00	900.00	585.00
94	Hawthorne Lane near Pilsen and Railroad Tracks	EACH	1	625.00	360.00	1,080.00
95	Commerce Drive	EACH	1	1,293.00	1,224.00	1,635.00
96	Dale Right-of-Way	EACH	1	87.00	330.00	495.00
97	Hahn median - Glen to Dale	EACH	1	965.00	690.00	1,485.00
98	Hawthorne Lane at Arbors Subdivision	EACH	1	454.00	360.00	495.00
99	Hawthorne Lane - areas near Ingallton	EACH	1	1,200.00	816.00	1,710.00
100	St. Charles Road Right-of-Way	EACH	1	1,103.00	750.00	1,260.00
101	Wilson Street - west of Route 59	EACH	1	214.00	360.00	360.00
102	727 Wendall Avenue	EACH	1	141,798.00	117,008.00	146,435.00
Total				As read		
				corrected		
					\$117,008.00	\$147,135.00
					\$152,301.94	

## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Resolution No. 15-R-0014 – Modification to Community Development Commission Agreement CD14-04 for Time Extension for the Alta Vista Gardens Roadway Rehabilitation Project

**AGENDA ITEM NUMBER:** 4.C.**COMMITTEE AGENDA DATE:** March 5, 2015  
**COUNCIL AGENDA DATE:** March 16, 2015**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

On May 5, 2014 the City Council authorized the City Administrator to execute an Agreement between DuPage County and the City of West Chicago for participation in the Community Development Block Grant (CDBG) funding for the Alta Vista Gardens Roadway Rehabilitation Project (Project), CDBG Project Number CD14-04, under Resolution No. 14-R-0023. Under the progress schedule in the current Agreement, expenditure of funds must occur by March 31, 2015.

With a construction contract awarded to A-Lamp Concrete Contractors, Inc. on September 15, 2014, work started on the project last fall and approximately 30% of the major construction items were completed before the concrete and asphalt plants closed for the winter months. The contractor anticipates mobilizing and restarting construction again in April/May 2015, depending on weather. The contractor anticipates that the project will take approximately three months to complete, thus the City will not be able to expend 100% of the CDBG funds prior to the Agreement's target deadline of March 31, 2015. Therefore, staff has requested a six month extension of time for the Project.

DuPage County has requested that the City enter into an Agreement Modification for the Project, extending the time period covered by the original Agreement to September 30, 2015 (see attached).

**ACTIONS PROPOSED:**

Approve Resolution No. 15-R-0014 authorizing the City Administrator to execute the Modification To Community Development Commission Agreement CD14-04 for the Alta Vista Gardens Roadway Rehabilitation Project, thus extending the time period covered by the Agreement to September 30, 2015.

**COMMITTEE RECOMMENDATION:**

**RESOLUTION NO. 15-R-0014**

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE  
A MODIFICATION TO COMMUNITY DEVELOPMENT COMMISSION  
AGREEMENT CD14-04 WITH DUPAGE COUNTY FOR THE ALTA VISTA  
GARDENS ROADWAY REHABILITATION PROJECT**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the City Administrator is hereby authorized to execute a certain Modification To Community Development Commission Agreement CD14-04 with DuPage County for the Alta Vista Gardens Roadway Rehabilitation Project, thus extending the time period covered by the Agreement to September 30, 2015, a copy of which is attached hereto and incorporated herein as Exhibit "A".

APPROVED this 16<sup>th</sup> day of March, 2015.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
City Clerk Nancy M. Smith

MODIFICATION TO COMMUNITY DEVELOPMENT COMMISSION  
AGREEMENT CD14-04

THIS MODIFICATION TO AGREEMENT is entered into this 23rd day of February, 2015 by and between the COUNTY OF DU PAGE, Illinois (hereinafter called "COUNTY") and the City of West Chicago (hereinafter called "SUBGRANTEE"). The purpose of this MODIFICATION TO AGREEMENT is to modify an existing agreement between the above parties known as Community Development Commission Agreement CD14-04, which was adopted by Resolution #CDC-003-14 on June 10, 2014, to grant funding in the amount of \$400,000.00 of which \$400,000.00 remains unexpended, for the purpose of Neighborhood Investment funding to improve existing roadway conditions on urban and minor arterial streets located in Block Groups 3 and 4 within Tract 8415.01 to extend the time limit of the Agreement (hereinafter, together with any previous modifications thereto, called "Agreement").

In consideration of the premises of the Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following modification of the terms of the Agreement.

1. The time period covered by the Agreement is hereby extended to September 30, 2015.

In all other respects, the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Modification on the dates recited below:

City of West Chicago,  
an Illinois Municipal  
Corporation

By: \_\_\_\_\_  
Michael L. Guttman  
City Administrator  
City of West Chicago

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

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

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

COUNTY OF DU PAGE, a body politic in the  
State of Illinois

By: \_\_\_\_\_  
Mary A. Keating, Director  
Department of Community Services

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

Attest: \_\_\_\_\_

## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Resolution No. 15-R-0016 – Contract Amendment No. 1 - CH2M HILL OMI For Professional Services Related to the Reconditioning of Primary Clarifier Tank No. 1 at the City's Regional Waste Water Treatment Plant

**AGENDA ITEM NUMBER:**4.D**COMMITTEE AGENDA DATE:** March 5, 2015**COUNCIL AGENDA DATE:** March 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 July 2013, CH2M Hill OMI was hired to provide professional services related to the reconditioning of Primary Clarifier Tank No.1 at the City's Regional Waste Water Treatment Plant (WWTP) for an amount not to exceed \$144,700.00. Due to unexpected delays in the manufacturing of the replacement head shafts, drive sprockets, flights, and chains, this project was not completed in 2014. CH2M HILL OMI has received all of the required replacement parts and has targeted this spring to finalize the primary clarifier upgrades. Therefore, CH2M HILL OMI has requested that its existing contract be extended until June 1, 2015.

Staff recommends that the City Council approve Contract Amendment No. 1 with CH2M HILL OMI for the reconditioning of Primary Clarifier Tank No.1 at the City's WWTP; amending the contract completion date to June 1, 2015.

**ACTIONS PROPOSED:**

Approve Resolution No. 15-R-0016 authorizing the Mayor to execute a Contract Amendment No.1 with CH2M Hill OMI for professional services related to the reconditioning of Primary Clarifier Tank No.1 at the City's Regional Waste Water Treatment Plant, thus extending the contract completion date to June 1, 2015.

**COMMITTEE RECOMMENDATION:**

**RESOLUTION NO. 15-R-0016**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT  
AMENDMENT NO. 1 WITH CH2M HILL OMI FOR PROFESSIONAL  
SERVICES RELATED TO THE RECONDITIONING OF  
PRIMARY CLARIFIER TANK NO. 1 AT THE CITY'S  
REGIONAL WASTE WATER TREATMENT PLANT**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to execute a Contract Amendment No. 1 for Professional Services related to the Reconditioning of Primary Clarifier Tank No. 1 at the City's Regional Waste Water Treatment Plant, between the City of West Chicago and CH2M Hill OMI, extending the contract completion date to June 1, 2015, in substantially the form attached hereto and incorporated herein as Exhibit "A".

APPROVED this 16<sup>th</sup> day of March, 2015.

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
City Clerk Nancy M. Smith

# CITY OF WEST CHICAGO

## INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

2015 Monthly Brush Collection Services Program

**AGENDA ITEM NUMBER:** S.A.

**COMMITTEE AGENDA DATE:** March 5, 2015

**COUNCIL AGENDA DATE:** March 16, 2015

**STAFF REVIEW:** Timothy Wilcox, Street Superintendent

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman

**SIGNATURE** \_\_\_\_\_

**ITEM SUMMARY:**

As you are aware, since 1995, the City annually contracts for its citywide brush collection program. For seven months, from May thru November, during the first week of each month, residents are allowed to place brush in their parkway and an independent contractor of the City removes and disposes of said brush. Brush is limited to tree trimmings and/or minor storm damage; brush typically expected from a homeowner while working around their yard. It is not the intent of the program, nor the expectation of the City's hired contractor, to take/pick up large volumes of brush from the City's right-of-way that obviously resemble whole tree removals, deposits from other forestry contractors, and/or brush, limbs, logs resulting from major storm damage. The City strives to have all brush removed from the City's right-of-way within five working days.

The previous contract for brush collection services with Kramer Tree Specialists, Inc. of West Chicago, Illinois, ended in December 2014. At the February 5, 2015 Infrastructure Committee meeting staff received direction to offer Kramer Tree Specialists a three year brush collection services contract for an amount not to exceed \$225,000.00 (\$75,000 per year). If Kramer declined the offer, staff was instructed to seek competitive bids for the City's 2015 thru 2017 brush collection services program(s).

The 2015-2017 Brush Collection Services Program was advertised in the Daily Herald on February 12, 2015 and bids were opened on February 26, 2015. There were six plan holders and three bids were received. Arborworks, LLC of Downers Grove, Illinois submitted the lowest three year total bid of \$188,720.00 (\$61,250.00 bid price for 2015). The two other bids received were from Trees "R" Us, Inc. of Wauconda, Illinois with a three year bid of \$206,465.00 (\$65,800.00 bid price for 2015), and Kramer Tree Specialists, Inc. with a three year total bid of \$232,500.03 (\$75,999.98 for 2015). A bid tab which provides the unit (monthly) and annual pricing for each of the three program years is attached for clarification.

Arborworks, LLC has not previously held a contract with the City of West Chicago. References were called (i.e., The City of Wheaton, NiCor Gas, and The U.S. Army Corp. of Engineers – Saylorville Lake Project, Johnston, IA) and positive comments were received from all three references. However, none of the references contacted indicated that Arborworks had completed, or were currently providing residential brush collection service. Services provided for those references checked were for large scale tree removal or land clearing operations. All references did however indicate that Arborworks, LLC was very resourceful and industrious when confronted with difficult tasks, and that they typically completed work on time or ahead of schedule. When asked about equipment owned by Arborworks, the contact for Wheaton indicated this was also one of his concerns when Arborworks, LLC was the low bidder on their Ash Tree Removal Program. He said they do have a very nice Chip Truck but he did not believe they owned a log truck; but this did not become an issue with Wheaton's Ash Tree Removal Program. The Nicor contact indicated that when larger trucks were needed for their extensive land clearing operation, Arborworks, LLC contracted with Kramer Tree Specialists, Inc. to provide the needed truck(s). All references indicated they would use Arborworks, LLC again for future work.

## CITY OF WEST CHICAGO

Staff called Arborworks, LLC directly and asked if they had ever completed a residential brush collection services program. They responded that they had not and this would be their first brush collection program, if awarded a contract; but had assisted others with brush pickup as a subcontractor. When asked about equipment to be used for West Chicago's program, they indicated that Arborworks has basic tree removal equipment (i.e., chipper and truck, boom truck, etc.), but that they were looking at possibly purchasing a grapple or log truck. They also indicated that the Forester for the City of Wheaton was also concerned that they would not have the resources to complete its Ash Tree Removal Program, but Arborworks is handling the program...stating it's a sizable job that started in July of 2013 and is almost complete. Wheaton's program includes tree removal, stump grinding, and restoration for about 3,000 Ash Trees at a total program cost of \$1,044,420.75. Arborworks indicated that they would be able to fulfill the City's contract requirements.

City staff is concerned by the fact that Arborworks, LLC lacks any prior experience with residential brush removal services, and believes they may have, at least initially, some difficulty completing the removal of residential brush for the entire City of West Chicago within the five working day requirement. That said, City staff did receive very positive recommendations for Arborworks, LLC as referenced above.

Staff also checked references for the second lowest bidder, Trees R Us, Inc. of Wauconda, Illinois. Trees R Us currently holds a four year brush collection contract with the Village of Glen Ellyn (i.e., 2012 thru 2015) and completed brush collection services for the Wayne Township Road District in 2014. The Public Works Director for the Village of Glen Ellyn indicated that when Trees R Us was first hired in 2012, there was a learning curve, but they have performed satisfactorily and their performance complies with the contract. Trees R Us uses a grapple or log truck to pick up the brush similar to Kramer Tree Specialists. The Village does occasionally get complaints about Trees R Us rutting the parkway(s), but they do return and perform restoration when instructed to do so. Wayne Township provided positive comments for Trees R Us, indicating that they have the appropriate equipment to complete a residential brush collection program, including a log truck. Wayne Township indicated that they have not received any complaints about Trees R Us and that they would contract with Trees R Us again for residential brush collection services.

The City's 2015 Brush Collection Services Program will be funded from the Forestry budget within the Public Works Fund (01-09-22-4214) in which there is \$73,200.00 budgeted for FY 2015.

### **ACTIONS PROPOSED:**

Staff seeks direction from the Infrastructure Committee as to which company the City should contract for its 2015 Brush Collection Services Program. With direction from the Infrastructure Committee, a contract will be presented to City Council for approval on Monday, March 16, 2015.

### **COMMITTEE RECOMMENDATION:**

