

## EXHIBIT A: SCOPE OF SERVICES

## SCOPE OF SERVICES

West Chicago set a vision in 2007 for the Central-Main Street area to strengthen the links between Downtown, the Metra Station Area, and the Main Street/Route 59 area. Unfortunately, the timing for implementation lined up with the recession years. In the subsequent years, much has changed in everything from development financing to downtown plan approached. The 2007 Plan needs a fresh look and an injection of new ideas. Our approach is to work with the City, dialing down to what worked, what didn't, and what's new in the current market economy that impacts today's decision-making.

We believe our team is the perfect partner for City in this endeavor. Farr Associates has been working successfully with municipalities and the development community for over 20 years to assist cities in attracting the quality development they seek through a combination of planning tools including incentives, regulations, and public private partnerships. We also are adept at convening and managing a team of consultants working in the real estate market, master planning, and stormwater management that this assignment requires.

This scope is a starting point for a conversation with the City. All tasks are led by Farr Associates unless otherwise noted.

### TASK 1: PROJECT INITIATION & DATA COLLECTION

#### Task 1.1: Project Initiation

The initial phase of the project serves to familiarize the consultant team with the study area, key planning documents, and existing zoning. This will be accomplished through detailed review of plans, codes, the Central-Main Street Redevelopment Plan, West Washington Street Plan, West Chicago Strategic Plan, CMAP Housing Study, and past development proposals in the area, among others.

#### Task 1.2: Physical Survey

The team will conduct a physical survey of the existing conditions of the study area to collect data related to existing physical conditions, land use, parcels, zoning, infrastructure utilization, findings from prior reports, and economic issues.

#### Task 1.3: Kickoff Meeting & 2007 Plan Diagnosis Workshop

The team will convene a joint kickoff and 2007 Plan Diagnosis meeting internally with the entire design team, City staff, interested Plan Commissioners, and any members of the City Council Development Committee or larger City Council interested in attending. The kickoff meeting will set a common base of understanding for the project's goals, perceptions, and schedule.

From there, we will focus on an informal diagnosis of the 2007 Central-Main Street Redevelopment Plan. We want to hear from City staff and elected officials first-hand about the successes and challenges of the existing plan, including the strategies undertaken during the recession. We want to learn about the City-investments in the area (such as streetscaping), TIF District background, the decision making process behind land acquisition. We also want to hear the group's opinions about the newer development in the study area (such as the two developments on Main Street near the station). Most importantly, we want to hear the group's ideas and vision for the redevelopment plan.

The design team will facilitate this interactive discussion and will provide all exhibits, maps, photographs, and other materials needed for this session.

#### Task 1.4: 2007 Plan Evaluation Memo

All information gathered during Task 1 will be compiled into a 2007 Plan Evaluation Memo. This document, which will have a heavy emphasis on graphics, will summarize the findings of the physical conditions survey and highlight the issues and big ideas collected during the Plan Diagnosis Workshop. This summary will not be a report, rather, it will be framed using the existing conditions to pose questions the resulting Plan Update will answer.

### TASK 2: RESIDENTIAL MARKET ANALYSIS

*Task led by Zimmerman/Volk Associates*

ZVA is the premier urban market-rate residential analysis firm. No other firm utilizes their proprietary target



methodology that looks at future housing demand, rather than simply studying existing demand. After their analysis of Downtown West Chicago, they will be able to generate a report that identifies different housing types, such as apartments, condos, townhomes, lofts, etc., and pair them with an expected unit demand and absorption forecast. They have a track record to back up their work in cities like Wichita, Kansas, and Kalamazoo, Michigan, where the unit demand came in at their established targets.

For this analysis, ZVA will research and evaluate market activity and geo-demographic data relating to the City of West Chicago and the study area. The analysis will establish the depth and breadth of the market for new and existing dwelling units in the city and the Study Area (target market potential), as well as the housing types, building and unit sizes and configurations, and rent and price levels (optimum market position) that will attract the draw area households. The scope of services will determine:

- **Geographic areas for analysis:** the study areas (the Central-Main Street Redevelopment Plan Update Study Area); the draw areas (where the potential renters and buyers of new and existing housing units in the City of West Chicago are likely to move from); and the West Chicago market area (the housing market context; relevant existing rental and for-sale housing units that represent alternatives to new housing in the Study Area).
- **Target markets.** Who currently lives in the draw areas and what they are like, and who would be likely to move within or to West Chicago and the Study Area.
- **Market potential.** How many are likely to move within or to the City of West Chicago and the Study Area if appropriate housing units were to be made available (depth and breadth of the market).
- **Optimum residential mix.** What the housing preferences are in aggregate (rental or ownership, multi-family or single-family) of the target markets for new housing in the Study Area.
- **Optimum residential market position.** What the target markets are able to pay to rent or purchase newly-created dwelling units within the Study Area.
- **Absorption forecasts.** How many new dwelling units can be leased or sold within the Study Area over the next five years.

### **Task 2.1: Study Area Evaluation**

Zimmerman/Volk Associates will evaluate the characteristics, constraints and opportunities of the Central-Main Street Redevelopment Plan Update Study

Area and its potential for new residential development. Residential opportunities will be assessed based on:

- The character of the Study Area
- Identified vacant or under-utilized sites or buildings that would represent opportunities for new mixed-use development
- Existing and potential amenities, including availability of (proximity to) employment, retail, transportation, medical institutions among other community amenities in or near the Study Area
- The potential position of the Study Area within the housing market context

Residential market activity within areas germane to the Study Area and the City of West Chicago will be evaluated.

### **Task 2.2: Target Residential Market Analysis**

To achieve the study objectives and establish the framework for analysis, Zimmerman/Volk Associates will employ its proprietary target market methodology. In contrast to traditional supply/demand analysis—which is based on supply-side dynamics and baseline demographic projections—target market analysis establishes the optimum market position for new housing based on the housing and lifestyle preferences and financial capabilities of households in the draw areas that have the potential to move within or to the neighborhoods.

*The Competitive Context: Supply-Side Analysis*  
Analysis of the competitive context, including information on relevant for-sale developments and relevant rental communities.

Zimmerman/Volk Associates will evaluate the residential context in relation to potential residential or mixed-use development within the Study Area, based on available supply-side data and field investigation by Zimmerman/Volk Associates' personnel. Information will be provided as follows:

- Summary of relevant market-rate rental multi-family properties in the West Chicago market area: building type, unit sizes and bedroom count, rents, amenities and occupancy rates, as available.
- Summary of relevant new market-rate for-sale multi-family properties, if any, in the market area: building type, unit sizes and bedroom count, prices, amenities and sales, as available. If there are no such properties, individual units listed through Multiple Listing Service will be compiled.
- Summary of relevant new market-rate for-sale single-family attached properties, if any, in the



market area: building type, unit sizes and bedroom count, prices, amenities and sales, as available. If there are no such properties, individual units listed through Multiple Listing Service will be compiled.

#### ***Draw Area Delineation***

Zimmerman/Volk Associates will identify the appropriate draw areas for housing within the City of West Chicago and the Study Area, based on historical settlement patterns, migration and mobility trends, and other market dynamics. The data will cover the most recent five-year period for which the Internal Revenue Service has released data.

#### ***Determination of Market Potential***

Zimmerman/Volk Associates will determine the depth and breadth of the potential market for the City of West Chicago and the Study Area through target market analysis of households in the draw areas, as follows:

- Current year (2016) household classification by market group within the draw areas.
- Qualification and filtering of the draw area households by relevant criteria including, among others, housing and neighborhood preferences and household mobility rates.
- Identification of those households within the draw areas with the potential to move within or to the City of West Chicago and to the Study Area over the next five years.
- The potential market will be correlated by household group (empty-nesters/retirees, traditional and non-traditional families, younger singles/couples); by tenure (rental and ownership); by income; and by housing type (e.g.—multi-family for-rent and for-sale {lofts/apartments}, single-family attached {rowhouses/townhouses/live-work}).

#### ***Determination Of Optimum Market Position***

Target market data and supply-side data, as well as existing conditions, constraints and opportunities will be correlated and analyzed in order to determine the optimum market position for the Central-Main Street Redevelopment Plan Update Study Area. Market recommendations will include:

- Housing types appropriate within the Study Area;
- The appropriate mix of rental and ownership units, based on target market tenure preferences and financial capabilities;
- Sizes and configurations of units preferred by the potential market;
- General price ranges (for market-rate ownership units);

- General rent ranges (for market-rate rental units);
- Appropriate unit and neighborhood amenities; and
- Annual market capture by value (price and rent) range, over five years (absorption forecasts).

### **TASK 3: COMMERCIAL MARKET ANALYSIS, DEVELOPER ENGAGEMENT, & DEVELOPMENT INCENTIVE ANALYSIS**

*Task led by BDI*

#### **Task 3.1: Commercial Market Analysis Update**

Based on the Market Analysis, BDI will establish market rate investment standards for land, residential, retail, restaurant, and office space in the study area.

#### **Task 3.2: Developer Engagement**

BDI will schedule and conduct developer interviews to gather responses and opinions from the development community about strategic questions regarding the Station Area North study area. The team will generate a developer list to be vetted and approved by the Village. To the best of the team's ability, these interviews will be conducted in person over targeted days in the Village. Some interviews will likely need to be scheduled as calls depending on the schedules and availability of participants.

The framework for this investigation includes:

- Parcel-specific recommendations/concerns for redevelopment, with a focus on City-owned properties
- What locations in the Study Area offer the best chance for success?
- Identify reasons for the lack of development interest in the Study Area; generate ideas for attracting development

#### **Task 3.3: Market Analysis Briefing**

The consultant team will host a briefing session with the City staff, interested Plan Commissioners, and the City Council Development Committee on the results of the residential and market analysis. We will also share the findings from the developer engagement. Feedback from this meeting will inform next steps in the Land Use Update Task.



### **Task 3.4: Redevelopment Economic Analysis**

Using the review of the land use scenarios from the Plan that determined if they reflect current market conditions, and if they did not, provided alternative land uses/site plan that would work better, BDI will determine the developer return on investment and annual municipal revenues inherent in the proposed development.

If there is a gap between market rate investment returns and the returned expected from the recommended development, BDI recommend incentives to fill the gap and meet the goals of the city. This task will be completed in conjunction with Task 4.3.

### **Task 3.5: Economic Development Implementation Plan**

BDI will create an implementation plan that recommends an approach to the market for the identified projects. That plan will identify local developers who have successfully completed similar projects and a marketing approach for the overall project.

## **TASK 4: LAND USE SCENARIOS UPDATE**

### **Task 4.1: Land Use & Three Redevelopment Concepts**

Armed with information from the existing conditions, the Diagnosis Workshop, the results of the market analyses, and the developer survey, the design team will develop three study area redevelopment concepts focusing on City-owned land. These three concepts will feature big and small ideas for redevelopment sites, based on development feasibility.

We will bring an urbanist eye to this urban design and site planning work that promotes walkability in Downtown West Chicago. We will encourage buildings built close to the sidewalk and corners, smart solutions for increasing density, parking in the rear or sides of buildings, and a connected network of streets designed for multi-modal users. We balance these goals with our first-hand knowledge of the business community's need for proximate parking, easy loading and delivery, and visible signage.

These plans will be distributed to the City and other City leadership ahead of the Three Schemes Workshop (Task 4.2).

### **Missing Middle Housing**

We will also pay special attention to any development products missing from the developer survey. In the places we work, we often find that common "Missing Middle" housing types are absent from market conditions. These include a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the demand for walkable urban living— duplexes, triplexes, small apartment developments, live/work, and small lot-single family. If we discover these housing types are missing from the market, we will work with City to develop strategies to attract their developers.

### **Task 4.2 Three Schemes Workshop**

The team will lead a Three Schemes Workshop where the design team will present three redevelopment schemes to the group, illustrating the big ideas, conceptual details, benefits, and tradeoffs of each. This will be an interactive session, with real-time sketching and testing of ideas. We will record feedback from the group to use in narrowing the options to a preferred plan.

### **4.3 Preferred Scheme Concept Plan**

Based on feedback from the Three Schemes Workshops, the design team will develop a preferred land use and updated redevelopment plan for the study area. The preferred concept may be developed out of one popular scheme, or more likely, a combination of desired elements from multiple schemes.

The plan will illustrate building footprints, parking locations, urban design elements and open space. It will break down the following information:

- Proposed Land Uses
- Target square footage numbers for new commercial space
- Target number of new dwelling units by type (condos, town houses, apartments, etc).
- Target density
- Target parking ratios
- Appropriate building types
- Open space recommendations
- Phasing & Implementation Information

### **Task 4.4: Stormwater Management Evaluation**

*Task led by CDF*

For the Preferred Scheme, CDF engineers and landscape architects will review all DuPage County

and City stormwater management requirements and recommend site-specific solutions. Their evaluation will include probable costs of implementing the strategies, possible stormwater treatment locations, and determine if the original recommendations are still the best/most viable options.

## **TASK 5: MAIN-CENTRAL PLAN UPDATE**

### **Task 5.1: Central-Main Street Plan Update Draft**

A draft Central-Main Street Plan Update will be developed made up of the deliverables of each prior task. The draft update will include sections based on:

- Existing Conditions
- Residential & Commercial Market Analyses Summary
- Developer Engagement Summary
- Preferred Scheme Concept Plan
- Zoning and Regulatory Recommendations
- Development Incentives Recommendations
- Stormwater Management Recommendations
- Phasing & Implementation Plan that clearly communicates the roles of City Council, City staff, and outside parties (stakeholders, the public, developers) in the plan implementation.

The Plan Update will establish linkages with other City planning efforts, including the West Washington Street Redevelopment Conceptual Plan, the City's Strategic Plan and CMAP Housing Study. It will establish and maintain consistency of policies and recommended physical improvements among documents, and provide opportunities for connecting action steps from each.

The Draft Plan Update will be distributed to the City and other City leadership ahead of the Draft Plan Update Presentation (Task 5.2).

### **Task 5.2: Draft Central-Main Street Plan Update Presentation**

The consultant team will present the Draft Plan Update to the City staff, interested Plan Commissioners, and the City Council Development Committee. The City will be responsible for collecting comments, suggestions, and questions from this meetings and consolidating them into a series of clear action items for Farr Associates revision or response.

### **Task 5.3: Final Central-Main Street Plan Update**

A final draft of the Central-Main Street Plan Update will be developed incorporating the feedback, comments, and revisions from the Client review. Farr Associates will issue the final report document in all the forms requested by the City— a reproducible document, including electronic copies.

### **Task 5.4: Leadership Training**

In order to provide sustained project support, community leaders need to be able to articulate the benefits and costs of a given project and to defend its design approach. It can be difficult for leaders when they are learning these things alongside the community. We propose up to two Leadership Training Sessions to give Board, Commission, and Council members the opportunity to learn the finer points of the project, to hone their arguments, and ask questions.

### **Task 5.5: RFP for Development**

*Task led by Farr Associates with assistance from BDI*

If the City is interested, we will lead the development of a developer RFP for any of the redevelopment sites, in close coordination with the City. We will prepare the document, and review and refine with City staff. We will present the draft RFQ/P document to the City Council and refine per their feedback.



# PROPOSED SCHEDULE

| TASK   | MONTH 1 | MONTH 2 | MONTH 3 | MONTH 4 | MONTH 5 | MONTH 6 | MONTH 7 | MONTH 8 |
|--|---------|---------|---------|---------|---------|---------|---------|---------|
| 1.1 Project Initiation                                 |         |         |         |         |         |         |         |         |
| 1.2 Physical Survey                                    | S       |         |         |         |         |         |         |         |
| 1.3 Kickoff Meeting & 2007 Plan Diagnosis Workshop     |         | DW      |         |         |         |         |         |         |
| 1.4 2007 Plan Evaluation Memo                          |         | EM      | EM      |         |         |         |         |         |
| 2.1-2.2 Residential Market Analysis                    |         |         |         |         |         |         |         |         |
| 3.1 Commercial Market Analysis Update                  |         |         |         |         |         |         |         |         |
| 3.2 Developer Engagement                               |         |         |         |         |         |         |         |         |
| 3.3 Market Analysis Briefing                           |         |         |         | MB      |         |         |         |         |
| 3.4 Redevelopment Economic Analysis                    |         |         |         |         |         |         |         |         |
| 3.5 Economic Development Implementation Plan           |         |         |         |         |         |         |         |         |
| 4.1 Land Use & Three Redevelopment Schemes             |         |         |         |         |         |         |         |         |
| 4.2 Three Schemes Workshop                             |         |         |         |         | 3S      |         |         |         |
| 4.3 Preferred Scheme Concept Plan                      |         |         |         |         |         |         |         |         |
| 4.4 Stormwater Management Evaluation                   |         |         |         |         |         |         |         |         |
| 5.1 Central-Main Street Plan Update Draft              |         |         |         |         |         | CD      |         |         |
| 5.2 Draft Central-Main Street Plan Update Presentation |         |         |         |         |         |         | PUP     |         |
| 5.3 Final Central-Main Street Plan Update              |         |         |         |         |         |         | FD      |         |
| 5.4 Leadership Training                                |         |         |         |         |         |         |         | LT      |
| 5.5 RFP for Development                                |         |         |         |         |         |         |         | REF     |

City Review

Farr Associates Revisions

Deliverable Draft

## EXHIBIT B: COMPENSATION



# COMPENSATION PROPOSAL

## Compensation Model

Fixed Fee

Farr Associates will invoice monthly on a percentage completed basis.

| TASKS       |  | Farr Associates | ZVA      | BDI      | CDF      | TOTAL     |
|-------------|--|-----------------|----------|----------|----------|-----------|
| Task 1      | Project Initiation & Data Collection         | \$11,500        | \$1,500  | \$1,500  | \$1,500  | \$16,000  |
| Task 2      | Residential Market Analysis                  |                 | \$23,500 |          |          | \$23,500  |
| Task 3      | 3.1 Commercial Market Analysis Update        |                 |          | \$10,000 |          | \$10,000  |
|             | 3.2 Developer Engagement                     | \$2,000         |          | \$5,000  |          | \$7,000   |
|             | 3.3 Market Analysis Briefing                 | \$1,500         | \$1,500  | \$1,500  |          | \$4,500   |
|             | 3.4 Redevelopment Economic Analysis &        |                 |          | \$2,000  |          | \$2,000   |
|             | 3.5 Economic Development Implementation Plan |                 |          |          |          |           |
| Task 4      | Land Use Scenarios Update                    | \$25,000        |          |          | \$10,000 | \$35,000  |
| Task 5      | 5.1- Central-Main Street Plan Update Draft,  | \$15,000        |          |          |          | \$15,000  |
|             | 5.3 Presentation, & Final Plan Document      |                 |          |          |          |           |
|             | 5.4 Leadership Training                      | \$3,000         |          |          |          | \$3,000   |
|             | 5.5 RFP for Development                      | \$2,000         |          |          |          | \$2,000   |
| TOALS       |  | \$60,000        | \$26,500 | \$20,000 | \$11,500 | \$118,000 |
| Expenses    |  | \$600           | \$1,800  | \$300    |          | \$2,700   |
| GRAND TOTAL |  | \$60,600        | \$28,300 | \$20,300 | \$11,500 | \$120,700 |

Expenses not included in the base price have been noted. Items in this category include expenses related to travel for meetings and any materials for workshops.

## EXHIBIT C: INSURANCE



ACORD™

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/12/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| <b>PRODUCER</b><br>USI Ins Svcs LLC Euclid-Prof<br>2021 Spring Road, Suite 100<br>Oak Brook, IL 60523<br>312 442-7200      |        | <b>CONTACT NAME:</b><br>PHONE (A/C, No, Ext): 630 625-5247<br>FAX (A/C, No): 610 362-8900<br>E-MAIL ADDRESS: asmae.elewa@usi.com   |  |                               |        |  |       |                                       |       |                                       |       |            |  |            |  |            |  |
|--|--------|--|--|-------------------------------|--------|--|-------|---------------------------------------|-------|---------------------------------------|-------|------------|--|------------|--|------------|--|
| <b>INSURED</b><br>Farr Associates Architecture<br>and Urban Design, P.C.<br>53 W Jackson Blvd Ste 650<br>Chicago, IL 60604 |        | <table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Sentinel Insurance Company Ltd.</td> <td>11000</td> </tr> <tr> <td>INSURER B: Trumbull Insurance Company</td> <td>27120</td> </tr> <tr> <td>INSURER C: Argonaut Insurance Company</td> <td>19801</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table> |  | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A: Sentinel Insurance Company Ltd. | 11000 | INSURER B: Trumbull Insurance Company | 27120 | INSURER C: Argonaut Insurance Company | 19801 | INSURER D: |  | INSURER E: |  | INSURER F: |  |
| INSURER(S) AFFORDING COVERAGE  | NAIC # |  |  |                               |        |  |       |                                       |       |                                       |       |            |  |            |  |            |  |
| INSURER A: Sentinel Insurance Company Ltd.   | 11000  |  |  |                               |        |  |       |                                       |       |                                       |       |            |  |            |  |            |  |
| INSURER B: Trumbull Insurance Company  | 27120  |  |  |                               |        |  |       |                                       |       |                                       |       |            |  |            |  |            |  |
| INSURER C: Argonaut Insurance Company  | 19801  |  |  |                               |        |  |       |                                       |       |                                       |       |            |  |            |  |            |  |
| INSURER D:   |        |  |  |                               |        |  |       |                                       |       |                                       |       |            |  |            |  |            |  |
| INSURER E:   |        |  |  |                               |        |  |       |                                       |       |                                       |       |            |  |            |  |            |  |
| INSURER F:   |        |  |  |                               |        |  |       |                                       |       |                                       |       |            |  |            |  |            |  |

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

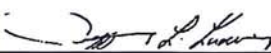
| INSR LTR | TYPE OF INSURANCE   | ADDL SUBR INSR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |
|----------|---|--------------------|---------------|-------------------------|-------------------------|--|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |                    | 83SBAIL4294   | 03/15/2016              | 03/15/2017              | EACH OCCURRENCE \$1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000<br>MED EXP (Any one person) \$10,000<br>PERSONAL & ADV INJURY \$1,000,000<br>GENERAL AGGREGATE \$2,000,000<br>PRODUCTS - COM/OP AGG \$2,000,000<br>\$ |
| A        | AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> NON-OWNED AUTOS   |                    | 83SBAIL4294   | 03/15/2016              | 03/15/2017              | COMBINED SINGLE LIMIT (Ea accident) \$1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$   |
| A        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$10,000   |                    | 83SBAIL4294   | 03/15/2016              | 03/15/2017              | EACH OCCURRENCE \$1,000,000<br>AGGREGATE \$1,000,000<br>\$   |
| B        | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below  | Y/N<br>N           | 83WECCC4849   | 03/15/2016              | 03/15/2017              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$1,000,000<br>E.L. DISEASE - POLICY LIMIT \$1,000,000                                     |
| C        | Professional Liability  |                    | IAE1212506    | 10/21/2016              | 10/21/2017              | \$2,000,000 each claim / annual aggregate  |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability policy includes an automatic Additional Insured endorsement that provides Additional Insured status to the City, its officials, agents, employees and volunteers, only when there is a written contract that requires such status, and only with regard to work performed on behalf of the named insured. The General Liability policy contains a special endorsement with Primary and Noncontributory wording, when required by written contract. (See Attached Descriptions)

## CERTIFICATE HOLDER

## CANCELLATION

|  |   |
|--|---|
| City of West Chicago<br>475 W. Main Street<br>West Chicago, IL 60185 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br> |
|--|---|

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## DESCRIPTIONS (Continued from Page 1)

Professional Liability is written on a 'claims made' policy form.



## CITY OF WEST CHICAGO

### FINANCE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Ordinance No. 16-O-0042 – Adopting the 2017 Annual Budget

**AGENDA ITEM NUMBER:** 8.D.

**FILE NUMBER:** \_\_\_\_\_

**COMMITTEE AGENDA DATE:** 12/8/16

**COUNCIL AGENDA DATE:** 12/19/16

**STAFF REVIEW:**

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

**APPROVED BY CITY ADMINISTRATOR:**

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

**ITEM SUMMARY:**

Please see attached budget.

**COMMITTEE RECOMMENDATION:**

The Finance Committee unanimously recommended adoption of Ordinance No. 16-O-0042.

## CITY OF WEST CHICAGO

### City Council Agenda Item Summary

**ITEM TITLE:**  
2016 Property Tax Levy  
Ordinance No. 16-O-0045

**AGENDA NO.** 8.E.

**FILE NO.** \_\_\_\_\_

**COMMITTEE AGENDA DATE:** N/A

**COUNCIL AGENDA DATE:** December 19, 2016

**STAFF REVIEW:** Linda M. Martin

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR**

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

**ITEM SUMMARY:**

The total 2016 tax levy request, per attached Ordinance No.16-O-0045, has been projected for the Fiscal Year 2017 Budget at \$3,424,000. The 2016 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 change in the proposed 2016 tax levy over the prior year, the estimated 2016 tax rate is estimated to slightly decrease over the prior year rate by approximately \$0.0427 as a result of an increase in total Equalized Assessed Valuation (EAV) for 2016. The final 2016 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 .5604 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 5.64% increase in assessed value and \$232,350 additional assessed value in new construction. The Winfield Township Assessor has reported an 8.03% increase in assessed value and \$4,394,860 additional assessed value in new construction.

**ACTIONS PROPOSED:** Recommend to City Council approval of a 2016 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. 16-O-0045**

**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, 2017 AND ENDING DECEMBER 31, 2017**

WHEREAS, the City Council of the City of West Chicago, County of DuPage, State of Illinois, did on the 19<sup>th</sup> day of December 2016, approve the Annual Budget Ordinance for the City of West Chicago for the fiscal year beginning on the 1<sup>st</sup> day of January 2017 and ending on the 31<sup>st</sup> day of December 2017, 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 1<sup>st</sup> day of January 2017, and ending on the 31<sup>st</sup> day of December 2017, 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 19<sup>th</sup> day of December 2016.

|                             |       |                               |       |
|-----------------------------|-------|-------------------------------|-------|
| 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        | _____ | Vacant – 2 <sup>nd</sup> Ward | _____ |
| Alderman N. Ligino-Kubinski | _____ | Alderman G. Garcia            | _____ |
| Alderman J. Sheehan         | _____ | Alderman J. C. Smith, Jr.     | _____ |

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

APPROVED this 19<sup>th</sup> day of December 2016.

\_\_\_\_\_  
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 16-O-0045 for the fiscal year beginning January 1, 2017, and ending December 31, 2017.

IN WITNESS WHEREOF, I hereunto affix my official signature at West Chicago, Illinois this 19<sup>th</sup> day of December 2016.

---

Mayor Ruben Pineda  
City of West Chicago

(seal)



## CITY OF WEST CHICAGO

### City Council Agenda Item Summary

**ITEM TITLE:**

2016 Special Service Areas 2 and 27 Tax Levy Ordinances  
No. 16-O-0046 and 16-O-0047

AGENDA NO. 8.FaG.

FILE NO. \_\_\_\_\_

COMMITTEE AGENDA DATE: N/A

COUNCIL AGENDA DATE: December 19, 2016

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 2017 for operating costs has been proposed at an amount of \$13,800, and accordingly, the levy proposed for the 2016 tax levy year is \$8,800.

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. The maximum rate which can be levied for SSA 27 is \$0.75 per \$100.00 of equalized assessed value (EAV), and the maximum number of years that a levy may be assessed is 20 years. Consequently, the 2017 tax levy year is the final year that taxes may be levied for SSA 27, leaving a balance of \$304 as uncollectible.

For the tax levy year 2015, the EAV for SSA 27 is \$38,540 (unchanged from the prior year). The maximum amount that can be levied for the 2016 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. 16-O-0046

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF  
TAXES FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2017  
AND ENDING DECEMBER 31, 2017 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, 2017 and ending December 31, 2017.

SPECIAL OPERATING EXPENSES

Special maintenance and operating expenses – City of West Chicago  
Special Service Area No. 2. Ordinance No. 1646.....\$8,800.00

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 \$8,800.00 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, 2017 and ending December 31, 2017, 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 19<sup>th</sup> day of December 2016.

|                             |       |                               |       |
|-----------------------------|-------|-------------------------------|-------|
| 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        | _____ | Vacant – 2 <sup>nd</sup> Ward | _____ |
| Alderman N. Ligino-Kubinski | _____ | Alderman G. Garcia            | _____ |
| Alderman J. Sheehan         | _____ | Alderman J. C. Smith, Jr.     | _____ |

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

APPROVED this 19<sup>th</sup> day of December 2016.

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

ATTEST:

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

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



ORDINANCE NO. 16-O-0047

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF  
TAXES FOR THE FISCAL YEAR BEGINNING JANUARY 1,  
2017 AND ENDING DECEMBER 31, 2017 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, 2017 and ending December 31, 2017.

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, 2017 and ending December 31, 2017, 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 19<sup>th</sup> day of December 2016.

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 \_\_\_\_\_

Vacant – 2<sup>nd</sup> Ward \_\_\_\_\_

Alderman N. Ligino-Kubinski \_\_\_\_\_

Alderman G. Garcia \_\_\_\_\_

Alderman J. Sheehan \_\_\_\_\_

Alderman J. C. Smith, Jr. \_\_\_\_\_

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

APPROVED this 19<sup>th</sup> day of December 2016.

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

ATTEST:

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

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

**RESOLUTION NO. 16-R-0060**

**A RESOLUTION MAKING A DETERMINATION RELATIVE TO THE  
RELEASE OF EXECUTIVE SESSION MINUTES PURSUANT TO THE  
ILLINOIS OPEN MEETINGS ACT**

WHEREAS, the City Council of the City of West Chicago met from time to time in executive session for purposes authorized by the Illinois Open Meetings Act; and,

WHEREAS, as required by the Act, the City Clerk has kept written minutes of all such executive sessions; and,

WHEREAS, pursuant to the requirements of the Open Meetings Act, the City Council has met in executive session to review all executive session minutes; and,

WHEREAS, the City Council, at its December 5, 2016 meeting, determined that no new minutes are to be released as a need for confidentiality still exists.

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

SECTION 1. No new Executive Session Minutes are hereby released for public inspection.

SECTION 2. This resolution shall be in full force and effect from and after its adoption and approval.

APPROVED AND ADOPTED this 19<sup>th</sup> day of December, 2016.

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

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

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

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

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

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



**RESOLUTION NO. 16-R-0061**

**A RESOLUTION AUTHORIZING THE DESTRUCTION  
OF AUDIO RECORDINGS OF CERTAIN CLOSED MEETINGS**

WHEREAS, Section 2.06 (a) of the Illinois Open Meetings Act, 5 ILCS 120/2.06 (a), requires public bodies to audio or video record their closed meetings; and

WHEREAS, the City Council of the City of West Chicago has complied with that requirement; and

WHEREAS, Section 2.06 (b) the Open Meetings Act, 5 ILCS 120/2.06 (b), permits a public body to destroy the verbatim record of closed meetings without notification to or the approval of a records commission or the State Archivist not less than eighteen (18) months after the completion of the meeting recorded, but only after:

1. It approves the destruction of a particular recording; and
2. It approves the written minutes of the closed meeting in compliance with Section 2.06 (a) of the Open Meetings Act.

WHEREAS, for the verbatim record by tape of the closed meeting(s) set forth in Section 2 below of this Resolution, at least eighteen (18) months have passed since the completion of those meetings, and, further, the City Council has approved written minutes for each of those meetings; and

WHEREAS, a body may order the destruction of the verbatim record even if it continues to withhold the approved written minutes of the closed meeting until some later period of time; and

WHEREAS, the City Council is unaware of any judicial or administrative causes of action imminent or pending that would require judicial examination pursuant to Section 2.06 (e), 5 ILCS 5/2.06 (e), of the verbatim record of the meetings set forth in Section 2 below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS, in regular session assembled as follows:

Section 1. Foregoing recitals are incorporated herein by reference.

Section 2. Based upon said recitals, the City Council hereby orders the City Clerk to destroy the verbatim record being an audio tape of the following closed meetings:

**2015**

***February 15, 2015***

***March 2, 2015***

***March 16, 2015***

***April 6, 2015***

***April 20, 2015***

Section 3. This Resolution shall be in full force and effect immediately upon its passage.

APPROVED AND ADOPTED this 19<sup>th</sup> day of December, 2016.

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

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

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

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

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

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

## CITY OF WEST CHICAGO

### CITY COUNCIL AGENDA ITEM SUMMARY

**ITEM TITLE:**

Plat of Easement for Watermain, Stormwater Management and Best Management Practices (BMP)  
1655 Powis Road  
K. Hoving Recycling & Disposal, Inc.

Res. 16-R-0063

**AGENDA ITEM NUMBER:** 8.J.

**FILE NUMBER:** \_\_\_\_\_

**COMMITTEE AGENDA DATE:** N/A

**COUNCIL AGENDA DATE:** Dec. 19, 2016

**STAFF REVIEW:** John D. Said

**SIGNATURE** JS

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

In late 2015 K. Hoving Recycling & Disposal, Inc. relocated from their site at 2351 Powis Road to a new site at 1655 Powis Road. A new on-site 8 inch diameter watermain was installed at the 1655 Powis Rd. site as part of the redevelopment. The proposed easement will allow the City access to the watermain for operation and maintenance. The plat also includes stormwater management easement provisions for two detention ponds located on the site as well as two BMP easement provisions. The stormwater management/BMP easement provisions would allow the City access to the stormwater facilities in the case where the property owner is not maintaining the items per city code requirements. Any costs incurred by the City for said maintenance would be borne by the property owner.

**ACTIONS PROPOSED:**

Consideration of the requested plat of easement for watermain and stormwater management on the property located at 1655 Powis Road.

**COMMITTEE ACTION:**

This item did not go before a Committee for consideration.



## RESOLUTION NO. 16-R-0063

### A RESOLUTION APPROVING A PLAT OF EASEMENT FOR WATERMAIN, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) WITH K. HOVING RECYCLING & DISPOSAL, INC., 1655 POWIS ROAD

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

Section 1. That the Plat of Easement, as prepared by Wendler Engineering Services, Inc., consisting of two (2) sheets, attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That all resolutions or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 3. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2016.

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

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

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

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

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

ATTEST:

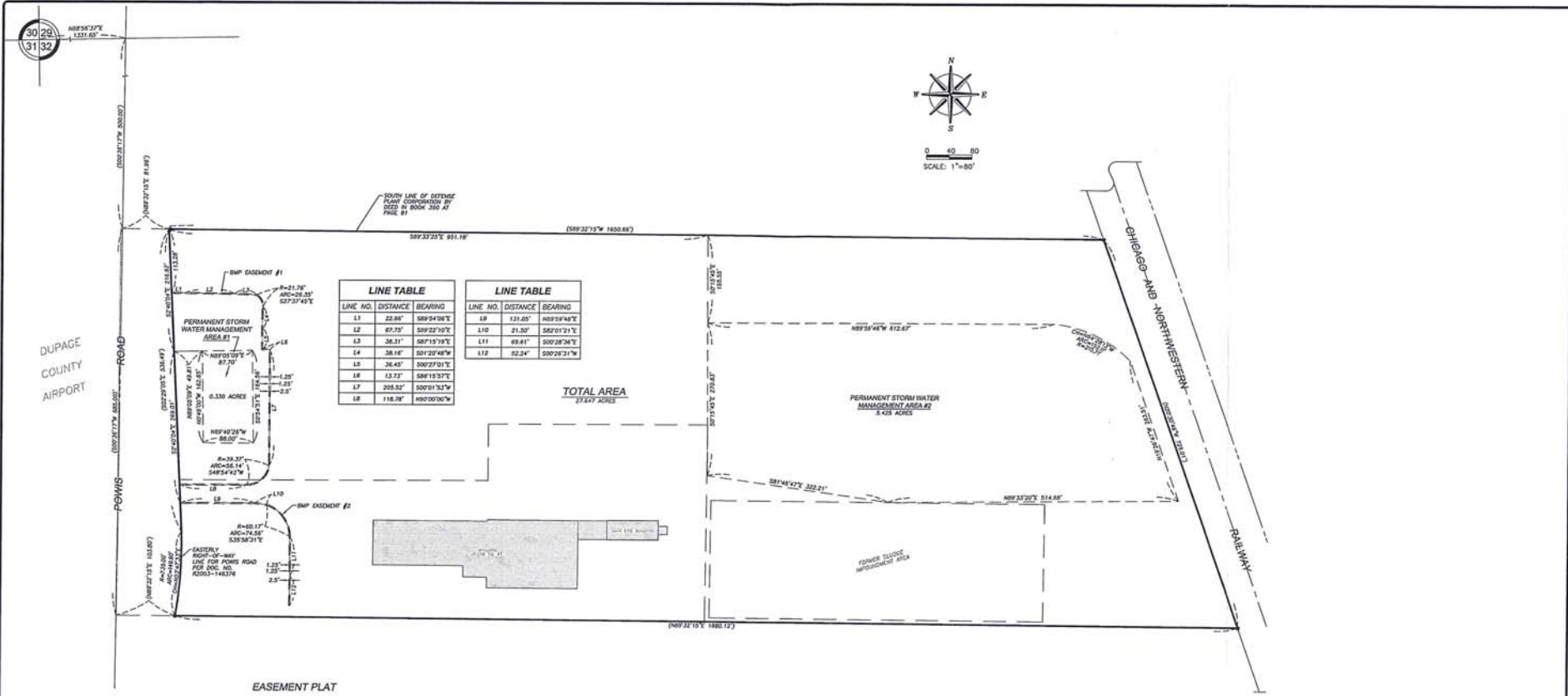
\_\_\_\_\_  
City Clerk, Nancy M. Smith

**EXHIBIT "A"**

(INSERT PLAT OF EASEMENT HERE)







| LINE TABLE |          |             | LINE TABLE |          |             |
|------------|----------|-------------|------------|----------|-------------|
| LINE NO.   | DISTANCE | BEARING     | LINE NO.   | DISTANCE | BEARING     |
| L1         | 22.86'   | S89°54'38"E | L10        | 21.50'   | S87°21'21"E |
| L2         | 87.75'   | S22°22'10"E | L11        | 89.81'   | S00°28'24"E |
| L3         | 38.31'   | S87°13'19"E | L12        | 52.24'   | S00°25'21"E |
| L4         | 38.16'   | S01°20'48"W |            |          |             |
| L5         | 36.45'   | S02°27'51"E |            |          |             |
| L6         | 13.73'   | S87°13'21"E |            |          |             |
| L7         | 205.52'  | S00°01'53"W |            |          |             |
| L8         | 118.78'  | S00°00'00"W |            |          |             |

**PERMANENT STORM WATER MANAGEMENT EASEMENT NO. 1**

A part of the North Half (N1/2) of Section Thirty-two (32), Township Forty (40) North, Range Nine (9) East of the Third (3rd) Principal Meridian, City of West Chicago, DuPage County, Illinois, described as follows, to-wit:

Commencing at the Northwest corner of said Section Thirty-two (32), thence North 88 degrees 56 minutes 37 seconds East, along the North line of said Section Thirty-two (32), a distance of 1331.65 feet to the North and South dividing line of the Northwest Quarter (NW1/4) of said Section Thirty-two (32), thence South 0 degrees 36 minutes 17 seconds West, along said dividing line, a distance of 500.00 feet, thence North 89 degrees 32 minutes 15 seconds East, a distance of 81.96 feet to a point on the Eastern right-of-way line of Powers Road per Document No. K2003-146376, thence South 2 degrees 40 minutes 04 seconds East, along said Eastern right-of-way line, a distance of 112.38 feet to the Point of Beginning of said easement, thence South 09 degrees 54 minutes 00 seconds East, a distance of 22.86 feet, thence South 89 degrees 22 minutes 10 seconds East, a distance of 87.75 feet, thence South 87 degrees 13 minutes 19 seconds East, a distance of 38.31 feet, thence South 01 degrees 20 minutes 48 seconds East, a distance of 36.45 feet, thence South 02 degrees 27 minutes 51 seconds East, a distance of 13.73 feet, thence South 00 degrees 01 minutes 53 seconds West, a distance of 205.52 feet, thence North 00 degrees 00 minutes 00 seconds West, a distance of 118.78 feet to the Point of Beginning, a distance of 122.65 feet to the Point of Beginning.

**PERMANENT STORM WATER MANAGEMENT EASEMENT NO. 2**

A part of the North Half (N1/2) of Section Thirty-two (32), Township Forty (40) North, Range Nine (9) East of the Third (3rd) Principal Meridian, City of West Chicago, DuPage County, Illinois, described as follows, to-wit:

Commencing at the Northwest corner of said Section Thirty-two (32), thence North 88 degrees 56 minutes 37 seconds East, along the North line of said Section Thirty-two (32), a distance of 1331.65 feet to the North and South dividing line of the Northwest Quarter (NW1/4) of said Section Thirty-two (32), thence South 0 degrees 36 minutes 17 seconds West, along said dividing line, a distance of 500.00 feet, thence North 89 degrees 32 minutes 15 seconds East, a distance of 81.96 feet to a point on the Eastern right-of-way line of Powers Road per Document No. K2003-146376, thence South 2 degrees 40 minutes 04 seconds East, along said Eastern right-of-way line, a distance of 112.38 feet to the Point of Beginning of said easement, thence South 09 degrees 54 minutes 00 seconds East, a distance of 22.86 feet, thence South 89 degrees 22 minutes 10 seconds East, a distance of 87.75 feet, thence South 87 degrees 13 minutes 19 seconds East, a distance of 38.31 feet, thence South 01 degrees 20 minutes 48 seconds East, a distance of 36.45 feet, thence South 02 degrees 27 minutes 51 seconds East, a distance of 13.73 feet, thence South 00 degrees 01 minutes 53 seconds West, a distance of 205.52 feet, thence North 00 degrees 00 minutes 00 seconds West, a distance of 118.78 feet to the Point of Beginning, a distance of 122.65 feet to the Point of Beginning.

**EASEMENT NO. 1**

A strip of land 2.50 feet wide, lying 1.25 feet on each side of the following described centerline: Commencing at the Northwest corner of Section Thirty-two (32), Township Forty (40) North, Range Nine (9) East of the Third (3rd) Principal Meridian, DuPage County, Illinois, thence North 88 degrees 56 minutes 37 seconds East, along the North line of said Section Thirty-two (32), a distance of 1331.65 feet to the North and South dividing line of the Northwest Quarter (NW1/4) of said Section Thirty-two (32), thence South 0 degrees 36 minutes 17 seconds West, along said dividing line, a distance of 500.00 feet, thence North 89 degrees 32 minutes 15 seconds East, a distance of 81.96 feet to a point on the Eastern right-of-way line of Powers Road per Document No. K2003-146376, thence South 2 degrees 40 minutes 04 seconds East, along said Eastern right-of-way line, a distance of 112.38 feet to the Point of Beginning of said easement, thence South 09 degrees 54 minutes 00 seconds East, a distance of 22.86 feet, thence South 89 degrees 22 minutes 10 seconds East, a distance of 87.75 feet, thence South 87 degrees 13 minutes 19 seconds East, a distance of 38.31 feet, thence South 01 degrees 20 minutes 48 seconds East, a distance of 36.45 feet, thence South 02 degrees 27 minutes 51 seconds East, a distance of 13.73 feet, thence South 00 degrees 01 minutes 53 seconds West, a distance of 205.52 feet, thence North 00 degrees 00 minutes 00 seconds West, a distance of 118.78 feet to the Point of Beginning, a distance of 122.65 feet to the Point of Beginning.

**EASEMENT NO. 2**

A strip of land 2.50 feet wide, lying 1.25 feet on each side of the following described centerline: Commencing at the Northwest corner of Section Thirty-two (32), Township Forty (40) North, Range Nine (9) East of the Third (3rd) Principal Meridian, DuPage County, Illinois, thence North 88 degrees 56 minutes 37 seconds East, along the North line of said Section Thirty-two (32), a distance of 1331.65 feet to the North and South dividing line of the Northwest Quarter (NW1/4) of said Section Thirty-two (32), thence South 0 degrees 36 minutes 17 seconds West, along said dividing line, a distance of 500.00 feet, thence North 89 degrees 32 minutes 15 seconds East, a distance of 81.96 feet to a point on the Eastern right-of-way line of Powers Road per Document No. K2003-146376, thence South 2 degrees 40 minutes 04 seconds East, along said Eastern right-of-way line, a distance of 112.38 feet to the Point of Beginning of said easement, thence South 09 degrees 54 minutes 00 seconds East, a distance of 22.86 feet, thence South 89 degrees 22 minutes 10 seconds East, a distance of 87.75 feet, thence South 87 degrees 13 minutes 19 seconds East, a distance of 38.31 feet, thence South 01 degrees 20 minutes 48 seconds East, a distance of 36.45 feet, thence South 02 degrees 27 minutes 51 seconds East, a distance of 13.73 feet, thence South 00 degrees 01 minutes 53 seconds West, a distance of 205.52 feet, thence North 00 degrees 00 minutes 00 seconds West, a distance of 118.78 feet to the Point of Beginning, a distance of 122.65 feet to the Point of Beginning.

**SURVEYORS STATEMENT**

This plat and the survey it represents was made under my direct supervision in accordance with the minimum standards of practice pertaining to boundary surveys in the State of Illinois; all monuments and markers used as shown herein, of dimensional and geographic details are to the best of my knowledge correct in place, location, dimensions and areas shown herein are based upon grid coordinates using the Illinois State Plane Coordinate System (West Zone-2011 adjustment). No warranty is made or implied as to the existence or location of any public or private easements that may affect the platted property unless shown herein, and this is intended to be made or implied as to compliance with 765/CS-205/15 of the Illinois Compiled Statutes. This Professional Survey conforms with the Current Illinois Minimum Standards of Practice for Boundary Survey.

Dated this 26th day of November, A.D., 2016. DuPage County, Illinois.

*David B. Moore*  
DAVID B. MOORE  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 35-3128

STATE OF ILLINOIS  
DAVID B. MOORE  
35-3128  
ILLINOIS PROFESSIONAL LAND SURVEYOR

**LEGEND**

- BOUNDARY OF SURVEY
- WARRANTY FOUND
- STAKE FOUND
- SET SURVEY NAIL
- 5/8" STEEL PIN SET
- CHAINED "Y"
- SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK (SLL)
- UTILITY EASEMENT (SLL)
- RECORD DITCHES
- RECORD ANGLE
- RECORD BEARING

SHEET 2 OF 2

wendler  
engineering solutions, inc.  
GROUNDWORKING SOLUTIONS  
engineers - surveyors - geotechnical  
www.wendlereng.com    PH: 815.289.2281  
South Professional Design Firm No. 184-000638

**EASEMENT PLAT**  
WEST DUPAGE RECYCLING

DATE: 11/24/2016  
JOB NO: 150201  
PROJECT: 150201  
DRAWN BY: JLM  
CHECKED BY: JLM  
DATE: 11/24/2016

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Downtown Façade Grant Program Agreement  
306 Main Street  
West Chicago Community Center

Resolution No. 16-R-0064

**AGENDA ITEM NUMBER:** 8.K.

**FILE NUMBER:** \_\_\_\_\_

**COMMITTEE AGENDA DATE:** N/A

**COUNCIL AGENDA DATE:** Dec. 19, 2016

**STAFF REVIEW:** John D. Said

**SIGNATURE** 

**CITY ADMINISTRATOR REVIEW:** Michael Guttman

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

**ITEM SUMMARY:**

David Sabathne, President of the West Chicago Community Center, has requested Façade Grant Program funding for the replacement of the roof and fascia on the Community Center building located at 306 Main Street. The proposed roof and fascia are eligible improvements under the Program's guidelines.

Mr. Sabathne submitted three estimates for the roof replacement, as required: 1) Vern Moore & Sons Roofing for \$23,800.00; 2) Total Exteriors for \$28,275.00; and 3) G. Klemm Roofing for \$25,818.00. Based on the lowest quote by Vern Moore & Sons Roofing, the shared cost to be incurred by the City for the replacement of the roof will not exceed \$11,900.00. Mr. Sabathne also submitted three estimates for the fascia replacement, as required: 1) American Heritage Siding for \$3,511.50; 2) Vern Moore & Sons Roofing for \$4,000.00; and 3) R.C. Soto Enterprises for \$3,730.00. Based on the lowest quote by American Heritage Siding, the shared cost to be incurred by the City for the replacement of the fascia will not exceed \$1,755.75. A copy of the Agreement is attached as Exhibit A of the attached Resolution.

The funding for the Program comes from the downtown T.I.F. district. Per the guidelines established for the Program the City may contribute up to 50% of the cost of the improvements, based on the lowest quotes submitted, if sufficient funding is available for the Program. City staff acknowledges that there are sufficient funds available to reimburse up to \$13,655.75 (\$11,900.00 + \$1,755.75) to the Community Center for the successful completion of the roof and fascia replacement per the Program's guidelines.

This property is located within the City's Turner Junction Historic District and therefore, the proposed roof and fascia replacement are subject the City's Historical Preservation Commission review and approval. The Commission approved the proposed improvements, as presented, at their November 22, 2016 meeting.

**ACTIONS PROPOSED:**

Consideration of a Resolution authorizing the Mayor to execute a certain Downtown Façade Grant Program Agreement in the amount not to exceed \$13,655.75 to the West Chicago Community Center located at 306 Main Street.

## CITY OF WEST CHICAGO

### COMMITTEE RECOMMENDATION:

This item did not go before a Committee for consideration.



**RESOLUTION NO. 16-R-0064**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE  
A CERTAIN DOWNTOWN FAÇADE GRANT PROGRAM AGREEMENT -  
THE WEST CHICAGO COMMUNITY CENTER-  
306 MAIN STREET**

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 certain Downtown Façade Grant Program Agreement by and between the West Chicago Community Center and the City of West Chicago, a copy of which is attached hereto and incorporated herein as Exhibit "A".

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

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

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

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

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

ATTEST:

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

## **Exhibit A to Resolution 16-R-0064**

### **DOWNTOWN REHABILITATION FACADE PROGRAM AGREEMENT**

This DOWNTOWN REHABILITATION FACADE PROGRAM AGREEMENT (hereinafter referred to as the "AGREEMENT") is entered into this 19<sup>th</sup> day of December, 2016, by and between the City of West Chicago, DuPage County, Illinois, an Illinois municipal corporation (hereinafter referred to as the "CITY") and the West Chicago Community Center, Inc., (hereinafter referred to as the "APPLICANT") (the CITY and the APPLICANT are hereinafter collectively referred to as the "PARTIES");

#### WITNESSETH:

WHEREAS, the APPLICANT is the owner of certain real property located at 306 Main Street, in West Chicago, (hereinafter referred to as the "SUBJECT REALTY") and legally described on Exhibit "A", which is attached hereto and incorporated herein; and,

WHEREAS, the SUBJECT REALTY is located within the CITY'S Downtown Redevelopment Project Area (hereinafter referred to as the "AREA"), duly established pursuant to the Tax Increment Allocation Redevelopment Act (hereinafter referred to as the "ACT"), 65 ILCS 5/11-74.4-1 et seq.; and,

WHEREAS, Chapter 4, Article V of the CITY'S Code of Ordinances establishes specific rules and regulations with respect to the alteration of historic structures in the AREA; and,

WHEREAS, Chapter 4 Article VI of the CITY'S Code of Ordinances establishes a facade program (hereinafter referred to as the "PROGRAM") whereby the CITY may make financial contributions toward the cost of certain exterior improvements with respect to commercial structures located within the AREA; and,

WHEREAS, the SUBJECT REALTY is improved with a commercial structure upon which the APPLICANT proposes to complete certain exterior improvements (hereinafter referred to as the "IMPROVEMENTS"), as detailed and depicted on the improvement plans and specifications (hereinafter referred to as the "PLANS"), which are attached hereto and incorporated herein as Exhibit "B"; and,

WHEREAS, the APPLICANT has applied, pursuant to the PROGRAM, for a financial contribution from the CITY toward the cost of the IMPROVEMENTS as detailed and depicted on the PLANS; and,

WHEREAS, the CITY has determined that it would further the achievement of the objectives of the AREA for the commercial structure located upon the SUBJECT REALTY to be improved as provided for on the PLANS and that said IMPROVEMENTS would qualify for financial contributions from the CITY pursuant to the PROGRAM; and,

WHEREAS, the CITY desires the IMPROVEMENTS be completed on the SUBJECT REALTY and agrees to financially contribute toward such IMPROVEMENTS based on the terms and conditions of this AGREEMENT and the PROGRAM; and,

WHEREAS, the APPLICANT desires to complete the IMPROVEMENTS in accordance with the terms and conditions of this AGREEMENT and the PROGRAM and desires to receive a financial contribution from the CITY for the completion of said IMPROVEMENTS.



WHEREAS, November 22, 2016 the CITY'S Historical Preservation Commission approved Certificate of Appropriateness No. 2016-21 for the IMPROVEMENTS.

NOW, THEREFORE, in consideration of the foregoing premises and in further consideration of the mutual covenants, conditions and agreements herein contained, the PARTIES hereto agree as follows:

ARTICLE I  
INCORPORATION OF RECITALS

The PARTIES hereby confirm and admit the truth and validity of the representations and recitations set forth in the foregoing recitals. The PARTIES further acknowledge that the same are material to this AGREEMENT and are hereby incorporated into and made a part of this AGREEMENT as though they were fully set forth in this Article I and the same shall continue for so long as this AGREEMENT is of force and effect.

ARTICLE II  
AUTHORITY

This AGREEMENT is made and entered into by the PARTIES pursuant to and in accordance with the provisions of the ACT.

ARTICLE III  
IMPROVEMENTS TO THE SUBJECT REALTY

The APPLICANT shall complete the IMPROVEMENTS on the SUBJECT REALTY in accordance with the terms and conditions of this AGREEMENT and in full compliance with all applicable codes, ordinances, rules, regulations, permits and any conditions attached thereto, whether imposed by the CITY or any other unit of local government or any Federal, State or governmental agency having jurisdiction over the SUBJECT REALTY or any portion thereof, and shall complete the IMPROVEMENTS in a good and workmanlike manner.

The APPLICANT shall furnish, or cause to be furnished, at his own expense, all the necessary materials, labor and equipment to complete the IMPROVEMENTS in accordance with the PLANS. The IMPROVEMENTS shall be subject to inspection by, and approval of, the CITY.

The APPLICANT shall pay to the CITY all plan review, inspection and other fees, prior to the issuance of any required building permits for the IMPROVEMENTS on the SUBJECT REALTY, as required by the CITY'S Code of Ordinances.

The APPLICANT shall complete the IMPROVEMENTS within twelve (12) months of the issuance of the building permit by the CITY for such IMPROVEMENTS. If the APPLICANT fails to complete the IMPROVEMENTS within the established timeframe the CITY may rescind the financial contribution agreed upon herein in this AGREEMENT.

ARTICLE IV  
REDEVELOPMENT OF THE SUBJECT REALTY

Upon the APPLICANT'S completion of the IMPROVEMENTS on the SUBJECT REALTY as provided hereinabove, the APPLICANT shall give notice of completion to the CITY, and shall provide the CITY with all receipts, sworn contractor statements and lien waivers (hereinafter referred to as the "DOCUMENTATION") showing that all persons who have done work, or have furnished materials with respect to the IMPROVEMENTS, and might be entitled to a



lien therefore under any laws of the State of Illinois, have been paid in full for their work and are no longer entitled to such lien. The CITY shall inspect the IMPROVEMENTS as soon as practicable after receipt of the DOCUMENTATION, and if the IMPROVEMENTS are found to be in full compliance with the terms of this AGREEMENT and all applicable codes, ordinances, rules, regulations, permits and conditions as provided hereinabove, the CITY shall issue a final inspection report approving the IMPROVEMENTS. The City Council, following the issuance of said final inspection report and receipt of all of the required DOCUMENTATION, shall authorize payment of the CITY'S financial contribution toward the IMPROVEMENTS pursuant to the PROGRAM in an amount equal to the lesser of thirteen thousand six hundred fifty-five dollars and seventy-five cents (\$13,655.75), or one half of the amount actually paid by the APPLICANT for the IMPROVEMENTS, as indicated on the DOCUMENTATION submitted to the CITY, whichever is less.

#### ARTICLE V

##### TIME

Time is of the essence under this AGREEMENT and all time limits set forth herein shall be mandatory and shall not be waived except by a lawfully authorized and executed written waiver amendment to this AGREEMENT by the PARTIES excusing such timely performance.

#### ARTICLE VI

##### AMENDMENTS

This AGREEMENT sets forth all the promises, inducements, agreements, conditions and undertakings between the APPLICANT and the CITY relative to the IMPROVEMENTS identified herein this AGREEMENT, and there shall be no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than as herein set forth. No subsequent alteration, amendment, change or addition to this AGREEMENT shall be binding upon the PARTIES hereto unless authorized in accordance with the law and reduced in writing and signed by the PARTIES. However, whenever under the provisions of this AGREEMENT any notice or consent of the CITY or the APPLICANT is required, or the CITY or the APPLICANT is required to agree or to take some action at the request of the other, such approval or such consent of such request shall be given for the CITY, unless otherwise provided herein, by the Mayor or his designee and for the APPLICANT by the APPLICANT or any agent as the APPLICANT so authorizes.

#### ARTICLE VII

##### NOTICES

All notices and requests required pursuant to this AGREEMENT shall be sent by certified mail as follows:

|                   |   |
|-------------------|---|
| To the APPLICANT: | West Chicago Community Center, Inc.<br>David Sabathne, President<br>306 Main Street<br>West Chicago, IL 60185 |
|-------------------|---|

To the CITY: City of West Chicago  
475 Main Street  
West Chicago, Illinois 60185

or at such other addresses as either of the PARTIES may indicate in writing to the other either by personal delivery or by certified or registered mail, return receipt requested, with proof of delivery thereof.

ARTICLE VIII  
GOVERNING LAWS

This AGREEMENT shall be construed and enforced in accordance with the laws of the State of Illinois.

ARTICLE IX  
COUNTERPARTS

This AGREEMENT may be executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the PARTIES hereto have set their hands and seals on the date first above written.

CITY OF WEST CHICAGO, an Illinois  
Municipal Corporation,

By: \_\_\_\_\_  
Mayor Ruben Pineda

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

By: \_\_\_\_\_  
David Sabathne, Community Center President

STATE OF ILLINOIS        )  
                                      )  
COUNTY OF DU PAGE     )       SS.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ruben Pineda, Mayor of the City of West Chicago, and Nancy M. Smith, City Clerk, personally known to me to be the same persons whose names are set forth on the foregoing instrument as such Mayor and City Clerk respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said City, for the uses and purposes therein set forth; and the said City Clerk then and there acknowledged that she, as custodian of the corporate seal of said City, did affix the corporate seal of said City to said instrument, as her own free and voluntary act and as the free and voluntary act of said City, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public



STATE OF ILLINOIS       )  
                                      )  
COUNTY OF DU PAGE     )       SS.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Sabathne, personally known to me to be the same person whose name is set forth on the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public

## EXHIBIT A

### Subject Realty Legal Description

That part of the west half of the Northwest Quarter lying northeasterly of the Union Pacific Railroad lands and lying southwesterly of the Main Street right-of-way and lying southeasterly of the Turner Court right-of-way in Section 10, Township 39 North, Range 9, east of the Third Principal Meridian, in DuPage County, Illinois.

P.I.N. 04-10-131-001

## EXHIBIT B

(Insert PLANS here)



# Proposal

Page No.

of

Pages

## VERN MOORE & SONS ROOFING INC.

1012 Elizabeth Street  
WEST CHICAGO, ILLINOIS 60185  
(630) 231-4805 vmooreroofing@yahoo.Com

|   |               |              |                          |
|---|---------------|--------------|--------------------------|
| PROPOSAL SUBMITTED TO<br><b>West Chicago Community Center</b> |               | PHONE        | DATE<br><b>9/16/2016</b> |
| STREET<br><b>306 MAIN ST.</b>                                 |               | JOB NAME     |                          |
| CITY, STATE and ZIP CODE<br><b>WEST CHICAGO, IL 60185</b>     |               | JOB LOCATION |                          |
| ARCHITECT   | DATE OF PLANS | JOB PHONE    |                          |

We hereby submit specifications and estimates for:

TEAR OFF EXISTING SHINGLES, RE-ROOF OVER #15 FELT  
WITH ATLAS PINNACLE SHINGLES. 6 NAIL SHINGLES.  
ICE & WATER SHIELD BOTTOM 9' & VALLEYS.

NEW ROOF VENTS.

NEW PLUMBING STACK FLASHINGS.

**\$23,800.<sup>00</sup>/<sub>xx</sub>**

1-5", 2-4" LEAD STACKS.

CERTAINTED LOW SLOPE ON LOW PITCH ROOF.

REMOVE ALL SCRAP FROM JOB SITE.

COLOR TO BE SELECTED BY OWNER:

COLOR: \_\_\_\_\_

Any plywood Replacement @ **\$50.<sup>00</sup>/<sub>xx</sub>** PER 4' x 8' SHEET.

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

\_\_\_\_\_ dollars (\$ \_\_\_\_\_).

Payment to be made as follows:

**upon completion**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

**Kern F. Moore**

**(PRES)**

Note: This proposal may be withdrawn by us if not accepted within **30** days.

**Acceptance of Proposal**—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

American Heritage Siding  
2N020 Francis Rd  
Maple Park, IL 60151  
(708)7511608  
amhsiding@gmail.com

## Estimate



| ADDRESS  |
|--|
| DAVE SABATHNEY<br>WESTERN DUPAGE CHAMBER<br>westchicago, il dupage |

| ESTIMATE # | DATE       |
|------------|------------|
| 1063       | 12/05/2016 |

P.O. NUMBER  
OLD TRAIN STATION

| ACTIVITY  | QTY | RATE   | AMOUNT            |
|---|-----|--------|-------------------|
| FASCIA ONLY   | 455 | 6.30   | 2,866.50          |
| ALUM FASCIA   |     |        |                   |
| MISC.   | 3   | 215.00 | 645.00            |
| material &/or labor COUSTOM COVER WINDOW TRIM ON<br>SOUTH GABLE WONDOWS |     |        |                   |
| TOTAL   |     |        | <b>\$3,511.50</b> |

Accepted By

Accepted Date