

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
DATE: 12/17/15
TIME: 14:40:25

CITY OF WEST CHICAGO
CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 10
ACCTPAY1
ACCOUNTING PERIOD: 12/15

SELECTION CRITERIA: payable.due_date='20151221 00:00:00.000'
PAYMENT TYPE: CHECKS ONLY

FUND - 08 - CAPITAL PROJECTS FUND

| DEPT-DIV | ACCOUNT | -----TITLE----- | -----VENDOR----- | P.O.'S | INVOICE | BATCH | SALES TAX | AMOUNT | |
|------------------------|---------|------------------|------------------|-----------------------|-------------|-------------|-----------|-----------|-----------|
| 083453 | 4225 | OTHER CONTRACTUA | 12102 | THOMAS ENGINEERING GR | 00080397-01 | 15-209 | G284 | 0.00 | 47501.48 |
| 083453 | 4847 | WOOD ST RECONSTR | 12500 | ALLIANCE CONTRACTORS | 00081737-01 | 5019-1A | G284 | 0.00 | 760224.20 |
| 083453 | 4871 | ROW MAINTENANCE | 10874 | ALANIZ LANDSCAPE GROU | 00080879-01 | 5096 | G284 | 0.00 | 2884.50 |
| 083453 | 4871 | ROW MAINTENANCE | 14366 | MEN IN BLACK PEST CON | 00082462-01 | 3943 | G284 | 0.00 | 75.00 |
| 083453 | 4872 | ROW MATERIALS | 3349 | TRAFFIC CONTROL AND P | | 85149 | G284 | 0.00 | 288.00 |
| 083453 | 4872 | ROW MATERIALS | 3349 | TRAFFIC CONTROL AND P | 00082208-01 | 85921 | G284 | 0.00 | 813.00 |
| 083453 | 4872 | ROW MATERIALS | 3349 | TRAFFIC CONTROL AND P | 00082208-02 | 85921 | G284 | 0.00 | 213.00 |
| 083453 | 4872 | ROW MATERIALS | 3349 | TRAFFIC CONTROL AND P | 00082208-03 | 85921 | G284 | 0.00 | 227.00 |
| 083453 | 4872 | ROW MATERIALS | 3349 | TRAFFIC CONTROL AND P | 00082208-04 | 85921 | G284 | 0.00 | 90.75 |
| 083453 | 4872 | ROW MATERIALS | 3349 | TRAFFIC CONTROL AND P | 00082208-05 | 85921 | G284 | 0.00 | 454.00 |
| 083453 | 4872 | ROW MATERIALS | 3349 | TRAFFIC CONTROL AND P | 00082208-06 | 85921 | G284 | 0.00 | 312.50 |
| 083453 | 4872 | ROW MATERIALS | 3349 | TRAFFIC CONTROL AND P | 00082208-07 | 85921 | G284 | 0.00 | 82.50 |
| 083453 | 4872 | ROW MATERIALS | 3349 | TRAFFIC CONTROL AND P | 00082208-08 | 85921 | G284 | 0.00 | 30.00 |
| 083453 | 4872 | ROW MATERIALS | 3349 | TRAFFIC CONTROL AND P | 00082208-09 | 85921 | G284 | 0.00 | 667.50 |
| 083453 | 4872 | ROW MATERIALS | 3349 | TRAFFIC CONTROL AND P | 00082208-10 | 85921 | G284 | 0.00 | 720.00 |
| 083453 | 4872 | ROW MATERIALS | 3349 | TRAFFIC CONTROL AND P | 00082208-11 | 85921 | G284 | 0.00 | 189.00 |
| 083453 | 4873 | PEDESTRIAN TUNNE | 10191 | WEST CHICAGO COMMUNIT | 00082465-02 | REIMB WATER | G284 | 0.00 | 1440.52 |
| TOTAL CAPITAL PROJECTS | | | | | | | 0.00 | 816212.95 | |
| TOTAL FUND | | | | | | | 0.00 | 816212.95 | |

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FUND - 09 - DOWNTOWN TIF SPEC PROJ

| DEPT-DIV | ACCOUNT | -----TITLE----- | -----VENDOR----- | P.O.'S | INVOICE | BATCH | SALES TAX | AMOUNT |
|--------------------|---------|------------------|------------------|-----------------------|------------------------|-------|-----------|----------|
| 093454 | 4216 | GROUNDS MAINTENA | 10874 | ALANIZ LANDSCAPE GROU | 00080879-01 5096 | G284 | 0.00 | 268.50 |
| 093454 | 4225 | OTHER CONTRACTUA | 12678 | MATOCHA ASSOCIATES | 00081531-01 2A | G284 | 0.00 | 6436.40 |
| 093454 | 4680 | SPECIAL EVENTS | 10191 | WEST CHICAGO COMMUNIT | 00082465-01 RENTAL | G284 | 0.00 | 270.00 |
| 093454 | 4700 | PROSPECT DEVELOP | 12827 | SIGN A RAMA | 00082511-01 3432 | G284 | 0.00 | 90.00 |
| 093454 | 4801 | BUILDING/GROUNDS | 12718 | MIDWEST ENVIRONMENTAL | 00082488-01 15-660 | G284 | 0.00 | 2250.00 |
| 093454 | 4813 | FACADE PROGRAM | 14373 | PATEL, HIREN | 00082514-01 334 S NELT | G284 | 0.00 | 1745.00 |
| 093454 | 4813 | FACADE PROGRAM | 14373 | PATEL, HIREN | 00082514-02 334 S NELT | G284 | 0.00 | 200.00 |
| 093454 | 4815 | STREETSCAPE PROG | 14015 | BUSCHIA'S GREENHOUSE | 00082533-01 2 PLANTERS | G284 | 0.00 | 250.00 |
| TOTAL DOWNTOWN TIF | | | | | | | 0.00 | 11509.90 |
| TOTAL FUND | | | | | | | 0.00 | 11509.90 |

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PAYMENT TYPE: CHECKS ONLY

FUND - 28 - MISCELLANEOUS DEPOSITSIN

| DEPT-DIV | ACCOUNT | -----TITLE----- | -----VENDOR----- | P.O.'S | INVOICE | BATCH | SALES TAX | AMOUNT |
|--------------------------------|---------|------------------------|-----------------------|-------------|------------------|-------|-----------|---------|
| 28 | 224500 | MISCELLANEOUS DE 13072 | GUEVARA, AGUSTIN & EL | 00082507-01 | 821 E ELMWOOG284 | | 0.00 | 1500.00 |
| 28 | 224500 | MISCELLANEOUS DE 14350 | ABITUA SEWER, WATER P | 00082480-01 | RENTAL HYDRAG284 | | 0.00 | 206.24 |
| 28 | 224500 | MISCELLANEOUS DE 14367 | UNITED PIPING INC | 00082479-01 | RENTAL HYDRAG284 | | 0.00 | 623.56 |
| TOTAL MISCELLANEOUS DEPOSITSIN | | | | | | | 0.00 | 2329.80 |
| TOTAL FUND | | | | | | | 0.00 | 2329.80 |

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PAYMENT TYPE: CHECKS ONLY

FUND - 43 - COMMUTER PARKING FUND

| DEPT-DIV | ACCOUNT | -----TITLE----- | -----VENDOR----- | P.O.'S | INVOICE | BATCH | SALES TAX | AMOUNT |
|-----------------------------|---------|------------------|-----------------------------|-------------|--------------|-------|-----------|------------|
| 433476 | 4101 | AUDITING FEES | 11178 LAUTERBACH & AMEN, LL | 00082545-01 | 13663 | G284 | 0.00 | 136.00 |
| 433476 | 4650 | MISCELLANEOUS CO | 14368 RAMOS, RUBEN | 00082493-01 | PARKING COMM | G284 | 0.00 | 20.00 |
| TOTAL COMMUTER PARKING FUND | | | | | | | 0.00 | 156.00 |
| TOTAL FUND | | | | | | | 0.00 | 156.00 |
| TOTAL CHECK TRANSACTIONS | | | | | | | 0.00 | 1179010.58 |
| TOTAL EFT TRANSACTIONS | | | | | | | 0.00 | 0.00 |
| TOTAL REPORT | | | | | | | 0.00 | 1179010.58 |

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Final PUD Amendment
220 W. North Avenue
Menards

Ordinance 15-O-0063

AGENDA ITEM NUMBER: 8.A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Dec. 14, 2015

COUNCIL AGENDA DATE: Dec. 21, 2015

STAFF REVIEW: John D. Said

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman **SIGNATURE** _____

ITEM SUMMARY:

Menard, Inc. is requesting approval of a third amendment to the final PUD of their property located at 220 W. North Ave, which is within the St. Andrews Square shopping center at the southwest corner of Route 59 and North Avenue. This PUD amendment entails adding a 9,720 square foot addition to the southeast corner of the existing building and granting a deviation to reduce the total number of required parking spaces on the subject property from 658 to 648 spaces.

The original PUDs for both the entire shopping center and the Menards lot were approved in 1998. The first amendment to the Menards PUD was approved in 2004 when the store was expanded to include the garden center and enclosed lumber sales area. The second amendment to the Menards PUD was approved in 2013 when a propane fuel dispensing station was added to the parking lot.

The proposed 9,720 square foot building addition is proposed at the southeast corner of the existing building. The area of the building is currently used as a portion of the applicant's enclosed merchandise storage yard at the rear of the building. The proposed building modifications will include the addition of a third recessed loading dock to the rear of the existing building, relocation of the existing trash compactor, and enclosing the south end of the covered garden enclosure attached to the east façade of the building. The proposed building addition will be used to warehouse customer's special order merchandise, which is currently stored in the indoor lumber yard building at the southeast corner of the site. Relocating the special order merchandise to the rear of the main building will make for more efficient tracking and conveyance of the merchandise to the customer. The proposed building addition will be constructed of the same building materials as the existing building and will match its appearance, as required by the City's Municipal Code.

There are currently 648 total parking spaces on-site. City Code requires a minimum of 658 parking spaces on-site once the proposed building addition is constructed. The applicant has indicated that their business model only necessitates 420 parking spaces for their use, which is significantly less than the City Code requires. Therefore, as part of this PUD amendment the applicant is requesting a deviation that would eliminate the requirement to install the additional 10 parking spaces required for the proposed 9,720 square foot building addition. City Code requires one additional parking space for every 1,000 square feet of warehouse floor area, thus the requirement for the 10 additional parking spaces on-site. City staff supports the deviation request and acknowledges that there is sufficient

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parking on-site for the existing user.

At its December 1, 2015 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of the requested third amendment to the Menards final PUD, as presented, by a (5-0) vote. Their recommendation is included as Exhibit "B" of the attached ordinance.

ACTIONS PROPOSED:

Consideration of a third amendment to the final PUD for Menards located at 220 W. North Avenue.

COMMITTEE RECOMMENDATION:

At its December 14, 2015 meeting, the Development Committee recommended approval of a third amendment to the final PUD for Menards located at 220 W. North Avenue.

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Plat of Abrogation & Plat of Easement
Route 64 (North Avenue) at Franciscan Way/Teresa
Lane/St. Andrews Square Entrance

Abrogation/Easement Resolutions 15-R-0063,
R-15-0064, R-15-0065, R-15-0066, R-15-0067

Easement Agreement Resolution 15-R-0068

AGENDA ITEM NUMBER: 8.B-G.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Dec. 14, 2015

COUNCIL AGENDA DATE: Dec. 21, 2015

STAFF REVIEW: John D. Said

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

City staff is requesting the following:

North Avenue North Side

- Abrogation of a Detention Easement and a portion of an existing Utility and Access Easement on Franciscan Way
- A new Stormwater Detention Easement
- An additional Ingress-Egress Easement for Teresa Lane
- A Temporary Construction Easement
- Reestablishment of Public Utility Easement on Franciscan Way

North Avenue South Side

- An Ingress-Egress Easement and Easement Agreement for the main St. Andrews Square (Menards) Entrance

The existing Franciscan Way access point from North Avenue into the Franciscan Way and Wood Glen developments is being eliminated for the purpose of installing a full signalized intersection approximately 470 feet to the west at a new location along North Avenue. New easements are required for the reconstruction and widening of a portion of Teresa Lane and the main entrance into St. Andrews Square (Menards) to accommodate the intersection signalization. The easement documents include the reestablishment of a public utility easement, stormwater detention easement, temporary construction easement as well as easements for the private roadway realignment and widening.

The new intersection, which the City has been pursuing for several years with Menards and other land owners, will provide full access to/from North Avenue to adjacent properties on the north and south. It is anticipated that the enhanced access will help spur commercial growth in these areas.

CITY OF WEST CHICAGO

ACTIONS PROPOSED:

Consideration of the requested access agreement, plats of abrogation, and plats of easement for the realignment of Teresa Lane with the main entrance into St. Andrews Square at North Avenue for the installation of a signalized intersection.

COMMITTEE ACTION:

At its December 14, 2015 meeting, the Development Committee recommended approval of resolutions approving an access agreement, plats of abrogation, and plats of easement for the realignment of Teresa Lane with the main entrance into St. Andrews Square at North Avenue for the installation of a signalized intersection.

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

City Annexation and Rezoning Requests
Various Locations (Area 1 through Area 8)
Background Information

AGENDA ITEM NUMBER: 8. H-4.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Dec. 14, 2015**COUNCIL AGENDA DATE:** Dec. 21, 2015**STAFF REVIEW:** John D. Said**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

The requests for annexation and rezoning of Areas 1 through 8 were originally presented at the November 9th Development Committee meeting for Committee consideration and action. At that meeting, City staff was asked to provide further information to assist the Committee for their consideration and action on these matters. That information was presented to the Development Committee at their December 14th meeting for consideration and is provided in the attached memorandum.

Two members of the public spoke at the December 14th Committee meeting to object to the requested annexations, noting that they did not see a benefit to these annexations.

ACTION PROPOSED:

Consideration of the annexation and rezoning of Areas 1 through 8.

COMMITTEE RECOMMENDATION:

At its December 14, 2015 meeting, the Development Committee recommended approval of the annexation and rezoning of Areas 1 through 8.

DEPARTMENT OF
COMMUNITY DEVELOPMENT

JOHN D. SAID, AICP
DIRECTOR



(630) 293-2200
FAX (630) 293-1257
www.westchicago.org

MEMORANDUM

TO: Michael Guttman, City Administrator

FROM: John D. Said, Director of Community Development *JS*

DATE: December 7, 2015

RE: City Annexation and Rezoning Requests (Area 1 through Area 8)

Summary

At the November 9th Development Committee meeting, City staff was asked to review questions concerning the proposed annexation and rezoning of Areas 1 through 8 and respond to the Committee at the December meeting. The following questions were identified at the November 9th meeting:

- *Why does the City wish to annex the subject properties? What goal does this achieve?*
- *What are the advantages and disadvantages associated with annexing property, to both the City and the property owner?*
- *Has the City reviewed the potential costs of services and infrastructure associated with the areas and public improvements that would become the City's responsibility with annexation of the subject properties?*

The following provides more detailed information concerning the proposed annexations, includes a short analysis for each annexation area, and responds to these questions. The attached maps indicate each annexation area.

History

Over the last several years, the City has made extensive, deliberative efforts to address unique problems that negatively affected West Chicago properties adjacent to unincorporated areas, ensure that property owners adjacent or near City roadways are contributing for their maintenance and to establish consistent boundaries to make service delivery more efficient. The City expended considerable resources; including utilizing a lobbyist, working with our legislators and preparing appropriate language, to have State annexation laws amended to address these problems. Ultimately, the City's efforts were successful with approval of amendments to municipal annexation requirements allowing for the use of railroad rights-of-way and federally funded research facilities (i.e. Fermilab) as boundaries for the purpose of involuntary annexation.

Topics for All Annexation Areas

Road Usage

Property owners and/or tenants in unincorporated DuPage County adjacent to West Chicago often abut and/or utilize City streets for their semi-truck traffic (industrial uses), garbage collection truck traffic, deliveries, and general vehicular travel. This causes increased wear and tear on City streets, without the appropriate and necessary funds from users, through property taxes, resulting in an undue obligation on the City to maintain (plowing and sweeping), repair and repave City streets. With the unincorporated properties benefitting from City services without their owners/tenants paying for them, an excessive and inequitable burden has been placed on existing West Chicago taxpayers.

Public Safety

Due to proximity and mutual aid requirements, first responders (Police) to unincorporated parcels adjacent to City boundaries are typically from the City of West Chicago, not DuPage County; West Chicago Police relinquish the scene after County Sheriff personnel arrive. Police officers cannot stop to consider municipal boundaries of properties (whether vacant or developed) when providing emergency services, attempting to stop criminal activity or otherwise serving the community. Further, DuPage County Sheriff's Department cannot efficiently monitor vacant unincorporated parcels, which can be problematic as these can sometimes be nuisance properties that negatively impact adjacent parcels within the City limits. Ultimately, as with road usage, unincorporated properties receive City benefits without their owners/tenants paying their fair share of property taxes. This places an inequitable burden on existing West Chicago taxpayers that must fund City services to unincorporated properties.

Code Enforcement

Currently, code enforcement for unincorporated properties is provided by DuPage County. However, as further noted for specific parcels below, County code enforcement does not match the level of service provided by the City of West Chicago. This results in less attention to violations in unincorporated areas, which negatively impacts West Chicago residents and property owners in locations adjacent to these areas. Increased attention to code enforcement, coupled with enhanced public safety provided by West Chicago Police personnel (as noted above), benefits all properties in the area. Many times City customers point to these unincorporated parcels when they receive notices of violation to correct similar deficiencies on their properties.

Utilities

At the November 9 meeting, potential failure of well and septic services on private properties was identified as a question. On properties with occupied buildings, the property owner is obligated to make necessary improvements to ensure continuity of water and sewer services regardless of whether the property is incorporated or not. Without those services, buildings cannot be lawfully occupied.

In those instances where properties desiring City utilities are located within West Chicago's corporate limits, the property owner has the right to connect to City utilities, if utilities can be extended to and accommodated on the property. However, the City has no obligation to provide utility services to properties, nor is the City required to extend such utilities when they are not adjacent to properties. Again, all properties, whether within the City limits or not, must address water and sewer needs (along with gas and electric) in order to be usable.

Costs and Benefits

All properties subject to the current annexation requests are either adjacent to or surrounded by, large areas of existing property within the City limits. Therefore, existing City resources can be expected to reasonably accommodate the provision of services, such as public safety and infrastructure maintenance. The only difference is that now, these properties/owners will be financially contributing for City services, and the burden on all West Chicago taxpayers will be shared more fairly.

Annexation will result in these areas paying their fair share for City services, especially in the industrial areas which pay more in property taxes than residential areas. The small increase in population also translates to increased motor fuel taxes (MFT) for the City, as MFT funds are distributed based on population. Finally, some additional utility tax revenues can be anticipated, especially for the industrial uses to be incorporated, which typically have higher utility usage than residential properties.

Solid Waste Services

While properties in unincorporated areas may currently utilize other waste haulers, annexation into West Chicago will include lower garbage rates. The City's current waste hauler already provides services to some proposed annexation areas, including Jenlor Court. However, incorporation will allow more efficiency for the City waste hauler, instead of the current repetition of services for West Chicago and unincorporated areas.

Annexation Areas

Area 1

Inclusion of this area allows control of future land uses (especially M zoned parcels), annexation of property up to the City of West Chicago's future planning area boundary, coincides with the City's boundary agreement with the Village of Wayne, and establishes boundaries that more cohesively connect incorporated properties to the west and south. Designating the properties west of Powis Road to the ER-1 (Estate Residential) district, and east of Powis Road to the M (Manufacturing) district establishes consistency of existing uses on the subject properties with the City's zoning requirements, while allowing any existing non-conforming aspects to remain without any changes or further restrictions required.

Property owners will gain City services, including police protection/public safety and code enforcement, which also benefits adjacent properties that are already within the City. The City will gain additional revenue from property taxes, utility taxes, income taxes, use taxes and motor fuel taxes, and will assume responsibility of snow plowing and maintenance for the additional area of Powis Road, as well as Jenlor Court, which can be accommodated by the City's existing staff as part of the services provided to the existing areas along Smith and Powis Roads southwest of this area.

Over time, heavy truck traffic from the industrial businesses in Area 1 has used both Smith Road and Powis Road west of the railroad tracks, which has contributed significantly to the wear and tear on these City-owned streets. The City has also received noise complaints associated with industrial businesses in these unincorporated areas, as well as complaints associated with abandoned vehicles. Annexation of these properties into the City will provide revenues to more

fairly share taxpayer burden for road maintenance, as well as allow the City to address complaints from City residents and landowners.

Area 2

This area is already surrounded on three sides by property within the City limits (the remaining unincorporated side being Union Pacific Railroad right-of-way). Designating the entirety of Area 2 as M (Manufacturing) controls future land uses, establishes consistency of existing uses on the subject properties with the City's zoning requirements and allows any existing non-conforming aspects to remain without any changes or further restrictions required.

Property owners will gain City services including police protection/public safety and code enforcement, which also benefits adjacent properties that are already within the City. Property owners will also gain the right to connect to the City's existing water and sewer lines adjacent to their properties, at their option. The City will gain additional revenue from property taxes and utility taxes. West Chicago already provides maintenance and plowing for Powis Road because this portion of Powis Road is already within the City limits.

Over time, there has been heavy truck traffic from the industrial businesses in Area 2 on both Smith Road and Powis Road west of the railroad tracks. This contributes significantly to the wear and tear on these City owned streets. The City has also received noise complaints associated with industrial businesses in these unincorporated areas, as well as complaints associated with abandoned vehicles. Annexation of these properties into the City will provide appropriate revenues to more fairly share taxpayer burden for road maintenance, as well as allow the City to address complaints from City residents and landowners.

Area 3

Annexation of this area into the corporate boundaries provides for inclusion of important North Avenue frontage into West Chicago. It also eliminates a "hole" in West Chicago's incorporated area, as the subject property is surrounded on three sides by properties within the existing City limits (the remaining unincorporated side being Union Pacific Railroad right-of-way). Designating this area ORI (Office-Research-Light Industrial) provides an opportunity for the City to guide future land uses for this visible North Avenue frontage, while also allowing existing non-conforming uses to continue in perpetuity without any changes or further restrictions required.

Property owners will gain City services including police/public safety protection and code enforcement, which also benefits adjacent properties that are already within the City. Property owners will also gain the right to connect onto the City's existing water line adjacent to their properties, at their option. (Sanitary sewer service is available on the south side of North Avenue, so an extension to Area 3 properties is unlikely in the foreseeable future.) The City will gain additional revenue from property taxes and utility taxes. West Chicago already has the maintenance and plowing responsibilities for Powis Road north of North Avenue, because this portion of Powis Road is already within the City limits. The incorporated area of Powis Road south of North Avenue is maintained and plowed by DuPage County.

The truck traffic from some Area 3 uses regularly results in mud and debris to be left on City streets. City crews must then sweep the mud and debris off the streets to maintain safe conditions. However, the responsible Area 3 properties do not pay for this service; it, along with street maintenance and snow plowing, is borne solely by existing taxpayers.

Area 4

Annexation of this area into West Chicago establishes coterminous boundaries, as the subject property is almost entirely surrounded by properties within the existing City limits. Designating this property M (Manufacturing) establishes the most permissive zoning designation for the undeveloped property, which is consistent with existing properties to the south. Further, it provides an opportunity for the City to guide future land uses for this vacant parcel. DuPage County has the maintenance and plowing responsibilities for this portion of Powis Road south of North Avenue.

Area 5

This area is part of the West Chicago Prairie Forest Preserve, owned and maintained by the DuPage County Forest Preserve District, and is completely surrounded by annexed property. The City Attorney has advised that this property may be annexed, at the City's discretion as a home-rule community.

Because the property will be zoned ER-1 (Estates Residential), and because it is part of the DuPage County Forest Preserve's open space system, no significant land use issues are expected to arise in the future. As property owner, the Forest Preserve gains City services including police/public safety protection and code enforcement, which also benefits adjacent properties that are already within the City. The City will gain no additional property tax revenue as the parcel is publicly-owned, and no additional maintenance will be required as the City already maintains and plows Lee Road.

Area 6

Area 6 is a small area occupied by Commonwealth Edison's high-tension overhead wires. It is bounded by incorporated West Chicago properties on the north, east and west, and by Fermilab on the south. Therefore, its annexation into West Chicago, as now allowed by the City-initiated State legislation, establishes coterminous boundaries, and eliminates an existing "hole" of unincorporated property. The property will be zoned ORI (Office-Research-Light Industrial) to correspond with the existing properties to the west. Because of the existing high-tension wires, no significant land use issues are expected to arise in the future.

Due to the use of the property, connection to water and sewer lines is not anticipated in the foreseeable future. The City will gain additional property tax revenue, although no additional maintenance will be required as IDOT is responsible for the maintenance and plowing of Roosevelt Road.

Area 7

Similar to Area 6, Area 7 is an area bounded by incorporated West Chicago properties on the north, east and part of the west, and by Fermilab on the south and part of the west. Therefore, its annexation into West Chicago, as now allowed by the City-initiated State legislation, establishes coterminous boundaries, and eliminates an existing "hole" of unincorporated property. The northern portion of the property will be zoned ORI (Office-Research-Light Industrial), while the southern area will be zoned M (Manufacturing). Both zoning districts correspond to adjacent zoning designations, and provide more consistency with existing land uses on the proposed Manufacturing district zoned parcels. The annexation also allows an opportunity for the City to guide future land uses for this area, while allowing existing non-conforming uses to continue in perpetuity without any changes or further restrictions required.

Property owners gain City services including police/public safety protection and code enforcement, which also benefits adjacent properties that are already within the City. The property owners with Roosevelt Road frontage also gain the opportunity to connect to the City's existing water and sewer lines adjacent to their properties, at their option. The City will gain additional revenue from property taxes and utility taxes. Through a planned intergovernmental agreement to be completed after annexation for Town Road south of Roosevelt Road, it is expected that the City will retain ownership and maintenance (paving) responsibilities, while the Winfield Township Highway Department will retain plowing responsibilities. The City already owns and is legally responsible for maintaining the first 500 feet of Town Road, south of Roosevelt Road. The "bridge" in this area (noted at the November Development Committee meeting) is simply a culvert under the road for Kress Creek, and is similar to other culverts owned and maintained by the City throughout West Chicago.

A property along Roosevelt Road east of the Winfield Township Garage is also part of the Area 7 annexation. This is a problem property, with a number of apparent code violations and visual blight clearly visible from Roosevelt Road and adjacent incorporated properties to the east. With the annexation, the City will be able to utilize its code enforcement program to ensure improved property maintenance.

Area 8

Like Areas 6 and 7, Area 8 is bounded by incorporated West Chicago properties on the north, east and west, and by Fermilab on the south. Its annexation into West Chicago, now allowed by the City-initiated State legislation, establishes coterminous boundaries, and eliminates an existing "hole" of unincorporated property. The parcel located north of Roosevelt Road, will be zoned B-2 (General Business) to match adjacent properties along the north side of Roosevelt Road, thereby allowing for commercial development opportunities in the future. The parcel south of Roosevelt Road will be zoned ORI (Office-Research-Light Industrial) to establish consistency with the adjacent properties along the south side of Roosevelt Road, and to retain a higher degree of control for the City regarding future uses along the Roosevelt Road corridor. At the same time, existing non-conforming uses will be able to continue operations without any changes or further restrictions.

As with other locations, property owners gain City services including police/public safety protection and code enforcement, which also benefits adjacent properties already within the City's boundaries. Property owners will also gain the right to connect to the existing water and sewer lines adjacent to their properties, at their option. The City will gain additional revenue from property taxes and utility taxes, although there will not be additional service costs, as Roosevelt Road is maintained and plowed by the State of Illinois.

CITY OF WEST CHICAGO

City Council Agenda Item Summary

ITEM TITLE:

2015 Property Tax Levy
Ordinance No. 15-O-0040

AGENDA NO. 8. AA.

FILE NO. _____

COMMITTEE AGENDA DATE: N/A

COUNCIL AGENDA DATE: December 21, 2015

STAFF REVIEW: Linda M. Martin

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR

SIGNATURE _____

ITEM SUMMARY:

The total 2015 tax levy request, per attached Ordinance No.15-O-0040, has been projected for the Fiscal Year 2016 Budget at \$3,424,000. The 2015 tax levy proposal of \$3,424,000 represents a zero percent increase over the prior year tax levy.

Because the City is a home rule municipality, the total levy request of \$3,424,000 may be levied as one line item, and as such, has been levied entirely for corporate purposes. While there is no increase in the proposed 2015 tax levy over the prior year, the estimated 2015 tax rate is estimated to slightly decrease over the prior year rate by approximately \$0.0155. The final resulting tax rate has a direct correlation to the final equalized assessed valuation for Wayne and Winfield townships, and as a result, may vary slightly from the projected rate of .6032, should the assessors' estimates be subject to modification due to Board of Review action, granting of home improvement exemptions, etc.

As reported to the City, the Wayne Township Assessor is projecting a 1.90% increase in assessed value and \$140,490 additional assessed value in new construction. The Winfield Township Assessor has reported a 3.00% increase in assessed value and \$510,000 additional assessed value in new construction.

ACTIONS PROPOSED: Recommend to City Council approval of a 2015 tax levy request for General Corporate Purposes in the amount of \$3,424,000.

COMMITTEE RECOMMENDATION: This item did not go to Committee.

ORDINANCE NO. 15-O-0040

AN ORDINANCE LEVYING TAXES ON PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF WEST CHICAGO AS THAT PROPERTY IS ASSESSED AND EQUALIZED FOR STATE AND COUNTY PURPOSES FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2016 AND ENDING DECEMBER 31, 2016

WHEREAS, the City Council of the City of West Chicago, County of DuPage, State of Illinois, did on the 21st day of December 2015, approve the Annual Budget Ordinance for the City of West Chicago for the fiscal year beginning on the 1st day of January 2016 and ending on the 31st day of December 2016, the total amount of which budgeted for the corporate purposes legally made is ascertained to be the aggregate sum of \$3,424,000.00.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, in regular session assembled;

SECTION 1. That there be and is hereby levied upon all taxable property within the Corporate limits of said City of West Chicago, Illinois, for the said fiscal year beginning on the 1st day of January 2016, and ending on the 31st day of December 2016, the total sum of \$3,424,000.00 for the specific purposes mentioned in said Budget Ordinance and in the various sums as follows to wit:

SECTION 2. All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION 3. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

SECTION 4. The City Clerk of the City of West Chicago is hereby authorized and directed to file with the County Clerk of said County of DuPage, State of Illinois, a duly certified copy of this Ordinance.

PASSED THIS 21st day of December 2015.

| | | | |
|-----------------------------|-------|---------------------------|-------|
| Alderman L. Chassee | _____ | Alderman J. Beifuss | _____ |
| Alderman A. Hallett | _____ | Alderman J. Banas | _____ |
| Alderman M. Ferguson | _____ | Alderman S. Dimas | _____ |
| Alderman K. Meissner | _____ | Alderman R. Stout | _____ |
| Alderman L. Grodoski | _____ | Alderman D. F. Earley | _____ |
| Alderman N. Ligino-Kubinski | _____ | Alderman M. Edwalds | _____ |
| Alderman J. Sheehan | _____ | Alderman J. C. Smith, Jr. | _____ |

APPROVED as to form: _____
Patrick K. Bond, City Attorney

APPROVED this 21st day of December 2015.

Ruben Pineda, Mayor

ATTEST:

Nancy M. Smith, City Clerk

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

I, Ruben Pineda, do hereby certify that I am the duly qualified and Mayor of the City of West Chicago, DuPage County, Illinois.

I do further certify that provisions of Sections 4 through 7 of the "Truth in Taxation Act" (Illinois Revised Statutes, Chapter 120, Section 861 through 869) are **not applicable** to the City of West Chicago in connection with its Tax Levy Ordinance 15-O-0040 for the fiscal year beginning January 1, 2016, and ending December 31, 2016.

IN WITNESS WHEREOF, I hereunto affix my official signature at West Chicago, Illinois this 21st day of December 2015.

Mayor Ruben Pineda
City of West Chicago

(seal)

CITY OF WEST CHICAGO

City Council Agenda Item Summary

ITEM TITLE:

2015 Special Service Areas 2 and 27 Tax Levy Ordinances
No. 15-O-0041 and 15-O-0042

AGENDA NO. 8.BB & CC.

FILE NO. _____

COMMITTEE AGENDA DATE: N/A

COUNCIL AGENDA DATE: December 21, 2015

STAFF REVIEW: Linda M. Martin

SIGNATURE _____

APPROVED BY CITY ADMINISTRATOR

SIGNATURE _____

ITEM SUMMARY:

Special Service Areas (SSA) were created by the State Legislature many years ago to provide a funding mechanism within a designated area, if approved by a majority within that area. The Special Service Areas were established by the City to accomplish infrastructure construction and improvements, and each receives a level of funding from property tax levies.

Special Service Area 2 serves the purpose of providing infrastructure improvements to the area north of Hawthorne Lane and east of Powis Road. The bonds have been paid in full, and an annual levy is in place to provide for ongoing maintenance and to offset operating costs of the improvements that exceed \$5,000 in any given year. The budget for fiscal year 2016 for operating costs has been proposed at an amount of \$13,500, and accordingly, the levy proposed for the 2015 tax levy year is \$8,500.

Special Service Area 27 (SSA 27), established 11/18/97, was created for the purpose of curb improvements on South Aurora Street at a cost of \$3,482.65. Its boundaries include three parcels. Additionally, the SSA 27 parcels are within the TIF District. Currently, there is approximately one year remaining whereby the City may recover its costs through the levy of taxes for SSA 27, and the maximum rate which can be levied for the SSA is \$0.75 per \$100.00 of equalized assessed value (EAV).

For the tax levy year 2014, the EAV for SSA 27 is \$38,540 (unchanged from the prior year). The maximum amount that can be levied for the 2015 tax year is \$289.

The Capital Projects Fund originally funded the improvement costs for Special Service Area 27. The tax levy ordinance allows for the collection of funds to repay the costs of such improvements.

ACTIONS PROPOSED: Recommend approval of the referenced tax levy Ordinance for SSA 27 to repay the loan originally made from the Capital Projects Fund, and also the Ordinance for SSA 2 for annual maintenance and operating expenses.

COMMITTEE RECOMMENDATION: This item did not go to Committee.

ORDINANCE NO. 15-O-0041

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF
TAXES FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2016
AND ENDING DECEMBER 31, 2016 IN AND FOR THE
CITY OF WEST CHICAGO SPECIAL SERVICE AREA NO. 2

BE IT ORDAINED BY THE City Council of the City of West Chicago, Illinois, in regular session assembled as follows:

SECTION 1. Finding. City of West Chicago Special Service Area No.2 has been created by an Ordinance entitled:

“ORDINANCE NO. 1646 – ESTABLISHING CITY OF
WEST CHICAGO SPECIAL SERVICE AREA NO. 2.”

adopted March 21, 1983, and effective as of March 21, 1983, no petition having been filed opposing the creating of the Special Service Area, pursuant to Section 9 of the Public Act 82-640. Said Special Service Area No. 2 consists of the territory described in Ordinance No. 1646. The City of West Chicago is authorized to levy taxes at a rate not to exceed .0500 for special services in said Special Service Area.

SECTION 2. That the following sum, or as much thereof as may be authorized by law, be, and the same hereby are, levied upon the taxable property as defined in the Revenue Act of 1939 in the City of West Chicago Special Service Area No. 2, said tax to be levied for fiscal year beginning January 1, 2016 and ending December 31, 2016.

SPECIAL OPERATING EXPENSES

Special maintenance and operating expenses – City of West Chicago
Special Service Area No. 2. Ordinance No. 1646.....\$8,500.00

SECTION 3. That this tax is levied pursuant to Article VII, Section 7, of the Constitution of the State of Illinois and pursuant to Public Act 82-640 and pursuant to Ordinance No. 1646 establishing City of West Chicago Special Service Area No. 2.

SECTION 4. It is hereby certified to the County Clerk of DuPage County, Illinois, that \$8,500.00 is the total amount the said City of West Chicago Special Service Area No. 2 requires to be raised by taxation for the fiscal year beginning January 1, 2016 and ending December 31, 2016, and the City Clerk of said City is hereby authorized and directed to file with the County Clerk of County of DuPage, State of Illinois, on or before the time required by law, a duly certified copy of this Ordinance.

SECTION 5. That all ordinances or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict expressly repealed.

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 day of 21st day of December 2015.

| | | | |
|-----------------------------|-------|---------------------------|-------|
| Alderman L. Chassee | _____ | Alderman J. Beifuss | _____ |
| Alderman A. Hallett | _____ | Alderman J. Banas | _____ |
| Alderman M. Ferguson | _____ | Alderman S. Dimas | _____ |
| Alderman K. Meissner | _____ | Alderman R. Stout | _____ |
| Alderman L. Grodoski | _____ | Alderman D. F. Earley | _____ |
| Alderman N. Ligino-Kubinski | _____ | Alderman M. Edwalds | _____ |
| Alderman J. Sheehan | _____ | Alderman J. C. Smith, Jr. | _____ |

APPROVED as to form: _____
Patrick K. Bond, City Attorney

APPROVED this 21st day of December 2015.

Ruben Pineda, Mayor

ATTEST:

Nancy M. Smith, City Clerk

PUBLISHED: _____

ORDINANCE NO. 15-O-0042

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF
TAXES FOR THE FISCAL YEAR BEGINNING JANUARY 1,
2016 AND ENDING DECEMBER 31, 2016 IN AND FOR THE
CITY OF WEST CHICAGO SPECIAL SERVICE AREA NO. 27

BE IT ORDAINED by the City Council of the City of West Chicago, Illinois, in regular session assembled; as follows:

SECTION 1. Finding. City of West Chicago Special Service Area No. 27 has been created by an Ordinance entitled:

“ORDINANCE NO. 4038 – ESTABLISHING CITY OF
WEST CHICAGO SPECIAL SERVICE AREA NO. 27”

adopted December 1, 1997, and effective as of December 2, 1997, no petition having been filed opposing the creating of the Special Service Area, pursuant to Section 9 of the Public Act 82-640. Said Special Service Area Number 27 consists of the territory described in Ordinance No. 4038. The City of West Chicago is authorized to levy taxes at a rate not to exceed .7500 for special services in said Special Service Area.

SECTION 2. That the following sum or as much thereof as may be authorized by law, be, and the same hereby, are levied upon the taxable property as defined in the Revenue Act of 1939 in the City of West Chicago Special Service Area 27, said tax to be levied for the fiscal year beginning January 1, 2016 and ending December 31, 2016.

SPECIAL OPERATING EXPENSES

Debt Repayment – City of West Chicago
Special Service Area No. 27 Ordinance No. 4038 ----- \$289.00

SECTION 3. That this tax is levied pursuant to Article VII, Section 7 of the Constitution of the State of Illinois and pursuant to Public Act 82-640 and pursuant to Ordinance No. 4038 establishing City of West Chicago Special Service Area Number 27.

SECTION 4. It is hereby certified to the County Clerk of DuPage County, Illinois, that \$289.00 is the total amount the said City of West Chicago Special Service Area No. 27 requires to be raised by taxation for the fiscal year beginning January 1, 2016 and ending December 31, 2016, and the City Clerk of said City is hereby authorized and directed to file with the County Clerk of County of DuPage, State of Illinois, on or before the time required by law, a duly certified copy of this Ordinance.

SECTION 5. That all ordinances or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict expressly repealed.

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 21st day of December 2015.

Alderman L. Chassee _____

Alderman J. Beifuss _____

Alderman A. Hallett _____

Alderman J. Banas _____

Alderman M. Ferguson _____

Alderman S. Dimas _____

Alderman K. Meissner _____

Alderman R. Stout _____

Alderman L. Grodoski _____

Alderman D. F. Earley _____

Alderman N. Ligino-Kubinski _____

Alderman M. Edwalds _____

Alderman J. Sheehan _____

Alderman J. C. Smith, Jr. _____

APPROVED as to form: _____
Patrick K. Bond, City Attorney

APPROVED this 21st day of December 2015.

Ruben Pineda, Mayor

ATTEST:

Nancy M. Smith, City Clerk

PUBLISHED: _____

CITY OF WEST CHICAGO

CITY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:


Resolution No. 15-R-0069 – Contract Award – 2016 Parkway Tree Planting Program

AGENDA ITEM NUMBER: 8.DD.

COMMITTEE AGENDA DATE: N/A

COUNCIL AGENDA DATE: December 21, 2015

STAFF REVIEW: Pat Colford, Street Superintendent

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael L. Guttman

SIGNATURE _____

ITEM SUMMARY:

This 2016 Parkway Tree Planting Program consists of providing and planting 135 parkway trees in various locations within the corporate limits of the City of West Chicago.

The request for bids was advertised in the Daily Herald on October 26, 2015 and bids were opened on November 19, 2015. The City received three bids with Alaniz Landscape Group, Inc. of Elgin, Illinois, submitting the lowest responsible bid of \$42,340.00. The second lowest bidder was Brancato Landscaping of Elk Grove Village, Illinois, with a bid of \$43,025.00. The third bidder was Beary Landscaping of Lockport, Illinois, with a bid of \$56,550 (see attached bid tab sheet for additional clarification).

Staff recommends that a contract be awarded to Alaniz Landscape Group, Inc. of Elgin, Illinois, for services related to the 2016 Parkway Tree Planting Program, for an amount not to exceed \$42,340.00. West Chicago has contracted with Alaniz Landscape Group, Inc. for the past five tree planting programs.

Services related to the above referenced program will be funded from the Capital Projects Fund (08-34-53-4854) in which \$35,000.00 has been budgeted for FY2015. Adequate funds are available to cover the additional cost.

ACTIONS PROPOSED:

Approve Resolution No. 15-R-0069 authorizing the Mayor to execute a contract with Alaniz Landscape Group, Inc. of Elgin, Illinois, as lowest responsible bidder, to provide services related to the 2016 Parkway Tree Planting Program for an amount not to exceed \$42,340.00.

COMMITTEE RECOMMENDATION:

With approval from the Infrastructure Committee Chairman, this item is being presented directly to City Council for approval.

RESOLUTION NO. 15-R-0069

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A
CONTRACT AGREEMENT WITH ALANIZ LANDSCAPE GROUP, INC.,
FOR PROFESSIONAL SERVICES RELATED TO THE
2016 PARKWAY TREE PLANTING 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 Professional Services related to the 2016 Parkway Tree Planting Program between the City of West Chicago and Alaniz Landscape Group, Inc., for an amount not to exceed \$42,340.00, in substantially the form attached hereto and incorporated herein as Exhibit "A".

APPROVED this 21st day of December, 2015.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

| City of West Chicago Tabulation of Bids | | | Name and Address of Bidder | | Alaniz Group P.O. Box 1248 Elgin, IL 60121 | | Brancato Landscaping 901 Nicholas, Unit B Elk Grove Vlg, IL 60007 | | Beary Landscaping 15001 W. 159th St. Lockport, IL 60491 | |
|------------------------------------------------------------------------------------------------|-------|----------|-------------------------------|-------------|--------------------------------------------------|-------------|-------------------------------------------------------------------------|-------------|---------------------------------------------------------------|-------------|
| 2016 Parkway Tree Planting Program | | | Approved Estimate | | 5% Bid Bond | | 5% Bid Bond | | 5% Bid Bond | |
| Date November 19, 2015 @ 10:30 A.M. Opened by: Pat Colford Recorded by: Michelle Baldino | | | | | | | | | | |
| ITEMS | Units | Quantity | Unit Price | Total | Unit Price | Total | Unit Price | Total | Unit Price | Total |
| 1 Autumn Blaze Maple | Ea. | 20 | \$275.00 | \$5,500.00 | \$292.00 | \$5,840.00 | \$340.00 | \$6,800.00 | \$415.00 | \$8,300.00 |
| 2 Crimson King Maple | Ea. | 15 | \$275.00 | \$4,125.00 | \$318.00 | \$4,770.00 | \$300.00 | \$4,500.00 | \$410.00 | \$6,150.00 |
| 3 Bald Cypress | Ea. | 15 | \$275.00 | \$4,125.00 | \$298.00 | \$4,470.00 | \$305.00 | \$4,575.00 | \$415.00 | \$6,225.00 |
| 4 Redmond Linden | Ea. | 15 | \$275.00 | \$4,125.00 | \$307.00 | \$4,605.00 | \$340.00 | \$5,100.00 | \$420.00 | \$6,300.00 |
| 5 Tulip | Ea. | 15 | \$275.00 | \$4,125.00 | \$298.00 | \$4,470.00 | \$305.00 | \$4,575.00 | \$425.00 | \$6,375.00 |
| 6 Purple Robe Locust | Ea. | 10 | \$275.00 | \$2,750.00 | \$313.00 | \$3,130.00 | \$305.00 | \$3,050.00 | \$425.00 | \$4,250.00 |
| 7 English Oak | Ea. | 10 | \$275.00 | \$2,750.00 | \$307.00 | \$3,070.00 | \$340.00 | \$3,400.00 | \$425.00 | \$4,250.00 |
| 8 Shantung Maple | Ea. | 15 | \$275.00 | \$4,125.00 | \$347.00 | \$5,205.00 | \$305.00 | \$4,575.00 | \$420.00 | \$6,300.00 |
| 9 Ivory Silk Lilac | Ea. | 10 | \$275.00 | \$2,750.00 | \$337.00 | \$3,370.00 | \$340.00 | \$3,400.00 | \$430.00 | \$4,300.00 |
| 10 Eastern Redbud | Ea. | 10 | \$275.00 | \$2,750.00 | \$341.00 | \$3,410.00 | \$305.00 | \$3,050.00 | \$410.00 | \$4,100.00 |
| Total As read | | | | | | \$42,340.00 | | \$43,025.00 | | \$56,550.00 |
| Bid As corrected | | | | \$37,125.00 | | \$42,340.00 | | \$43,025.00 | | \$56,550.00 |