

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

INFRASTRUCTURE COMMITTEE

**Thursday, December 7, 2017
7:00 P.M. – Committee Room A**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. Infrastructure Committee of November 2, 2017
3. Public Participation / Presentations
 - A. Joseph Kramer of Kramer Tree Specialists, Inc.
4. Items for Consent
 - A. Resolution No. 17-R-0075 – Contract Award - Procurement of Coarse and Fine Aggregate Material Delivered For FY2018
 - B. Resolution No. 17-R-0076 - Acceptance of Public Improvements and Release of Development Security – Wheaton Academy Science Wing Addition Project, 900 Prince Crossing Road
 - C. Resolution No. 17-R-0077 - Acceptance of Public Improvements and Release of Development Security – DS Container, 2500 Enterprise Circle
 - D. Resolution No. 17-R-0078 – Contract Award – Alaniz Landscape Group, Inc. for the 2018 Right-of-Way Maintenance Program
 - E. Resolution No. 17-R-0079 - Acceptance of Public Improvements and Release of Development Security – Simpson Strong-Tie, 2505 Enterprise Circle
 - F. Resolution No. 17-R-0080 - Acceptance of Public Improvements and Release of Development Security – Shell Gas Station, 184 W. North Avenue
 - G. Patnick Construction – 2017 Grove Avenue Water Main Replacement Project – Change Order #1 and Final
 - H. Layne Christensen Company - Contract for Professional Services Related to the Installation of a Pump and Motor Assembly at the City's Well Station No. 12 – Change Order #1 and Final
5. Items for Discussion
 - A. 2018 Brush Collection Program
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

475 Main Street
West Chicago, Illinois
60185

T (630) 293-2200
F (630) 293-3028
www.westchicago.org

Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Draft

MINUTES

INFRASTRUCTURE COMMITTEE

November 2, 2017 7:00 P.M.

1. Call to Order, Roll Call, and Establishment of a Quorum. Chairman Beifuss called the meeting to order at 7:00 P.M. Roll call found Aldermen James Beifuss, Heather Brown, Sandra Dimas, George Garcia, and Alton Hallett present. Alderman Noreen Ligino-Kubinski was absent.

Staff present included Director of Public Works Robert Flatter and Executive Secretary Ashley Cunningham. Also present was Water Treatment Plant Superintendent Joe Munder.

2. Approval of Minutes

A. Infrastructure Committee Minutes of October 5, 2017. Alderman Garcia made a motion, seconded by Alderman Brown to approve the Meeting Minutes of October 5, 2017.

Voting Yea: Aldermen Beifuss, Brown, Dimas, Garcia, and Hallett. Voting Nay: 0.

3. Public Participation / Presentations. None.

4. Items for Consent. Alderman Brown requested discussion on Consent Item D. Alderman Garcia requested discussion on Consent Item A. **Alderman Hallett made a motion, seconded by Alderman Dimas to approve:**

- B. Resolution No. 17-R-0062 - Contract Award - Rotary Hydrated Lime For Fiscal Year 2018**
- C. Resolution No. 17-R-0063 - Contract Award - Liquid Sodium Hypochlorite For Fiscal Year 2018**
- E. Resolution No. 17-R-0066 - Adopt-A-Highway Program - Ball Horticultural Company**
- F. Resolution No. 17-R-0067 - Contract Agreement for Custodial Services with Open Works**

Roll call found the vote unanimous for approval. Voting Yea: Aldermen Beifuss, Brown, Dimas, Garcia, and Hallett. Voting Nay: 0.

5. Items for Discussion. Items for discussion include Consent Items 4.A. and 4.D.

4.A. Purchase of Thawrox Deicer from Compass Minerals America, Inc., Overland Park, Kansas for the 2017-2018 Winter Season. Mr. Garcia inquired if the proposed 1,500 tons of Thawrox to be purchased was more than the City typically purchases. Mr. Flatter indicated that 1,500 tons is the yearly average that has been requested over the last several years, 1,200 tons of which are the minimum amount required under the agreement with Compass Minerals. 1,500 tons are requested so staff does not need to come before the Committee again should additional Thawrox be needed. **Alderman Dimas made a motion, seconded by Alderman Brown to approve.**

Roll call found the vote unanimous for approval. Voting Yea: Aldermen Beifuss, Brown, Dimas, Garcia, and Hallett. Voting Nay: 0.

4.D. Resolution No. 17-R-0065- Contract Award - Liquid Carbon Dioxide for Fiscal Year 2018. Alderman Brown was looking for clarification on the liquid carbon dioxide, as she remembered mention of a change in processing for the Water Treatment Plant. Mr. Flatter noted that Alderman Brown was likely remembering discussion at a previous meeting regarding the replacement of liquid bleach for the Wastewater Treatment Plant; liquid carbon dioxide has only been purchased for the Water Treatment Plant. Alderman Beifuss asked for an explanation of the contract changes that caused the lowest bid received from Air Products to be deemed unacceptable to the City. Mr. Munder indicated that one issue was that they would not comply with the City's insurance requirements. They would also only guarantee the price if one particular plant of theirs was in production. Typically, carbon dioxide plants shut down for 4-6 weeks annually for maintenance, which would give them an opportunity to declare force majeure and increase their price when their local plant would be out of operation. MacCARB, Inc. is the City's current supplier of carbon dioxide, and they have never done something like this to the City. Alderman Beifuss asked for an explanation of what the liquid carbon dioxide does for the water treatment process. Mr. Munder explained that carbon dioxide reduces the pH of the water to a more palatable level following the lime softening process. It also helps keep the water stable during distribution throughout the City. **Alderman Dimas made a motion, seconded by Alderman Brown to approve.**

Roll call found the vote unanimous for approval. Voting Yea: Aldermen Beifuss, Brown, Dimas, Garcia, and Hallett. Voting Nay: 0.

5.A. FY 2018-2022 Capital Improvement Program. Staff presented the proposed FY 2018-2022 Capital Improvement Program for approval to be included in the City's 2018 draft budget. West Chicago's Long Range Capital Improvement Program (CIP) is one of the major planning documents that establishes the context for the physical development and improvement of the community. Through it, the City Council establishes the nature and quality of many physical characteristics of West Chicago, which determines our quality of life. The CIP has been designed/modified to continue with an aggressive street rehabilitation program as well as several other annual citywide programs including Sidewalk Replacement, Forestry, Right-of-Way Maintenance, EAB Insecticidal Treatment, Tree Replacement, and Curb and Gutter Rehabilitation. Every four years the engineering staff physically walks every street in town to

evaluate the pavement conditions and rate them on a scale of 1 to 100 (100 representing a newly reconstructed street). The FY 2018-2022 Program addresses all streets with a current rating below 72. Alderman Dimas asked how often a road typically needs to be repaired in the City. Mr. Flatter explained that the life expectancy is 20 years for a newly constructed or reconstructed roadway, though the City has stretched that to about 30-40 years in some instances with crack sealing and proper maintenance. With resurfaced streets, life expectancy is closer to 15 years, and the City has pushed that to about 20 years in some cases. It all depends heavily on the traffic that each road experiences over its lifetime. Mr. Flatter noted that the CIP does not address industrial streets, which are in need of roughly \$34 million in street improvements. Alderman Hallett asked what causes certain streets to deteriorate faster than others, aside from traffic. Mr. Flatter indicated it is largely due to traffic and load size, but the big unknown is what the conditions are underneath the road. This can include soil conditions and how it was originally constructed, but given the age of the City's infrastructure Mr. Flatter believes it is in generally great shape. Alderman Beifuss expressed concern with the amount budgeted for the Sidewalk Replacement Program since it has remained at \$75,000, yet construction and material costs generally go up year after year. He believes the budget for Sidewalk Replacement should be increased to account for the natural increase in costs. Mr. Flatter explained that it is often difficult to find contractors to bid on the Sidewalk Replacement Program because it requires work in so many different areas of the City, and each year it is still impossible to repair as many sidewalks as is desirable due to budget constraints. He suggested the possibility of combining the Curb and Gutter Replacement Program with the Sidewalk Maintenance Program in order to attract more bidders and to be able to focus more on what is deemed the most important in any given year. The Committee concurred that the Curb and Sidewalk budgets should be combined before including the FY 2018-2022 Capital Improvement Program in the 2018 draft budget. **Alderman Garcia made a motion, seconded by Alderman Hallett to approve.**

Voting Yea: Aldermen Beifuss, Brown, Dimas, Garcia, and Hallett. Voting Nay: 0.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff. None.

9. Adjournment. At 8:01 P.M., Alderman Dimas made a motion to adjourn, seconded by Alderman Hallett. Motion was unanimously approved by voice vote.

Respectfully submitted,

Ashley Cunningham
Executive Secretary of Public Works

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 17-R-0075 – Contract Award - Procurement of Coarse and Fine Aggregate Material Delivered For FY2018

AGENDA ITEM NUMBER: 4.A.**COMMITTEE AGENDA DATE:** December 7, 2017**COUNCIL AGENDA DATE:** December 18, 2017**STAFF REVIEW:** Timothy Wilcox, Assistant Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

Aggregate Material, such as gravel, rock and sand, is used in numerous maintenance and repair activities performed by staff in the Public Works Department, including shoulder work on unimproved roads and alleys, sand bags, and underground utility repairs in or near streets and sidewalks. Aggregate material is ordered and delivered on an as needed basis and total quantities vary each year, mostly dependent on the number of utility repairs (i.e., watermain breaks, sanitary sewer blockages and repairs, etc.). It is budgeted in the Sewer Fund, Water Fund and General Fund, in which approximately \$32,000 in total is budgeted each year. The specifications allow for variations in total unit quantities ordered based on the needs for each item, provided the total contract amount is not exceeded. Estimated quantities are used for bidding for the purpose of establishing unit prices.

On October 24, 2017 the City advertised the 2018 Course and Fine Aggregate Material Delivered Program in the Daily Herald. There were three bid holders and sealed bids were publicly opened on Tuesday, November 21, 2017. Bids were received from two suppliers with Marcott Enterprises, Inc. of Villa Park, Illinois, submitting the lowest responsible bid of \$32,137.00. The other bidder was Viking Brothers, Inc. of Aurora, Illinois with a bid of \$35,965.00 (see attached bid tab sheet for additional clarification).

Staff recommends that a contract be awarded to Marcott Enterprises, Inc. of Villa Park, Illinois, for services related to the 2018 Course and Fine Aggregate Material Delivered, for an amount not to exceed \$32,137.00. Marcott Enterprises, Inc. has held contracts with the City of West Chicago for course and fine aggregate material delivered since 2012 and has performed very well. Staff has been satisfied with Marcott's service, products, and reliability. References were called and favorable responses were received.

ACTIONS PROPOSED:

Approve Resolution No. 17-R-0075 authorizing the Mayor to execute a contract with Marcott Enterprises, Inc. of Villa Park, Illinois, for the procurement of Course and Fine Aggregate Material Delivered for FY 2018, for an amount not to exceed \$32,137.00.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 17-R-0075

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT
WITH MARCOTT ENTERPRISES, INC., FOR THE PROCUREMENT OF
COURSE AND FINE AGGREGATE MATERIAL DELIVERED FOR FY2018**

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 for the procurement of Course and Fine Aggregate Material Delivered, between Marcott Enterprises, Inc. and the City of West Chicago, for an amount not to exceed \$32,137.00, for Fiscal Year 2018, in substantially the form attached hereto and incorporated herein as Exhibit "A".

APPROVED this 18th day of December, 2017

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

City of West Chicago Tabulation of Bids				2017 Contract		Marcott Enterprises, Inc. 600 N. Villa Avenue, Unit C Villa Park, Illinois 60181		Viking Bros., Inc. 1665 Eastwood Drive Aurora, Illinois 60506	
2018 Coarse & Fine Aggregate Material Delivered									
Bid Opening: November 21, 2017 @ 11:30 A.M.									
Opened by: Tim Wilcox									
Recorded by: Ashley Cunningham									
ITEM	DESCRIPTION	Unit	Qty	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	CA-6 Crushed Stone, #8	Ton	1,400	\$10.75	\$15,050.00	\$10.97	\$15,358.00	\$12.10	\$16,940.00
2	CA-11 Crushed Stone, 3/4 chips	Ton	500	\$14.75	\$7,375.00	\$15.05	\$7,525.00	\$16.85	\$8,425.00
3	CA-1 Crushed Limestone 3"	Ton	300	\$12.75	\$3,825.00	\$13.01	\$3,903.00	\$15.05	\$4,515.00
4	FA-5 Screenings	Ton	100	\$5.25	\$525.00	\$5.36	\$536.00	\$6.60	\$660.00
5	3/4" Washed Gravel	Ton	250	\$13.00	\$3,250.00	\$13.26	\$3,315.00	\$16.00	\$4,000.00
6	FA-2 Sand	Ton	100	\$12.00	\$1,200.00	\$15.00	\$1,500.00	\$14.25	\$1,425.00
TOTAL AS RECORDED:				\$31,225.00		\$32,137.00		\$35,965.00	
TOTAL AS CORRECTED:				\$31,225.00		\$32,137.00		\$35,965.00	

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 17-R-0076 - Acceptance of Public Improvements and Release of Development Security – Wheaton Academy Science Wing Addition Project, 900 Prince Crossing Road

AGENDA ITEM NUMBER: 4.B.**COMMITTEE AGENDA DATE:** December 7, 2017
COUNCIL AGENDA DATE: December 18, 2017**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

Wheaton Academy at 900 Prince Crossing Road is located at the northwest corner of Hawthorne Lane and Prince Crossing Road. In 2016 the City issued permits for the construction of a new science wing addition, new parking lot and drive aisles, storm sewers, stormwater management facility/detention basin, and replacement/relocation of an existing on-site 8" diameter watermain, all located near the southeast corner of the property.

The referenced project has substantially been complete since May 2017; however, the City has not formally accepted the development's public improvements. The Developer has satisfactorily completed all required public improvements, and there have been no maintenance issues over the past several months. The developer has posted a Maintenance Bond (cash deposit) for the public improvements being accepted per the Subdivision Regulations. The Cash Deposit will be held for eighteen months from the date of acceptance. The Developer has requested the City accept said public improvements and release their original development security.

The developer has submitted the required Final Waivers of Lien, Deed of Conveyance/Bill of Sale, and as-built drawings, for this project. A water main easement was recorded with the DuPage County Recorder's Office in November 2017. Staff recommends that City Council approve the following:

1. Acceptance of all water distribution system improvements located within a dedicated public right-of-way or dedicated easement area, as installed as part of the Wheaton Academy Science Wing Addition Project, as City of West Chicago ownership and maintenance responsibility.

The water service lines (from the water service shut-off valve or b-box to the building), the irrigation water lines, and the fire suppression lines (from the water shut-off valve at the City main to the building), shall remain the ownership and maintenance responsibility of the property owner.

The Development's overland stormwater drainage systems, stormwater management BMP system, storm sewer system, underdrain system, all on-site sanitary sewer main and service lines, and the interior parking lots and roadways, shall remain the ownership and responsibility of the property owner.

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

CITY OF WEST CHICAGO

ACTIONS PROPOSED:

Approve Resolution No. 17-R-0076 authorizing the acceptance of the public watermain improvements associated with the Wheaton Academy Science Wing Addition Project, located at 900 Prince Crossing Road, and authorize a reduction/release of any development securities posted by the Developer for the installation of certain public improvements.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 17-R-0076

**A RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE PUBLIC
IMPROVEMENTS ASSOCIATED WITH THE WHEATON ACADEMY SCIENCE WING
ADDITION PROJECT, 900 PRINCE CROSSING ROAD**

WHEREAS, Wheaton Academy located at 900 Prince Crossing Road, West Chicago, Illinois, 60185 has heretofore executed and delivered to the City a certain Deed of Conveyance/Bill of Sale regarding the conveyance of certain public improvements therein, a copy of which is attached hereto and incorporated herein as Exhibit "A".

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. That the corporate authorities of the City of West Chicago hereby accept the Deed of Conveyance/Bill of Sale attached hereto as Exhibit "A" conveying the public improvements for the Wheaton Academy Science Wing Addition Project constructed at 900 Prince Crossing Road.

Section 2. That the corporate authorities of the City of West Chicago hereby accept all water main improvements located within a dedicated public right-of-way or dedicated easement area, as installed as part of the Wheaton Academy Science Wing Addition Project, as City of West Chicago ownership and maintenance responsibility, as depicted on Exhibit "B" a copy of which is attached hereto and incorporated herein.

Section 3. That the development's overland stormwater drainage systems, stormwater management BMP system, storm sewer system, underdrain system, all onsite sanitary sewer main and service lines, the water service lines (from the water service shut-off valve or b-box to the building), the irrigation water lines, and the fire suppression lines (from the water shut-off valve at the City main to the building), and the interior parking lots and roadways, shall remain the ownership and responsibility of the property owner.

Section 4. That all Resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

Section 5. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this 18th day of December 2017.

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Ruben Pineda, Mayor

ATTEST: _____

Nancy M. Smith, City Clerk

Resolution No. 17-R-0076 "EXHIBIT A"

DEED OF CONVEYANCE/BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Wheaton Academy

(Developer/Owner), located at

900 Prince Crossing Rd, West Chicago, IL 60185

(Address of Developer/Owner)

a private school _____
(corporation, partnership, individual)

authorized to do business in the State of Illinois, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby Grant, Sell, Transfer Over, Convey and Deliver unto the City of West Chicago (the "City"), DuPage County, Illinois, a municipal corporation, to and for its own use forever the following:

UNDERGROUND IMPROVEMENTS

X _____ Watermain and Appurtenances
_____ Sanitary Sewer and Appurtenances
_____ Storm Sewer and Appurtenances
_____ Lift Station and Force Main
_____ Other (_____)

SURFACE IMPROVEMENTS

_____ Roadway (Curb & Gutter/Pavement)
_____ (Street Names _____)
_____ Sidewalks
_____ Parkway Trees
_____ Traffic Control/Street Signs/Pavement marking
_____ Street Lights
_____ Storm Water Retention/Detention
_____ Basin/Grading
_____ Other (_____)

Located in the Project known as Wheaton Academy - Science Wing Addition
(Project/Subdivision Name)

(the "Project") as described on the "as-built" engineering plans
prepared by Manhard Consulting, Ltd., located at
(Consulting Engineer's Name)

700 Springer Dr., Lombard, IL 60148
(Consultant's Address)

and dated 5/25/17, which plans with "Bill of Materials"
(As-built date)

are incorporated by reference and made a part hereof.

WHEREAS, the Developer does hereby warrant to the City, it
is the lawful owner of and has good and marketable title to the
aforescribed improvements; that the same are free from all
encumbrances; that the Developer shall hold harmless the City
against the lawful claims and demands of all persons with
respect to the title hereby conveyed; and that the execution of
this Deed of Conveyance/Bill of Sale is an authorized Act of
Said Corporation, Individual or Partnership.

IN WITNESS WHEREOF, the Developer has caused this instrument
to be signed and delivered this 23 day of August, 2017.

[Signature]
(Name)

8/23/17
(Date)

CORPORATE
SEAL

Head of School
(Title)

Accepted for the City of West Chicago

Mayor

ATTEST: _____
City Clerk

CERTIFICATE OF APPROVAL AND INITIAL ACCEPTANCE

REQUEST FOR INSPECTION

SUBDIVISION: Wheaton Academy - Science Wing Addition
(Project Name / Phase, etc.)

Request is hereby made by the Wheaton Academy
to the City of West Chicago to approve the subdivision/project
described above. The following information is submitted in
support of this request.

Deed of Conveyance/Bill of Sale
"As-Built" Engineering Drawings (3-print sets/1 mylar set)
Maintenance Guarantee (Bond, Letter of Credit, etc.)

OWNER(S) / DEVELOPER(S): Wheaton Academy

ADDRESS: 900 Prince Crossing Rd.
West Chicago, IL 60185

TELEPHONE: 630-562-7500

REFERENCE:

Plan No. 1 Sheets 013, Dated 5/25/17 & Specifications.

Prepared by Manhard Consulting, Ltd.

And approved by the City of West Chicago.

IMPROVEMENT DESCRIPTION:

- ☒ Watermain and Appurtenances
- ☐ Sanitary Sewer and Appurtenances
- ☐ Storm Sewer and Appurtenances
- ☐ Roadway (Curb and Gutter)
- ☐ Roadway (Pavement)
- ☐ Roadway (Markings)
- ☐ Sidewalk
- ☐ Street Lights
- ☐ Parkway Trees
- ☐ Ponds (Detention/Retention)
- ☐ Other (Lift Station, etc.)

CERTIFICATIONS:

DESIGN ENGINEER'S CERTIFICATION

To the best of my knowledge and belief, the construction of the above described improvement has been completed in accordance with the approved plans and specifications, prepared by:

Name: Manhard Consulting, Ltd.

Address: 700 Springer Dr.
Lombard, IL 60148

8/23/17
(Date)

062-066060
(Ill. P.E. No.)

Curtis P. Dettmann
(Signature)

SEAL



DEVELOPER/OWNER CERTIFICATION

FIELD INSPECTORS CERTIFICATION

I hereby certify that I (we) have regularly inspected the above described improvements during the progress of construction and that to the best of my/our knowledge and belief the work has been completed in conformance with the approved plans and specifications.

DEVELOPER(S) /OWNER(S) :

Gene Frost
(Name) Typed

8/23/17
(Date)


(Name) Signed

8/23/17
(Date)

CITY INSPECTOR:

(Name)

(Date)

CITY ENGINEER: CERTIFICATION

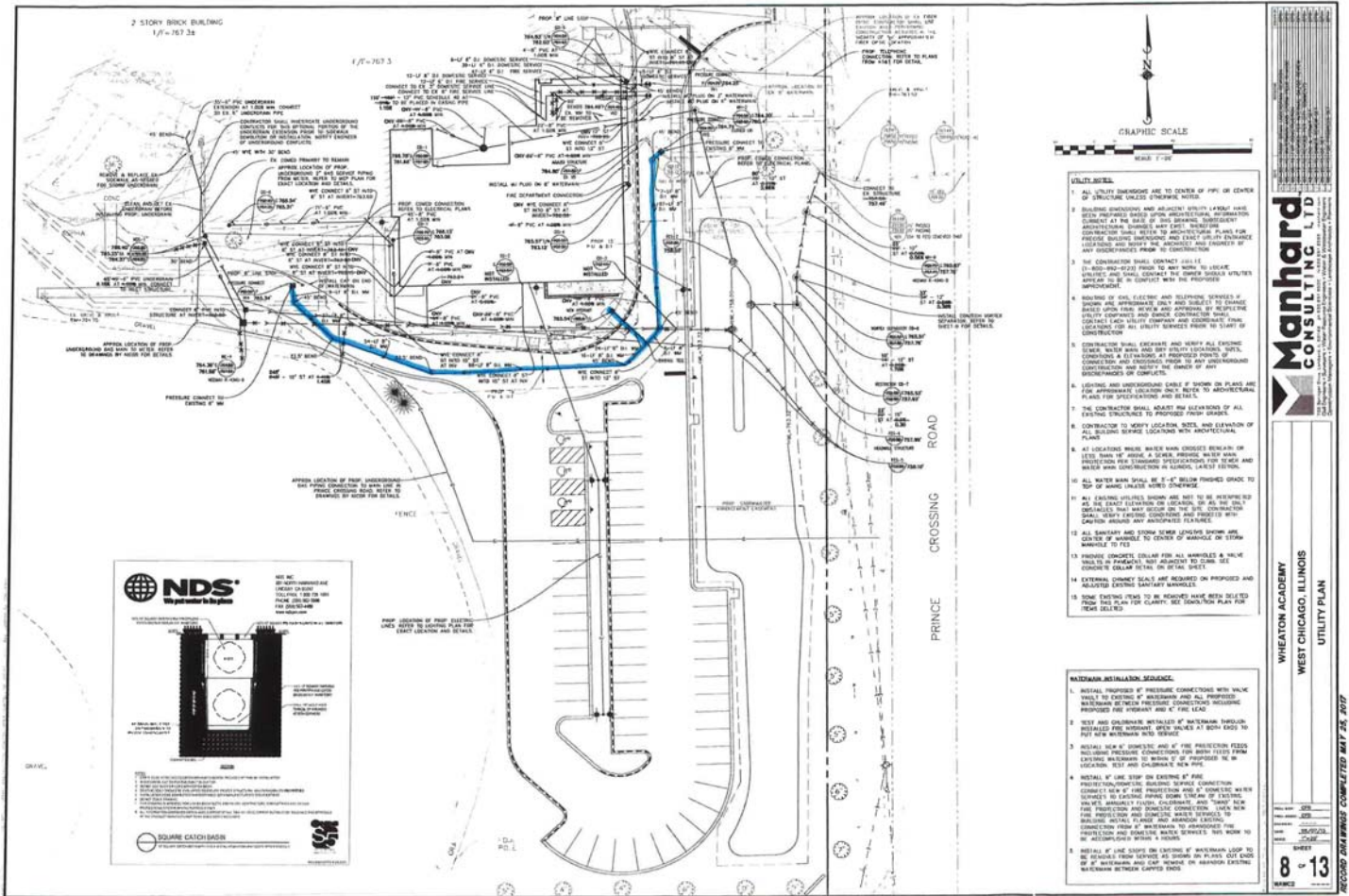
All work required for this development has been inspected and found to be complete in a satisfactory manner. All documentation for acceptance has been submitted and found to be acceptable.

(Date)

(Name)

(Title)

Resolution No. 17-R-0076 "EXHIBIT B"



CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 17-R-0077 - Acceptance of Public Improvements and Release of Development Security – DS Container, 2500 Enterprise Circle

AGENDA ITEM NUMBER: 4.C.**COMMITTEE AGENDA DATE:** December 7, 2017
COUNCIL AGENDA DATE: December 18, 2017**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

DS Container at 2500 Enterprise Circle is located south of Fabyan Parkway within the DuPage Business Center. In 2015 (Phase I) and 2016 (Phase II) the City issued permits for the construction of a new warehouse and distribution center, new parking lot and drive aisles, storm sewers, stormwater management BMP system, and installation of two additional on-site fire hydrants for fire protection purposes.

The referenced project has substantially been complete since April 2017; however, the City has not formally accepted the development's public improvements. The Developer has satisfactorily completed all required public improvements, and there have been no maintenance issues over the past several months. Typically as part of the acceptance process, the original development security for a project is released and is supplanted by an eighteen (18) month maintenance security per the Subdivision Regulations. Since the City will only be responsible to maintain two additional on-site fire hydrants, the Developer has requested the City accept said public improvements, waive the maintenance security bond requirement, and release their original development security.

The Developer has submitted the required Final Waivers of Lien, Deed of Conveyance/Bill of Sale, and as-built drawings, for this project. A water main easement was recorded with the DuPage County Recorder's Office in November 2017. Staff recommends that City Council approve the following:

1. Acceptance of all water distribution system improvements located within a dedicated public right-of-way or dedicated easement area, as installed as part of the DS Container development project (i.e., two fire hydrants and watermain leads), as City of West Chicago ownership and maintenance responsibility.

The water service lines (from the water service shut-off valve or b-box to the building), the irrigation water lines, and the fire suppression lines (from the water shut-off valve at the City main to the building), shall remain the ownership and maintenance responsibility of the property owner.

The Development's overland stormwater drainage systems, stormwater management BMP system, storm sewer system, underdrain system, all on-site sanitary sewer service lines, and the interior parking lots and roadways, shall remain the ownership and responsibility of the property owner.

Staff from the Department of Community Development has inspected the development improvements and recommends acceptance. Staff also recommends the release of the original development security

CITY OF WEST CHICAGO

held for said development.

ACTIONS PROPOSED:

Approve Resolution No. 17-R-0077 authorizing the acceptance of the public watermain improvements associated with the DS Container development project, located at 2500 Enterprise Circle, waive the maintenance security bond requirement, and authorize a reduction/release of any development securities posted by the Developer for the installation of certain public improvements.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 17-R-0077

**A RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE PUBLIC
IMPROVEMENTS ASSOCIATED WITH THE DS CONTAINER DEVELOPMENT
PROJECT, 2500 ENTERPRISE CIRCLE**

WHEREAS, DS Container located at 2500 Enterprise Circle, West Chicago, Illinois, 60185 has heretofore executed and delivered to the City a certain Deed of Conveyance/Bill of Sale regarding the conveyance of certain public improvements therein, a copy of which is attached hereto and incorporated herein as Exhibit "A".

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. That the corporate authorities of the City of West Chicago hereby accept the Deed of Conveyance/Bill of Sale attached hereto as Exhibit "A" conveying the public improvements for the DS Container Development Project constructed at 2500 Enterprise Circle.

Section 2. That the corporate authorities of the City of West Chicago hereby accept all water main improvements located within a dedicated public right-of-way or dedicated easement area, as installed as part of the DS Container Development Project, as City of West Chicago ownership and maintenance responsibility, as depicted on Exhibit "B" a copy of which is attached hereto and incorporated herein.

Section 3. That the development's overland stormwater drainage systems, stormwater Management BMP system, storm sewer system, underdrain system, all onsite sanitary sewer main and service lines, the water service lines (from the water service shut-off valve or b-box to the building), the irrigation water lines, and the fire suppression lines (from the water shut-off valve at the City main to the building), and the interior parking lots and roadways, shall remain the ownership and responsibility of the property owner.

Section 4. That all Resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

Section 5. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this 18th day of December 2017.

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Ruben Pineda, Mayor

ATTEST: _____
Nancy M. Smith, City Clerk

DEED OF CONVEYANCE/BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Centerpoint Properties

_____(Developer/Owner), located at

1808 Swift Drive Oak Brook, IL 60523 (Address of Developer/Owner)

a Corporation (corporation, partnership, individual)

authorized to do business in the State of Illinois, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby Grant, Sell, Transfer Over, Convey and Deliver unto the City of West Chicago (the "City"), DuPage County, Illinois, a municipal corporation, to and for its own use forever the following:

UNDERGROUND IMPROVEMENTS

☒ _____ Watermain and Appurtenances
_____ Sanitary Sewer and Appurtenances
_____ Storm Sewer and Appurtenances
_____ Lift Station and Force Main
_____ Other (_____)

SURFACE IMPROVEMENTS

_____ Roadway (Curb & Gutter/Pavement)
_____ (Street Names _____)
_____ Sidewalks
_____ Parkway Trees
_____ Traffic Control/Street Signs/Pavement marking
_____ Street Lights
_____ Storm Water Retention/Detention
_____ Basin/Grading
_____ Other (_____)

Located in the Project known as 2500 Enterprise Circle DuPage Business Center
(Project/Subdivision Name)

(the "Project") as described on the "as-built" engineering plans
prepared by SPACECO, Inc., located at
(Consulting Engineer's Name)

9575 W. Higgins Road, Suite 700 Rosemont, IL 60018

(Consultant's Address)

and dated May 2016, which plans with "Bill of Materials"
(As-built date)

are incorporated by reference and made a part hereof.

WHEREAS, the Developer does hereby warrant to the City, it is the lawful owner of and has good and marketable title to the aforescribed improvements; that the same are free from all encumbrances; that the Developer shall hold harmless the City against the lawful claims and demands of all persons with respect to the title hereby conveyed; and that the execution of this Deed of Conveyance/Bill of Sale is an authorized Act of Said Corporation, Individual or Partnership.

IN WITNESS WHEREOF, the Developer has caused this instrument to be signed and delivered this 25th day of May, 2016.

Rita Marcinkowski
(Name)

5/25/16
(Date)

CORPORATE
SEAL

Construction Operations
(Title)
Manager



Accepted for the City of West Chicago

Mayor

ATTEST: _____
City Clerk

REQUEST FOR INSPECTION

And approved by the City of West Chicago.

IMPROVEMENT DESCRIPTION:

- ☒ Watermain and Appurtenances
- ☐ Sanitary Sewer and Appurtenances
- ☐ Storm Sewer and Appurtenances
- ☐ Roadway (Curb and Gutter)
- ☐ Roadway (Pavement)
- ☐ Roadway (Markings)
- ☐ Sidewalk
- ☐ Street Lights
- ☐ Parkway Trees
- ☐ Ponds (Detention/Retention)
- ☐ Other (Lift Station, etc.)

CERTIFICATIONS:

DESIGN ENGINEER'S CERTIFICATION

To the best of my knowledge and belief, the construction of the above described improvement has been completed in accordance with the approved plans and specifications, prepared by:

Name: Brett Duffy

Address: 9575 W. Higgins Road, Suite 700

Rosemont, IL 60018

4/6/2016
(Date)

062-053198
(Ill. P.E. No.)

Brett Duffy
(Signature)



DEVELOPER/OWNER CERTIFICATION

FIELD INSPECTORS CERTIFICATION

I hereby certify that I (we) have regularly inspected the above described improvements during the progress of construction and that to the best of my/our knowledge and belief the work has been completed in conformance with the approved plans and specifications.

DEVELOPER(S) / OWNER(S) :

John Lass

(Name) Typed

5/25/16

(Date)



(Name) Signed

5/25/16

(Date)

CITY INSPECTOR:

(Name)

(Date)

CITY ENGINEER: CERTIFICATION

All work required for this development has been inspected and found to be complete in a satisfactory manner. All documentation for acceptance has been submitted and found to be acceptable.

(Date)

(Name)

(Title)

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 17-R-0077 - Acceptance of Public Improvements and Release of Development Security – DS Container, 2500 Enterprise Circle

AGENDA ITEM NUMBER: 4.C.**COMMITTEE AGENDA DATE:** December 7, 2017
COUNCIL AGENDA DATE: December 18, 2017**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

DS Container at 2500 Enterprise Circle is located south of Fabyan Parkway within the DuPage Business Center. In 2015 (Phase I) and 2016 (Phase II) the City issued permits for the construction of a new warehouse and distribution center, new parking lot and drive aisles, storm sewers, stormwater management BMP system, and installation of two additional on-site fire hydrants for fire protection purposes.

The referenced project has substantially been complete since April 2017; however, the City has not formally accepted the development's public improvements. The Developer has satisfactorily completed all required public improvements, and there have been no maintenance issues over the past several months. Typically as part of the acceptance process, the original development security for a project is released and is supplanted by an eighteen (18) month maintenance security per the Subdivision Regulations. Since the City will only be responsible to maintain two additional on-site fire hydrants, the Developer has requested the City accept said public improvements, waive the maintenance security bond requirement, and release their original development security.

The Developer has submitted the required Final Waivers of Lien, Deed of Conveyance/Bill of Sale, and as-built drawings, for this project. A water main easement was recorded with the DuPage County Recorder's Office in November 2017. Staff recommends that City Council approve the following:

1. Acceptance of all water distribution system improvements located within a dedicated public right-of-way or dedicated easement area, as installed as part of the DS Container development project (i.e., two fire hydrants and watermain leads), as City of West Chicago ownership and maintenance responsibility.

The water service lines (from the water service shut-off valve or b-box to the building), the irrigation water lines, and the fire suppression lines (from the water shut-off valve at the City main to the building), shall remain the ownership and maintenance responsibility of the property owner.

The Development's overland stormwater drainage systems, stormwater management BMP system, storm sewer system, underdrain system, all on-site sanitary sewer service lines, and the interior parking lots and roadways, shall remain the ownership and responsibility of the property owner.

Staff from the Department of Community Development has inspected the development improvements and recommends acceptance. Staff also recommends the release of the original development security

CITY OF WEST CHICAGO

held for said development.

ACTIONS PROPOSED:

Approve Resolution No. 17-R-0077 authorizing the acceptance of the public watermain improvements associated with the DS Container development project, located at 2500 Enterprise Circle, waive the maintenance security bond requirement, and authorize a reduction/release of any development securities posted by the Developer for the installation of certain public improvements.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 17-R-0077

**A RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE PUBLIC
IMPROVEMENTS ASSOCIATED WITH THE DS CONTAINER DEVELOPMENT
PROJECT, 2500 ENTERPRISE CIRCLE**

WHEREAS, DS Container located at 2500 Enterprise Circle, West Chicago, Illinois, 60185 has heretofore executed and delivered to the City a certain Deed of Conveyance/Bill of Sale regarding the conveyance of certain public improvements therein, a copy of which is attached hereto and incorporated herein as Exhibit "A".

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. That the corporate authorities of the City of West Chicago hereby accept the Deed of Conveyance/Bill of Sale attached hereto as Exhibit "A" conveying the public improvements for the DS Container Development Project constructed at 2500 Enterprise Circle.

Section 2. That the corporate authorities of the City of West Chicago hereby accept all water main improvements located within a dedicated public right-of-way or dedicated easement area, as installed as part of the DS Container Development Project, as City of West Chicago ownership and maintenance responsibility, as depicted on Exhibit "B" a copy of which is attached hereto and incorporated herein.

Section 3. That the development's overland stormwater drainage systems, stormwater Management BMP system, storm sewer system, underdrain system, all onsite sanitary sewer main and service lines, the water service lines (from the water service shut-off valve or b-box to the building), the irrigation water lines, and the fire suppression lines (from the water shut-off valve at the City main to the building), and the interior parking lots and roadways, shall remain the ownership and responsibility of the property owner.

Section 4. That all Resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

Section 5. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this 18th day of December 2017.

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Ruben Pineda, Mayor

ATTEST: _____
Nancy M. Smith, City Clerk

DEED OF CONVEYANCE/BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Centerpoint Properties
_____(Developer/Owner), located at
1808 Swift Drive Oak Brook, IL 60523 (Address of Developer/Owner)

a Corporation (corporation, partnership, individual)

authorized to do business in the State of Illinois, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby Grant, Sell, Transfer Over, Convey and Deliver unto the City of West Chicago (the "City"), DuPage County, Illinois, a municipal corporation, to and for its own use forever the following:

UNDERGROUND IMPROVEMENTS

☒ _____ Watermain and Appurtenances
_____ Sanitary Sewer and Appurtenances
_____ Storm Sewer and Appurtenances
_____ Lift Station and Force Main
_____ Other (_____)

SURFACE IMPROVEMENTS

_____ Roadway (Curb & Gutter/Pavement)
_____ (Street Names _____)
_____ Sidewalks
_____ Parkway Trees
_____ Traffic Control/Street Signs/Pavement marking
_____ Street Lights
_____ Storm Water Retention/Detention
_____ Basin/Grading
_____ Other (_____)

Located in the Project known as 2500 Enterprise Circle DuPage Business Center
(Project/Subdivision Name)

(the "Project") as described on the "as-built" engineering plans
prepared by SPACECO, Inc., located at
(Consulting Engineer's Name)

9575 W. Higgins Road, Suite 700 Rosemont, IL 60018

(Consultant's Address)

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Rita Marcinkowski
(Name)

5/25/16
(Date)

CORPORATE
SEAL

Construction Operations
(Title)
Manager



Accepted for the City of West Chicago

Mayor

ATTEST: _____
City Clerk

SUBDIVISION: 2500 Enterprise Circle DuPage Business Center
(Project Name / Phase, etc.)

Deed of Conveyance/Bill of Sale
"As-Built" Engineering Drawings (3-print sets/1 mylar set)
Maintenance Guarantee (Bond, Letter of Credit, etc.)

OWNER(S) / DEVELOPER(S) :	Centerpoint Properties
<u>ADDRESS :</u>	1808 Swift Drive
	Oak Brook, IL 60523
TELEPHONE :	(630) 586-8280

And approved by the City of West Chicago.

IMPROVEMENT DESCRIPTION:

- ☒ Watermain and Appurtenances
- ☐ Sanitary Sewer and Appurtenances
- ☐ Storm Sewer and Appurtenances
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