

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY COUNCIL MEETING
MONDAY, FEBRUARY 15, 2021 - 7:00 P.M.
475 MAIN STREET, WEST CHICAGO, ILLINOIS

AGENDA

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Invocation
4. Roll Call and Establishment of a Quorum
5. Public Participation

The opportunity to speak to the City Council is provided for those who have a question or comment on an agenda item or a City of West Chicago issue. The City Council appreciates hearing from our residents and your thoughts and questions are valued. The City Council strives to make the best decisions for the City and public input is very helpful.

Respect for the duties of the City Council and for the democratic process will be adhered to – in this regard, civility and a sense of decorum will be strictly followed. All speakers must address their comments to the Mayor. Comments that are personally condescending will not be permitted. Speakers shall be courteous and should not make statements that are personally disrespectful to members of the City Council or City staff.

Please use the podium in the center aisle. Please announce your name and address (if acceptable) before commencing – all public comments are limited to three (3) minutes and each citizen will be permitted to speak only once. It is the City Council's policy not to engage in dialogue during Public Comment. Any questions raised will be addressed by City staff or an elected official outside of the City Council meeting.

During the COVID-19 Pandemic, those wishing to attend public meetings of the City Council are welcome to do so at City Hall. You may attend in person to listen to the audio of the meeting, or via teleconference from home or another location on the Zoom app. Downloading Zoom from zoom.us will provide the audio link to the meeting. Anyone wishing to provide comment on a topic or an agenda item, may address the City Council by 4:00 p.m. the day of the meeting. You may do so either by an online form on the City's website, email to the Deputy City Clerk at aadm@westchicago.org or voicemail message at (630) 293-2205 x135. Your comment to the City Council will be read during the Public Participation portion of the agenda.

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

6. **City Council Meeting Minutes of February 1, 2021**
7. **Corporate Disbursement Report
- February 15, 2021 (\$802,018.96)**
8. **Consent Agenda**
 - **Development Committee:**
 - A. **Ordinance No. 21-O-0001 – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Appendix A, Article XIII of the Zoning Code Relating to Recreation Vehicles.**
 - B. **Resolution No. 21-R-0010 – A Resolution Approving the City of West Chicago Economic Development Plan 2021-2025.**
 - **Infrastructure Committee:**
 - C. **Approve the Purchase of Three 2021 Ford Utility AWD Police Interceptor Vehicle from Haggerty For (for an amount not to exceed \$102, 252.00) and Authorize the City Administrator to Contract with a Third-Party to Install the Necessary Appurtenances/Equipment for Those Three Vehicles (at an estimated cost of \$36,000.00).**
 - D. **Approve the Purchase of One 2021 John Deere 544 P-TIER 4WD Wheel Loader from West Side Tractor Sale (for an amount not to exceed \$226,437.46).**
 - E. **Ordinance No. 21-O-0005 – An Ordinance Amending Chapter 17, Sections 17-201, and 17-202 of the Code of Ordinances of the City of West Chicago.**
 - F. **Ordinance No. 21-O-0006 – An Ordinance Authorizing the Disposal or Sale of Surplus Equipment, Stock Inventory, and/or Personal Property Owned by the City of West Chicago.**
 - G. **Resolution No. 21-R-0006 – A Resolution Authorizing the Mayor to Execute a Professional Engineering Services Agreement with Engineering Resource Associates, Inc. to Provide Environmental Assessment and Hydraulic Modeling Services Related to the 2024 Town Road Reconstruction Project (for an amount not to exceed \$28,100.00).**

- H. **Resolution No. 21-R-0007** – A Resolution Authorizing the Mayor to Execute a Contract Agreement with Steve Piper and Sons, Inc. for Professional Services Related to the 2021 Tree Removal Program (for an amount not to exceed \$30,427.39).
- I. **Resolution No. 21-R-0008** – A Resolution Authorizing the City Clerk to Execute and Submit, to the Illinois Department of Transportation, the Illinois Department of Transportation Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code (BLR 14220), and the Mayor to Execute and Submit, to the Illinois Department of Transportation, the Illinois Department of Transportation Local Public Agency General Maintenance Estimate of Maintenance Costs (1422), for Expenditures Using Motor Fuel Tax Funds for Fiscal Year 2021.
- J. **Resolution No. 21-R-0009** – A Resolution Authorizing the Mayor to Execute a Professional Services Agreement with JACOBS to Provide Services Related to the Secondary Clarifier Rehabilitation Project at the West Chicago/Winfield Wastewater Treatment Plant (for an amount not to exceed \$1,200,000.00).

- **Items Not Sent to Committee:**

- K. **Resolution No. 21-R-0004** – A Resolution Authorizing the Mayor to Execute an Intergovernmental Agreement Between the City of West Chicago, DuPage Airport Authority, West Chicago Library District, West Chicago Fire Protection District, West Chicago Elementary District 33, Community High School District 94, and OSI Industries, LLC in Regard to a Property Tax Abatement Relative to the Development of the OSI Industries Property.
- L. **Resolution No. 21-R-0005** – A Resolution Authorizing the Mayor to Execute an Economic Incentive Agreement By and Between the City of West Chicago and OSI Industries, LLC.

9. **Reports by Committees**

10. **Unfinished Business**

11. **New Business**

12. Correspondence and Announcements

Upcoming Meetings

February 16, 2021	Plan Commission/ZBA
February 22, 2021	Public Affairs Committee
February 23, 2021	Historical Preservation Commission
February 25, 2021	Finance Committee (cancelled)

13. Mayor's Comments

14. Executive Session

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

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

16. Adjournment

CITY OF WEST CHICAGO – 475 Main Street
CITY COUNCIL MINUTES
Regular Meeting
February 1, 2021

The City Council meeting of February 1, 2021, was held partly remote (via Zoom) and partly on site due to the coronavirus pandemic.

1. Call to Order. Mayor Ruben Pineda (on site) called the meeting to order at 7:00 pm. The Mayor said it was determined that in person meetings are not practical and prudent at this time.

2. Pledge of Allegiance. Alderman Beifuss led all in the pledge of allegiance.

3. Invocation. There was no invocation, but the City Clerk noted that it was Black History Month and that it was important to learn about Black history.

4. Roll Call and Establishment of a Quorum.

Roll call found Aldermen Lori J. Chassee, James E. Beifuss, Jr., Jayme Sheahan, Alton Hallett, Sandy Dimas, Christopher Swiatek, Jeanne Short, Rebecca Stout, Matthew Garling, and John E. Jakabcsin present remotely. Aldermen Heather Brown and Melissa Birch-Ferguson were absent. The Mayor announced a quorum.

Also in attendance were City Administrator Michael Guttman and City Attorney Patrick Bond (remotely). Interim Chief of Police Chris Shackelford were present on site.

City Clerk Nancy M. Smith also was present on site.

The Mayor moved up Item 11.A. Concur with the Mayor's Appointment of Joseph C. Morano for an Unexpired Term Ending April 2023 – Ward 7. Alderman Dimas made a motion, seconded by Alderman Swiatek, to concur with the Mayor's appointment of Joseph C. Morano for an unexpired term ending April 2023 – Ward 7. Voting Aye: Alderman Chassee, Beifuss, Sheahan, Hallett, Dimas, Swiatek, Garling, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

The City Clerk then administered the oath of office to Joseph C. Morano. The Mayor and the Clerk congratulated Alderman Morano.

5. Public Participation. There was no public participation.

6. City Council Meeting Minutes of January 18, 2021. Alderman Swiatek made a motion, seconded by Alderman Hallett, to approve the minutes of January 18, 2021, with no changes.

Voting Aye: Alderman Chassee, Beifuss, Sheahan, Hallett, Dimas, Garling, Swiatek, Stout, and Jakabcsin. Aldermen Short and Morano abstained. Motion carried.

7. Corporate Disbursement Report. Alderman Dimas made a motion, seconded by Alderman Chassee, to accept the February 1, 2021, Corporate Disbursement Report for \$614,796.34. Voting Aye: Aldermen Chassee, Beifuss, Sheahan, Hallett, Dimas, Garling, Swiatek, Short, Stout, Jakabcsin and Morano. Voting Nay: 0. Motion carried.

8. Consent Agenda

Finance Committee: Alderman Dimas read and explained the following items:

A. Resolution 21-R-0002 – A Resolution Authorizing the Mayor to Execute an Intergovernmental Agreement Between City of West Chicago, DuPage Airport Authority, West Chicago Library District, West Chicago Fire Protection District, West Chicago Elementary District 33, Community High School District 94, and Crest Hill Investment LLC in Regard to a Property Tax Abatement Relative to the Development of the Greco/DeRosa Property

B. Resolution 21-R-0003 – A Resolution Authorizing the Mayor to Execute an Economic Incentive Agreement By and Between the City of West Chicago and Crest Hill Investment LLC

Alderman Dimas made a motion, seconded by Alderman Stout to approve Resolution 21-R-0002 and Resolution 21-R-0003. Voting Aye: Aldermen Chassee, Beifuss, Sheahan, Hallett, Dimas, Garling, Swiatek, Short, Stout, Jakabcsin and Morano. Voting Nay: 0. Motion carried.

Item Not Sent to Committee:

C. Concur with the Mayor's Appointment of Tony Banasiak to the Plan Commission/Zoning Board of Appeals for an Unexpired Term Ending April 2024.

Alderman Jakabcsin made a motion, seconded by Alderman Garling, to concur with the Mayor's appoint of Tony Banasiak to the Plan Commission/Zoning Board of Appeals for the Unexpired Term Ending April 2024. Voting Aye: Aldermen Chassee, Beifuss, Sheahan, Hallett, Dimas, Garling, Swiatek, Short, Stout, Jakabcsin and Morano. Voting Nay: 0. Motion carried.

9. Reports by Committees: None

10. Unfinished Business. None

11. New Business

A. Concur - With the Mayor's Appointment of Joseph C. Morano for an Unexpired Term Ending April 2023 – Ward 7 (moved up on the agenda)

12. Correspondence and Announcements

Upcoming Meetings

February 2, 2021	Plan Commission/Zoning Board of Appeals
February 4, 2021	Infrastructure Committee
February 8, 2021	Development Committee

13. Mayor's Comments. The Mayor said he was sad to see former Aldermen Noreen Liginio-Kubinski and Michael Ferguson leave. They were great aldermen and they will be missed. Mr. Ferguson grew up in West Chicago and had lots of information. Former Chief of Police Michael Uplegger retired as of yesterday. He had done many things for the City and had every job in the Police Department. The Interim Chief of Police is Chief Chris Shackelford, and the Mayor looked forward to working with him. The Mayor welcomed Alderman Morano, as another representative of the 7th Ward. The Mayor is also looking forward to working with him.

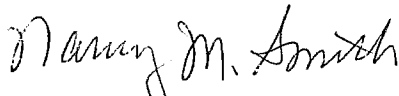
The Mayor spoke of the COVID-19 statistics. West Chicago has a few more cases at 3781 and up to 38 deaths. The Mayor said West Chicago is now in Tier 1, which means the restaurants can reopen for indoor dining, but the number of customers is limited to 25 or 25% whichever is smaller. The Mayor is looking forward to spring for outdoor dining. West Chicago is struggling, but going in the right direction. As far as vaccines, there is more demand than supply. He is working with DuPage County to see how to get on the list. People need to be registered

14. Executive Session. There was no need for an executive session.

15. Items to be Referred for final Action from Executive Session. Not applicable.

16. Adjournment. At 7:15 pm, Alderman Chassee made a motion, seconded by Alderman Stout, to adjourn. Voting Aye: Aldermen Chassee, Beifuss, Sheahan, Hallett, Dimas, Garling, Swiatek, Short, Stout, Jakabcsin, and Morano. Voting Nay: 0. Motion carried.

Respectfully submitted,



Nancy M. Smith
City Clerk

CITY OF WEST CHICAGO

CORPORATE DISBURSEMENT REPORT February 15, 2021

OPERATING ACCOUNT FUNDED BY:	\$	802,018.96

GENERAL FUND	\$	167,273.44
SEWER FUND	\$	371,020.02
WATER FUND	\$	160,006.90
CAPITAL PROJECTS FUND	\$	101,778.60
OLIVER SQUARE TIF	\$	440.00
MISCELLANEOUS DEPOSITS	\$	1,500.00

APPROVED BY THE CITY COUNCIL ON:

DATE: _____

SIGNATURE: _____

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 14:55:47

CITY OF WEST CHICAGO
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.batch='G408' and transact.ck_date='20210215 00:00:00.000'
 ACCOUNTING PERIOD: 12/20

FUND - 40 - OPERATING FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	DEPT-DIV	DESCRIPTION	SALES TAX	AMOUNT
105100	89448	02/15/21	10043 3CMA	010208	ANNUAL FEE FOR INDIVID	0.00	400.00
105100	89449	02/15/21	14400 7 LAYER SOLUTIONS, INC	010503	NEPTUNE 360 UPGRADE PR	0.00	4,000.00
105100	89449	02/15/21	14400 7 LAYER SOLUTIONS, INC	053443	NEPTUNE 360 UPGRADE PR	0.00	4,000.00
105100	89449	02/15/21	14400 7 LAYER SOLUTIONS, INC	063447	NEPTUNE 360 UPGRADE PR	0.00	4,000.00
TOTAL CHECK						0.00	12,000.00
105100	89450	02/15/21	12617 ACCURATE OFFICE SUPPLY	010510	JAN 2021	0.00	134.26
105100	89450	02/15/21	12617 ACCURATE OFFICE SUPPLY	063447	JAN 2021	0.00	134.26
105100	89450	02/15/21	12617 ACCURATE OFFICE SUPPLY	053443	JAN 2021	0.00	134.65
105100	89450	02/15/21	12617 ACCURATE OFFICE SUPPLY	011028	JAN 2021	0.00	141.47
105100	89450	02/15/21	12617 ACCURATE OFFICE SUPPLY	010613	INV 534204	0.00	496.15
105100	89450	02/15/21	12617 ACCURATE OFFICE SUPPLY	010219	INVOICE #534204	0.00	400.50
TOTAL CHECK						0.00	1,441.29
105100	89451	02/15/21	14897 ADVANCED AUTOMATION & CO	053443	RESOLUTION NO. 19-R-00	0.00	4,370.00
105100	89452	02/15/21	12508 AIR PRODUCTS EQUIPMENT C	010921	INVOICE #W412646 DATED	0.00	220.00
105100	89453	02/15/21	5384 AIRGAS USA, LLC	010925	INVOICE #9108843952 DA	0.00	370.57
105100	89453	02/15/21	5384 AIRGAS USA, LLC	010925	INVOICE #9108843951 DA	0.00	66.19
TOTAL CHECK						0.00	436.76
105100	89454	02/15/21	1914 ALEXANDER CHEMICAL CORPO	063448	RESOLUTION NO. 19-R-00	0.00	3,139.60
105100	89455	02/15/21	11546 ALL TYPES ELEVATORS, INC	063448	INVOICE #20082697 DATE	0.00	192.00
105100	89456	02/15/21	14134 AREA DUPAGE TOWING	010613	INVOICE #23873	0.00	140.00
105100	89457	02/15/21	14839 ARIES INDUSTRIES, INC	053443	INVOICE #403067 DATED	0.00	982.07
105100	89458	02/15/21	1800 B & F CONSTRUCTION CODE	011029	PLAN REVIEW FOR 643 IN	0.00	1,125.00
105100	89458	02/15/21	1800 B & F CONSTRUCTION CODE	011029	INSPECTIONS/PROPERTY M	0.00	14,375.00
TOTAL CHECK						0.00	15,500.00
105100	89459	02/15/21	7994 BOND, DICKSON & ASSOC.,	010110	PROFESSIONAL SERVICES	0.00	250.00
105100	89459	02/15/21	7994 BOND, DICKSON & ASSOC.,	010110	PROFESSIONAL SERVICES	0.00	4,335.00
105100	89459	02/15/21	7994 BOND, DICKSON & ASSOC.,	010613	PROFESSIONAL SERVICES	0.00	5,120.00
105100	89459	02/15/21	7994 BOND, DICKSON & ASSOC.,	011029	PROFESSIONAL SERVICES	0.00	1,540.00
105100	89459	02/15/21	7994 BOND, DICKSON & ASSOC.,	063447	PROFESSIONAL SERVICES	0.00	4,720.00
105100	89459	02/15/21	7994 BOND, DICKSON & ASSOC.,	153454	PROFESSIONAL SERVICES	0.00	440.00
TOTAL CHECK						0.00	16,405.00
105100	89460	02/15/21	4392 BONNELL INDUSTRIES	010925	INVOICE #0196795-IN DA	0.00	960.00
105100	89460	02/15/21	4392 BONNELL INDUSTRIES	010925	INVOICE #0196797-IN DA	0.00	885.00
105100	89460	02/15/21	4392 BONNELL INDUSTRIES	010925	INVOICE #0196798-IN DA	0.00	590.00
105100	89460	02/15/21	4392 BONNELL INDUSTRIES	010925	INVOICE #0196799-IN DA	0.00	840.00
105100	89460	02/15/21	4392 BONNELL INDUSTRIES	010925	INVOICE #0196801-IN DA	0.00	360.00
TOTAL CHECK						0.00	3,635.00
105100	89461	02/15/21	14784 BRADEN BUSINESS SYSTEMS	010613	INVOICE # 689480	0.00	49.00

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 14:55:47

CITY OF WEST CHICAGO
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
 ACCTPA21

SELECTION CRITERIA: transact.batch='G408' and transact.ck_date='20210215 00:00:00.000'
 ACCOUNTING PERIOD: 12/20

FUND - 40 - OPERATING FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	DEPT-DIV	DESCRIPTION	SALES TAX	AMOUNT
105100	89462	02/15/21	15283	BRAND IT ON APPAREL CO	010910	SWEATSHIRTS EMBROIDERE	0.00 17.00
105100	89462	02/15/21	15283	BRAND IT ON APPAREL CO	010921	SWEATSHIRTS EMBROIDERE	0.00 218.00
105100	89462	02/15/21	15283	BRAND IT ON APPAREL CO	010924	SWEATSHIRTS EMBROIDERE	0.00 467.00
105100	89462	02/15/21	15283	BRAND IT ON APPAREL CO	010925	SWEATSHIRTS EMBROIDERE	0.00 58.00
105100	89462	02/15/21	15283	BRAND IT ON APPAREL CO	063447	SWEATSHIRTS EMBROIDERE	0.00 539.00
105100	89462	02/15/21	15283	BRAND IT ON APPAREL CO	063448	SWEATSHIRTS EMBROIDERE	0.00 123.00
TOTAL CHECK						0.00	1,422.00
105100	89463	02/15/21	11437	BUCK SERVICES, INC.	010219	INVOICE #53324 2021	0.00 2,550.00
105100	89464	02/15/21	13021	CASE LOTS, INC	010921	INVOICE #2507 DATED 01	0.00 275.40
105100	89465	02/15/21	1843	CEMETERY MANAGEMENT, INC	010923	RESOLUTION NO. 20-R-00	0.00 95.00
105100	89465	02/15/21	1843	CEMETERY MANAGEMENT, INC	010923	RESOLUTION NO. 20-R-00	0.00 1,200.00
105100	89465	02/15/21	1843	CEMETERY MANAGEMENT, INC	010923	RESOLUTION NO. 20-R-00	0.00 850.00
105100	89465	02/15/21	1843	CEMETERY MANAGEMENT, INC	010923	RESOLUTION NO. 20-R-00	0.00 570.00
105100	89465	02/15/21	1843	CEMETERY MANAGEMENT, INC	010923	RESOLUTION NO. 20-R-00	0.00 95.00
TOTAL CHECK						0.00	2,810.00
105100	89466	02/15/21	15029	CHARLES EQUIPMENT ENERGY	053443	INVOICE #10256 DATED 1	0.00 1,213.05
105100	89466	02/15/21	15029	CHARLES EQUIPMENT ENERGY	053443	INVOICE #10422 DATED 1	0.00 3,519.75
105100	89466	02/15/21	15029	CHARLES EQUIPMENT ENERGY	053443	INVOICE #10428 DATED 1	0.00 969.95
TOTAL CHECK						0.00	5,702.75
105100	89467	02/15/21	8746	CHRISTOPHER B BURKE ENGI	083453	19-R-0058 - NATURAL AR	0.00 2,451.25
105100	89468	02/15/21	10882	CITY OF ST. CHARLES	010613	INVOICE #IN8554	0.00 1,200.00
105100	89469	02/15/21	150	COFFMAN TRUCK SALES	010925	INVOICE #208445 DATED	0.00 384.00
105100	89470	02/15/21	5124	COLTHARP'S SALES & SERVI	010922	SAW	0.00 291.56
105100	89470	02/15/21	5124	COLTHARP'S SALES & SERVI	010924	GRINDING WHEEL	0.00 157.63
TOTAL CHECK						0.00	449.19
105100	89471	02/15/21	13257	COMCAST CABLE	010503	2/5-3/4/21	0.00 365.22
105100	89471	02/15/21	13257	COMCAST CABLE	010925	1/27-2/26/21	0.00 238.86
105100	89471	02/15/21	13257	COMCAST CABLE	063448	1/25-2/24/21	0.00 258.35
TOTAL CHECK						0.00	862.43
105100	89472	02/15/21	151	COMED	010926	1/5-2/3/21	0.00 1,692.74
105100	89473	02/15/21	151	COMED	010926	12/31-2/1/21	0.00 5,449.83
105100	89474	02/15/21	10870	COMPASS MINERALS	083453	PURCHASE OF UP TO 3,90	0.00 17,180.09
105100	89474	02/15/21	10870	COMPASS MINERALS	083453	PURCHASE OF UP TO 3,90	0.00 5,333.49
TOTAL CHECK						0.00	22,513.58
105100	89475	02/15/21	5504	COOLING EQUIPMENT SERVIC	010219	2020 CITY HALL HVAC AI	0.00 12,660.00
105100	89476	02/15/21	2810	CORE & MAIN, LP	063447	INVOICE #N578693 DATED	0.00 483.84
105100	89476	02/15/21	2810	CORE & MAIN, LP	063447	INVOICE #N612829 DATED	0.00 2,855.00
105100	89476	02/15/21	2810	CORE & MAIN, LP	063447	INVOICE #N612831 DATED	0.00 350.68

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 14:55:47

CITY OF WEST CHICAGO
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 3
 ACCTPA21

SELECTION CRITERIA: transact.batch='G408' and transact.ck_date='20210215 00:00:00.000'
 ACCOUNTING PERIOD: 12/20

FUND - 40 - OPERATING FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	DEPT-DIV	DESCRIPTION	SALES TAX	AMOUNT
105100	89476	02/15/21	2810 CORE & MAIN, LP	063447	INVOICE #N640840 DATED	0.00	325.30
TOTAL CHECK						0.00	4,014.82
105100	89477	02/15/21	12060 CURRENT TECHNOLOGIES COR	010613	INVOICE #726086	0.00	38.75
105100	89478	02/15/21	4239 DEUTSCH'S TRUCK & DIESEL	063447	INVOICE #70084 DATED 0	0.00	3,231.98
105100	89479	02/15/21	4685 DRIVER'S LICENSE GUIDE C	010613	INVOICE #779589	0.00	31.95
105100	89480	02/15/21	871 DUPAGE COUNTY ANIMAL CON	010613	INVOICE #9650	0.00	275.00
105100	89481	02/15/21	14761 EBIX, INC.	010501	INVOICE 629155 HOPE NE	0.00	765.00
105100	89482	02/15/21	15341 EDDINGTON, RICH	010613	TRAVEL EXPENSE REIMBUR	0.00	151.20
105100	89483	02/15/21	13230 EGG YOLK CAFE	010219	OUTDOOR SEATING RESTAU	0.00	3,000.00
105100	89484	02/15/21	12245 EL COCO LOCO	010219	OUTDOOR SEATING RESTAU	0.00	2,717.70
105100	89485	02/15/21	3597 FEDEX CORPORATION	083453	DELIVERY FEES	0.00	27.10
105100	89485	02/15/21	3597 FEDEX CORPORATION	053443	DELIVERY FEES	0.00	79.76
TOTAL CHECK						0.00	106.86
105100	89486	02/15/21	362 1ST AYD CORPORATION	010925	LUBE	0.00	161.92
105100	89487	02/15/21	4554 FLEET SAFETY SUPPLY	010925	INVOICE #76331 DATED 0	0.00	328.18
105100	89487	02/15/21	4554 FLEET SAFETY SUPPLY	010925	INVOICE #76332 DATED 0	0.00	315.75
TOTAL CHECK						0.00	643.93
105100	89488	02/15/21	13342 FULLERS	010613	INVOICE DATE 02 08 202	0.00	275.00
105100	89489	02/15/21	14924 FULTON SIREN SERVICES	010614	INVOICE #1916	0.00	614.52
105100	89490	02/15/21	15084 GAS DEPOT	01	4,000 GALS 89 RFG & 4,	0.00	8,434.52
105100	89490	02/15/21	15084 GAS DEPOT	01	4,000 GALS 89 RFG & 4,	0.00	8,630.87
TOTAL CHECK						0.00	17,065.39
105100	89491	02/15/21	12600 GASAWAY DISTRIBUTORS INC	010926	4500 GAL. SALT BRINE E	0.00	3,740.00
105100	89492	02/15/21	12853 GOLDSTINE, SKRODZKI, RUS	010501	INVOICE 154491 SERVICE	0.00	1,866.31
105100	89492	02/15/21	12853 GOLDSTINE, SKRODZKI, RUS	053443	INVOICE 154491 SERVICE	0.00	1,866.32
105100	89492	02/15/21	12853 GOLDSTINE, SKRODZKI, RUS	063447	INVOICE 154491 SERVICE	0.00	1,866.32
105100	89492	02/15/21	12853 GOLDSTINE, SKRODZKI, RUS	010501	INVOICE 154490 SERVICE	0.00	156.05
TOTAL CHECK						0.00	5,755.00
105100	89494	02/15/21	2013 GRAINGER	010924	SNOW PUSHER	0.00	153.16
105100	89494	02/15/21	2013 GRAINGER	010925	OFFICE SUPPLIES	0.00	63.00
105100	89494	02/15/21	2013 GRAINGER	010925	TOOLS	0.00	112.63
105100	89494	02/15/21	2013 GRAINGER	063448	LIMIT ROLLOUT	0.00	60.76
105100	89494	02/15/21	2013 GRAINGER	063448	PLANT HEATER PARTS	0.00	293.82
105100	89494	02/15/21	2013 GRAINGER	010925	681 PARTS	0.00	14.14
105100	89494	02/15/21	2013 GRAINGER	010924	HOSE FITTING VALVE	0.00	84.46

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 14:55:47

CITY OF WEST CHICAGO
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 4
 ACCTPA21

SELECTION CRITERIA: transact.batch='G408' and transact.ck_date='20210215 00:00:00.000'
 ACCOUNTING PERIOD: 12/20

FUND - 40 - OPERATING FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	DEPT-DIV	DESCRIPTION	SALES TAX	AMOUNT	
105100	89494	02/15/21 2013	GRAINGER	010924	750	0.00	44.06	
105100	89494	02/15/21 2013	GRAINGER	010921	VALVE	0.00	77.16	
105100	89494	02/15/21 2013	GRAINGER	010921	WALL CLOCK BATTERIES	0.00	77.50	
105100	89494	02/15/21 2013	GRAINGER	063448	TELESCOPING WAND	0.00	174.31	
105100	89494	02/15/21 2013	GRAINGER	053443	THREADED ROD	0.00	260.25	
105100	89494	02/15/21 2013	GRAINGER	063447	RELAY	0.00	45.81	
105100	89494	02/15/21 2013	GRAINGER	063447	PUMP REPAIR KIT	0.00	24.93	
105100	89494	02/15/21 2013	GRAINGER	063447	UTILITY PUMP	0.00	153.02	
105100	89494	02/15/21 2013	GRAINGER	083453	OVERLOAD RELAY	0.00	66.21	
105100	89494	02/15/21 2013	GRAINGER	063448	RUNNER	0.00	216.75	
105100	89494	02/15/21 2013	GRAINGER	063448	VACUUM CAP	0.00	21.66	
105100	89494	02/15/21 2013	GRAINGER	053443	GREASE	0.00	70.70	
105100	89494	02/15/21 2013	GRAINGER	063448	CHANNEL	0.00	152.06	
105100	89494	02/15/21 2013	GRAINGER	063448	PRY BAR SET	0.00	73.39	
105100	89494	02/15/21 2013	GRAINGER	010921	LINE V MECHANICAL TST	0.00	97.74	
105100	89494	02/15/21 2013	GRAINGER	063448	INVOICE #9765971461 DA	0.00	626.09	
105100	89494	02/15/21 2013	GRAINGER	083453	INVOICE #9780925591 DA	0.00	456.08	
105100	89494	02/15/21 2013	GRAINGER	083453	INVOICE #9782061015 DA	0.00	456.08	
105100	89494	02/15/21 2013	GRAINGER	083453	INVOICE #9784613821 DA	0.00	456.08	
TOTAL CHECK							0.00	4,331.85
105100	89495	02/15/21 14970	HEARTLAND RECYCLING-AURO	063448	RESOLUTION NO. 20-R-00	0.00	94,075.45	
105100	89496	02/15/21 5861	HINCKLEY SPRING WATER CO	010110	BOTTLED WATER	0.00	139.25	
105100	89497	02/15/21 13629	IDENTI-KIT SOLUTIONS	010613	INVOICE # 107036	0.00	620.00	
105100	89498	02/15/21 12369	ILLINOIS ASSOC PROPERTY	010613	INVOICE #57883	0.00	35.00	
105100	89499	02/15/21 14865	INTERSTATE POWER SYSTEMS	010925	INVOICE #C042048091:01	0.00	235.98	
105100	89500	02/15/21 5957	INTOXIMETERS INC	010613	INVOICE #672542	0.00	80.00	
105100	89501	02/15/21 592	IRMA	010613	IRMA DEDUCTIBLE CLOSED	0.00	356.73	
105100	89501	02/15/21 592	IRMA	010921	IRMA DEDUCTIBLE CLOSED	0.00	7,500.00	
105100	89501	02/15/21 592	IRMA	010924	IRMA DEDUCTIBLE CLOSED	0.00	1,180.29	
TOTAL CHECK							0.00	9,037.02
105100	89502	02/15/21 1461	JOHNSTONE SUPPLY	010921	INVOICE #N008281 DATED	0.00	288.12	
105100	89503	02/15/21 11134	JUST SAFETY, LTD.	010925	FIRST AID SUPPLIES	0.00	181.00	
105100	89504	02/15/21 13555	JX ENTERPRISES, INC	010925	INVOICE #25141683P DAT	0.00	117.29	
105100	89504	02/15/21 13555	JX ENTERPRISES, INC	010925	CREDIT MEMO	0.00	-70.37	
105100	89504	02/15/21 13555	JX ENTERPRISES, INC	010925	INVOICE #25141689P DAT	0.00	117.29	
105100	89504	02/15/21 13555	JX ENTERPRISES, INC	010925	INVOICE #25142235P DAT	0.00	140.87	
105100	89504	02/15/21 13555	JX ENTERPRISES, INC	010925	INVOICE #25142151P DAT	0.00	427.71	
TOTAL CHECK							0.00	732.79
105100	89505	02/15/21 12639	KIESLER'S POLICE SUPPLY,	010613	INVOICE #IN156875	0.00	7,921.55	
105100	89506	02/15/21 14040	KULLY SUPPLY, INC	010219	INVOICE #537583 DATED	0.00	341.68	

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 14:55:47

CITY OF WEST CHICAGO
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 5
 ACCTPA21

SELECTION CRITERIA: transact.batch='G408' and transact.ck_date='20210215 00:00:00.000'
 ACCOUNTING PERIOD: 12/20

FUND - 40 - OPERATING FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	DEPT-DIV	DESCRIPTION	SALES TAX	AMOUNT
105100	89507	02/15/21	2298 LANGUAGE LINE SERVICES,	010613	INVOICE #10166463	0.00	139.35
105100	89508	02/15/21	10042 LEXISNEXIS RISK DATA MAN	010613	INVOICE #1088361-20210	0.00	374.05
105100	89509	02/15/21	14295 MACCARB, INC	063448	RESOLUTION NO. 19-R-00	0.00	2,442.50
105100	89509	02/15/21	14295 MACCARB, INC	063448	RESOLUTION NO. 19-R-00	0.00	2,426.25
105100	89509	02/15/21	14295 MACCARB, INC	063448	RESOLUTION NO. 19-R-00	0.00	2,393.75
105100	89509	02/15/21	14295 MACCARB, INC	063448	RESOLUTION NO. 20-R-00	0.00	2,457.50
TOTAL CHECK						0.00	9,720.00
105100	89510	02/15/21	8248 MARQUARDT & BELMONTE P.C	010613	INVOICE #11151	0.00	2,330.65
105100	89510	02/15/21	8248 MARQUARDT & BELMONTE P.C	010613	INVOICE #11149	0.00	175.50
105100	89510	02/15/21	8248 MARQUARDT & BELMONTE P.C	011029	MAKE & REVIEW FILES, A	0.00	987.50
TOTAL CHECK						0.00	3,493.65
105100	89511	02/15/21	231 MC MASTER-CARR SUPPLY CO	010921	SOCKET	0.00	275.03
105100	89511	02/15/21	231 MC MASTER-CARR SUPPLY CO	010925	SCREWS	0.00	177.69
105100	89511	02/15/21	231 MC MASTER-CARR SUPPLY CO	083453	STREET LIGHT PARTS	0.00	168.77
TOTAL CHECK						0.00	621.49
105100	89512	02/15/21	5000 MEADE, INC	083453	INVOICE #695224 DATED	0.00	896.76
105100	89512	02/15/21	5000 MEADE, INC	083453	INVOICE #695223 DATED	0.00	832.54
TOTAL CHECK						0.00	1,729.30
105100	89513	02/15/21	6601 MENARDS	010613	JAN 2021	0.00	28.62
105100	89513	02/15/21	6601 MENARDS	010219	JAN 2021	0.00	25.17
105100	89513	02/15/21	6601 MENARDS	010925	JAN 2021	0.00	19.82
105100	89513	02/15/21	6601 MENARDS	010924	JAN 2021	0.00	1,143.47
105100	89513	02/15/21	6601 MENARDS	010921	JAN 2021	0.00	489.45
105100	89513	02/15/21	6601 MENARDS	053443	JAN 2021	0.00	85.34
105100	89513	02/15/21	6601 MENARDS	053443	JAN 2021	0.00	191.73
105100	89513	02/15/21	6601 MENARDS	063448	JAN 2021	0.00	210.47
105100	89513	02/15/21	6601 MENARDS	063448	JAN 2021	0.00	57.40
105100	89513	02/15/21	6601 MENARDS	063447	JAN 2021	0.00	230.95
105100	89513	02/15/21	6601 MENARDS	010921	JAN 2021	0.00	39.99
105100	89513	02/15/21	6601 MENARDS	063447	JAN 2021	0.00	51.02
105100	89513	02/15/21	6601 MENARDS	063447	JAN 2021	0.00	50.20
105100	89513	02/15/21	6601 MENARDS	063447	JAN 2021	0.00	119.97
TOTAL CHECK						0.00	2,743.60
105100	89514	02/15/21	11372 METRO TANK AND PUMP CO	010921	INVOICE #17024 DATED 0	0.00	287.50
105100	89515	02/15/21	3344 MIDCO SYSTEMS	010613	W/O #531189 PRGM & ADD	0.00	442.18
105100	89515	02/15/21	3344 MIDCO SYSTEMS	010503	W/O #531195 MOVE EXTS	0.00	120.00
TOTAL CHECK						0.00	562.18
105100	89516	02/15/21	10925 MISSISSIPPI LIME COMPANY	063448	RESOLUTION NO. 20-R-00	0.00	4,941.17
105100	89516	02/15/21	10925 MISSISSIPPI LIME COMPANY	063448	RESOLUTION NO. 20-R-00	0.00	4,881.47
105100	89516	02/15/21	10925 MISSISSIPPI LIME COMPANY	063448	RESOLUTION NO. 20-R-00	0.00	5,060.57
TOTAL CHECK						0.00	14,883.21

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 14:55:47

CITY OF WEST CHICAGO
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 6
 ACCTPA21

SELECTION CRITERIA: transact.batch='G408' and transact.ck_date='20210215 00:00:00.000'
 ACCOUNTING PERIOD: 12/20

FUND - 40 - OPERATING FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	DEPT-DIV	DESCRIPTION	SALES TAX	AMOUNT
105100	89517	02/15/21	MONROE TRUCK EQUIPMENT,	010925	INVOICE #331648 DATED	0.00	2,697.82
105100	89517	02/15/21	MONROE TRUCK EQUIPMENT,	010925	INVOICE #5449011 DATED	0.00	1,316.27
105100	89517	02/15/21	MONROE TRUCK EQUIPMENT,	010925	INVOICE #331753 DATED	0.00	46.80
105100	89517	02/15/21	MONROE TRUCK EQUIPMENT,	010925	INVOICE #330827 DATED	0.00	135.24
105100	89517	02/15/21	MONROE TRUCK EQUIPMENT,	063447	INVOICE #330909 DATED	0.00	158.53
105100	89517	02/15/21	MONROE TRUCK EQUIPMENT,	010925	INVOICE #331017 DATED	0.00	139.50
105100	89517	02/15/21	MONROE TRUCK EQUIPMENT,	063447	INVOICE #331336 DATED	0.00	288.16
105100	89517	02/15/21	MONROE TRUCK EQUIPMENT,	010925	INVOICE #331087 DATED	0.00	412.63
105100	89517	02/15/21	MONROE TRUCK EQUIPMENT,	010925	INVOICE #330851 DATED	0.00	595.68
TOTAL CHECK						0.00	5,790.63
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 010925	CARHARTT & DICKIES JEA	0.00	303.00
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 063447	CARHARTT & DICKIES JEA	0.00	506.20
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 063447	CARHARTT & DICKIES JEA	0.00	-31.10
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 010924	CARHARTT & DICKIES JEA	0.00	99.70
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 010924	CARHARTT ITEMS PER THE	0.00	61.50
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 053443	JAN 2020	0.00	164.40
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 010921	JAN 2020	0.00	110.70
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 010925	JAN 2020	0.00	86.78
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 010924	JAN 2020	0.00	197.38
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 063447	JAN 2020	0.00	50.36
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 053443	JAN 2020	0.00	43.97
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 063448	JAN 2020	0.00	170.91
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 083453	JAN 2020	0.00	48.84
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 083453	JAN 2020	0.00	84.03
105100	89518	02/15/21	MURPHY ACE HARDWARE	2400 063447	JAN 2020	0.00	17.08
TOTAL CHECK						0.00	1,913.75
105100	89519	02/15/21	MUSE COMMUNITY + DESIGN	011028	PROFESSIONAL SERVICES	0.00	18,451.25
105100	89520	02/15/21	NAPA AUTO PARTS	010925	CREDIT	0.00	-144.00
105100	89520	02/15/21	NAPA AUTO PARTS	010925	SHOP SUPPLIES	0.00	83.88
105100	89520	02/15/21	NAPA AUTO PARTS	010925	RESTOCK	0.00	82.48
105100	89520	02/15/21	NAPA AUTO PARTS	010925	721	0.00	88.79
105100	89520	02/15/21	NAPA AUTO PARTS	010925	STOCK	0.00	83.56
105100	89520	02/15/21	NAPA AUTO PARTS	063447	660	0.00	208.50
105100	89520	02/15/21	NAPA AUTO PARTS	010925	RESTOCK	0.00	206.64
105100	89520	02/15/21	NAPA AUTO PARTS	063447	660	0.00	208.50
105100	89520	02/15/21	NAPA AUTO PARTS	010925	721	0.00	83.10
105100	89520	02/15/21	NAPA AUTO PARTS	063447	INVOICE #4496-124949 D	0.00	417.00
105100	89520	02/15/21	NAPA AUTO PARTS	063447	CREDIT MEMO	0.00	-417.00
TOTAL CHECK						0.00	901.45
105100	89521	02/15/21	NORTHERN ILLINOIS GAS	053443	1/7-2/5/21	0.00	133.51
105100	89521	02/15/21	NORTHERN ILLINOIS GAS	053443	1/6-2/4/21	0.00	44.16
105100	89521	02/15/21	NORTHERN ILLINOIS GAS	063447	1/6-2/5/21	0.00	92.42
105100	89521	02/15/21	NORTHERN ILLINOIS GAS	010921	1/5-2/3/21	0.00	482.36
105100	89521	02/15/21	NORTHERN ILLINOIS GAS	053443	1/5-2/3/21	0.00	48.93
105100	89521	02/15/21	NORTHERN ILLINOIS GAS	063447	1/6-2/4/21	0.00	112.94
105100	89521	02/15/21	NORTHERN ILLINOIS GAS	053443	1/4-2/2/21	0.00	44.14
105100	89521	02/15/21	NORTHERN ILLINOIS GAS	053443	1/4-2/2/21	0.00	40.34
105100	89521	02/15/21	NORTHERN ILLINOIS GAS	063448	1/4-2/2/21	0.00	585.40

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 14:55:47

CITY OF WEST CHICAGO
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 7
 ACCTPA21

SELECTION CRITERIA: transact.batch='G408' and transact.ck_date='20210215 00:00:00.000'
 ACCOUNTING PERIOD: 12/20

FUND - 40 - OPERATING FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	DEPT-DIV	DESCRIPTION	SALES TAX	AMOUNT
TOTAL CHECK						0.00	1,584.20
105100	89522	02/15/21	4469 NORTHWESTERN UNIVERSITY	010613	MT-SPPO050321	0.00	2,000.00
105100	89523	02/15/21	7311 NOTARY PUBLIC ASSOC OF I	010502	AVILEZ NOTARY APPLICAT	0.00	88.00
105100	89524	02/15/21	7311 NOTARY PUBLIC ASSOC OF I	010510	CALDERON NOTARY APPLIC	0.00	88.00
105100	89525	02/15/21	11423 OLIN CHLOR-ALKALI PRODUC	063448	RESOLUTION NO. 20-R-00	0.00	3,209.92
105100	89526	02/15/21	3739 PADDOCK PUBLICATIONS	011028	NOTICE OF PUBLIC HEARI	0.00	98.90
105100	89527	02/15/21	14172 PLANET DEPOS, LLC	011028	EXPEDITED TRANSCRIPTS	0.00	1,810.89
105100	89528	02/15/21	4450 RESERVE ACCOUNT	011028	POSTAGE FOR COMPREHENS	0.00	825.00
105100	89529	02/15/21	4051 R & M SPECIALTIES	010921	HIGH-VISIBILITY JACKET	0.00	13.00
105100	89529	02/15/21	4051 R & M SPECIALTIES	010924	HIGH-VISIBILITY JACKET	0.00	295.00
105100	89529	02/15/21	4051 R & M SPECIALTIES	063447	HIGH-VISIBILITY JACKET	0.00	69.00
105100	89529	02/15/21	4051 R & M SPECIALTIES	063448	HIGH-VISIBILITY JACKET	0.00	56.00
105100	89529	02/15/21	4051 R & M SPECIALTIES	010910	HIGH-VISIBILITY JACKET	0.00	40.00
TOTAL CHECK						0.00	473.00
105100	89530	02/15/21	492 RAY O'HERRON, INC.	010613	INVOICE #2084432-IN	0.00	159.95
105100	89531	02/15/21	11970 REGIONAL TRUCK EQUIPMENT	010925	BLADE GUIDE ASSEMBLY	0.00	265.00
105100	89531	02/15/21	11970 REGIONAL TRUCK EQUIPMENT	010925	TANK O RING	0.00	24.36
TOTAL CHECK						0.00	289.36
105100	89532	02/15/21	14242 ROSATI'S PIZZA	010613	RE-PRINT CHECK #47	0.00	143.00
105100	89533	02/15/21	13908 RUSH TRUCK CENTERS OF IL	010925	INVOICE #3022154660 DA	0.00	78.36
105100	89533	02/15/21	13908 RUSH TRUCK CENTERS OF IL	010925	INVOICE #3022216514 DA	0.00	80.80
TOTAL CHECK						0.00	159.16
105100	89534	02/15/21	4774 SAFETY LANE INSPECTIONS,	063447	UNIT #652	0.00	37.00
105100	89534	02/15/21	4774 SAFETY LANE INSPECTIONS,	010925	UNIT #791	0.00	37.00
105100	89534	02/15/21	4774 SAFETY LANE INSPECTIONS,	010925	UNIT #764	0.00	37.00
105100	89534	02/15/21	4774 SAFETY LANE INSPECTIONS,	010925	UNIT #742	0.00	37.00
TOTAL CHECK						0.00	148.00
105100	89535	02/15/21	15342 SIDDIQUI, NAFEES	28	LETTER OF INTENT REFUN	0.00	1,500.00
105100	89536	02/15/21	11249 SIEVERT ELECTRIC SVC	053443	INVOICE #S96199 DATED	0.00	402.00
105100	89537	02/15/21	5956 SIRCHIE FINGERPRINT LABO	010613	ORDER# 1000884333	0.00	951.67
105100	89538	02/15/21	14838 SJK OF WEST CHICAGO, INC	010613	JAN 2021 14 CAR WASHE	0.00	84.00
105100	89539	02/15/21	6935 SNAP ON TOOLS	010925	INVOICE #ARV / 4660066	0.00	26.96
105100	89540	02/15/21	15331 SOLARIS ROOFING SOLUTION	010921	INVOICE #39469 DATED 1	0.00	940.00

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 14:55:47

CITY OF WEST CHICAGO
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 8
 ACCTPA21

SELECTION CRITERIA: transact.batch='G408' and transact.ck_date='20210215 00:00:00.000'
 ACCOUNTING PERIOD: 12/20

FUND - 40 - OPERATING FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	DEPT-DIV	DESCRIPTION	SALES TAX	AMOUNT
105100	89540	02/15/21	15331 SOLARIS ROOFING SOLUTION	063447	INVOICE #39470 DATED 1	0.00	485.00
TOTAL CHECK						0.00	1,425.00
105100	89541	02/15/21	12709 SPRINT	053443	12/24/20-1/23/21	0.00	145.61
105100	89541	02/15/21	12709 SPRINT	063447	12/24/20-1/23/21	0.00	202.08
105100	89541	02/15/21	12709 SPRINT	063448	12/24/20-1/23/21	0.00	133.98
105100	89541	02/15/21	12709 SPRINT	010921	12/24/20-1/23/21	0.00	106.30
105100	89541	02/15/21	12709 SPRINT	010924	12/24/20-1/23/21	0.00	219.24
105100	89541	02/15/21	12709 SPRINT	010925	12/24/20-1/23/21	0.00	49.83
TOTAL CHECK						0.00	857.04
105100	89542	02/15/21	4095 STANDARD EQUIPMENT COMPA	053443	PART #SCH305 - WIRELES	0.00	1,147.50
105100	89542	02/15/21	4095 STANDARD EQUIPMENT COMPA	063447	PART #SCH305 - WIRELES	0.00	1,147.50
105100	89542	02/15/21	4095 STANDARD EQUIPMENT COMPA	053443	PART #SON-CC5 - CHARGI	0.00	540.00
105100	89542	02/15/21	4095 STANDARD EQUIPMENT COMPA	063447	PART #SON-CC5 - CHARGI	0.00	540.00
105100	89542	02/15/21	4095 STANDARD EQUIPMENT COMPA	053443	PART #APX377-BX - WIRE	0.00	845.00
105100	89542	02/15/21	4095 STANDARD EQUIPMENT COMPA	063447	PART #APX377-BX - WIRE	0.00	845.00
105100	89542	02/15/21	4095 STANDARD EQUIPMENT COMPA	053443	PART #APX379-BX - WIRE	0.00	522.50
105100	89542	02/15/21	4095 STANDARD EQUIPMENT COMPA	063447	PART #APX379-BX - WIRE	0.00	522.50
105100	89542	02/15/21	4095 STANDARD EQUIPMENT COMPA	053443	PART #114-0137 - PROTE	0.00	9.98
105100	89542	02/15/21	4095 STANDARD EQUIPMENT COMPA	063447	PART #114-0137 - PROTE	0.00	9.97
105100	89542	02/15/21	4095 STANDARD EQUIPMENT COMPA	053443	SHIPPING	0.00	37.50
105100	89542	02/15/21	4095 STANDARD EQUIPMENT COMPA	063447	SHIPPING	0.00	37.50
TOTAL CHECK						0.00	6,204.95
105100	89543	02/15/21	1762 SUBURBAN LABORATORIES, I	063447	INVOICE #184727 DATED	0.00	450.00
105100	89544	02/15/21	11730 TECHNIVISTA, INC.	010208	BLANKET REQUISITION FO	0.00	1,186.00
105100	89545	02/15/21	12102 THOMAS ENGINEERING GROUP	083453	RESOLUTION NO. 17-R-00	0.00	73,100.48
105100	89546	02/15/21	15153 THREE FIRES COUNCIL	010613	RENEWAL FEES	0.00	840.00
105100	89547	02/15/21	12774 T-MOBILE	010925	ACCOUNT #967615741 STA	0.00	815.90
105100	89548	02/15/21	15072 TOSCAS LAW GROUP	010613	STATEMENT DATE: 02 08	0.00	300.00
105100	89549	02/15/21	3349 TRAFFIC CONTROL AND PROT	083453	PUBLIC PARKING SIGN	0.00	220.80
105100	89550	02/15/21	2027 TRANS UNION CORPORATION	010613	INVOICE #01100331	0.00	100.00
105100	89551	02/15/21	5254 TREDROC TIRE SERVICES	063447	INVOICE #7420040226 DA	0.00	36.95
105100	89552	02/15/21	286 TS SPECIALTIES, INC.	010925	WORK ORDER #21693 DATE	0.00	185.50
105100	89552	02/15/21	286 TS SPECIALTIES, INC.	010925	WORK ORDER #21718 DATE	0.00	50.00
105100	89552	02/15/21	286 TS SPECIALTIES, INC.	010925	WORK ORDER #21727 DATE	0.00	185.50
105100	89552	02/15/21	286 TS SPECIALTIES, INC.	010925	WORK ORDER #21678 DATE	0.00	1,365.33
105100	89552	02/15/21	286 TS SPECIALTIES, INC.	010925	WORK ORDER #21696 DATE	0.00	705.00
TOTAL CHECK						0.00	2,491.33
105100	89553	02/15/21	4089 TYLER MEDICAL SERVICES	010501	INVOICE 423712 PRE-EMP	0.00	90.00

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 14:55:47

CITY OF WEST CHICAGO
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 9
 ACCTPA21

SELECTION CRITERIA: transact.batch='G408' and transact.ck_date='20210215 00:00:00.000'
 ACCOUNTING PERIOD: 12/20

FUND - 40 - OPERATING FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	DEPT-DIV	DESCRIPTION	SALES TAX	AMOUNT
105100	89554	02/15/21	14383 ULTRA STROBE COMMUNICATI	010613	INVOICE # 078498	0.00	736.00
105100	89555	02/15/21	4406 U.S.A. BLUEBOOK	063447	BRASS NIPPLE	0.00	19.38
105100	89555	02/15/21	4406 U.S.A. BLUEBOOK	063447	COUPLING SET	0.00	39.78
105100	89555	02/15/21	4406 U.S.A. BLUEBOOK	053443	INVOICE #478636 DATED	0.00	440.97
TOTAL CHECK						0.00	500.13
105100	89556	02/15/21	11421 USALCO	063448	2020 DELIVERY OF LIQUI	0.00	4,146.20
105100	89557	02/15/21	4207 VERIZON WIRELESS	010210	1/24-2/23/21	0.00	42.46
105100	89557	02/15/21	4207 VERIZON WIRELESS	010613	1/24-2/23/21	0.00	1,065.40
105100	89557	02/15/21	4207 VERIZON WIRELESS	010501	1/24-2/23/21	0.00	42.46
105100	89557	02/15/21	4207 VERIZON WIRELESS	010510	1/24-2/23/21	0.00	42.46
105100	89557	02/15/21	4207 VERIZON WIRELESS	011029	1/24-2/23/21	0.00	47.71
105100	89557	02/15/21	4207 VERIZON WIRELESS	010208	1/24-2/23/21	0.00	42.46
TOTAL CHECK						0.00	1,282.95
105100	89558	02/15/21	12129 VIKING BROTHERS INC.	063447	PO 00094060	0.00	1,293.71
105100	89559	02/15/21	3273 WASTE MANAGEMENT	010207	WASTE REMOVAL SERVICE	0.00	752.63
105100	89560	02/15/21	13109 WATER RESOURCES, INC	063447	INVOICE #35004 DATED 0	0.00	450.00
105100	89561	02/15/21	14940 WAYTEK, INC	063447	INVOICE #3090203 DATED	0.00	47.93
105100	89563	02/15/21	15346 WEST CHICAGO AUTO MALL	0100	REFUND OF BUSINESS REG	0.00	30.00
105100	89564	02/15/21	15344 YOURMEMBERSHIP.COM, INC.	063448	INVOICE #R49634779 DAT	0.00	399.00
105100	V89562	02/15/21	15061 WCWWA	053443	INVOICE # 012021WC	0.00	348,665.94
TOTAL CASH ACCOUNT						0.00	802,018.96
TOTAL FUND						0.00	802,018.96
TOTAL REPORT						0.00	802,018.96

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 13:53:26

CITY OF WEST CHICAGO
 CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 1
 ACCTPAY1
 ACCOUNTING PERIOD: 12/20

SELECTION CRITERIA: payable.due_date between '20210214 00:00:00.000' and '20210215 00:00:00.000'
 PAYMENT TYPE: ALL

FUND - 01 - GENERAL FUND

DEPT-DIV	ACCOUNT	TITLE	VENDOR	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
01	131100	INVENTORY-DIESEL	15084	GAS DEPOT	00095665-01 87666	G408	0.00	8630.87
01	131200	INVENTORY-GASOLI	15084	GAS DEPOT	00095665-01 87665	G408	0.00	8434.52
TOTAL GENERAL FUND							0.00	17065.39
0100	348200	BUSINESS REGISTR	15346	WEST CHICAGO AUTO MAL	00095656-01 OVER PAYMENTG408		0.00	30.00
TOTAL GENERAL FUND REVENUES							0.00	30.00
010110	4012	CORP COUNSEL-SAL	7994	BOND, DICKSON & ASSOC	00095605-01 JAN 2021	G408	0.00	250.00
010110	4100	LEGAL FEES	7994	BOND, DICKSON & ASSOC	00095605-01 JAN 2021	G408	0.00	4335.00
010110	4650	MISCELLANEOUS CO	5861	HINCKLEY SPRING WATER	00095603-01 2575377	0128G408	0.00	139.25
TOTAL CITY COUNCIL-OPERATIONS							0.00	4724.25
010207	4225	OTHER CONTRACTUA	3273	WASTE MANAGEMENT	00095663-01 4058878-2011G408		0.00	752.63
TOTAL CITY ADMIN-SPECIAL PROJ							0.00	752.63
010208	4112	MEMBERSHIPS/DUES	10043	3CMA	00095601-01 629	G408	0.00	400.00
010208	4202	TELEPHONE & ALAR	4207	VERIZON WIRELESS	585742141-00G408		0.00	42.46
010208	4225	OTHER CONTRACTUA	11730	TECHNIVISTA, INC.	00094264-01 WC210106	G408	0.00	1186.00
TOTAL CITY ADMIN-MARKET/COMM							0.00	1628.46
010210	4202	TELEPHONE & ALAR	4207	VERIZON WIRELESS	585742141-00G408		0.00	42.46
TOTAL CITY ADMIN-ADMIN							0.00	42.46
010219	4225	OTHER CONTRACTUA	11437	BUCK SERVICES, INC.	00095680-01 53324	G408	0.00	2550.00
010219	4617	FIRST AID SUPPLI	12617	ACCURATE OFFICE SUPPL	00095672-02 534204	G408	0.00	400.50
010219	4806	OTHER CAPITAL OU	14040	KULLY SUPPLY, INC	00095632-01 537583	G408	0.00	341.68
010219	4806	OTHER CAPITAL OU	5504	COOLING EQUIPMENT SER	00094501-01 20067-1JJ	G408	0.00	12660.00
010219	4806	OTHER CAPITAL OU	6601	MENARDS	JAN 2021	G408	0.00	25.17
010219	4816	RETAIL GRANT PRO	12245	EL COCO LOCO	00095657-01 OUTDOOR GRANG408		0.00	2717.70
010219	4816	RETAIL GRANT PRO	13230	EGG YOLK CAFE	00095658-01 OUTDOOR SEATG408		0.00	3000.00
TOTAL CITY ADMIN - COVID19							0.00	21695.05
010501	4100	LEGAL FEES	12853	GOLDSTINE, SKRODZKI,	00095595-01 154490	G408	0.00	156.05
010501	4100	LEGAL FEES	12853	GOLDSTINE, SKRODZKI,	00095596-01 154491	G408	0.00	1866.31
010501	4108	EMPLOYMENT EXAMS	4089	TYLER MEDICAL SERVICE	00095597-01 423712	G408	0.00	90.00
010501	4202	TELEPHONE & ALAR	4207	VERIZON WIRELESS	585742141-00G408		0.00	42.46
010501	4674	SAFETY BUDGET	14761	EBIX, INC.	00095594-01 629155	G408	0.00	765.00
TOTAL ADMIN SERVICES-HR							0.00	2919.82
010502	4112	MEMBERSHIPS/DUES	7311	NOTARY PUBLIC ASSOC O	00095666-02 AVILEZ	G408	0.00	88.00

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 13:53:26

CITY OF WEST CHICAGO
 CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 2
 ACCTPAY1
 ACCOUNTING PERIOD: 12/20

SELECTION CRITERIA: payable.due_date between '20210214 00:00:00.000' and '20210215 00:00:00.000'
 PAYMENT TYPE: ALL

FUND - 01 - GENERAL FUND

DEPT-DIV	ACCOUNT	TITLE		VENDOR	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
TOTAL ADMIN SERVICES-ACCTG								0.00	88.00
010503	4105	CONSULTANTS	14400	7 LAYER SOLUTIONS, IN	00095692-01	5683	G408	0.00	4000.00
010503	4109	NETWORK CHARGES	13257	COMCAST CABLE		877120038038G408		0.00	365.22
010503	4225	OTHER CONTRACTUA	3344	MIDCO SYSTEMS	00095693-02	1387481	G408	0.00	120.00
TOTAL ADMIN SERVICES-IT								0.00	4485.22
010510	4112	MEMBERSHIPS/DUES	7311	NOTARY PUBLIC ASSOC O	00095600-03	CALDERON	G408	0.00	88.00
010510	4202	TELEPHONE & ALAR	4207	VERIZON WIRELESS		585742141-00G408		0.00	42.46
010510	4600	COMPUTER/OFFICE	12617	ACCURATE OFFICE SUPPL		JAN 2021	G408	0.00	134.26
TOTAL ADMIN SERVICES-ADMIN								0.00	264.72
010613	4100	LEGAL FEES	15072	TOSCAS LAW GROUP	00095684-01	RED LGHT	G408	0.00	300.00
010613	4100	LEGAL FEES	7994	BOND, DICKSON & ASSOC	00095605-01	JAN 2021	G408	0.00	5120.00
010613	4100	LEGAL FEES	8248	MARQUARDT & BELMONTE	00095687-01	11151	G408	0.00	2330.65
010613	4100	LEGAL FEES	8248	MARQUARDT & BELMONTE	00095687-02	11149	G408	0.00	175.50
010613	4110	TRAINING & TUITI	4469	NORTHWESTERN UNIVERSI	00095668-01	MT-SPPO05032G408		0.00	2000.00
010613	4111	OFFICER TRAINING	15341	EDDINGTON, RICH	00095602-01	REIMBURSEMENG408		0.00	151.20
010613	4112	MEMBERSHIPS/DUES	12369	ILLINOIS ASSOC PROPER	00095592-01	57883	G408	0.00	35.00
010613	4112	MEMBERSHIPS/DUES	4685	DRIVER'S LICENSE GUID	00095671-01	779589	G408	0.00	31.95
010613	4125	SOFTWARE MAINTEN	12060	CURRENT TECHNOLOGIES	00095674-01	726086	G408	0.00	38.75
010613	4202	TELEPHONE & ALAR	2298	LANGUAGE LINE SERVICE	00095683-01	10166463	G408	0.00	139.35
010613	4202	TELEPHONE & ALAR	4207	VERIZON WIRELESS		585742141-00G408		0.00	1065.40
010613	4225	OTHER CONTRACTUA	10042	LEXISNEXIS RISK DATA	00095682-01	1088361-2021G408		0.00	374.05
010613	4225	OTHER CONTRACTUA	13629	IDENTI-KIT SOLUTIONS	00095669-01	107036	G408	0.00	620.00
010613	4225	OTHER CONTRACTUA	2027	TRANS UNION CORPORATI	00095688-01	01100331	G408	0.00	100.00
010613	4225	OTHER CONTRACTUA	3344	MIDCO SYSTEMS	00095693-01	1387480	G408	0.00	442.18
010613	4225	OTHER CONTRACTUA	871	DUPAGE COUNTY ANIMAL	00095591-01	9650	G408	0.00	275.00
010613	4301	OTHER INSURANCE	592	IRMA	00095598-01	SALES0018892G408		0.00	356.73
010613	4423	RADIO/RADAR EQUI	14383	ULTRA STROBE COMMUNIC	00095673-01	078498	G408	0.00	736.00
010613	4502	COPIER FEES	14784	BRADEN BUSINESS SYSTE	00095667-01	689480	G408	0.00	49.00
010613	4600	COMPUTER/OFFICE	12617	ACCURATE OFFICE SUPPL	00095672-03	534204	G408	0.00	496.15
010613	4601	FIELD EQUIPMENT	5956	SIRCHIE FINGERPRINT L	00095678-01	100084333	G408	0.00	951.67
010613	4601	FIELD EQUIPMENT	5957	INTOXIMETERS INC	00095676-01	672542	G408	0.00	80.00
010613	4615	UNIFORMS/SAFETY	492	RAY O'HERRON, INC.	00095675-01	2084432-IN	G408	0.00	159.95
010613	4618	AMMUNITION/FIREA	10882	CITY OF ST. CHARLES	00095670-01	IN8554	G408	0.00	1200.00
010613	4618	AMMUNITION/FIREA	12639	KIESLER'S POLICE SUPP	00095679-01	IN156875	G408	0.00	7921.55
010613	4640	CRIME PREVENTION	15153	THREE FIRES COUNCIL	00095681-01	2021	G408	0.00	840.00
010613	4650	MISCELLANEOUS CO	14134	AREA DUPAGE TOWING	00095685-01	23873	G408	0.00	140.00
010613	4650	MISCELLANEOUS CO	14242	ROSATI'S PIZZA	00095677-01	47	G408	0.00	143.00
010613	4650	MISCELLANEOUS CO	14838	SJK OF WEST CHICAGO,		JAN 2021	G408	0.00	84.00
010613	4650	MISCELLANEOUS CO	6601	MENARDS		JAN 2021	G408	0.00	28.62
010613	4804	VEHICLES	13342	FULLERS	00095686-01	CAR 352	G408	0.00	275.00
TOTAL POLICE-OPERATIONS								0.00	26660.70
010614	4225	OTHER CONTRACTUA	14924	FULTON SIREN SERVICES	00095593-01	1916	G408	0.00	614.52

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 13:53:26

CITY OF WEST CHICAGO
 CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 3
 ACCTPAY1
 ACCOUNTING PERIOD: 12/20

SELECTION CRITERIA: payable.due_date between '20210214 00:00:00.000' and '20210215 00:00:00.000'
 PAYMENT TYPE: ALL

FUND - 01 - GENERAL FUND

DEPT-DIV	ACCOUNT	TITLE	VENDOR	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
TOTAL POLICE-ESDA							0.00	614.52
010910	4615	UNIFORMS/SAFETY	15283	BRAND IT ON APPAREL C	00094491-01 INV0328	G408	0.00	17.00
010910	4615	UNIFORMS/SAFETY	4051	R & M SPECIALTIES	00094484-01 72087	G408	0.00	40.00
TOTAL PUBLIC WORKS-ADMIN							0.00	57.00
010921	4202	TELEPHONE & ALAR	12709	SPRINT	539996026	G408	0.00	106.30
010921	4203	HEATING GAS	250	NORTHERN ILLINOIS GAS	04739367748	G408	0.00	482.36
010921	4225	OTHER CONTRACTUA	11372	METRO TANK AND PUMP C	00095608-01 17024	G408	0.00	287.50
010921	4225	OTHER CONTRACTUA	15331	SOLARIS ROOFING SOLUT	00095623-01 39469	G408	0.00	940.00
010921	4301	OTHER INSURANCE	592	IRMA	00095598-01 SALES0018892	G408	0.00	7500.00
010921	4615	UNIFORMS/SAFETY	15283	BRAND IT ON APPAREL C	00094491-01 INV0328	G408	0.00	218.00
010921	4615	UNIFORMS/SAFETY	4051	R & M SPECIALTIES	00094484-01 72087	G408	0.00	13.00
010921	4615	UNIFORMS/SAFETY	6601	MENARDS	JAN 2021	G408	0.00	39.99
010921	4650	MISCELLANEOUS CO	12508	AIR PRODUCTS EQUIPMEN	00095607-01 W412646	G408	0.00	220.00
010921	4650	MISCELLANEOUS CO	13021	CASE LOTS, INC	00095616-01 2507	G408	0.00	275.40
010921	4650	MISCELLANEOUS CO	1461	JOHNSTONE SUPPLY	00095621-01 N008281	G408	0.00	288.12
010921	4650	MISCELLANEOUS CO	2013	GRAINGER	9774082714	G408	0.00	97.74
010921	4650	MISCELLANEOUS CO	2013	GRAINGER	9780436813	G408	0.00	77.16
010921	4650	MISCELLANEOUS CO	2013	GRAINGER	9781998902	G408	0.00	77.50
010921	4650	MISCELLANEOUS CO	231	MC MASTER-CARR SUPPLY	52032916	G408	0.00	275.03
010921	4650	MISCELLANEOUS CO	244	MURPHY ACE HARDWARE 2	JAN 2020	G408	0.00	110.70
010921	4650	MISCELLANEOUS CO	6601	MENARDS	JAN 2021	G408	0.00	489.45
TOTAL PUBLIC WORKS-MUN PROP							0.00	11498.25
010922	4604	TOOLS & EQUIPMEN	5124	COLTHARP'S SALES & SE	47300	G408	0.00	291.56
TOTAL PUBLIC WORKS-FORESTRY							0.00	291.56
010923	4209	INTERMENT	1843	CEMETERY MANAGEMENT,	00095629-01 00-18592	G408	0.00	850.00
010923	4216	GROUNDS MAINTENA	1843	CEMETERY MANAGEMENT,	00093231-01 00-18575	G408	0.00	95.00
010923	4216	GROUNDS MAINTENA	1843	CEMETERY MANAGEMENT,	00095629-01 00-18575	G408	0.00	95.00
010923	4216	GROUNDS MAINTENA	1843	CEMETERY MANAGEMENT,	00095629-01 00-18613	G408	0.00	570.00
010923	4217	CEMETERY SEXTON	1843	CEMETERY MANAGEMENT,	00095629-01 00-18572	G408	0.00	1200.00
TOTAL PUBLIC WORKS-CEMETERIES							0.00	2810.00
010924	4202	TELEPHONE & ALAR	12709	SPRINT	539996026	G408	0.00	219.24
010924	4301	OTHER INSURANCE	592	IRMA	00095598-01 SALES0018892	G408	0.00	1180.29
010924	4615	UNIFORMS/SAFETY	15283	BRAND IT ON APPAREL C	00094491-01 INV0328	G408	0.00	467.00
010924	4615	UNIFORMS/SAFETY	244	MURPHY ACE HARDWARE 2	00094482-01 927595	G408	0.00	61.50
010924	4615	UNIFORMS/SAFETY	244	MURPHY ACE HARDWARE 2	00094486-01 927544	G408	0.00	99.70
010924	4615	UNIFORMS/SAFETY	4051	R & M SPECIALTIES	00094484-01 72087	G408	0.00	295.00
010924	4650	MISCELLANEOUS CO	2013	GRAINGER	9776491624	G408	0.00	153.16
010924	4650	MISCELLANEOUS CO	2013	GRAINGER	9779730242	G408	0.00	84.46
010924	4650	MISCELLANEOUS CO	2013	GRAINGER	9779691139	G408	0.00	44.06

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 13:53:26

CITY OF WEST CHICAGO
 CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 4
 ACCTPAY1
 ACCOUNTING PERIOD: 12/20

SELECTION CRITERIA: payable.due_date between '20210214 00:00:00.000' and '20210215 00:00:00.000'
 PAYMENT TYPE: ALL

FUND - 01 - GENERAL FUND

DEPT-DIV	ACCOUNT	TITLE	VENDOR	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
010924	4650	MISCELLANEOUS CO 244	MURPHY ACE HARDWARE 2		JAN 2020	G408	0.00	197.38
010924	4650	MISCELLANEOUS CO 5124	COLTHARP'S SALES & SE		47336	G408	0.00	157.63
010924	4650	MISCELLANEOUS CO 6601	MENARDS		JAN 2021	G408	0.00	1143.47
TOTAL PUBLIC WORKS-R & B							0.00	4102.89
010925	4202	TELEPHONE & ALAR 12709	SPRINT		539996026	G408	0.00	49.83
010925	4202	TELEPHONE & ALAR 13257	COMCAST CABLE		877120038024	G408	0.00	238.86
010925	4400	VEHICLE REPAIR 286	TS SPECIALTIES, INC.	00095617-01	21693	G408	0.00	185.50
010925	4400	VEHICLE REPAIR 286	TS SPECIALTIES, INC.	00095617-02	21718	G408	0.00	50.00
010925	4400	VEHICLE REPAIR 286	TS SPECIALTIES, INC.	00095617-03	21727	G408	0.00	185.50
010925	4400	VEHICLE REPAIR 286	TS SPECIALTIES, INC.	00095643-01	21678	G408	0.00	1365.33
010925	4400	VEHICLE REPAIR 286	TS SPECIALTIES, INC.	00095643-02	21696	G408	0.00	705.00
010925	4400	VEHICLE REPAIR 4774	SAFETY LANE INSPECTIO	00095609-02	20326	G408	0.00	37.00
010925	4400	VEHICLE REPAIR 4774	SAFETY LANE INSPECTIO	00095609-03	20326	G408	0.00	37.00
010925	4400	VEHICLE REPAIR 4774	SAFETY LANE INSPECTIO	00095609-04	20326	G408	0.00	37.00
010925	4603	PARTS FOR VEHICL 11970	REGIONAL TRUCK EQUIPM		225554	G408	0.00	265.00
010925	4603	PARTS FOR VEHICL 11970	REGIONAL TRUCK EQUIPM		225541	G408	0.00	24.36
010925	4603	PARTS FOR VEHICL 13555	JX ENTERPRISES, INC	00095615-01	25141683P	G408	0.00	117.29
010925	4603	PARTS FOR VEHICL 13555	JX ENTERPRISES, INC	00095615-02	25141689P	G408	0.00	117.29
010925	4603	PARTS FOR VEHICL 13555	JX ENTERPRISES, INC	00095615-03	25142235P	G408	0.00	140.87
010925	4603	PARTS FOR VEHICL 13555	JX ENTERPRISES, INC	00095615-04	25129832P	G408	0.00	-70.37
010925	4603	PARTS FOR VEHICL 13555	JX ENTERPRISES, INC	00095633-01	25142151P	G408	0.00	427.71
010925	4603	PARTS FOR VEHICL 13908	RUSH TRUCK CENTERS OF	00095619-01	3022154660	G408	0.00	78.36
010925	4603	PARTS FOR VEHICL 13908	RUSH TRUCK CENTERS OF	00095619-02	3022216514	G408	0.00	80.80
010925	4603	PARTS FOR VEHICL 14865	INTERSTATE POWER SYST	00095610-01	C042048091:0	G408	0.00	235.98
010925	4603	PARTS FOR VEHICL 150	COFFMAN TRUCK SALES	00095635-01	208445	G408	0.00	384.00
010925	4603	PARTS FOR VEHICL 2013	GRAINGER		9775702245	G408	0.00	63.00
010925	4603	PARTS FOR VEHICL 2013	GRAINGER		9775702237	G408	0.00	14.14
010925	4603	PARTS FOR VEHICL 231	MC MASTER-CARR SUPPLY		52262341	G408	0.00	177.69
010925	4603	PARTS FOR VEHICL 244	MURPHY ACE HARDWARE 2		JAN 2020	G408	0.00	86.78
010925	4603	PARTS FOR VEHICL 362	1ST AYD CORPORATION		PSI424070	G408	0.00	161.92
010925	4603	PARTS FOR VEHICL 4392	BONNELL INDUSTRIES	00095646-01	0196795-IN	G408	0.00	960.00
010925	4603	PARTS FOR VEHICL 4392	BONNELL INDUSTRIES	00095646-02	0196797-IN	G408	0.00	885.00
010925	4603	PARTS FOR VEHICL 4392	BONNELL INDUSTRIES	00095646-03	0196798-IN	G408	0.00	590.00
010925	4603	PARTS FOR VEHICL 4392	BONNELL INDUSTRIES	00095646-04	0196799-IN	G408	0.00	840.00
010925	4603	PARTS FOR VEHICL 4392	BONNELL INDUSTRIES	00095646-05	0196801-IN	G408	0.00	360.00
010925	4603	PARTS FOR VEHICL 4554	FLEET SAFETY SUPPLY	00095653-01	76331	G408	0.00	328.18
010925	4603	PARTS FOR VEHICL 4554	FLEET SAFETY SUPPLY	00095653-02	76332	G408	0.00	315.75
010925	4603	PARTS FOR VEHICL 4735	NAPA AUTO PARTS		4496-123525	G408	0.00	-144.00
010925	4603	PARTS FOR VEHICL 4735	NAPA AUTO PARTS		4496-125173	G408	0.00	83.88
010925	4603	PARTS FOR VEHICL 4735	NAPA AUTO PARTS		4496-125195	G408	0.00	82.48
010925	4603	PARTS FOR VEHICL 4735	NAPA AUTO PARTS		4496-125369	G408	0.00	88.79
010925	4603	PARTS FOR VEHICL 4735	NAPA AUTO PARTS		4496-125583	G408	0.00	83.56
010925	4603	PARTS FOR VEHICL 4735	NAPA AUTO PARTS		4496-125679	G408	0.00	206.64
010925	4603	PARTS FOR VEHICL 4735	NAPA AUTO PARTS		4496-125607	G408	0.00	83.10
010925	4603	PARTS FOR VEHICL 5366	MONROE TRUCK EQUIPMEN	00095606-01	330827	G408	0.00	135.24
010925	4603	PARTS FOR VEHICL 5366	MONROE TRUCK EQUIPMEN	00095606-03	331017	G408	0.00	139.50
010925	4603	PARTS FOR VEHICL 5366	MONROE TRUCK EQUIPMEN	00095618-01	331753	G408	0.00	46.80

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 13:53:26

CITY OF WEST CHICAGO
 CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 5
 ACCTPAY1
 ACCOUNTING PERIOD: 12/20

SELECTION CRITERIA: payable.due_date between '20210214 00:00:00.000' and '20210215 00:00:00.000'
 PAYMENT TYPE: ALL

FUND - 01 - GENERAL FUND

DEPT-DIV	ACCOUNT	-----TITLE-----	-----VENDOR-----	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT	
010925	4603	PARTS FOR VEHICL	5366	MONROE TRUCK EQUIPMEN	00095622-01	331087	G408	0.00	412.63
010925	4603	PARTS FOR VEHICL	5366	MONROE TRUCK EQUIPMEN	00095622-02	330851	G408	0.00	595.68
010925	4603	PARTS FOR VEHICL	5366	MONROE TRUCK EQUIPMEN	00095642-01	331648	G408	0.00	2697.82
010925	4603	PARTS FOR VEHICL	5366	MONROE TRUCK EQUIPMEN	00095642-02	5449011	G408	0.00	1316.27
010925	4603	PARTS FOR VEHICL	6601	MENARDS		JAN 2021	G408	0.00	19.82
010925	4604	TOOLS & EQUIPMEN	2013	GRAINGER		9775702245	G408	0.00	112.63
010925	4604	TOOLS & EQUIPMEN	5384	AIRGAS USA, LLC	00095614-01	9108843951	G408	0.00	66.19
010925	4604	TOOLS & EQUIPMEN	5384	AIRGAS USA, LLC	00095625-01	9108843952	G408	0.00	370.57
010925	4604	TOOLS & EQUIPMEN	6935	SNAP ON TOOLS	00095612-01	ARV / 466006	G408	0.00	26.96
010925	4615	UNIFORMS/SAFETY	11134	JUST SAFETY, LTD.		35584	G408	0.00	181.00
010925	4615	UNIFORMS/SAFETY	15283	BRAND IT ON APPAREL C	00094491-01	INV0328	G408	0.00	58.00
010925	4615	UNIFORMS/SAFETY	244	MURPHY ACE HARDWARE 2	00094486-01	927333	G408	0.00	303.00
010925	4650	MISCELLANEOUS CO	12774	T-MOBILE	00095651-01	967615741	G408	0.00	815.90
TOTAL PUBLIC WORKS-MAINT GAR								0.00	17257.23
010926	4204	ELECTRIC	151	COMED		0187077032	G408	0.00	1692.74
010926	4204	ELECTRIC	151	COMED		2304112018	G408	0.00	5449.83
010926	4611	ICE CONTROL MATE	12600	GASAWAY DISTRIBUTORS	00095185-01	1060270	G408	0.00	3740.00
TOTAL MOTOR FUEL TAX								0.00	10882.57
011028	4200	LEGAL NOTICES	3739	PADDOCK PUBLICATIONS	00095661-01	169349	G408	0.00	98.90
011028	4223	LEGAL REPORTER F	14172	PLANET DEPOS, LLC	00095662-01	370681	G408	0.00	1810.89
011028	4225	OTHER CONTRACTUA	15326	MUSE COMMUNITY + DESI	00095655-01	2008.01.03	G408	0.00	18451.25
011028	4600	COMPUTER/OFFICE	12617	ACCURATE OFFICE SUPPL		JAN 2021	G408	0.00	141.47
011028	4613	POSTAGE	4450	RESERVE ACCOUNT	00095654-01	COMP PLAN POG408		0.00	825.00
TOTAL COM DEV-PLANNING								0.00	21327.51
011029	4100	LEGAL FEES	7994	BOND, DICKSON & ASSOC	00095605-01	JAN 2021	G408	0.00	1540.00
011029	4100	LEGAL FEES	8248	MARQUARDT & BELMONTE	00095664-01	11150	G408	0.00	987.50
011029	4113	ENFORCEMENT & IN	1800	B & F CONSTRUCTION CO	00095660-01	55537	G408	0.00	14375.00
011029	4120	PLAN REVIEW	1800	B & F CONSTRUCTION CO	00095659-01	55485	G408	0.00	1125.00
011029	4202	TELEPHONE & ALAR	4207	VERIZON WIRELESS		585742141-00G408		0.00	47.71
TOTAL COM DEV-BUILDING & CODE								0.00	18075.21
TOTAL FUND								0.00	167273.44

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 13:53:26

CITY OF WEST CHICAGO
 CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 6
 ACCTPAY1
 ACCOUNTING PERIOD: 12/20

SELECTION CRITERIA: payable.due_date between '20210214 00:00:00.000' and '20210215 00:00:00.000'
 PAYMENT TYPE: ALL

FUND - 05 - SEWER FUND

DEPT-DIV	ACCOUNT	TITLE	VENDOR	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT	
053443	4100	LEGAL FEES	12853	GOLDSTINE, SKRODZKI,	00095596-01	154491	G408	0.00	1866.32
053443	4105	CONSULTANTS	14400	7 LAYER SOLUTIONS, IN	00095692-01	5683	G408	0.00	4000.00
053443	4202	TELEPHONE & ALAR	12709	SPRINT		539996026	G408	0.00	145.61
053443	4203	HEATING GAS	250	NORTHERN ILLINOIS GAS		30453010008	G408	0.00	48.93
053443	4203	HEATING GAS	250	NORTHERN ILLINOIS GAS		39388900001	G408	0.00	44.14
053443	4203	HEATING GAS	250	NORTHERN ILLINOIS GAS		75591010006	G408	0.00	40.34
053443	4203	HEATING GAS	250	NORTHERN ILLINOIS GAS		75949900007	G408	0.00	133.51
053443	4203	HEATING GAS	250	NORTHERN ILLINOIS GAS		95402863377	G408	0.00	44.16
053443	4235	WASTEWATER TREAT	15061	WCWWA	00095604-01	012021WC	G408	0.00	348665.94
053443	4402	LIFT STATION REP	11249	SIEVERT ELECTRIC SVC	00095626-01	S96199	G408	0.00	402.00
053443	4402	LIFT STATION REP	14897	ADVANCED AUTOMATION &	00092724-01	21-3580	G408	0.00	4370.00
053443	4402	LIFT STATION REP	15029	CHARLES EQUIPMENT ENE	00095620-01	10256	G408	0.00	1213.05
053443	4402	LIFT STATION REP	15029	CHARLES EQUIPMENT ENE	00095620-02	10422	G408	0.00	3519.75
053443	4402	LIFT STATION REP	15029	CHARLES EQUIPMENT ENE	00095620-03	10428	G408	0.00	969.95
053443	4600	COMPUTER/OFFICE	12617	ACCURATE OFFICE SUPPL		JAN 2021	G408	0.00	134.65
053443	4603	PARTS FOR VEHICL	14839	ARIES INDUSTRIES, INC	00095640-01	403067	G408	0.00	982.07
053443	4603	PARTS FOR VEHICL	2013	GRAINGER		9781365508	G408	0.00	70.70
053443	4603	PARTS FOR VEHICL	6601	MENARDS		JAN 2021	G408	0.00	85.34
053443	4604	TOOLS & EQUIPMEN	4095	STANDARD EQUIPMENT CO	00095415-01	P26831	G408	0.00	1147.50
053443	4604	TOOLS & EQUIPMEN	4095	STANDARD EQUIPMENT CO	00095415-02	P26831	G408	0.00	540.00
053443	4604	TOOLS & EQUIPMEN	4095	STANDARD EQUIPMENT CO	00095415-03	P26831	G408	0.00	845.00
053443	4604	TOOLS & EQUIPMEN	4095	STANDARD EQUIPMENT CO	00095415-04	P26831	G408	0.00	522.50
053443	4604	TOOLS & EQUIPMEN	4095	STANDARD EQUIPMENT CO	00095415-05	P26831	G408	0.00	9.98
053443	4604	TOOLS & EQUIPMEN	4095	STANDARD EQUIPMENT CO	00095415-06	P26831	G408	0.00	37.50
053443	4613	POSTAGE	3597	FEDEX CORPORATION		7-258-07395	G408	0.00	79.76
053443	4630	PARTS-LIFT STATI	244	MURPHY ACE HARDWARE 2		JAN 2020	G408	0.00	43.97
053443	4630	PARTS-LIFT STATI	4406	U.S.A. BLUEBOOK	00095639-01	478636	G408	0.00	440.97
053443	4650	MISCELLANEOUS CO	2013	GRAINGER		9790485636	G408	0.00	260.25
053443	4650	MISCELLANEOUS CO	244	MURPHY ACE HARDWARE 2		JAN 2020	G408	0.00	164.40
053443	4650	MISCELLANEOUS CO	6601	MENARDS		JAN 2021	G408	0.00	191.73
TOTAL SEWER-SANITARY COLLECTION								0.00	371020.02
TOTAL FUND								0.00	371020.02

SELECTION CRITERIA: payable.due_date between '20210214 00:00:00.000' and '20210215 00:00:00.000'
 PAYMENT TYPE: ALL

FUND - 06 - WATER FUND

DEPT-DIV	ACCOUNT	TITLE	VENDOR	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
063447	4100	LEGAL FEES	12853 GOLDSTINE, SKRODZKI,	00095596-01	154491	G408	0.00	1866.32
063447	4100	LEGAL FEES	7994 BOND, DICKSON & ASSOC	00095605-01	JAN 2021	G408	0.00	4720.00
063447	4105	CONSULTANTS	14400 7 LAYER SOLUTIONS, IN	00095692-01	5683	G408	0.00	4000.00
063447	4202	TELEPHONE & ALAR	12709 SPRINT		539996026	G408	0.00	202.08
063447	4203	HEATING GAS	250 NORTHERN ILLINOIS GAS		14656900009	G408	0.00	112.94
063447	4203	HEATING GAS	250 NORTHERN ILLINOIS GAS		61021010006	G408	0.00	92.42
063447	4207	LAB SERVICES	1762 SUBURBAN LABORATORIES	00095627-01	184727	G408	0.00	450.00
063447	4400	VEHICLE REPAIR	4239 DEUTSCH'S TRUCK & DIE	00095634-01	70084	G408	0.00	3231.98
063447	4400	VEHICLE REPAIR	4774 SAFETY LANE INSPECTIO	00095609-01	20326	G408	0.00	37.00
063447	4400	VEHICLE REPAIR	5254 TREDROC TIRE SERVICES	00095611-01	7420040226	G408	0.00	36.95
063447	4401	BUILDING REPAIR	15331 SOLARIS ROOFING SOLUT	00095623-02	39470	G408	0.00	485.00
063447	4600	COMPUTER/OFFICE	12617 ACCURATE OFFICE SUPPL		JAN 2021	G408	0.00	134.26
063447	4603	PARTS FOR VEHICL	14940 WAYTEK, INC	00095613-01	3090203	G408	0.00	47.93
063447	4603	PARTS FOR VEHICL	244 MURPHY ACE HARDWARE 2		JAN 2020	G408	0.00	17.08
063447	4603	PARTS FOR VEHICL	4735 NAPA AUTO PARTS		4496-125699	G408	0.00	208.50
063447	4603	PARTS FOR VEHICL	4735 NAPA AUTO PARTS		4496-125700	G408	0.00	208.50
063447	4603	PARTS FOR VEHICL	4735 NAPA AUTO PARTS	00095636-01	4496-124949	G408	0.00	417.00
063447	4603	PARTS FOR VEHICL	4735 NAPA AUTO PARTS	00095636-02	4496-125698	G408	0.00	-417.00
063447	4603	PARTS FOR VEHICL	5366 MONROE TRUCK EQUIPMEN	00095606-02	330909	G408	0.00	158.53
063447	4603	PARTS FOR VEHICL	5366 MONROE TRUCK EQUIPMEN	00095606-04	331336	G408	0.00	288.16
063447	4604	TOOLS & EQUIPMEN	4095 STANDARD EQUIPMENT CO	00095415-01	P26831	G408	0.00	1147.50
063447	4604	TOOLS & EQUIPMEN	4095 STANDARD EQUIPMENT CO	00095415-02	P26831	G408	0.00	540.00
063447	4604	TOOLS & EQUIPMEN	4095 STANDARD EQUIPMENT CO	00095415-03	P26831	G408	0.00	845.00
063447	4604	TOOLS & EQUIPMEN	4095 STANDARD EQUIPMENT CO	00095415-04	P26831	G408	0.00	522.50
063447	4604	TOOLS & EQUIPMEN	4095 STANDARD EQUIPMENT CO	00095415-05	P26831	G408	0.00	9.97
063447	4604	TOOLS & EQUIPMEN	4095 STANDARD EQUIPMENT CO	00095415-06	P26831	G408	0.00	37.50
063447	4615	UNIFORMS/SAFETY	15283 BRAND IT ON APPAREL C	00094491-01	INV0328	G408	0.00	539.00
063447	4615	UNIFORMS/SAFETY	244 MURPHY ACE HARDWARE 2	00094486-01	927333	G408	0.00	506.20
063447	4615	UNIFORMS/SAFETY	244 MURPHY ACE HARDWARE 2	00094486-01	927553	G408	0.00	-31.10
063447	4615	UNIFORMS/SAFETY	4051 R & M SPECIALTIES	00094484-01	72087	G408	0.00	69.00
063447	4615	UNIFORMS/SAFETY	6601 MENARDS		JAN 2021	G408	0.00	119.97
063447	4620	PARTS & EQUIPMEN	6601 MENARDS		JAN 2021	G408	0.00	50.20
063447	4621	PARTS & EQUIPMEN	12129 VIKING BROTHERS INC.		INV_2020-921	G408	0.00	1293.71
063447	4621	PARTS & EQUIPMEN	2013 GRAINGER		9792052137	G408	0.00	24.93
063447	4621	PARTS & EQUIPMEN	2013 GRAINGER		9792167406	G408	0.00	153.02
063447	4621	PARTS & EQUIPMEN	2810 CORE & MAIN, LP	00095648-01	N578693	G408	0.00	483.84
063447	4621	PARTS & EQUIPMEN	2810 CORE & MAIN, LP	00095648-02	N612829	G408	0.00	2855.00
063447	4621	PARTS & EQUIPMEN	2810 CORE & MAIN, LP	00095648-03	N612831	G408	0.00	350.68
063447	4621	PARTS & EQUIPMEN	2810 CORE & MAIN, LP	00095648-04	N640840	G408	0.00	325.30
063447	4621	PARTS & EQUIPMEN	4406 U.S.A. BLUEBOOK		487357	G408	0.00	19.38
063447	4621	PARTS & EQUIPMEN	4406 U.S.A. BLUEBOOK		487663	G408	0.00	39.78
063447	4622	PARTS & EQUIP-PU	2013 GRAINGER		9789929461	G408	0.00	45.81
063447	4622	PARTS & EQUIP-PU	6601 MENARDS		JAN 2021	G408	0.00	230.95
063447	4641	WATER METERS/PAR	13109 WATER RESOURCES, INC	00095638-01	35004	G408	0.00	450.00
063447	4650	MISCELLANEOUS CO	244 MURPHY ACE HARDWARE 2		JAN 2020	G408	0.00	50.36
063447	4650	MISCELLANEOUS CO	6601 MENARDS		JAN 2021	G408	0.00	51.02

TOTAL WATER-PRODUCTION/DIST

0.00 27027.17

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 13:53:26

CITY OF WEST CHICAGO
 CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 8
 ACCTPAY1
 ACCOUNTING PERIOD: 12/20

SELECTION CRITERIA: payable.due_date between '20210214 00:00:00.000' and '20210215 00:00:00.000'
 PAYMENT TYPE: ALL

FUND - 06 - WATER FUND

DEPT-DIV	ACCOUNT	TITLE	VENDOR	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
063448	4202	TELEPHONE & ALAR	12709	SPRINT	539996026	G408	0.00	133.98
063448	4203	HEATING GAS	250	NORTHERN ILLINOIS GAS	92163563122	G408	0.00	585.40
063448	4210	REFUSE DISPOSAL	14970	HEARTLAND RECYCLING-A	00094830-01	0000022883 G408	0.00	94075.45
063448	4216	GROUNDS MAINTENA	244	MURPHY ACE HARDWARE 2	JAN 2020	G408	0.00	170.91
063448	4225	OTHER CONTRACTUA	11546	ALL TYPES ELEVATORS,	00095624-01	20082697 G408	0.00	192.00
063448	4225	OTHER CONTRACTUA	13257	COMCAST CABLE	877120038036	G408	0.00	258.35
063448	4430	WTP OPERATIONS R	2013	GRAINGER	9777496341	G408	0.00	293.82
063448	4604	TOOLS & EQUIPMEN	2013	GRAINGER	9775454144	G408	0.00	216.75
063448	4604	TOOLS & EQUIPMEN	2013	GRAINGER	9782308697	G408	0.00	73.39
063448	4604	TOOLS & EQUIPMEN	2013	GRAINGER	9789929479	G408	0.00	174.31
063448	4604	TOOLS & EQUIPMEN	2013	GRAINGER	00095645-01	9765971461 G408	0.00	626.09
063448	4615	UNIFORMS/SAFETY	15283	BRAND IT ON APPAREL C	00094491-01	INV0328 G408	0.00	123.00
063448	4615	UNIFORMS/SAFETY	4051	R & M SPECIALTIES	00094484-01	72087 G408	0.00	56.00
063448	4624	PARTS-BUILDING R	2013	GRAINGER	9775543474	G408	0.00	21.66
063448	4624	PARTS-BUILDING R	2013	GRAINGER	9776775786	G408	0.00	60.76
063448	4625	LAB SUPPLIES	6601	MENARDS	JAN 2021	G408	0.00	57.40
063448	4626	CHEMICALS	10925	MISSISSIPPI LIME COMP	00095628-01	1528112 G408	0.00	4941.17
063448	4626	CHEMICALS	10925	MISSISSIPPI LIME COMP	00095628-01	1529963 G408	0.00	4881.47
063448	4626	CHEMICALS	10925	MISSISSIPPI LIME COMP	00095628-01	1531237 G408	0.00	5060.57
063448	4626	CHEMICALS	11421	USALCO	00092997-01	20176234 G408	0.00	4146.20
063448	4626	CHEMICALS	11423	OLIN CHLOR-ALKALI PRO	00095631-01	2929045 G408	0.00	3209.92
063448	4626	CHEMICALS	14295	MACCARB, INC	00093077-01	INV005266 G408	0.00	2442.50
063448	4626	CHEMICALS	14295	MACCARB, INC	00093077-01	INV009468 G408	0.00	2426.25
063448	4626	CHEMICALS	14295	MACCARB, INC	00093077-01	INV013327 G408	0.00	2393.75
063448	4626	CHEMICALS	14295	MACCARB, INC	00095471-01	INV018089 G408	0.00	2457.50
063448	4626	CHEMICALS	1914	ALEXANDER CHEMICAL CO	00093079-01	33810 G408	0.00	3139.60
063448	4642	PARTS - WTP OPER	2013	GRAINGER	9782308697	G408	0.00	152.06
063448	4650	MISCELLANEOUS CO	15344	YOURMEMBERSHIP.COM, I	00095652-01	R49634779 G408	0.00	399.00
063448	4650	MISCELLANEOUS CO	6601	MENARDS	JAN 2021	G408	0.00	210.47
TOTAL WATER-TREATMENT PLANT OP							0.00	132979.73
TOTAL FUND							0.00	160006.90

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 02/11/21
 TIME: 13:53:26

CITY OF WEST CHICAGO
 CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 9
 ACCTPAY1
 ACCOUNTING PERIOD: 12/20

SELECTION CRITERIA: payable.due_date between '20210214 00:00:00.000' and '20210215 00:00:00.000'
 PAYMENT TYPE: ALL

FUND - 08 - CAPITAL PROJECTS FUND

DEPT-DIV	ACCOUNT	TITLE	VENDOR	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
083453	4225	OTHER CONTRACTUA	12102	THOMAS ENGINEERING GR	00095561-01 21-051	G408	0.00	73100.48
083453	4226	TRAFFIC SIGNAL M	5000	MEADE, INC	00095644-01 695223	G408	0.00	832.54
083453	4227	STREET LIGHT MAI	5000	MEADE, INC	00095644-02 695224	G408	0.00	896.76
083453	4612	STREET LIGHT MAT	2013	GRAINGER	00095645-02 9780925591	G408	0.00	456.08
083453	4612	STREET LIGHT MAT	2013	GRAINGER	00095645-03 9782061015	G408	0.00	456.08
083453	4612	STREET LIGHT MAT	2013	GRAINGER	00095645-04 9784613821	G408	0.00	456.08
083453	4612	STREET LIGHT MAT	231	MC MASTER-CARR SUPPLY	52035972	G408	0.00	168.77
083453	4643	STORM SEWER REPA	244	MURPHY ACE HARDWARE 2	JAN 2020	G408	0.00	84.03
083453	4670	ROCK SALT	10870	COMPASS MINERALS	00094157-01 742813	G408	0.00	17180.09
083453	4670	ROCK SALT	10870	COMPASS MINERALS	00094157-01 743742	G408	0.00	5333.49
083453	4807	STREET IMPROVEME	3597	FEDEX CORPORATION	7-251-20040	G408	0.00	27.10
083453	4817	SALT STORAGE FAC	2013	GRAINGER	9767412407	G408	0.00	66.21
083453	4817	SALT STORAGE FAC	8746	CHRISTOPHER B BURKE E	00093168-01 163903	G408	0.00	2451.25
083453	4872	ROW MATERIALS	244	MURPHY ACE HARDWARE 2	JAN 2020	G408	0.00	48.84
083453	4872	ROW MATERIALS	3349	TRAFFIC CONTROL AND P	106168	G408	0.00	220.80
TOTAL CAPITAL PROJECTS							0.00	101778.60
TOTAL FUND							0.00	101778.60

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
DATE: 02/11/21
TIME: 13:53:26

CITY OF WEST CHICAGO
CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 10
ACCTPAY1
ACCOUNTING PERIOD: 12/20

SELECTION CRITERIA: payable.due_date between '20210214 00:00:00.000' and '20210215 00:00:00.000'
PAYMENT TYPE: ALL

FUND - 15 - OLIVER SQUARE TIF

DEPT-DIV	ACCOUNT	-----TITLE-----	-----VENDOR-----	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
153454	4100	LEGAL FEES	7994	BOND, DICKSON & ASSOC	00095605-01 JAN 2021	G408	0.00	440.00
TOTAL OLIVER SQUARE TIF							0.00	440.00
TOTAL FUND							0.00	440.00

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
DATE: 02/11/21
TIME: 13:53:26

CITY OF WEST CHICAGO
CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 11
ACCTPAY1
ACCOUNTING PERIOD: 12/20

SELECTION CRITERIA: payable.due_date between '20210214 00:00:00.000' and '20210215 00:00:00.000'
PAYMENT TYPE: ALL

FUND - 28 - MISCELLANEOUS DEPOSITSIN

DEPT-DIV	ACCOUNT	-----TITLE-----	-----VENDOR-----	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
28	224500	MISCELLANEOUS DE	15342	SIDDIQUI, NAFEES	00095647-01	521 HARRISONG408	0.00	1500.00
TOTAL MISCELLANEOUS DEPOSITSIN							0.00	1500.00
TOTAL FUND							0.00	1500.00
TOTAL CHECK TRANSACTIONS							0.00	453353.02
TOTAL EFT TRANSACTIONS							0.00	348665.94
TOTAL REPORT							0.00	802018.96

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Text Amendment, App. A. Sec. 13.1-13(A)(14)
Storage of RV on Commercial Properties in Residential
Districts

Ordinance No. 21-O-0001

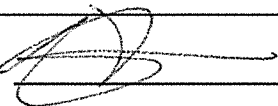
AGENDA ITEM NUMBER: 8.A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Feb. 8, 2021

COUNCIL AGENDA DATE: February 15, 2021

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The City recently confirmed the Zoning Administrator's interpretation that a Recreational Vehicle (RV) is not allowed on a residentially zoned lot if the principal use of the lot is not residential. The property that prompted that discussion is a legal nonconforming commercial use and the RV served no purpose for the business. They eventually removed the RV from the property and received a fine during their Adjudication Hearing.

To add clarity to the Zoning Ordinance, Staff proposes to add text in Section 13.1-13(A)(14)(a) that states clearly that RVs are permitted in residential zoning districts only if the principal use on the lot is residential. Other components of that section are simply re-lettered to follow the new text.

At its February 2, 2021 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) conducted a public hearing to consider the proposed text amendment. Members voted unanimously (6-0) in favor of recommending the Text Amendment.

ACTION PROPOSED:

Consideration of the proposed Ordinance restricting storage of RVs in certain locations.

COMMITTEE RECOMMENDATION:

At their February 8, 2021 meeting, Development Committee members in attendance voted unanimously (4-0) to recommend approval of Ordinance No. 21-O-0001.

Attachments:

Draft Ordinance & PC Report

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

City of West Chicago Economic Development Plan
2021-2025

Resolution No. 21-R-0010

AGENDA ITEM NUMBER: 8.B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Feb. 8, 2021

COUNCIL AGENDA DATE: February 15, 2021

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

In September 2020, Development Committee members were provided a copy of the first draft of the City of West Chicago Economic Development Plan 2020-2024. Preparing an economic development plan was called for in the City's Strategic Plan and Staff researched and wrote it without the assistance of a consultant. During the ensuing months, some time was spent in Development Committee meetings reviewing and discussing sections of the Draft Plan.

Comments were noted which led to a few changes. For the most part, the document stayed true to the relevant elements noted in the Strategic Plan, while adding new and supportive data, and acknowledging that the current worldwide pandemic would affect economic development in ways that are not so easily predicted. Increased reliance on shopping online has occurred and this is unlikely to change back, if it does at all, for several years. This means less retail development but more service and entertainment opportunities. Of course, manufacturing and related uses are this City's strength and will continue to be encouraged.

Staff has renamed the document to reflect the years 2021-2025, the period it initially covers. A copy is provided as an attachment of the revised Draft Plan.

ACTION PROPOSED:

Recommendation to City Council to adopt the City of West Chicago Economic Development Plan 2021-2025.

COMMITTEE RECOMMENDATION:

At their February 8, 2021 meeting, Development Committee members in attendance voted unanimously (4-0) to recommend approval of the West Chicago Economic Development Plan with edits, which will be corrected in the materials received by City Council.

Attachments:

Draft Economic Development Plan 2021-2025
Resolution 21-R-0010

DRAFT City of West Chicago Economic Development Plan 2021-2025

February 2021

| EXECUTIVE SUMMARY

A number of components go into making an economic development plan and it begins with an assessment of current conditions. With little land remaining for residential development and shifting demographics, population growth has slowed to a trickle. Still growth remains positive and residents are younger in a state experiencing a contraction and an aging population. Furthermore, the plan to bring new residences to the downtown could add a highly significant 1,000 new residents to the City. Many of these new residents are expected to be Millennials, who place significant value on finding a diverse community—a plus for West Chicago.

In economic development, building on one's strengths is important and a key strength favoring West Chicago is its manufacturing base. Manufacturing provides 25% of the jobs in West Chicago compared with 11% in DuPage County. With its older population, the County sees health care as a somewhat stronger trend, something West Chicago may benefit from as its residents age as well. However, West Chicago will continue its manufacturing dominance for the foreseeable future and policies should be in place to support that.

Manufacturing jobs can offer a good wage, but the recent influx of transportation, logistics, and warehousing jobs may suppress City-wide averages. Higher wage occupations typically require stronger educational attainment. A challenge for West Chicago comes in education and training, helping more young residents to obtain a high school diploma or college degree coupled with an increased emphasis in the marketplace placed in on-the-job training. Higher achievement will help stem the "brain drain" away from the community and help ready the City for a long-range future reliant more on knowledge-based employment.

Retail is a challenge for many communities nationwide as online purchasing options increase. Nevertheless, West Chicago has managed to maintain a modest increase in sales tax revenue in the years since the Great Recession. Of course, year-to-year there has been volatility to these sales tax figures. The relocation of an automobile dealership outside the City may explain some of it. The recent addition of two large used car sales locations could help make up for that loss. Retail leakage, where buyers go outside the City or online to make purchases, suggest opportunities in the general merchandise, apparel and furniture businesses. However, these products are available online or within an easy drive of the City. In addition, much of the City's retail building stock is dated and functionally obsolete. A better opportunity exists with destination-oriented restaurants and food services, which should be actively sought for the community.

The link between housing and economic development is critical and a strength for West Chicago. The inability to find employees in close proximity to a business can influence location and expansion decisions. West Chicago has a range of housing opportunities, well-matched to income levels. Lacking is the newer, highly amenitized rental opportunities, which the Central Main Street Redevelopment Plan Update seeks to correct. Downtown apartments will also add "rooftops" to boost activity with downtown business. In general, more housing is needed to attract and support retail anywhere in the community.

Infrastructure is a key factor with economic development and another West Chicago advantage. Historically a center of freight train activity, West Chicago has land remaining for new businesses needing rail, as well as existing buildings with access to a spur. Also, the downtown provides easy access to Metra's commuter rail network and Chicago. From the air, DuPage Airport, Illinois' third busiest, is situated on the City's west side. On the ground, the City has three urban highways serving its north, south and east sides and is a short distance from I-88. Finally, West Chicago utilities are well-equipped to handle most business needs.

A SWOT analysis shows many strengths for the City's economy, including its location, affordable land and housing, nearby cultural amenities, robust manufacturing base, supportive local government and modest cost of living. Weaknesses lie in the State's financial condition, some out-of-date housing stock and retail buildings, a low density of housing insufficient to support retail, and a lack of retail and restaurant options. Opportunities include the national re-shoring trend, transitioning to a knowledge-based economy, tapping various training and grant programs, improving the downtown, and the potential for in-place expansion. Finally, threats are seen in national protectionist trade policies, low cost overseas labor, State finances and business environment, and the outmigration of young residents to other areas. Some are within the grasp of the City to address, while others are on a global, national or State level.

The plan contains a list of tasks to help address the major concerns or support the major strengths in the community. Chief among these is the creation of an Economic Development Task Force, made up of local business advisors, who can serve as a sounding board and provide their insights into the community, offer transparency and creative thinking, and serve as ambassadors for the tasks contained herein. Other tasks focus on embracing the manufacturing sector and revitalization of the downtown. It is an aggressive list of activities, some of which will require increased resources from the City in order to accomplish the goals.

| INTRODUCTION

Now is the time for the City of West Chicago. With a proud history and opportunities ahead, the City must enhance its economic base while navigating through global economic shifts. The challenge will be to maintain a healthy manufacturing setting while transitioning, eventually, towards a knowledge-based economy. In addition, attracting retail in a world increasingly participating in online purchases presents more challenges. Other factors, such as housing, education and infrastructure need to be taken into consideration, as well.



Elevate West Chicago's competitive position as one of the prominent commercial centers and major employment hubs within DuPage County and the suburban Chicago region. – West Chicago Strategic Plan (2016)

The Economic Development Plan provides a roadmap for this journey for the next several years. While able to stand on its own in many ways, it is also inextricably linked to other plans, strategies and policies of the City.

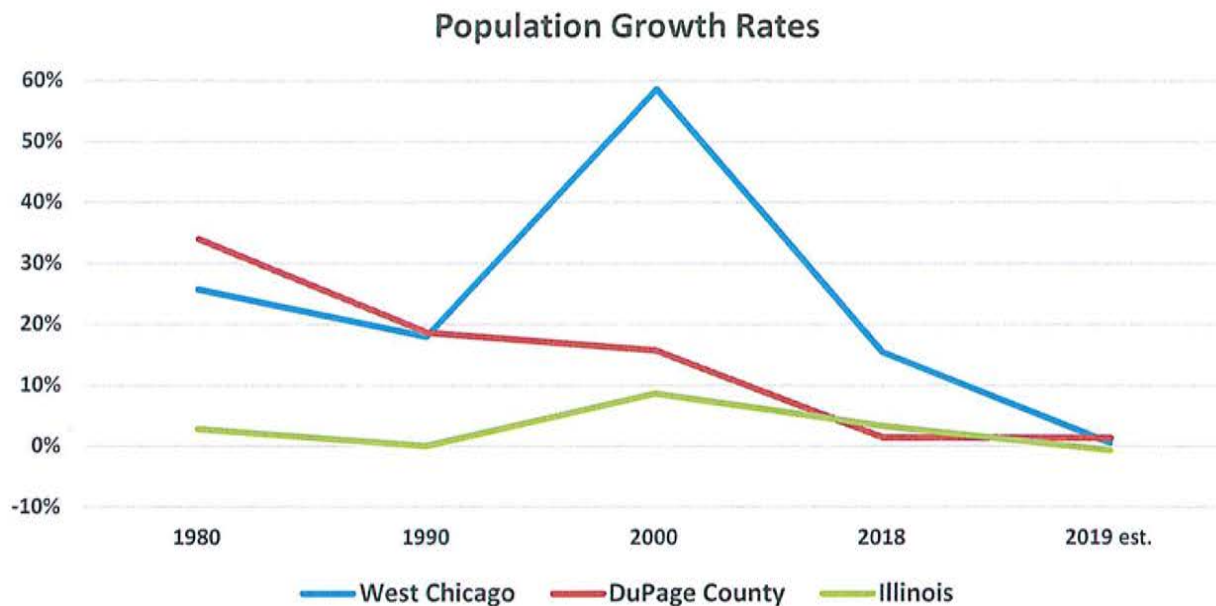
This report contains an extensive evaluation of existing conditions and trends related to economic development in West Chicago. Using this information and other anecdotal information, a Strengths-Weaknesses-Opportunities-Threats (SWOT) review was prepared. Based on this, action items were created which address the needs and support the strengths found for West Chicago.

| EXISTING CONDITIONS

Demographics

The City of West Chicago's current population is about 27,045 residents. West Chicago has experienced population growth at a rate roughly mirroring DuPage County, although the City saw large in-migration between 1990 and 2000. Today, with available residential land largely built-out, growth has slowed to an annual rate of 0.5%. This contrasts with the State of Illinois, where a 0.7% population loss was experienced.

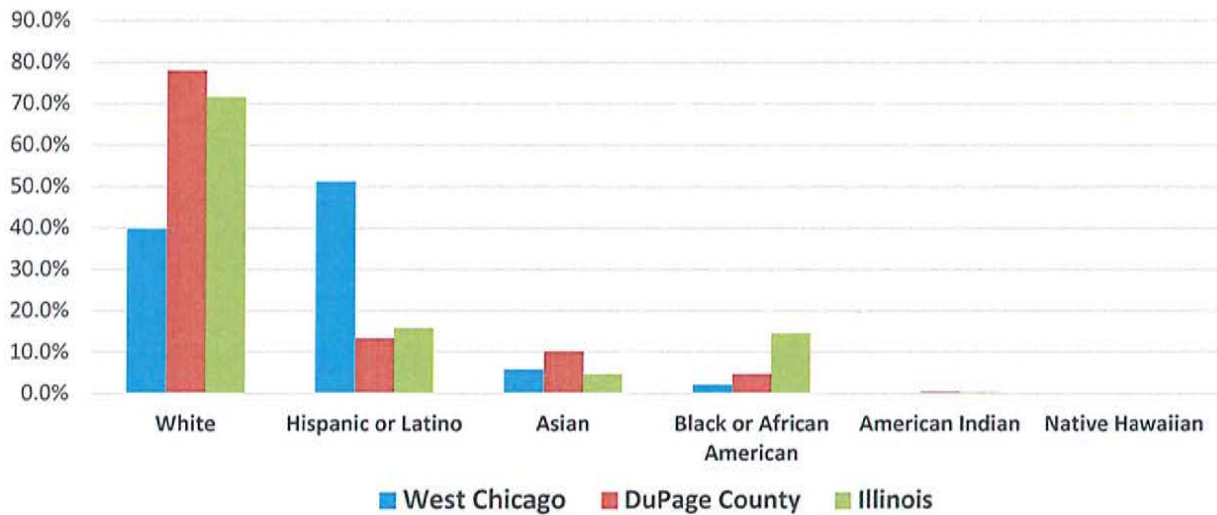
The U.S. Census projects flat growth in West Chicago for the foreseeable future, although with an eye towards "adding rooftops" a more sizable increase in population could be realized. The *Central Main Street Redevelopment Plan Update* (2018) calls for adding residences adjacent to the downtown, with the potential for 500 new dwelling units and 1,000 new residents in the next five years. Annexation, coupled with development of some of the last tracts of available open space, could also combine to contribute residents to the City. Adding population will help support the many retail and restaurant businesses in the City, today and in the future.



The City also benefits from its diversity. With over 50% of the City's residents identifying as Hispanic/Latina, the City's multi-cultural character serves as a source of pride and

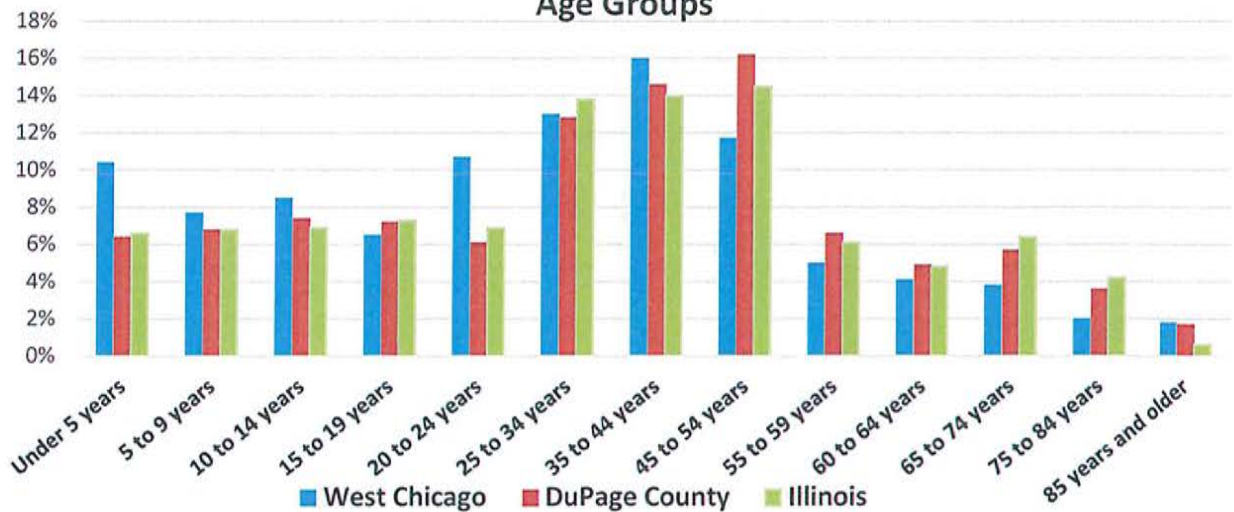
distinction. Importantly, this character can serve as a tool to attract development and new residents, especially as younger Millennials place significant value on diversity when deciding where to live. The City has taken a number of steps to promote community cohesion and inclusion, such as sponsoring several festivals celebrating history and diversity.

Ethnicity

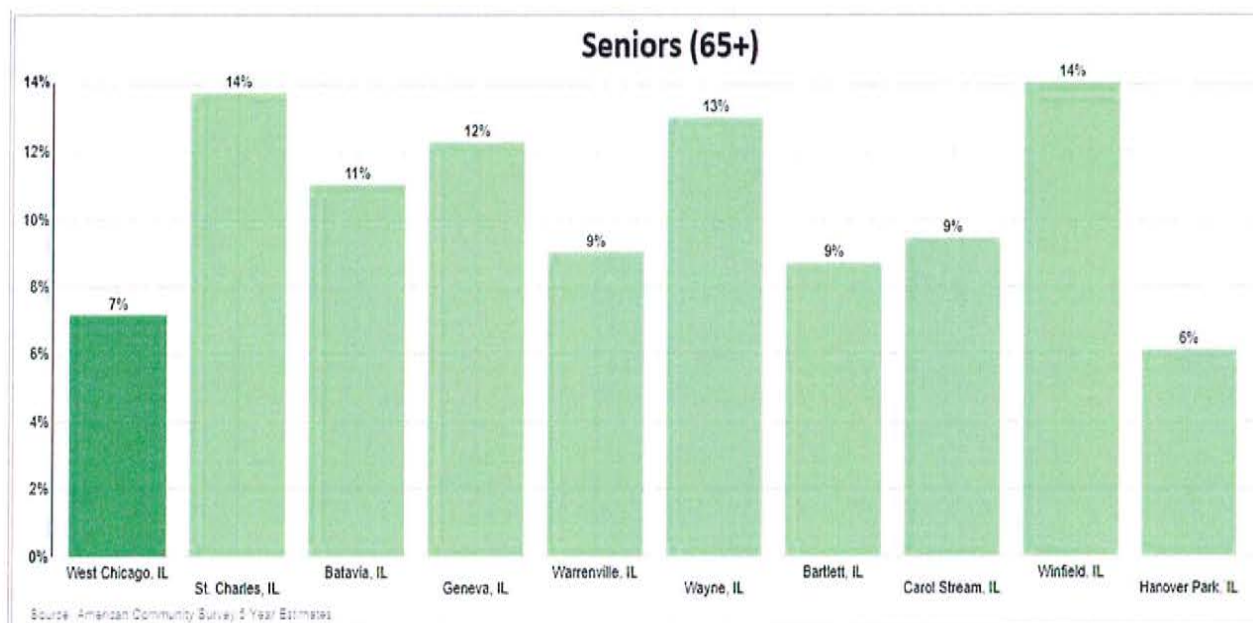


When examining the age distribution of West Chicago residents, one key storyline emerges: Much of the nation's population is aging—including that in Illinois and DuPage County—but

Age Groups



West Chicago remains relatively young. The percentage of children is higher in West Chicago, while the proportion of seniors over 65 years of age is lower. Even adjacent communities' senior populations are proportionately as much as twice that found in West Chicago. Cities with aging populations see shifts in overall consumption habits, so it is important to match economic development and future housing outcomes with the population. New Senior and "empty nester" housing will help keep that age group in West Chicago.



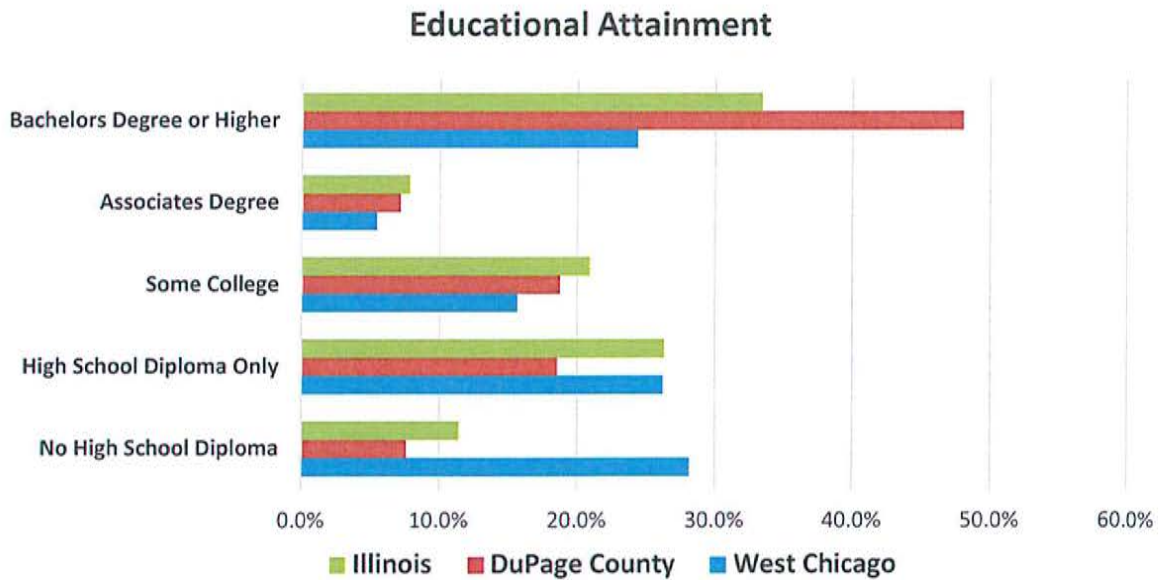
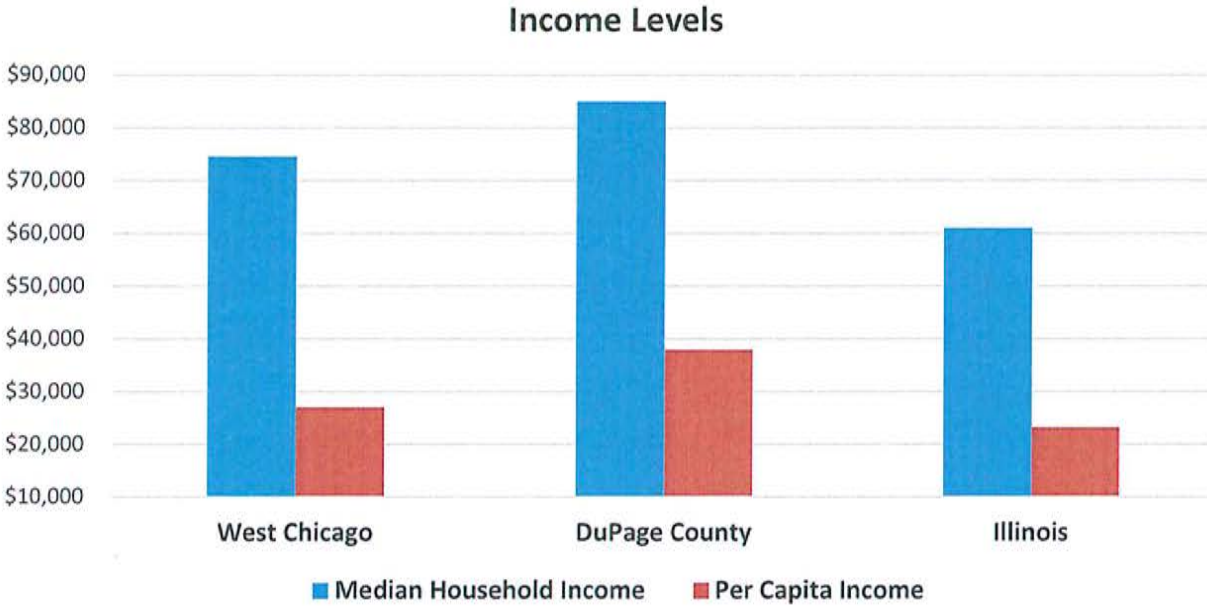
Income and Education

Median Household Income (MHI) is lower in West Chicago than that found for DuPage County, with 2018 figures coming in at \$74,491 and \$84,908, respectively. MHI in Illinois falls below West Chicago. Per-capita income levels see an even greater gap, but this is due to differences in average household size, which is 3.65 in West Chicago, contrasting with 2.68 in DuPage County. Since 2013, increases in MHI have exceeded those for the State and DuPage County. Lower incomes have a compounding effect on low retail spending in a community.

One reason for the difference in MHI may be that the West Chicago population in their peak earning years (45+) is relatively lower than that found in the county.

Another difference in MHI may be due to education levels. There is a strong correlation between wage levels and educational attainment. Residents in West Chicago with only a high school diploma earn an average of \$22,750 annually, compared with \$51,902 for those with a

Bachelor's Degree or higher. In 2017, only 24% of the City's residents held a Bachelor's Degree or higher; this compares with 48% in DuPage County. There is also a strong correlation between educational attainment and unemployment, where those without a high school diploma experience twice the rate of unemployment compared with those possessing a diploma. Those with at least some college or more experience the lowest unemployment rates.



What about future demands? Estimates are that employment in West Chicago will contract 0.3% per year over the next ten years, but those requiring a post-graduate degree will increase

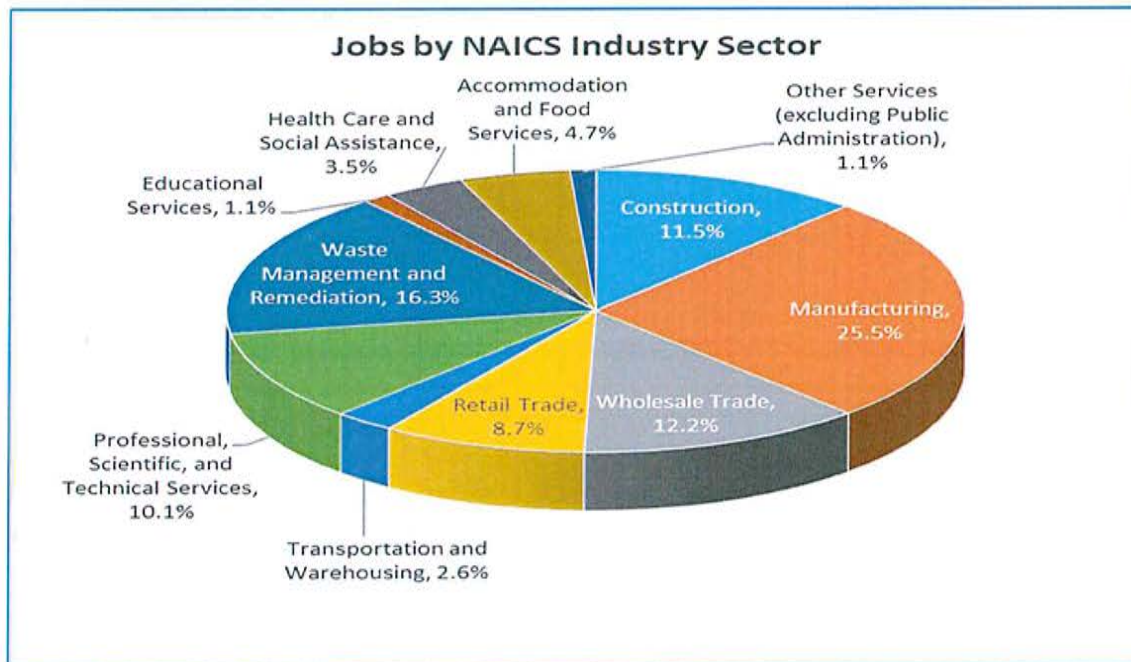
0.4% per year for the same period (*JobsEQ*, 2019). The forecast also mentions that on-the-job training will see an annual growth rate of 0.2% during the next decade. Making the community an exciting and attractive place to live, work and play will help attract more highly educated residents and avoid "brain drain" by keeping highly educated residents in town. The aging housing stock, a lack of retail options due in large part to low housing density, and a too quiet downtown should be addressed to enhance the attractiveness of the City.

| THE EMPLOYMENT ENVIRONMENT

Manufacturing and Wages

West Chicago is an employment center. Businesses in West Chicago employ more than 16,000 workers. Just ten percent of those are residents who live and work here. Nearly 12,000 residents work outside of the community in Chicago, Aurora, Elgin, St. Charles, Carol Stream and elsewhere. West Chicago's dominant industries are Manufacturing, Warehousing, Construction and Waste Management (e.g., scavenger services).

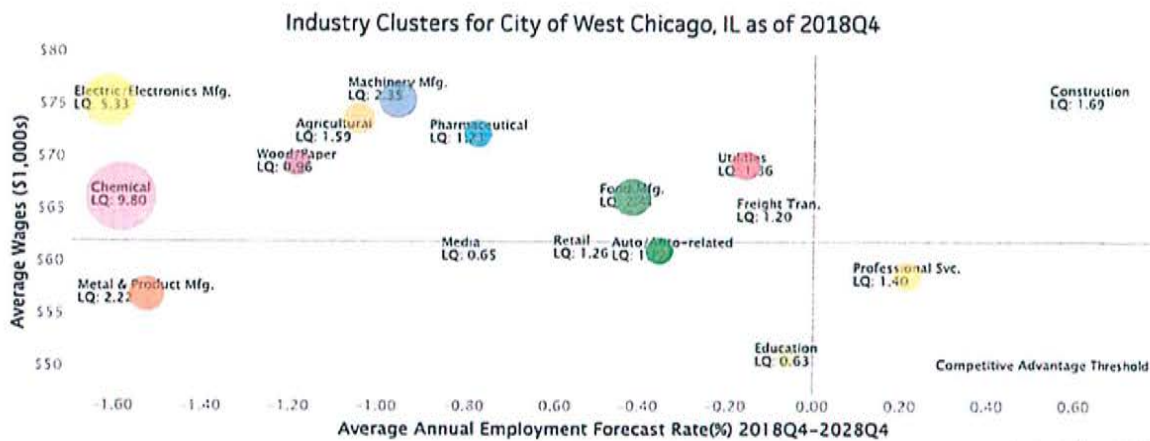
A look at employment by industry type reinforces that the City benefits from a strong manufacturing sector, which provides 25% of the jobs in West Chicago. By comparison, DuPage County's largest employment sector is Health Care and Social Assistance, at 12%, followed by manufacturing at 11%. The aging of the population creates a shift in demand for certain services such as more health care (just three percent of West Chicago's employment). This is a trend that, while possessing a younger population today, West Chicago should consider as new housing opportunities arise and are sought. It should be mentioned that a recent influx of warehousing and transportation may boost their relative dominance.



While trends suggest the need to be open to possible changes, the City's unique position as a manufacturing hub is not waning and should be cultivated. Manufacturing can offer much higher wages than many other employment clusters, such as warehousing, or retail and food services. It is worth noting that the recent development in the City of logistics and warehouse

facilities brings a lower wage job, so a renewed focus on true manufacturing is in order.

Also important to know, by far the strongest industries (based on Location Quotient, which compares the local concentration of an industry-type with the nation's concentration for the same industry) within the manufacturing category in West Chicago are chemicals (LQ 9.80) and electronics manufacturing (LQ 5.33). However, both of these industries are projecting declines in employment over the next ten years. Sometimes this presents an opportunity to work towards increasing the local consolidation, as these businesses leave other locations. West Chicago could become the place where these businesses consolidate their divisions, thus retaining their stature in the area. On the other hand, it may be a signal to work towards diversifying the City's industries. Tasks relating to both approaches are included at the conclusion of this Plan.



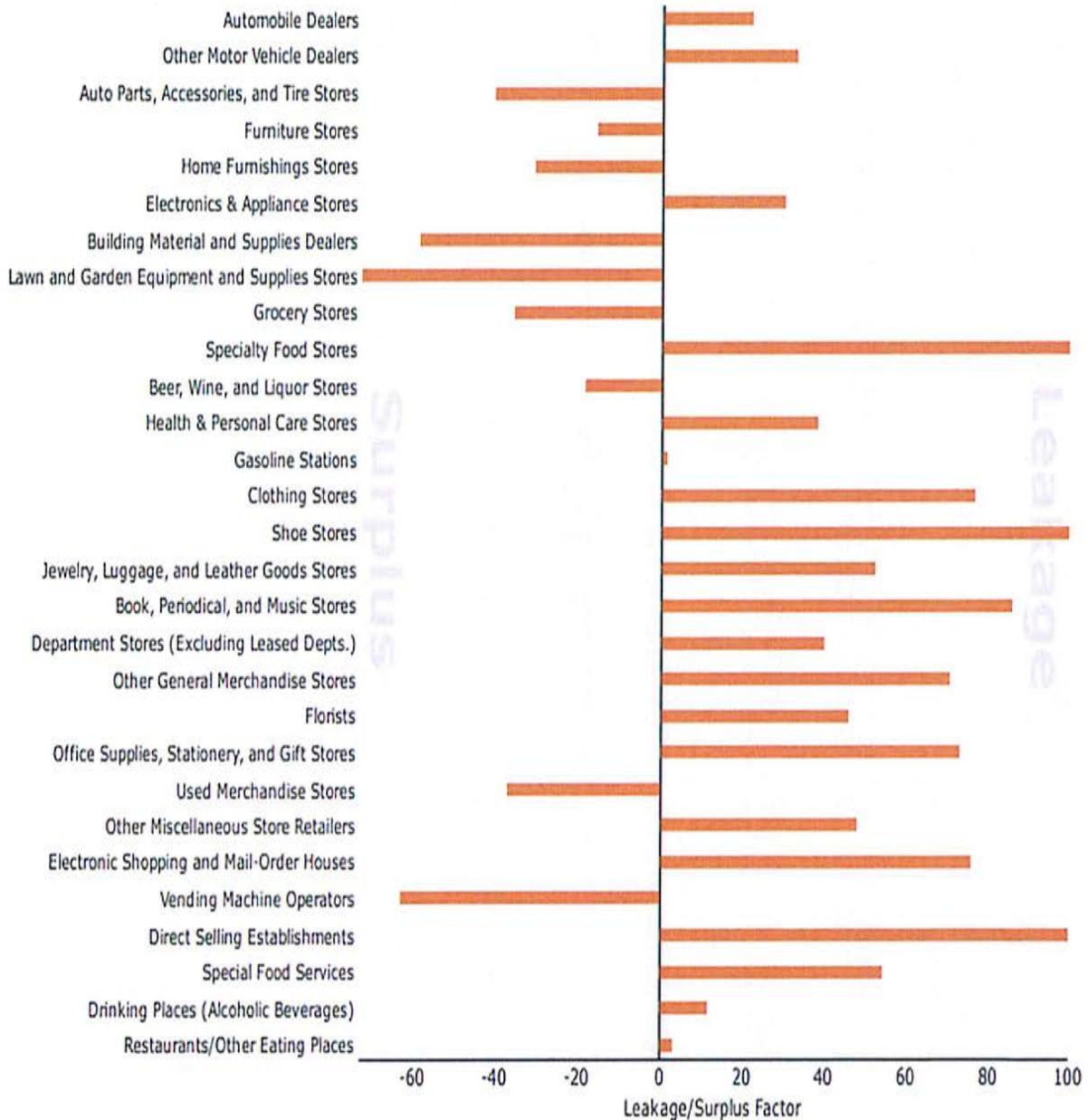
Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2018Q2 with preliminary estimates updated to 2018Q4. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Retail Sales and Sales Tax

According to data from ESRI's *Business Analyst*, West Chicago is a supplier to the area when it comes to Specialty Food Stores (e.g., the Mexican grocers in the City) and Lawn and Garden Supplies (e.g., Menards). Shoppers need to leave the City for General Merchandise, Apparel, Furniture, Books and Office Supplies. Leakage/Surplus Analysis is a somewhat blunt instrument, but overall trends may be derived from looking at its data. A more nuanced approach might conclude that unmet local demand is being provided by online retailers and nearby department stores.

A small amount of "leakage" is seen in the restaurant industry and means it is a possible target for economic development efforts, bringing in new restaurants that are destination-oriented and "Internet proof". Easy proximity to the large department stores is a more difficult challenge to overcome.

2017 Leakage/Surplus Factor by Industry Group



The location of retail near "rooftops" (the close proximity of a high density and numbers of residents to retail opportunities) has been a challenge for the City. The City's residential density is hampered by the amount of forest preserve, airport, Fermi Lab and golf course land within and near its borders. The most successful retail area in West Chicago, near the intersection of Neltner Avenue and North Avenue, is across from one of the least successful—and the proximity of "rooftops" is one of several factors that come into play. Other land in that vicinity is zoned for retail, but the likelihood of it actually becoming retail is very low, according to the *West Chicago Route 59- North Avenue Market Study* (2017). Housing and its impacts is discussed in more detail later on in this Plan.



Data from the Illinois Department of Revenue indicates a steady, modest increase in sales tax revenue for the City in the years since the Great Recession (averaging three percent and comparing favorably with inflation at 1.8%). A brief disruption in this trend was experienced in 2015-2017, the result of an automobile dealer leaving town. It can be reasonably anticipated that this gap will be filled by revenues from the recent opening of two new dealerships specializing in pre-owned vehicles.

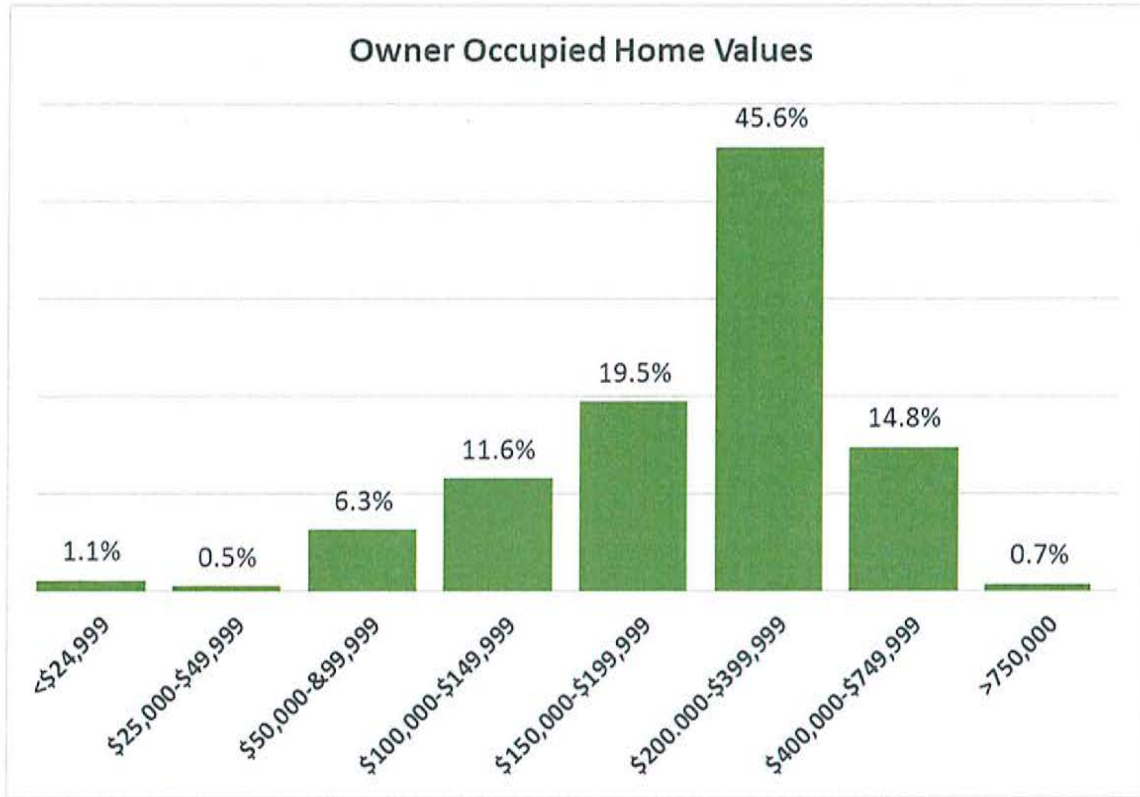


Retail jobs tend to be on the lower end of the wage scale. Nevertheless, the availability of retail is seen as critical to the character of any community, in addition to the ability to buy what you want and when you want it.

Housing and the Economy

Housing and economic development are inextricably linked. Of course, construction-related jobs are created when houses and apartment buildings are built, but housing's reach is even greater. New housing helps to attract new residents and retain existing ones. These residents, in turn, spend money locally on retail, services, food and entertainment. In addition, the availability of diverse, quality housing is essential to any community's ability to retain and attract businesses and jobs.

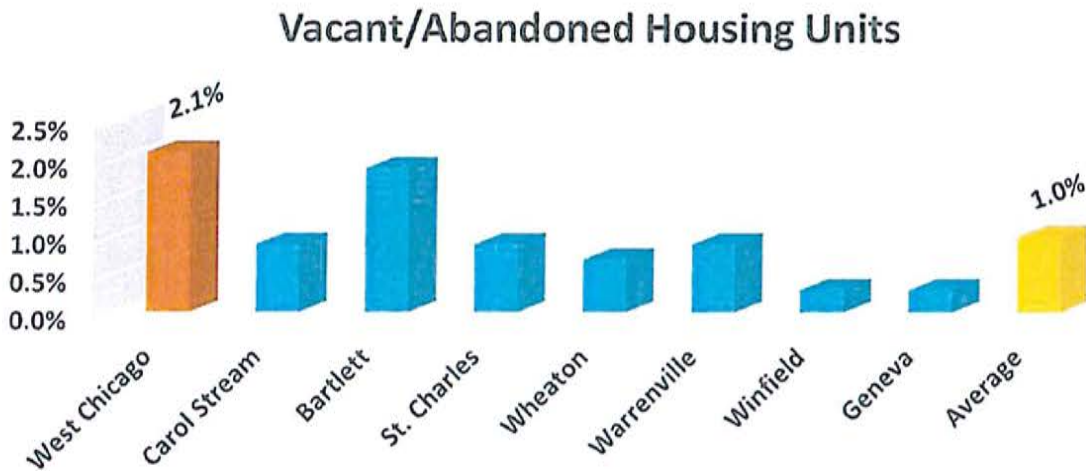
West Chicago possesses a diverse housing stock that meets the needs of a range of individuals and families. The City's median home value (MHV) of \$253,000 aligns well with its median household income. A significant portion (46%) of owner-occupied homes sees values between \$200,000 and \$399,999-these homes are most attractive to middle-income families. A sizeable number of less expensive starter homes are also available (39%). About 15% exceed \$400,000 in value.



One of every three residences in West Chicago is renter occupied. Much of this stock is older and lacks the amenities and finish-levels frequently demanded by Millennials. Without "Class A" rental stock, the City's ability to attract these individuals becomes markedly more difficult. Evidence of this dearth in high-end apartments is apparent when comparing rents. The median rent for an apartment in West Chicago is \$1,066 per month; the rent for surrounding communities is a full one-third higher at \$1,413. Providing new, highly-amenitized apartments is one of the goals coming out of the *Central Main Street Redevelopment Plan Update*,



mirrored in this Plan, which will have the added critical benefit of bringing more people and spending to the downtown.



Finally, consider the City's housing abandonment rate. With 2.1% of the City's homes vacant or abandoned (this does not include homes while in-between tenants or buyers), the abandonment rate is twice the average of the surrounding communities. This is when the City's code enforcement officers become economic development advocates, by addressing the potential for blight in the community.

Infrastructure and Jobs

The final piece needed for coordinating any city's needs for a strong economy and employment base includes a discussion of infrastructure. Here, West Chicago benefits from three urban highways-IL 59, IL 38 and IL 64-which provide excellent regional access to and from jobs in West Chicago. I-88 is a short drive away. Importantly, Metra commuter rail includes a station in downtown West Chicago, providing easy access to Chicago and places in between. In fact, the amount of rail in the City is extensive and available for the movement of freight in many manufacturing areas. Finally, DuPage Airport calls West Chicago home making freight and private jet service available for those needing air transport.

West Chicago also has its own water supply and wastewater treatment plant. It is a partial-waiver community and subject to the DuPage County Stormwater Rules. Commonwealth

Edison, a unit of Exelon Corporation, provides electricity and NICOR Gas, owned by Southern Company, provides natural gas to the community. Fiber optic lines and cable services are also available in the community.

Infrastructure is a real asset in West Chicago. The City's ability to adapt to the future as air transport needs change, commuter patterns shift or driverless vehicles gain in acceptance is critical.

| OTHER PLANNING AND ECONOMIC DEVELOPMENT WORK

The City of West Chicago has long recognized the need to organize and focus its efforts to create a unified vision for development and promote growth within the community. The Economic Development Plan does not stand as the only tool available when considering the economic future of the community. Previous planning efforts and studies have played a role and continue to do so. These include:

- Central Main Street Redevelopment Plan Update (2018)
- Route 59- North Avenue Market Study (2017)
- West Chicago Strategic Plan (2016)
- Comprehensive Plan (2006)
- Various TIF reports



Special mention is made of two of the plans:

- In the *Strategic Plan* (2016), significant effort was made to develop Action Items for five business districts in the City. Many of these, but not all, were carried over into this document as Tasks. Some were updated and others were completed or not deemed to be within the five-year planning timeframe of this Plan.
- Essential recruiting activities are underway in an effort to implement the *Central Main Street Redevelopment Plan Update* (2018). The outcome will play a large role in determining the next steps taken by the City.

| SWOT ANALYSIS

A Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis can provide a quick way to understand fully the necessarily complex set of topics that go into designing a list of future tasks for an Economic Development Plan. The analysis can take into account the kinds of information already reviewed in this Plan, coupled with external factors that are well-documented outside of the Plan. The goal is to identify weaknesses and threats which need to be addressed and the opportunities and strengths available to assist or build upon.

Strengths

The City of West Chicago can boast many strengths: a healthy manufacturing sector, strong employment base, affordability, and location within the region, to name a few.

Multiple rail lines, a Metra station downtown, the DuPage Airport, a proactive City Council and the availability of local incentives help to distinguish the community from others in the area when making location decisions.

Strengths

National/Global

- U.S. remains a low-risk, high-transparency investment destination

State/Region

- Moderate cost of living
- Number and quality of institutions of higher education
- Technical training schools
- Dining and shopping opportunities
- Cultural and recreational options
- Entrepreneurial programs
- High productivity of regional workforce
- Diversified regional economy
- Lagging median income levels

Local

- Strong employment base
- Access to region
- Mature and robust manufacturing base
- Strong transportation infrastructure
- Housing that is affordable
- Proactive City Council
- Quality parks system
- Relatively inexpensive land costs
- Some tax incentive programs

Weaknesses

One of the more significant weaknesses for West Chicago is the deteriorating and obsolete commercial property inventory. The lack of rental stock attractive to Millennials is another. Finally, perception of the City is something the City has worked hard to overcome.

The City has little control over training levels of employees, but the Economic Development Coordinator can help link businesses with community colleges for training opportunities.

Lack of housing density is a consistent theme affecting both housing choice and retail success.

The State's poor fiscal health is also not in the City's control, but for companies seeking a northeast Illinois location, West Chicago has a lot to offer.

Weaknesses

National/Global

- Trade wars threaten economic growth and stability

State/Region

- State financial condition
- State tax structure
- Lack of cohesive workforce strategy

Local

- Lagging median income levels
- Aging housing stock; lack of quality rental
- "Leakage" of retail and restaurant spending
- Need for additional training
- Outdated and poor quality retail space, requiring expensive redevelopment, more than simple rehabilitation
- Perception within the region
- Segments of main road corridors lack aesthetic appeal
- Low density of households to support retail with expanses of land dedicated to the Airport, Forest Preserve lands, Fermi Lab and Reed - Keppler Park

Opportunities

Despite the existence of several significant impediments to growth, West Chicago has an abundance of opportunities within its grasp. This list begins with the potential for new high quality multi-family residential development and commercial revitalization in the downtown.

Related to this is the opportunity to cultivate a vibrant arts scene in the central business district, building upon existing arts initiatives and organizations such as Gallery 200, People Made Visible and the City’s Cultural Arts Commission, among others. A thriving arts scene could serve as a powerful and attractive force for young creative professionals from around the region.

West Chicago has several large sites, zoned and available for new manufacturing, office or research-related facilities. This is something unique to West Chicago compared with cities located to the east.

Finally, the underutilized commercial space in West Chicago, especially near Routes 59 and 64, possesses the potential for revitalization.

Opportunities

National/Global

- Reshoring trend
- Transition to the “Knowledge Economy”
- Technological advancements
- Sustainable growth emphasis

State/Region

- EDGE tax credit program
- Worker retraining program

Local

- New housing and commercial development downtown
- Strong parks and recreation opportunities
- Develop housing stock to appeal to Millennials
- Commercial growth near Routes 59 & 64 and industrial growth near Roosevelt and Fabyan
- Enhance City’s appearance along certain corridors
- Continued downtown revitalization
- Reuse of the former General Mills campus
- Artist community in the downtown
- Business/restaurant/retail incubator spaces
- Attract suppliers and customers of existing businesses, especially manufacturing firms

Threats

Many of the threats are external to the City of West Chicago but impact the City nonetheless. The “Knowledge Economy” and an aging population are two examples. In the long term, the ability to maintain a strong manufacturing sector will likely depend on its ability to adapt to many aspects of the Knowledge Economy. Also, an aging population will eventually catch up with West Chicago.

The “brain drain” can be staunched with success managing the opportunities discussed earlier. But with such heavy reliance on manufacturing, it may be hard to “turn the ship” towards a more diversified selection of business sectors which will provide the jobs attractive to Millennials.

The biggest obstacles are the business environment in Illinois, but as indicated earlier, West Chicago can compete if a northeast Illinois location is in the mix.

Threats

National/Global

- Trade wars
- Protectionist trade policies
- Low-wage labor overseas
- U.S. debt levels
- High health care costs
- Transition to the “Knowledge Economy”
- Climate change
- Rapid changes in skillset needs
- Political gridlock in Washington D.C.
- Aging population

State/Region

- State pension obligations
- State budget deficit
- Slow regulatory and permit approval process in Illinois

Local

- Potential “brain drain” as young, talented workers leave West Chicago for other opportunities
- Limited options for diversifying tax base
- Continued underutilization of former General Mills space

| **TASKS**

The outgrowth of the exercise above is to generate a clear list of items to be addressed through task development. Some are derived directly from the *West Chicago Strategic Plan*. Others come from this document. In any case, the following list provides an aggressive approach to economic development in West Chicago for the next few years, broken into categories based on priority and relative cost.

High Priority / Low Cost

- Establish an Economic Development Task Force. The Task Force would be an advisory body that contains not only representatives from the City of West Chicago staff and elected officials, but also a purposeful mix of private sector actors, including developers, property managers, property owners, business owners, realtors, listing agents, banks, and others. These groups are sometimes called the Mayor's Council of Economic Advisors. As experts on the local economy, the group would meet regularly to

:: Invest in and launch a robust, proactive economic development program, led by the City, that partners with the business and real estate development community to promote West Chicago as a place to invest in a range of commercial and industrial uses, and build an entrepreneurial spirit.

:: Establish targeted investment economic development strategies for each area of the City's five business districts, tailored to corridor and site-specific conditions.

- West Chicago Strategic Plan (2016)

recommend priorities and advise on the course of action the City should take. This action would expand on the City's commitment to support local business and economic development in West Chicago. (Set up in Year One, then ongoing)

- Embrace manufacturing as the predominant sector within the City. As the leading business and jobs sector in West Chicago, manufacturing has long been a strength here. This recognizes and is supportive of the on-shoring trend. Pursue a targeted, cluster-based strategy. Furthermore, wages tend to be higher than for many employment clusters. Opportunities may be available for suppliers and customers of existing manufacturing firms and could be targeted. (Ongoing)
- Actively determine the locations for new housing and consider ways to attract appropriate developers. Match potential residential developers with the properties identified for future housing. Promote the locations online and with mailed brochures. (Years 1-3)

- Support businesses in emerging employment sectors by partnering with local and regional organizations, including the College of DuPage, Choose DuPage, Western DuPage Chamber of Commerce, the DuPage County Hispanic Chamber of Commerce, and the West Chicago Hispanic Business Coalition. (Years 1-5)
- Find ways to link local businesses with available grants and other assistance. There are a number of resources available for new and existing businesses outside of any City programs. The Economic Development Coordinator should stay aware of these and help make connections as appropriate. (Ongoing)
- Work with code enforcement where appropriate. It is important not to allow properties to fall into disrepair to maintain a positive image for the City. The Economic Development Coordinator should report troubled properties to Code Enforcement personnel where needed and liaison, if appropriate, with problem businesses. (Ongoing)

High Priority / High Cost

- Establish a formal Business Retention and Expansion (BRE) program. Recognize that most growth by far occurs through the expansion of existing businesses and that a properly implemented BRE program will maximize growth potential, work to remove or mitigate local obstacles to growth and develop contingency plans should there be plant closings or serious economic changes. A variety of surveys could help identify potential candidates (or those "at risk" of closing). The City may also look towards creation of an incentives program. Criteria would need to be developed for eligibility based perhaps on the magnitude of the expansion or potential loss. A program like this requires adequate funding but other aspects of development, such as reduced permit fees, could also be helpful. (Routine efforts Years 1-2, Program in Years 3-5)
- Actively recruit new retail and restaurant users to the community. This must occur with the whole City in mind, but with special attention paid to the downtown. Consider establishing business incubators within the City as a public-private partnership. Make full use of an expanded Retail-Restaurant Grant and Facade Grant programs. (Years 1-5, Incubator Year 5)
- Formalize and refine new business support programs by engaging with local and regional organizations, such as the Small Business Development Center, to support entrepreneurs. Provide site selection assistance. Help "walk" applicants through the zoning and building approval processes. Make appropriate use of expanded Retail-Restaurant Grant and Facade Grant programs. (Years 1-5)
- Implement the Central Main Street Redevelopment Plan Update. Adopted in 2018, steps have been taken to identify the primary and secondary developers with whom to

negotiate a redevelopment agreement as a first phase of plan implementation. Focus on gaining mixed use /TOD development with Class A rental accommodations. Subsequent development agreements should follow. (Years 1-5)

- Advocate for ways to activate the downtown. As redevelopment occurs, including a new City Hall, the inclusion of public space that can be used for various passive activities (from an outdoor lunch with friends to an impromptu concert, etc.) will benefit the downtown and put more pedestrians on the sidewalks. Also, create a series of "pop up" events, allow food carts/trucks and event-related open streets. Work with downtown businesses to gain their participation in festivals located in the downtown. (Years 1-5)
- Create and adopt a formal Roosevelt Road Corridor Development Plan. Done in cooperation with the City Planner, it should detail the community's vision for the area, address public infrastructure needs, and provide subarea and site-specific detail on infill redevelopment strategies. (Years 4-5)
- Support cultivation of a vibrant arts scene in the downtown. A thriving arts scene would serve as a powerful and attractive force for young creative professionals from around the region. (Years 2-5)
- Continue to use and expand development-related incentive packages. Property tax and permit fee abatements have been routinely employed recently. Often these depend on IGAs with other governmental bodies. Sales tax rebates, the creation of special service areas and industrial revenue bonds are other tools available, as well. (As appropriate)
- Tax Increment Financing. TIF is a traditional and excellent way to generate revenue to support infrastructure installation and new development in targeted areas. Providing competent management of the existing TIFs is essential. Working to re-TIF the downtown will become critical to its eventual success and the implementation of the *Central Main Street Redevelopment Plan Update*. (Continuous, Re-TIF Year One)

Low Priority / Low Cost

- Find ways to link local colleges with the training needs of local businesses. The trend towards on-the-job training can be supported often through programs created and resourced by nearby community colleges. Surveys could help identify training needs. (As needed)
- Encourage development of health care and "Knowledge Economy" businesses. Active recruitment is called for in the mid-term, but working to identify available locations is warranted. This will take advantage of overarching trends in demographics and the economy. (Ongoing)

- Business friendly codes. A systematic review of key zoning requirements, locally amended building codes, internal policies and fees should be undertaken to identify those that may be revised to make the community more business-friendly. (Ongoing)

Low Priority / High Cost

- Encourage small business incubator and accelerator space. In partnership with colleges and universities located in the western suburbs, certain available manufacturing and commercial space might be developed for this activity. Projects could be developed with a mixture of public, private, nonprofit and college resources. (Years 3-5)
- Work with the new owner to develop a long-range plan for the former General Mills site. All options should be "on the table" as the future of this site is considered. Cooperation with the new owner is essential. (Years 3-5)
- Broaden the facade improvement program to a City-wide effort. Significantly more funding would be required, but key corridors outside of the existing downtown program could be better defined, made more attractive and aided with this effort. (Years 4-5)
- Sub-Area and Corridor Plans. As these opportunities arise, make sure a sustainable economic development perspective is heard so the City can retain its business-friendly environment. The Roosevelt Road Corridor Plan, mentioned earlier, is one example of these. (As needed)
- Support transportation modernization. The City's ability to adapt to the future as air transport needs change, commuter patterns shift or driverless vehicles gain in acceptance is critical. (As needed)

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Purchase of Three 2021 Ford Utility AWD Police
Interceptor Vehicles – Haggerty Ford, West Chicago,
Illinois

AGENDA ITEM NUMBER: 8.C.**COMMITTEE AGENDA DATE:** February 4, 2021
COUNCIL AGENDA DATE: February 15, 2021**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

For FY 2021, the Police Department has planned and budgeted for the replacement of one 2014 Chevrolet Caprice (black and white marked patrol units) and two 2015 Ford Utility (Ford Explorer) AWD Police Interceptor vehicles (black and white marked patrol units) with three 2021 Ford Utility AWD Police Interceptors (Ford Explorers).

To allow local vendors an opportunity to quote on the 2021 Ford Utility Police Interceptor, in September 2020, the City of West Chicago solicited price quotes from twelve Ford dealerships in Illinois. These dealerships included eight local Ford dealerships, two Ford dealerships that previously held State of Illinois contracts (i.e., dealerships from Taylorville, Illinois and Springfield, Illinois), one Ford dealership from Greenfield, Illinois that holds the current State of Illinois contract, and one Ford dealership from Frankfort, Illinois that holds the Suburban Purchasing Cooperative (SPC) Joint Purchasing Program contract. From our request, only five dealerships responded:

- Haggerty Ford, West Chicago, Illinois - \$34,084.00 each.
- Packey Webb Ford, Naperville, Illinois - \$34,149.00 each.
- Currie Motors Fleet, Frankfort, Illinois (SPC Program) – \$34,492.00 each.
- Hawk Ford of St. Charles, St. Charles, Illinois - \$35,124.00 each.
- Joe Cotton Ford, Carol Stream, Illinois - \$36,049.00 each.

Haggerty Ford has recently acknowledged that it will honor the above referenced pricing until Ford reveals a production cut-off date; which typically occurs in late March/early April, but has not been declared yet.

Based on comparable pricing received, staff recommends ordering the three 2021 Ford Utility AWD Police Interceptor vehicles for the Police Department from Haggerty Ford in West Chicago, Illinois, for an amount not to exceed \$102,252.00 (\$34,084.00 each).

Vehicles will be purchased from the Capital Equipment Replacement Fund (04-34-39-4804) in which \$105,800.00 has been budgeted in FY 2021 for these replacement vehicles. Necessary appurtenances/equipment (i.e., lights, sirens, decals, radios, computers, protective screens/cages, etc.) will be installed by a third party after the City of West Chicago takes delivery of the units (estimated to cost an additional \$12,000.00 per vehicle).

CITY OF WEST CHICAGO

ACTIONS PROPOSED:

That the West Chicago City Council authorize the purchase of three 2021 Ford Utility AWD Police Interceptor vehicle, for a cost not to exceed \$102,252.00, from Haggerty Ford, West Chicago, Illinois and authorize the City Administrator to contract with a third-party to install the necessary appurtenances/equipment for those three vehicles at an estimated cost of \$36,000.

COMMITTEE RECOMMENDATION:

The Infrastructure Committee voted 6-0 for approval.

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Purchase of One 2021 John Deere 544 P-Tier 4WD Wheel Loader with High Lift Plus Z-Bar and Appurtenances from West Side Tractor Sales of Lisle, Illinois.

AGENDA ITEM NUMBER: 8.D.**COMMITTEE AGENDA DATE:** February 4, 2021
COUNCIL AGENDA DATE: February 15, 2021**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

Annually, the Public Works Department plans and budgets for the purchase and delivery of replacement vehicles. For FY 2021, the Public Works Department has planned and budgeted for the purchase of one 2021 John Deere 544 P-TIER 4WD Wheel Loader with High Lift Plus Z-bar, quick coupler and appurtenances, JRB 4in1 3.0 cubic yard bucket, JRB 5 cubic yard snow bucket, Monroe 12' snow plow, Pro Tech 14' snow pusher box, and LoadRite L2180 Scale System from West Side Tractor Sales of Lisle, Illinois. Wheel loaders are utilized daily by personnel in the Public Works Department for various reasons, including, but not limited to excavation, material hauling, debris removal, landscaping, loading of salt, and snow removal operations (i.e., push backs, drifts, haul outs, downtown area, cul-de-sacs, etc.).

For 2021, John Deere holds a joint purchasing contract under the Sourcewell Cooperative Contracting Program (formerly National Joint Powers Alliance (NJPA) Program) with West Side Sales of Lisle, Illinois, being the local authorized John Deere vendor for our area. The City of West Chicago is a member of the Sourcewell Program. Sourcewell is a municipal cooperative contracting agency that provides nationally leveraged and competitively solicited purchasing contracts under the guidance of the Uniform Municipal Contracting law for use by education, government, and non-profits.

With wheel loader, equipment, and attachments specified by the City, John Deere submitted a price quote of \$243,437.46 under the Sourcewell program (Cooperative Contract #032515-JDC). The government discount offered through the Sourcewell program is forty-one percent (41%) below list price, with additional discounts offered from JRB, Monroe, and West Side Tractor Sales on equipment and attachments.

Associated with the above referenced wheel loader purchase, staff desires to trade-in a 2000 CASE 580 SL II combination tractor no longer utilized by the City. West Side Tractor Sales has quoted a trade-in value of \$17,000.00 for the 2000 CASE 580 SL II combination tractor, resulting in a total purchase price of \$226,437.46 for the 2021 John Deere 544 P-TIER 4WD Wheel Loader and appurtenances, equipment, and attachments.

The wheel loader, equipment, and attachments will be purchased from the Capital Equipment Replacement Fund (04-34-39-4804) in which \$241,600.00 has been budgeted in FY2021.

ACTIONS PROPOSED:

That the West Chicago City Council authorize the purchase of one 2021 John Deere 544 P-TIER 4WD Wheel Loader with High Lift Plus Z-bar, quick coupler and appurtenances, JRB 4in1 3.0 cubic yard bucket, JRB 5 cubic yard snow bucket, Monroe 12' snow plow, Pro Tech 14' snow pusher box, and LoadRite L2180 Scale System from West Side Tractor Sale of Lisle, Illinois, for an amount not to exceed \$226,437.46.

CITY OF WEST CHICAGO

COMMITTEE RECOMMENDATION:


The Infrastructure Committee voted 6-0 for approval.

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Ordinance No. 21-O-0005 - Amending Chapter 17-TRAFFIC, Article XVII.-Schedules of Designated Streets, Division 8.-Truck Routes, Section 17-201.-Designated; Compliance Required, and Section 17-202.- Class II Truck Routes Designated, of the Code of Ordinances

AGENDA ITEM NUMBER: 8.E.**COMMITTEE AGENDA DATE:** February 4, 2021**COUNCIL AGENDA DATE:** February 15, 2021**STAFF REVIEW:** Timothy Wilcox, Assistant Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

In 2020 the Illinois Department of Transportation (IDOT) distributed Circular Letter 2020-01 entitled "Elimination of Class III Truck Routes" which identified changes to the classification of truck routes in Illinois as a result of Public Act 101-0328. Per said Public Act, effective January 1, 2020, State and Local Highway Class III truck routes were eliminated, Local Preferred Truck Routes were eliminated, State and Local Class II Truck Routes were combined, and State and Local Non-Designated Truck Routes were also combined. Only three different classifications remained: 1) Class I (Interstates, Expressways, Tollways), 2) Class II (State and Local Designated Highways with at least 11 foot lanes), and 3) Non-Designated (all other State and Local Highways). Circular Letter 2020-01 also indicated that local agencies are required by statute to report all Class II Truck Routes to IDOT and should provide/report to IDOT any Ordinances or Resolutions prohibiting the operation of vehicles on its Non-Designated Highway system.

A review of Chapter 17-TRAFFIC, Article XVII.-Schedules of Designated Streets, Division 8.-Truck Routes, Section 17-201.-Designated; compliance required, and Section 17-202.- Class II truck routes designated of the City Code of Ordinance identified a number of revisions required to bring both Sections of the Code up to date with current conditions. Staff's proposed revisions are identified in the attached Ordinance and are generally summarized below:

1. Within Section 17-201, the specific list of City streets identified with a 5-ton weight limit will be deleted and replaced with a blanket statement relating to all streets; it shall read "It shall be unlawful for any person to operate a truck in excess of five (5) tons of weight, unless making a delivery thereon, upon any City street". Exceptions will be noted in Section 17-202. - Class II truck routes designated. This will eliminate the need for future Ordinance revisions to Section 17-201 when streets are incorporated into the City due to new development or annexations.
2. Section 17-202 will be revised to identify all Class II Truck Routes on City-owned streets and eliminate reference to any street not under City jurisdiction. Examples of these proposed changes include removing Kautz Road which, is now under the jurisdiction of the City of Geneva (but yet owned by the City), removing the section of Hawthorne Lane between Powis Road and Kress Road which is DuPage County's jurisdiction, and removing Washington Street east of Neltor Boulevard (IL Route 59) which is also DuPage County's jurisdiction.

CITY OF WEST CHICAGO

ACTIONS PROPOSED:

Approve Ordinance No. 21-O-0005 amending Chapter 17-TRAFFIC, Article XVII.-Schedules of Designated Streets, Division 8.-Truck Routes, Section 17-201.-Designated; Compliance Required, and Section 17-202.- Class II Truck Routes Designated, of the Code of Ordinance.

COMMITTEE RECOMMENDATION:

The Infrastructure Committee voted 6-0 for approval.

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Ordinance No. 21-O-0006– Authorizing the Disposal of Surplus Equipment, Stock Inventory, and/or Personal Property Owned By the City Of West Chicago

AGENDA ITEM NUMBER: 8.F.**COMMITTEE AGENDA DATE:** February 4, 2021**COUNCIL AGENDA DATE:** February 15, 2021**STAFF REVIEW:** Robert E. Flatter, P.E., Public Works Director**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

City staff has identified surplus equipment, stock inventory, and/or personal property that has no useful life and is no longer useful to the City, has little or no salvage value, and should be properly disposed of (please refer to Ordinance No. 20-O-0006 and Attachment A for additional information).

Therefore, staff is requesting that these items be declared surplus so that they may be traded in, disposed of through auction, disposed of through the City's contractual waste hauler, recycled, or sold to a local scrap dealer for scrap value; in a manner deemed appropriate by the City Administrator, with or without consideration.

ACTIONS PROPOSED:

Adopt Ordinance No. 20-O-0006 for the disposal or sale of surplus equipment, stock inventory, and/or personal property owned by the City of West Chicago.

COMMITTEE RECOMMENDATION:

The Infrastructure Committee voted 6-0 for approval.

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 21-R-0006 – Engineering Resource Associates, Inc. - Professional Engineering Services Agreement to Provide Environmental Assessment and Hydraulic Modeling Services Related to the 2024 Town Road Reconstruction Project

AGENDA ITEM NUMBER: 8.9.**COMMITTEE AGENDA DATE:** February 4, 2021
COUNCIL AGENDA DATE: February 15, 2021**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

In 2020, City Staff applied through the DuPage Mayors and Managers Conference for Illinois Department of Transportation (IDOT), Surface Transportation Program (STP) funding for the reconstruction and widening of Town Road between Forest Avenue and Illinois Route 38 (Roosevelt Road). With an engineer's estimate of construction cost in the amount of \$2,442,189.00, including \$222,017.00 for engineering construction oversight services, the project was approved for funding in Fiscal Year 2024 at a 70/30 cost share ratio. Therefore, the IDOT will program funding for 70% of actual construction costs, not to exceed \$1,709,532.00, and the City will be responsible for funding the balance (approximately \$732,657.00 per the current engineer's estimate). IDOT forms and contracts must be utilized and IDOT procedures and milestones must be strictly observed and followed. One of the first steps is to complete an Environmental Assessment which will include, but is not limited to, an evaluation of area flora and fauna, a wetland delineation, an endangered species determination, and evaluation of riparian environment impacts. In addition, because the project will include roadway widening of Town Road, an existing box culvert under Town Road must be extended requiring the need for hydraulic modeling of the Kress Creek tributary (which is identified as FEMA regulatory floodplain/floodway) and analysis of the indirect impact to existing wetlands as a result of potential changes to hydrology.

Being very familiar with Federal, State, and DuPage County environmental regulations and permitting requirements, staff consulted with and received a proposal, in the amount of \$28,100.00, from Engineering Resource Associates Inc. (ERA) of Warrenville, Illinois, to provide engineering services associated with an Environmental Assessment as referenced above.

Staff recommends awarding a Professional Engineering Services Agreement to ERA in an amount not to exceed \$28,100.00. Adequate funds are available in the Capital Projects Fund for said engineering services.

ACTIONS PROPOSED:

Approve Resolution No. 21-R-0006 authorizing the Mayor to execute a Professional Engineering Services Agreement with Engineering Resource Associates, Inc., for an amount not to exceed \$28,100.00, to provide Environmental Assessment and Hydraulic Modeling Services related to the 2024 Town Road Reconstruction Project.

COMMITTEE RECOMMENDATION:

The Infrastructure Committee voted 6-0 for approval.

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY


ITEM TITLE:

Resolution No. 21-R-0007 - Steve Piper and Sons, Inc. –
Contract Award for the 2021 Tree Removal Program

AGENDA ITEM NUMBER: 8.H.

COMMITTEE AGENDA DATE: February 4, 2021
COUNCIL AGENDA DATE: February 15, 2021

STAFF REVIEW: Timothy Wilcox, Assistant Director of Public Works

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael L. Guttman

SIGNATURE _____

ITEM SUMMARY:

On November 16, 2020, City Council voted to reject all bids for the 2021 Forestry Maintenance Program, which contained quantities for both tree trimming and removals. There were only two bids received and both bid amounts far exceeded the budgeted amount for the annual program. As a result, it was acknowledged that Public Works staff will attempt to complete tree trimming operations this winter in-house as time and weather allows, and that staff will separate and rebid the tree removal portion of the program to be completed in 2021.

Included in the proposed 2021 Forestry Maintenance Program are numerous dead, diseased, and/or dying trees that City crews cannot remove due to size, proximity to power lines, or other limitations. Staff prepared bid documents for the 2021 Tree Removal Program and advertised in the Daily Herald on December 29, 2020. Bids were opened on January 26, 2021, with only four bids received. Steve Piper & Sons of Naperville, Illinois, submitted the lowest responsible bid of \$30,427.39 (see attached bid tab sheet for additional clarification).

References from other Illinois municipalities were contacted and all had positive responses for performance and services completed by Steve Piper & Sons, Inc.; all indicated that they would use them again. Steve Piper and Sons, Inc. was the lowest responsible bidder for six of the last seven Forestry Maintenance Programs in West Chicago. City staff was satisfied with all of Steve Piper and Sons past performances.

It is staff's recommendation that a contract be awarded to Steve Piper & Sons, Inc. of Naperville, Illinois, for services related to the 2021 Tree Removal Program, for an amount not to exceed \$30,427.39. Services related to the above referenced program will be funded from the Capital Projects Fund (08-34-53-4870) in which adequate funds have been budgeted in Fiscal Year 2021.

ACTIONS PROPOSED:

Approve Resolution No. 21-R-0007 authorizing the Mayor to execute a contract with Steve Piper & Sons, Inc. of Naperville, Illinois, as lowest responsible bidder, to provide services for the 2021 Tree Removal Program, in an amount not to exceed \$30,427.39.

COMMITTEE RECOMMENDATION:

The Infrastructure Committee voted 6-0 for approval.

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 21-R-0008 – A Resolution for Maintenance of Streets and Highways by the City of West Chicago Relating to Fiscal Year 2021 MFT Estimate of Maintenance Costs

AGENDA ITEM NUMBER: 8.I.**COMMITTEE AGENDA DATE:** February 4, 2021
COUNCIL AGENDA DATE: February 15, 2021**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

On December 21, 2020, City Council approved Ordinance No. 20-O-0027 adopting the Annual Budget for the Fiscal Year Ending December 31, 2021, which included the proposed expenditure of Motor Fuel Tax (MFT) funds in the amount of \$1,128,500.00. MFT funds are budgeted for the purposes of maintaining Streets, Highways, and Rights-of-Way under the applicable provisions of the Illinois Highway Code.

Each year, the Illinois Department of Transportation (IDOT) requires the City of West Chicago to submit for IDOT approval a Resolution (using IDOT Form BLR 14220) for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code, and The Local Public Agency General Maintenance Estimate of Maintenance Costs (BLR 14222). These forms are attached for review and approval.

ACTIONS PROPOSED:

Approve Resolution No. 21-R-0008 authorizing the City Clerk to execute and submit, to IDOT, the attached IDOT Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code form (BLR 14220) and the Mayor to execute and submit, to IDOT, the attached IDOT Local Public Agency General Maintenance Estimate of Maintenance Costs form (BLR 14222), for MFT funding in the amount of \$1,128,500.00 for Fiscal Year 2021.

COMMITTEE RECOMMENDATION:

The Infrastructure Committee voted 6-0 for approval.

CITY OF WEST CHICAGO

INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 21-R-0009 – Contract Award – JACOBS for Professional Services Related to the Rehabilitation of the Secondary Clarifiers at the West Chicago/Winfield Wastewater Authority Regional Wastewater Treatment Plant

AGENDA ITEM NUMBER: 8.J.**COMMITTEE AGENDA DATE:** February 4, 2021**COUNCIL AGENDA DATE:** February 15, 2021**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** _____**ITEM SUMMARY:**

The West Chicago/Winfield Wastewater Authority (WCWWA) Regional Wastewater Treatment Plant (WWTP) receives and processes over five million (5,000,000) gallons of raw sewage daily from the both the City of West Chicago and the Village of Winfield. Under strict Environmental Protection Agency (EPA) guidelines, wastewater that enters the WWTP flows through several treatment (cleaning) processes before being discharged into the West Branch of the DuPage River. One of the final major treatment processes, before chlorination and discharge to the West Branch of the DuPage River, is secondary settlement/clarification. This process involves flowing treated wastewater through four secondary clarifier tanks (i.e., circular concrete basin/tank with mechanical rotating arms) to allow any residual organic waste to slowly settle from the liquid waste stream. The settled waste is recycled (suctioned/pumped) from the bottom of the clarifier back into the treatment process. See attached illustrations for a basic understanding of a typical clarifier's mechanical components and flow process.

The secondary clarifier tanks and internal mechanical components are approximately thirty-five years old and the internal mechanical components have outperformed their useful life (i.e., typically 15-20 years). JACOBS (WCWWA's contractual plant operator) has been able to maintain clarifier operations, but total failure of operations is inevitable without rehabilitation.

Being most familiar with the clarifier operations, components, and construction, City staff approached JACOBS and requested a cost proposal to rehabilitate all four secondary clarifiers. Under the existing management and operations contract between the City and JACOBS, out of scope services can be requested by the City and performed by JACOBS at direct labor and material costs plus a fifteen percent (15%) premium. JACOBS has submitted a not to exceed cost proposal of \$1,200,000.00 for Fiscal Year 2021 (see attached).

To recondition the secondary clarifiers, JACOBS would utilize its experienced professional staff and its competitive procurement process to guarantee quality performance and materials at the best possible price. Staff working on the Secondary Clarifier Rehabilitation Project will be in addition to the nine FTE positions required to operate the WWTP.

Utilizing JACOBS for this project will not only expedite the rehabilitation process by eliminating the time required to seek bid proposals and it will also save the City, at a minimum, \$75,000.00 in engineering design, bid, and construction oversight services.

CITY OF WEST CHICAGO

Staff recommends that City Council waive the competitive bidding process and award a contract to JACOBS to rehabilitate the four secondary clarifiers at the Authority's WWTP for an amount not to exceed \$1,200,000.00.

This project will be paid for by the WCWWA.

ACTIONS PROPOSED:

Waive competitive bidding requirements and approve Resolution No. 21-R-0009 authorizing the Mayor to execute a contract with JACOBS, for an amount not to exceed \$1,200,000.00, for professional services related to the Secondary Clarifier Rehabilitation Project at the West Chicago/Winfield Wastewater Authority Regional Wastewater Treatment Plant.

COMMITTEE RECOMMENDATION:

The Infrastructure Committee voted 6-0 for approval.

CITY OF WEST CHICAGO

CITY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:

OSI Industries LLC

Resolution No. 21-R-0004 – Partial Property Tax Abatement

Resolution No. 21-R-0005 – Economic Incentive Agreement

AGENDA ITEM NUMBER: 8.K+L.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: N/A

COUNCIL AGENDA DATE: 2/15/2021

STAFF REVIEW:

SIGNATURE _____

APPROVED BY CITY ADMINISTRATOR:

SIGNATURE _____

ITEM SUMMARY:

In 2015, the Finance Committee endorsed a package of incentives to attract larger businesses to our community, which included a partial property tax abatement, partial rebates of utility taxes and a partial waiver of building permit fees.

This project will initially be dedicated to processing dried salamis & pepperonis and sauces (60%), with the remaining space to be occupied by future line expansions. The new building will be approximately 186,000 square feet, which is estimated to have shell building improvements complete in June 2021. The investment in this location will be substantial: \$18M+ in real property purchase; \$36M+ real property improvements; and \$30M+ furniture, fixtures, & equipment. This will result in 200 full-time job (growing to 400 when fully occupied) paying more than an average of \$32,000.

The incentives tentatively agreed to by the parties include the following: (1) a 50% property tax abatement for 10 years, up to \$4,000,000 by District 33, District 94, the Fire Protection District, the Library District, the DuPage Airport Authority and the City; (2) a waiver of 50% of the building permit fees by the City (excluding the sewer capacity charge and third party fees paid for by the City); and (3) a rebate of 25% of the water/sewer charges annually. This facility will by far be the City's largest consumer of water, and after full buildout, the City would expect to receive approximately \$600,000 annually (of which \$150,000 would be rebated). This incentive was key to OSI Industries choosing West Chicago for this project.

In return for these incentives, the building would need to remain operational set periods of time, or else there are clawback provisions that would result in portions of the incentives being repaid, the amount determined by the number of years the building was occupied.

The lawyers from all parties are still sorting through the documents, but all parties have agreed upon the material terms. The goal would be to have all approvals done by the end of April.

CITY OF WEST CHICAGO

ACTIONS PROPOSED:

Staff recommends approval of Resolutions Nos. 21-R-0004 and 21-R-0005.

COMMITTEE RECOMMENDATION:

After talking with the Chair of the Finance Committee, it was decided that these Agreements are substantially similar to the others already approved by the City Council, so it did not go to Committee.

January 15, 2021

Mr. Michael Guttman
City Administrator
City of West Chicago
465 Main Street
West Chicago, IL 60185

Dear Mr. Guttman,

OSI Industries, LLC ("OSI") is in the process of searching for a site to expand its global food network.

OSI Overview

OSI is a premier global food provider that partners with the world's leading foodservice and retail food brands to provide concept-to-table solutions that delight consumers around the globe. With the infrastructure and financial resources of one of the largest privately held food providers, we offer extensive capabilities to source, develop, produce, and distribute custom food solutions anywhere in the world.

Our global food network of more than 65 facilities and in excess of 20,000 employees in 18 countries and regions (Australia, Austria, Brazil, Canada, China, Germany, Hungary, India, Japan, Netherlands, Philippines, Poland, Spain, Thailand, Ukraine, United Kingdom, and United States) means we can offer customers a world of food solutions. We drive operational excellence throughout our network by operating Global Councils to communicate ideas, share best practices, and deliver best-in-class solutions to our customers worldwide.

Community Involvement

In Illinois, we have a strong presence in Aurora, Barrington, Chicago, Geneva, and West Chicago (711 Industrial Drive). As food providers, we appreciate the power of eating together and celebrate the connections that can be made over food. We also recognize that there are critical needs in our community, and we are well-placed to help meet those needs as part of our corporate responsibility. Our owners have long been philanthropic supporters, supporting causes such as agricultural development in East Africa, agricultural education, and children's & families' charities. In 2011, the OSI Group Foundation was established to support the charitable activities of our key stakeholders. Since its establishment, this foundation has supported a variety of organizations targeting areas relating to food research-focused education, food related health, children's charities, and other charitable causes.

Over the years, OSI has partnered with area food banks and hunger relief programs to give back to the community and reduce food insecurity. Our employees have been instrumental in identifying opportunities and leading the way in community engagement. We recognize the importance of their personal commitment and position as ambassadors within our community and pledge to continue supporting a culture of volunteerism and community outreach throughout all our operations.

OSI has been a long supporter of Ronald McDonald House Charities (RMHC) and its mission of providing housing to families of seriously ill children for them to be close at hand during long

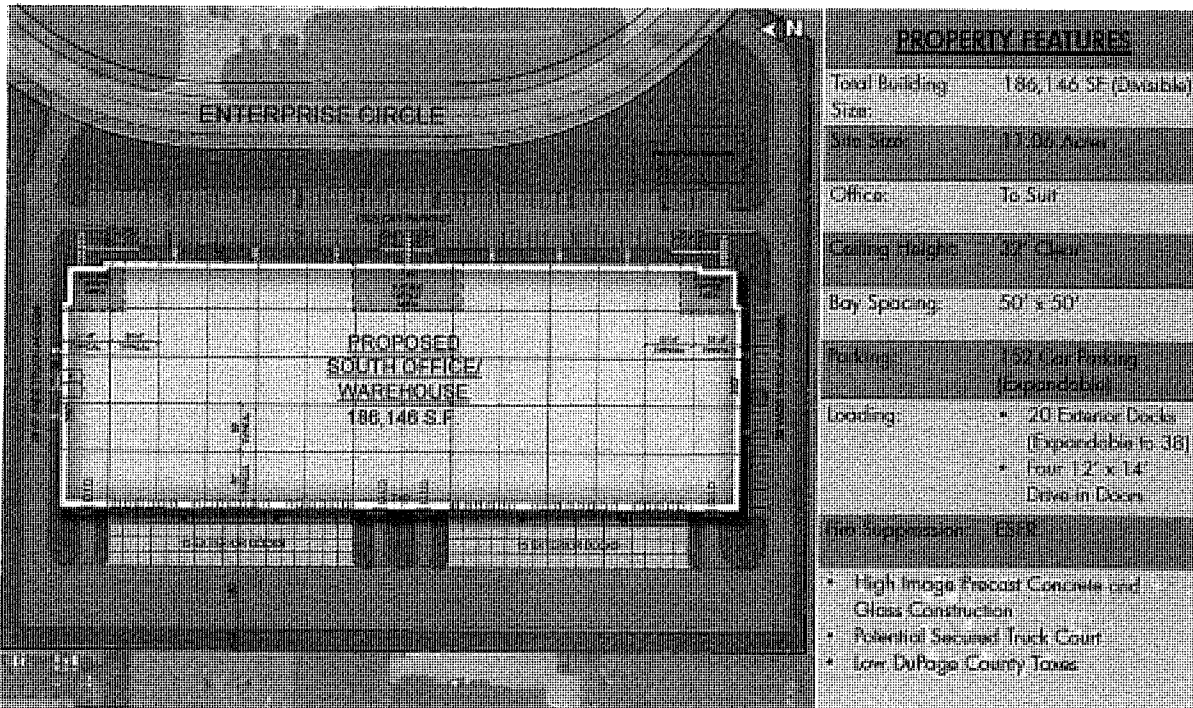
hospital stays. We are proud to have supported this charity for much of our long history, with our Chairman and CEO, Sheldon Lavin, also serving as a member of the RMHC Board of Trustees.

The Project

OSI currently has approximately 2,125 employees in the State of Illinois and 175 in West Chicago. The West Chicago location is primarily dedicated to supplying fresh burgers to McDonald's

We are evaluating locations to support our growing business. This project will initially be dedicated to processing dried salamis and pepperonis, as well as sauces (60%), with the remaining space to be occupied by future line expansions (NAICS code 311612, meat processed from carcasses). The new building will be approximately 186,000 square-feet, which is estimated to have shell building improvements complete in June 2021. Our investment in this location will be substantial: \$18M+ in real property purchase; \$36M+ real property improvements; and \$30M+ for furniture, fixtures, & equipment. This will result in 200 full-time jobs (growing to 400 when fully occupied) paying an average of \$32,000 per year.

Locations under consideration include those in Fort Atkinson, WI; Evansville, IN; Independence, KY; and West Chicago, IL. The proposed DuPage Business Park location is 11.06 acres and includes parcel 04-18-100-017 (2555 Enterprise, West Chicago, IL; Lot 16 in DuPage Business Center – South Assessment Plat Lots 15 and 16, according to the plat thereof recorded November 1, 2019 as document number R2019-100888 in the DuPage County Recorder's Office, in DuPage County, Illinois).

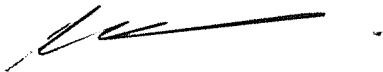


This is a competitive project; OSI has modeled the net operating cost at each potential location. The alternative properties in Fort Atkinson, Evansville, and Independence represent lower costs than the

West Chicago site without the requested property tax abatement. In order to bring this project to fruition in West Chicago, we respectfully request a property tax abatement of 40% for a ten-year term. The value of the abatement is estimated to be \$1,139,761 over a ten-year period. West Chicago's partnership with the tax abatement would help OSI approve and move forward with the project.

Thank you for your continued partnership with our business and considering our request. We hope that West Chicago and the various taxing districts' support will facilitate our further investment in this community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Richardson', with a long horizontal stroke extending to the right.

Mark Richardson, SVP Global Supply Chain
OSI Industries, LLC
Email: mrichardson@osigroup.com

OSI Group, LLC
Tax Overview

10-Yr. Avg. Anticipated Taxes	Annual Anticipated Post-Abatement Taxes										
Pre-Abatement	324,385										
Value of Abatement	(113,976)										
Net of Abatement	210,409										
		354,046									

Annual Summary	2019	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Anticipated Taxes Pre-Abatement		296,250	302,175	308,219	314,383	320,671	327,084	333,626	340,298	347,104	354,046	3,243,855
Less: Abatement		(104,090)	(106,172)	(108,296)	(110,462)	(112,671)	(114,924)	(117,223)	(119,567)	(121,958)	(124,398)	(1,139,761)
Taxes Post-Abatement		192,160	196,003	199,923	203,921	208,000	212,160	216,403	220,731	225,146	229,649	2,104,094

Tax Assumptions

Assessment Ratio	33.3333%
Annual Increase	2%
Proposed Site Acres	11.06
Est. Land EAV	4,550
Bldg. SF	186146
Total Tax PSF	1.59
Tax	296,250.00
Est. FMV	9,000,000

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR – SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2019 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: treasurer.dupageco.org
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

*** DUPLICATE BILL ***

04-18-100-017
 MIF 2555 ENTERPRISE LLC
 1211 W 22ND ST
 UNIT 410
 OAK BROOK IL 60523

1

ON OR BEFORE: JUNE 1, 2020	PAY: .00
PAYING LATE?	PAY THIS AMOUNT:

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.
 PAYMENT OF THIS 2019 TAX BILL AFTER OCTOBER 30, 2020, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 18, 2020

\$224.66 PAID JUNE 01, 2020

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR – SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2019 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: treasurer.dupageco.org
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

*** DUPLICATE BILL ***

04-18-100-017
 MIF 2555 ENTERPRISE LLC
 1211 W 22ND ST
 UNIT 410
 OAK BROOK IL 60523

2

ON OR BEFORE: SEP 1, 2020	PAY: .00
PAYING LATE?	PAY THIS AMOUNT:

*INCLUDES \$10 COST: SEE BACK OF BILL FOR EXPLANATION

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.
 PAYMENT OF THIS 2019 TAX BILL AFTER OCTOBER 30, 2020, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 18, 2020

\$224.66 PAID AUG 31, 2020

Rate 2018	Tax 2018	Taxing District	Rate 2019	Tax 2019
		** COUNTY **		
NEW		COUNTY OF DU PAGE	.1002	4.55
NEW		PENSION FUND	.0209	.95
NEW		COUNTY HEALTH DEPT	.0331	1.50
NEW		PENSION FUND	.0113	.51
NEW		FOREST PRESERVE DIST	.1141	5.19
NEW		PENSION FUND	.0101	.45
NEW		DU PAGE AIRPORT AUTH	.0141	.64
		** LOCAL **		
		DU PAGE WATER COMM	NO LEVY	
NEW		WINFIELD TOWNSHIP	.0939	4.27
NEW		WINFIELD TWP ROAD	.1425	6.48
NEW		PENSION FUND	.0058	.26
NEW		CITY OF WEST CHICAGO	.5034	22.90
NEW		WARRENVILLE PARK	.4577	20.82
NEW		WEST CHGO FIRE DIST	.8135	37.01
NEW		PENSION FUND	.1160	5.27
NEW		WEST CHGO LIBR DIST	.2728	12.41
NEW		PENSION FUND	.0165	.75
		** EDUCATION **		
NEW		GRADE SCHOOL DIST 33	4.4304	201.58
NEW		PENSION FUND	.2502	11.38
NEW		HIGH SCHOOL DIST 94	2.1888	99.59
NEW		PENSION FUND	.0685	3.11
NEW		COLLEGE DU PAGE 502	.2112	9.70
.0000	.00	TOTAL	9.8750	449.32

Mailed to:
MIF 2555 ENTERPRISE LLC
1211 W 22ND ST
UNIT 410
OAK BROOK IL 60523

Property Location:
ENTERPRISE CIR
WEST CHICAGO, 60185

Township Assessor:
WINFIELD
630-231-3573

Tax Code:
4060

Property Index Number:
04-18-100-017

TIF Frozen Value	
Fair Cash Value	
Land Value	4,550
+ Building Value	0
= Assessed Value	4,550*
x State Multiplier	1.0000
= Equalized Value	4,550
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	4,550
x Tax Rate	9.8750
= Total Tax Due	449.32
- Less Advance Payment	
= Net Tax Due	.00
+ PACE Reimbursement	
= Net Due	

CHANGE OF NAME/ADDRESS:
 CALL: 630-407-5900

* S OF A FACTOR 1.0000
 1st INST PAID JUNE 01, 2020
 2nd INST PAID AUG 31, 2020



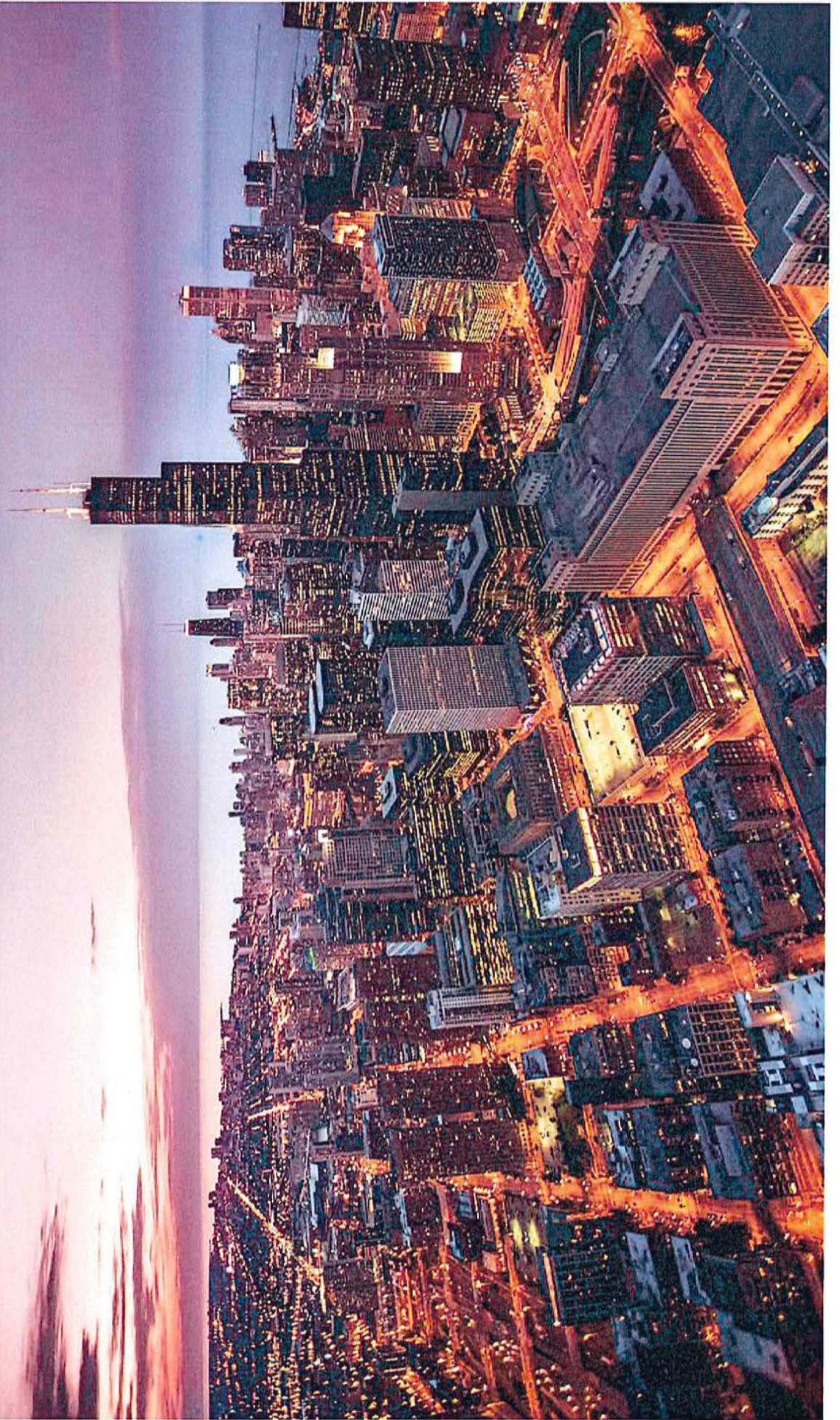
2019 DuPage County Real Estate Tax Bill
 Gwen Henry, CPA, County Collector
 421 N. County Farm Road
 Wheaton, IL 60187

Office Hours – 8:00 am–4:30 pm, Mon–Fri
 Telephone – (630) 407-5900

2018 \$0 Assessed Value 2019 \$4,550



A World of Food Solutions



About OSI

OSI is a premier global supplier of custom value-added food products to the world's leading foodservice and retail food brands. OSI group partners with these brands to provide concept-to-table solutions that delight customers around the globe.

OSI has the infrastructure and financial resources of one of the largest privately held food providers. The company leverages extensive capabilities to source, develop, produce, and distribute custom food solutions anywhere in the world.

OSI has more than 65 facilities and 20,000 employees in 18 countries and regions focused on making high-quality custom food products. OSI has the capability to support customer operation's global presence or future growth with responsiveness and consistency. It can help ensure customers have a quality experience nearly anywhere in the world.

OSI was the first beef supplier to McDonald's in 1955 and remains one of its key suppliers. In 2019, OSI signed a partnership with Impossible Foods to make plant-based protein.

Employees

20,000+
(2,125 in IL)



Headquarters:
Aurora, IL



A World of Food Solutions

More About OSI

What OSI Can Offer You:

- Custom food solutions made to your precise specifications
- Efficient and trustworthy supply chain expertise
- Exceptional culinary skill and global flavor knowledge
- Innovative research and design facilities that help bring your menu and meal ideas to life
- Unsurpassed food safety and quality assurance practices
- A commitment to sustainability throughout our extensive network

OSI Serves Its Customers By Following

These Core Values:

- Seek partnering relationships
- Strive to continuously improve
- Explore innovative solutions
- Work together as a team
- Do what is best for the group
- Act with integrity



A World of Food Solutions

OSI's Products & Capabilities

Products:

- Beef Processing
- Pork Processing
- Poultry Processing
- Bacon Processing
- Hot Dog and Specialty Sausage Processing
- Other Products including Tofu and Plant-based Proteins
- Sous Vide Processing and Kettle Products
- Sandwich And Entrée Assembly
- Pizza and Baked Snack Processing
- Product Processing



Capabilities:

- Food Product Capabilities
- Global Food Supply
- Food Processing
- Food R&D
- Food Process Engineering
- Food Safety & QA



A World of Food Solutions

OSI and Sustainability

OSI is very concerned with the impact of its business activity on the world. It strives to maintain a positive and sustainable relationship with the people, the communities, and the environments it interacts with. OSI works to responsibly manage its business within the social, economic, and environmental frameworks in which it operates while continually exploring ways to improve its sustainability impact. Sustainability is a top priority of OSI's business model.

Sustainable Supply

OSI is committed to leading best practices in our industry, including the respectful management of animals and responsible use of animal medicines to ensure the health and welfare of livestock in our supply chain.



ANIMAL WELFARE
Animals respectfully managed to ensure health and welfare

ANTIBIOTIC STEWARDSHIP
Antibiotic effectiveness preserved for human and animal health

Environmental Protection

OSI is committed to reducing our environmental impact through proactive mitigation activities and responsible stewardship of the most vulnerable resources in our supply chain.



CONSERVATION
Reduced environmental impact through responsible stewardship of natural resources

CLIMATE CHANGE
Risk to changing climates addressed by mitigating greenhouse gas emissions

Social Responsibility

OSI is committed to maintaining safe workplaces and enriching communities that can share in our successful delivery of safe, quality food to customers around the globe.



WORKPLACE
Safe workplaces where everyone's rights are protected and skills are enhanced

COMMUNITIES
Shared value for company and community created

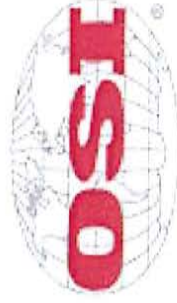


A World of Food Solutions

OSI's Community Involvement

In Illinois, OSI has a strong presence in Aurora, Barrington, Chicago, Geneva, and West Chicago. As a major food provider, OSI appreciates the power of eating together and celebrating the connections that can be made over food. With this comes a great recognition to support the needs of the community through OSI's strong corporate responsibility. Its owners have been long philanthropic supporters, supporting causes such as agricultural development in East Africa, agricultural education, and children's and family's charities. In 2011 the OSI Group Foundation was established to support the charitable activities of its key stakeholders. This foundation has supported a variety of organizations targeting areas relating to food research focused education, food related health, children's charities, and other charitable causes.

OSI has also been a long supporter of Ronald McDonald House Charities (RMHC) and its mission of providing housing to families of seriously ill children in order to be close at hand during long hospital stays. OSI is very proud of supporting this charity throughout most of the company's long history, as Chairman and CEO Sheldon Lavin serves as a member of the RMHC Board of Trustees.



A World of Food Solutions



Project Skokie

Current West Chicago Facility

- 711 Industrial Drive, West Chicago, IL
- 65,360 SF (dedicated to fresh burgers for McDonald's MW)
- Current Employment: 178



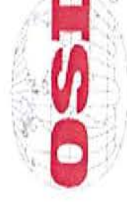
Project Skokie Profile

OSI is evaluating new construction (**186,000 SF**) in West Chicago (2555 Enterprise Circle; DuPage Business Park). Facility will initially be dedicated to processing dried salamis & pepperonis and sauces (60%), with remaining space to be occupied by future line expansions (total employment of **up to 400 positions**). The facility will process approximately 60-70 million pounds of product. Recent projects in the area have been granted 10-yr., 40 – 50% local tax abatements. We are looking to pursue a local abatement, EDGE, utility tax rebate, water usage discount and ETIP.



JLL's goal is to work with OSI management to ensure job creation continues in the State of Illinois. EDGE would solidify our partnership with the State. **OSI will be creating a minimum of 200 new jobs and more than \$80 million capital investment in West Chicago.** OSI is also considering a plant expansion in Fort Atkinson, WI and existing multi-temperature buildings in Evansville, IN; Florence, KY; and Fort Atkinson, WI.

Preference: Keep Jobs in Illinois



A World of Food Solutions

Project Skokie Market Comparison

Assumptions

- Minimum of 200 Net New Jobs
- >\$32,000 Average Wage
- \$18 M+ Real Property Purchase
- \$36 M+ Real Property Improvements
- \$30 M+ Personal Property Investment
- Anticipated new property taxes (pre-abatement, based on \$9M FMV, over 10 yrs.): \$3.2M

NAICS Code: 311991 (perishable prepared food manufacturing)

Costs	West Chicago, IL	Fort Atkinson, WI	Evansville, IN
10-Yr. Labor Cost (at-risk: 200 jobs)	\$71M	\$65M	\$64M
10-Yr. Real Estate	\$47M	\$28M	\$36M
10-Yr. Est. Outbound Transp. Cost	\$1.5M	\$3.2M	\$10M
10-Yr. Est. Operating Exp.	\$3.7M	\$1.6M	\$2.7M
10-Yr. Est Incentives	TBD	\$(8M)	\$(8.5M)
Net 10-year cost, less incentives	\$123M	\$89.8M	\$104.2M
Corp. Income Tax Rate	9.50%	0.4% (after mfg. credit)	5.75%
Incentives	EDGE, RP abatement, utility disc, ETIP	Bus. Dev. TC, EZ TC, Training Grant, RP abatement	EDGE, HBI, RP abatement, Skills Enhancement Fund



A World of Food Solutions

ComEd Economic Development Department
Project West Chicago Example
Sample Monthly Bill for Discussion Purposes Only. Actual Billing Will Vary.

January 2020 Rates
 All load is assumed to be served by ComEd transformers at 480V

	1,000,100	2,500	1,000,100	1,000,100	20,932	52,143	Annual Cost	% of Total
Electricity Supply Services								
Electricity Supply Charge (5 Year Avg. Price)	kWh X	kWh X	kWh X	kWh X	kWh X	kWh X	343,402	34%
Capacity Charge							28,617	
Transmission Services Charge							14,755.23	28%
Miscellaneous Procurement Charge							7,860.79	
Purchased Electricity Adjustment							910.09	
Delivery Services - ComEd								
Customer Charge							20,932	
Standard Metering Charge							601.45	
Distribution Facilities Charge							15.01	
Primary Voltage Transformer Charge							18,425.00	
IL Electricity Distribution Charge							700.00	
							1,190.12	
Taxes and Other								
Environmental Cost Recovery Adj							12,043	
Energy Efficiency Programs							390.04	
Renewable Portfolio Standard							1,750.18	
Zero Emission Standard							1,890.19	
Franchise Cost (WEST CHICAGO)							1,900.19	
Municipal Tax (WEST CHICAGO)							227.53	
State Tax							2,955.77	
							2,929.49	
Supply Only								
Transmission/PJM								
ComEd Distribution							276,862	27%
State and Local Tax							73,353	7%

Total Estimated Monthly Charge \$ 85,117.94
Total Annual Cost \$ 1,021,415.28
Approximate €/kWh 8.51

Historic Rate BESH Hourly Electricity Supply Charge		Average for All Hours
5 Year Average		2.861
2019		2.510
2018		3.070
2017		2.857
2016		2.790
2015		3.080

ComEd Customers are able to select any electricity supplier of their cr more information, visit: ComEd.com/Rates.



ComEd Economic Development Department

Project West Chicago Example - Phase 2

Sample Monthly Bill for Discussion Purposes Only. Actual Billing Will Vary.

January 2020 Rates

All load is assumed to be served by ComEd transformers at 480V

		Annual Cost	% of Total
Electricity Supply Services			
Electricity Supply Charge (5 Year Avg. Price)	2,000,200 kWh X \$ 0.02861	686,805	34%
Capacity Charge	5,000 kW X \$ 5.90209	29,510.45	28%
Transmission Services Charge	2,000,200 kWh X \$ 0.00786	15,721.57	
Miscellaneous Procurement Charge	2,000,200 kWh X \$ 0.00091	1,820.18	
Purchased Electricity Adjustment	2,000,200 kWh X \$ -	-	
Delivery Services - ComEd			
Customer Charge	41,247		
Standard Metering Charge	601.45		
Distribution Facilities Charge	15.01		
Primary Voltage Transformer Charge	5,000 kW X \$ 7.37	36,850.00	
IL Electricity Distribution Charge	5,000 kW X \$ 0.28	1,400.00	
	2,000,200 kWh X \$ 0.00119	2,380.24	
Taxes and Other			
Environmental Cost Recovery Adj	23,335		
Energy Efficiency Programs	2,000,200 kWh X \$ 0.00039	780.08	
Renewable Portfolio Standard	2,000,200 kWh X \$ 0.00175	3,500.35	
Zero Emission Standard	2,000,200 kWh X \$ 0.00189	3,780.38	
Franchise Cost (WEST CHICAGO)	2,000,200 kWh X \$ 0.00190	3,800.38	
Municipal Tax (WEST CHICAGO)	41,247 X 1.087%	448.35	
State Tax	5,396.00		
	5,629.76		
	137,689		7%
	546,326		
	442,200		
	137,689		
	686,805		
	564,626		
	686,805		

Total Estimated Monthly Charge

\$ 168,867.92

Total Annual Cost \$ 2,026,415.04

Approximate ¢/kWh 8.44

Historic Rate BESH Hourly Electricity Supply Charge	
Average for All Hours	
5 Year Average	2.861
2019	2.510
2018	3.070
2017	2.857
2016	2.790
2015	3.080

ComEd Customers are able to select any electricity supplier of their cr more information, visit: ComEd.com/Rates.



RESOLUTION NO. 21-R-0004

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF WEST CHICAGO, DUPAGE AIRPORT AUTHORITY, WEST CHICAGO LIBRARY DISTRICT, WEST CHICAGO FIRE PROTECTION DISTRICT, WEST CHICAGO ELEMENTARY DISTRICT 33, COMMUNITY HIGH SCHOOL DISTRICT 94, AND CREST HILL INVESTMENT LLC IN REGARD TO A PROPERTY TAX ABATEMENT RELATIVE TO THE DEVELOPMENT OF THE OSI INDUSTRIES PROPERTY

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 an Intergovernmental Agreement Between the City of West Chicago, DuPage Airport Authority, West Chicago Library District, West Chicago Fire Protection District, West Chicago Elementary School District 33, Community High School District 94, and Crest Hill Investment LLC in regard to a Property Tax Abatement Relative to the Development of the Greco/DeRosa Property, a copy of which, in substantially the same form, is attached hereto and incorporated herein as Exhibit "A".

APPROVED this 15th day of February, 2021.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

**INTERGOVERNMENTAL AGREEMENT
BETWEEN THE CITY OF WEST CHICAGO, DUPAGE AIRPORT AUTHORITY, WEST
CHICAGO LIBRARY DISTRICT, WEST CHICAGO FIRE PROTECTION DISTRICT,
WEST CHICAGO ELEMENTARY SCHOOL DISTRICT 33, COMMUNITY HIGH
SCHOOL DISTRICT 94 AND OSI INDUSTRIES, LLC IN REGARD TO A
PROPERTY TAX ABATEMENT RELATIVE TO THE DEVELOPMENT
OF THE OSI INDUSTRIES PROPERTY**

This INTERGOVERNMENTAL AGREEMENT (“Agreement”) is entered into this _____ day of _____, 2021 (“Effective Date”), by and between the CITY OF WEST CHICAGO, an Illinois home rule municipal corporation (“CITY”), the DUPAGE AIRPORT AUTHORITY, an Illinois airport authority (“AIRPORT”), the WEST CHICAGO LIBRARY DISTRICT, an Illinois library district (“LIBRARY”), the WEST CHICAGO FIRE PROTECTION DISTRICT, an Illinois fire protection district (“FIRE PROTECTION DISTRICT”), the WEST CHICAGO ELEMENTARY SCHOOL DISTRICT 33, an Illinois school district (“ELEMENTARY SCHOOL DISTRICT”), the COMMUNITY HIGH SCHOOL DISTRICT 94, an Illinois school district (“HIGH SCHOOL DISTRICT”), and OSI INDUSTRIES, LLC, a Delaware limited liability company authorized to conduct business in the State of Illinois (“DEVELOPER”). The CITY, the AIRPORT, the LIBRARY, the FIRE PROTECTION DISTRICT, the ELEMENTARY SCHOOL DISTRICT, the HIGH SCHOOL DISTRICT, and the DEVELOPER are sometimes individually referred to herein as a “Party” and collectively referred to as the “Parties.”

WITNESSETH

WHEREAS, DEVELOPER desires to acquire approximately eleven (11) acres of land in the DuPage Business Park commonly known as 2555 Enterprise Drive, West Chicago, Illinois 60185, with said property being legally described on EXHIBIT A-1 attached hereto and made part hereof, and depicted on EXHIBIT A-2 attached hereto

and made part hereof ("Subject Property"); and

WHEREAS, the DEVELOPER desires to develop the Subject Property into an industrial manufacturing food processing operation consisting of a building of approximately one hundred eighty-six thousand (186,000) square feet, as depicted on and further described in EXHIBIT B-1 and EXHIBIT B-2, respectively, attached hereto and made a part hereof ("Project"); and

WHEREAS, it is anticipated DEVELOPER will employ no less than two hundred (200) full-time employees at the building developed as part of the Project initially, and no less than four hundred (400) full-time employees when the building developed as part of the Project is fully occupied; and

WHEREAS, the DEVELOPER desires to acquire the Subject Property and develop and operate the Project thereon; and

WHEREAS, in order to induce the DEVELOPER to proceed with the Project, the CITY, the AIRPORT, the LIBRARY, the FIRE PROTECTION DISTRICT, the ELEMENTARY SCHOOL DISTRICT, and the HIGH SCHOOL DISTRICT (collectively the "UNITS OF GOVERNMENT") agree to provide the DEVELOPER with a partial real estate tax abatement in regard to certain of the real estate taxes assessed by the UNITS OF GOVERNMENT against the Subject Property ("Tax Abatement"); and

WHEREAS, the Tax Abatement will provide a real estate tax abatement from the UNITS OF GOVERNMENT to the DEVELOPER pursuant to 35 ILCS 200/18-165 ("Abatement Law"); and

WHEREAS, the UNITS OF GOVERNMENT have agreed to provide the Tax Abatement to the DEVELOPER, pursuant to the terms and conditions as set forth in this

Agreement, provided the DEVELOPER agrees to refrain from taking any actions, either directly or indirectly, to lower the equalized assessed valuation of the Subject Property, including the Project located thereon, for a period of fifteen (15) years after the Project commences operation, below those equalized assessed valuations as set forth on EXHIBIT C, attached hereto and made part hereof (“Anticipated Assessed Values”); and

WHEREAS, the DEVELOPER is in agreement with the restriction set forth above, relative to refraining from taking any actions, either directly or indirectly, to lower the equalized assessed valuation of the Subject Property below the Anticipated Assessed Values for the Subject Property; and

WHEREAS, by providing the Tax Abatement, in exchange for the DEVELOPER agreeing to refrain from taking any actions, either directly or indirectly, to lower the equalized assessed valuation of the Subject Property below the Anticipated Assessed Values for the Subject Property, the UNITS OF GOVERNMENT will induce the DEVELOPER to cause the Project to be constructed and operated, which the UNITS OF GOVERNMENT anticipate will provide future financial benefits for the UNITS OF GOVERNMENT; and

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution, 5 ILCS 220/1 *et seq.* and the CITY’S home rule powers provide the authority for this Agreement; and

WHEREAS, it is in the best interests of the Parties to enter into this Agreement.

NOW, THEREFORE, in consideration of the foregoing, and the mutual covenants and agreements contained herein, the Parties hereto agree as follows:

1. **INCORPORATION OF PREAMBLES.** The preambles hereto, as set forth above, are incorporated herein by reference and are made part hereof.

2. **DEVELOPER CONDITIONS.** The DEVELOPER's right to receive the Tax Abatement under this Agreement is expressly conditioned upon the satisfaction of the following conditions. The DEVELOPER shall:

- A. Construct and operate the Project on the Subject Property substantially in accordance with EXHIBITS B-1 and B-2;
- B. Obtain certificates of occupancy, or final approvals, for the Project from all governmental entities having jurisdiction over the design and construction of the Project, on or before December 31, 2021. The date the DEVELOPER receives the last of the certificates of occupancy or final approvals for the Project from all governmental entities having jurisdiction over the design and construction of the Project shall be the "Commencement Date." The DEVELOPER shall notify each of the UNITS OF GOVERNMENT of the Commencement Date in writing within fourteen (14) days after the Commencement Date has occurred; and
- C. Comply with the real estate tax obligations set forth in Section 4. below.

Notwithstanding any provision in this Agreement to the contrary, if the obligations in Section 2. of this Agreement are not met, the Agreement shall be terminated and be null and void.

3. **REAL ESTATE TAX ABATEMENT.**

- A. Subject to full compliance with Section 2. above, and Section 4.A. below, the UNITS OF GOVERNMENT shall provide the DEVELOPER with the Tax Abatement pursuant to the Abatement Law, relative to the real estate taxes assessed against the Subject Property, including the Project located thereon, with said Tax Abatement being:
 - 1. For a maximum of ten (10) years, beginning with the real estate taxes levied on the Subject Property, including the Project located thereon, for the full calendar year after the calendar year in which the Commencement Date occurs, which real estate taxes are payable in the year thereafter, even if the full amount referenced in Subsection 3.A.2. below has not been abated;
 - 2. Limited to a total cumulative amount from the UNITS OF GOVERNMENT combined of Four Million and No/100 Dollars (\$4,000,000.00), even if the Tax Abatement has not occurred for the full ten (10) year period referenced in Subsection 3.A.1. above;
 - 3. Limited to Forty Percent (40%) of the real estate taxes to be received by the UNITS OF GOVERNMENT from the Subject Property, including the Project located thereon, exclusive of real estate taxes received to satisfy any debt service tax levy of general

applicability to all property within any one (1) or more of the respective UNITS OF GOVERNMENT, in any given year; and

4. Limited by excluding amounts levied by each of the UNITS OF GOVERNMENT for debt service, and as limited by the Abatement Law, and any amendments thereto after the Effective Date.

Within sixty (60) days of the Commencement Date, each of the UNITS OF GOVERNMENT shall adopt the ordinance, or resolution, attached hereto as EXHIBIT D and made a part hereof ("Abatement Ordinance / Resolution"), and send a certified copy of the Abatement Ordinance / Resolution to the DuPage County Clerk ("Clerk"), with such changes to the Abatement Ordinance / Resolution being made to tailor the Abatement Ordinance / Resolution to the specific ordinance, or resolution, form requirements of each of the UNITS OF GOVERNMENT, and after updating the current P.I.N.s and legal description(s) for the Subject Property, including the Project located thereon, if any. The Parties acknowledge that under the Abatement Law, the Clerk administers the Tax Abatement. The Parties acknowledge that as of the Effective Date, the process for administering the Tax Abatement as is described in EXHIBIT E, attached hereto and made a part hereof, and that the process described in EXHIBIT E may change after the Effective Date. If the process for administering the Tax Abatement as described in EXHIBIT E is changed after the Effective Date, the Parties shall update EXHIBIT E to reflect the new process, which update may occur upon agreement of the chief administrative officers of each of the UNITS OF GOVERNMENT and the DEVELOPER. The Parties shall cooperate with one another, and the Clerk, in administering the Tax Abatement. Upon a reasonable request of the Clerk, or any other Party, the Parties shall timely respond to requests for information and documents related to the Tax Abatement, and the Parties shall take all reasonable steps in a timely manner needed to administer the Tax Abatement consistent with the terms of this Agreement.

- B. During the term of this Agreement, if the Project ceases operating on the Subject Property, or if the DEVELOPER breaches any of its obligations under Section 4.A., the UNITS OF GOVERNMENT shall provide written notice of such cessation (a "Default Notice") to the DEVELOPER. If the DEVELOPER does not recommence operation of the Project within thirty (30) days of the DEVELOPER's receipt of a Default Notice, or if the DEVELOPER does not cure the breach of its obligations under Section 4.A. within thirty (30) days of the DEVELOPER's receipt of a Default Notice, then the UNITS OF GOVERNMENT may elect, by written notice to the DEVELOPER delivered following such thirty (30) day period, to terminate this Agreement (a "Termination"), whereupon the DEVELOPER shall reimburse the UNITS OF GOVERNMENT the Tax Abatement as follows:

1. If a Termination occurs within five (5) years from the Commencement Date, the DEVELOPER shall pay each of the UNITS OF GOVERNMENT its *pro rata* amount of Seventy Five Percent (75%) of the Tax Abatement realized by the DEVELOPER; or
2. If a Termination occurs after five (5) years from the Commencement Date, the DEVELOPER shall pay each of the UNITS OF GOVERNMENT its *pro rata* amount of Fifty Percent (50%) of the Tax Abatement realized by the DEVELOPER.

The DEVELOPER's reimbursement obligations herein shall survive, and be binding upon the DEVELOPER, regardless of the termination or expiration of this Agreement, until fifteen (15) years after the Commencement Date. The DEVELOPER shall reimburse the UNITS OF GOVERNMENT within thirty (30) days of a written demand from the UNITS OF GOVERNMENT for such reimbursement.

4. **REAL ESTATE TAX OBLIGATIONS OF THE DEVELOPER.**

- A. The DEVELOPER agrees to pay, or cause to be paid, all general and special real estate taxes levied against its respective interest in the Subject Property, including the Project located thereon, on or prior to the date same is due, and said real estate taxes shall not become delinquent. The DEVELOPER shall deliver evidence of payment of such real estate taxes to the UNITS OF GOVERNMENT upon request.
- B. The DEVELOPER agrees:
 1. to not, and shall not permit or allow any of its affiliates or employees to, challenge, contest, or seek a reduction in, or assert tax-exempt status in relation to, the real estate taxes assessed against the Subject Property, including the Project located thereon, below the Anticipated Assessed Values, as shown on EXHIBIT C;
 2. to prohibit any third party obligated to pay the real estate taxes, in whole or in part, assessed against the Subject Property, including the Project located thereon, or any portion thereof, from challenging, contesting, seeking a reduction in or asserting tax-exempt status in relation to the real estate taxes assessed against the Subject Property, including the Project located thereon, below the Anticipated Assessed Values, as shown on EXHIBIT C; and
 3. to not file, participate in, or allow any of its affiliates or employees to file or participate in a tax rate objection, contest or other challenge

to the taxes and/or levies of the taxing districts authorized by law to levy property taxes against the Subject Property, including the Project located thereon, below the Anticipated Assessed Values, as shown on EXHIBIT C.

- C. In the event of a breach by DEVELOPER of its obligations in Subsection 4.B. above, shall be for the DEVELOPER to pay to each of the UNITS OF GOVERNMENT, on an annual basis, the difference between (1) the actual real estate taxes payable with respect to the Subject Property, including the Project located thereon, resulting from any such successful challenge, contest, or reduction of or exemption from real estate taxes assessed against the Subject Property, including the Project located thereon, below the Anticipated Assessed Values, as shown on EXHIBIT C, and (2) the lesser of (a) the amount of real estate taxes that would have been due and owing on the Subject Property, including the Project located thereon, for such year, after the Tax Abatement for such year, had such successful challenge contest, or reduction of or exemption from real estate taxes assessed against the Subject Property not occurred, and (b) the amount of real estate taxes that would have been due and owing on the Anticipated Assessed Values for such year, after the Tax Abatement for such year (said deficiency shall herein be referred to as the "Tax Deficiency") plus interest thereon at the prime rate charged by BMO Harris Bank (or its successor) plus Three Percent (3%) per annum for the period beginning on the date the real estate taxes are received by each of the UNITS OF GOVERNMENT for any given year and ending on the date the Tax Deficiency is paid to each of the UNITS OF GOVERNMENT, which shall be due within thirty (30) days of written notice from any one (1) of the UNITS OF GOVERNMENT.
- D. The DEVELOPER agrees to not pursue, permit or allow any of its affiliates or employees to agree to, pursue or permit the disconnection or detachment of the Subject Property from any of the UNITS OF GOVERNMENT.

5. GENERAL CONDITIONS/REQUIREMENTS.

- A. This Agreement is entered into for the benefit of each of the Parties, solely, and not for the benefit of any third party.
- B. Nothing contained in this Agreement shall constitute a waiver of any privileges, defenses or immunities which the UNITS OF GOVERNMENT may have under the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101, *et seq.*, with respect to any claim brought by a third party.
- C. The rights and obligations of the DEVELOPER shall constitute covenants

running with the land legally described in Exhibit A-1 and shall be binding on successors and assigns of the DEVELOPER and shall bind all owners of the Subject Property, including the Project located thereon, or any portion thereof.

- D. This Agreement shall be recorded on title to the Subject Property at the expense of the DEVELOPER upon taking effect.
- E. Upon a breach of this Agreement by DEVELOPER, any of the UNITS OF GOVERNMENT may repeal their respective Abatement Ordinance / Resolution, and any Party, by an action or proceeding solely in equity brought in the 18th Judicial Circuit Court, in DuPage County, Illinois, may secure the specific performance of the covenants and agreements herein contained, for failure of performance.
- F. In the event of a default by any of the Parties, the defaulting Party, as adjudicated by a court of competent jurisdiction, shall pay to the non-defaulting Party / Parties, upon demand, all of the non-defaulting Party's / Parties' reasonable costs, charges and expenses, including, but not limited to, the costs of accountants, consultants, attorneys and others retained by the non-defaulting Party / Parties for the purpose of enforcing any of the obligations of the defaulting Party under this Agreement.
- G. The failure of any Party to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, by any other Party, shall not constitute or be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.
- H. If the performance by any Party hereunder is delayed as a result of circumstances which are beyond the reasonable control of such Party (which circumstances shall only include acts of God, war, strikes, pandemic or similar acts of *force majeure*), the time for such performance shall be extended by the amount of time of such delay.
- I. This Agreement shall remain in full force and effect for fifteen (15) years after the Commencement Date.
- J. In the event that any UNIT OF GOVERNMENT's authority under the Abatement Law to carry out its obligation in this Agreement is repealed, becomes null and void or otherwise becomes invalid, then (i) such UNIT OF GOVERNMENT's obligations hereunder shall cease and no further obligations of any sort shall be required of the UNIT OF GOVERNMENT, and (ii) the DEVELOPER's obligations to such UNIT OF GOVERNMENT hereunder (including, without limitation, DEVELOPER's

obligations to such UNIT OF GOVERNMENT under Section 3.B.) shall cease as of the date on which any such UNIT OF GOVERNMENT's authority under the Abatement Law to carry out its obligation in this Agreement is repealed, becomes null and void or otherwise becomes invalid. The DEVELOPER shall have no recourse against the affected UNIT OF GOVERNMENT(s) in such event and such affected UNIT(s) OF GOVERNMENT shall have no recourse against the DEVELOPER.

- K. No amendment to, or modification of, this Agreement shall be effective unless and until it is in writing and approved by the authorized representative of the DEVELOPER and by each of the UNITS OF GOVERNMENT's corporate authorities, and executed and delivered by the authorized representatives of each Party.
- L. If, during the term of this Agreement, any lawsuits or other proceedings are filed or initiated against any Party before any court, commission, board, bureau, agency, unit of government or sub-unit thereof, arbitrator, or other instrumentality, that may materially affect or inhibit the ability of any Party to perform its obligations under, or otherwise to comply with, this Agreement ("Litigation"), the Party against which the Litigation is filed or initiated shall promptly deliver a copy of the complaint or charge related thereto to the other Parties and shall thereafter keep the other Parties fully informed concerning all aspects of the Litigation. Each Party shall, to the extent necessary, cooperate with the other Parties in this event. The Parties each agree to use their respective best efforts to defend the validity of this Agreement and the Abatement Ordinances / Resolutions adopted pursuant to this Agreement, including every portion thereof and every approval given, and every action taken, pursuant thereto.
- M. The DEVELOPER shall and hereby agrees to defend, hold harmless and indemnify the UNITS OF GOVERNMENT, and their respective elected officials, appointed officials, employees, agents and attorneys (collectively the "UNITS OF GOVERNMENT Affiliates") from and against any and all third-party claims, demands, suits, damages, liabilities, losses, expenses, and judgments against any UNITS OF GOVERNMENT Affiliates resulting from the DEVELOPER's breach of its obligations hereunder. The obligation of the DEVELOPER in this regard shall include, but shall not be limited, to all costs and expenses, including reasonable attorneys' fees, incurred by the UNITS OF GOVERNMENT Affiliates in responding to, defending against, or settling any such claims, demands, suits, damages, liabilities, losses, expenses or judgments. The DEVELOPER covenants that it will reimburse the UNITS OF GOVERNMENT Affiliates, or pay over to the UNITS OF GOVERNMENT Affiliates, all sums of money the UNITS OF GOVERNMENT Affiliates pays, or becomes liable to pay to any such third party, by reason of any of the foregoing; provided, however, that the DEVELOPER's liability under this Section 5.M. shall be limited to the total

amount of Tax Abatement that the DEVELOPER has been received pursuant to this Agreement as of the date of any such claim, demand, suit, damage, liability, loss, expense, or judgment. In any suit or proceeding brought hereunder, the UNITS OF GOVERNMENT Affiliates shall have the right to appoint counsel of their own choosing to represent it, the reasonable costs and expenses of which shall be paid by the DEVELOPER.

N. The DEVELOPER shall maintain the Subject Property, and operate the Project, in compliance with all Federal, State, County, and UNITS OF GOVERNMENT laws, ordinances, resolutions, rules and regulations.

6. **NOTICES.** Notice or other writings which any Party is required to, or may wish to, serve upon any other Party in connection with this Agreement shall be in writing and shall be delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

A. If to the CITY:

City of West Chicago
475 Main Street
West Chicago, Illinois 60185
Attn: Mayor

With copies to:

City of West Chicago
475 Main Street
West Chicago, Illinois 60185
Attn: City Administrator

Bond, Dickson & Associates
400 Knoll Street
Wheaton, Illinois 60187
Attn: Patrick Bond

B. If to the LIBRARY:

West Chicago Library District
118 West Washington Street
West Chicago, Illinois 60185
Attn: President

With copies to:

West Chicago Library District
118 West Washington Street
West Chicago, Illinois 60185
Attn: Executive Director

Peregrine, Stime, Newman,
Ritzman, & Bruckner, Ltd.
221 East Illinois Street
Wheaton, Illinois 60187
Attn: Mark Ritzman

C. If to the ELEMENTARY SCHOOL DISTRICT:

West Chicago Elementary
School District 33
312 East Forest Avenue
West Chicago, Illinois 60185
Attn: President

With copies to:

West Chicago Elementary
School District 33
312 East Forest Avenue
West Chicago, Illinois 60185
Attn: Superintendent

Robbins Schwartz
55 W. Monroe Street, Suite 800
Chicago, Illinois 60603
Attn: Kenneth M. Florey

D. If to the HIGH SCHOOL DISTRICT:

Community High School
District 94
157 West Washington Street
West Chicago, Illinois 60185
Attn: President

With copies to:

Community High School
District 94
157 West Washington Street
West Chicago, Illinois 60185
Attn: Superintendent

Hauser, Izzo, Petrarca, Gleason
& Stillman, LLC
19730 Governors Hwy, Suite 10
Flossmor, Illinois 60422
Attn: John Izzo

E. If to the DUPAGE AIRPORT AUTHORITY:

DuPage Airport Authority
2700 International Drive, Suite 200
West Chicago, Illinois 60185
Attn: Chairman

With copies to

DuPage Airport Authority
2700 International Drive, Suite 200
West Chicago, Illinois 60185
Attn: Executive Director

Schirott, Luetkehans & Garner, LLC
105 E. Irving Park Rd.
Itasca, Illinois 60143
Attn: Phillip A. Luetkehans

F. If to the DEVELOPER:

OSI Industries, LLC
1225 Corporate Boulevard
Aurora, Illinois 60505
Attn: _____

With a copy to:

Attn: _____

G. If to the FIRE PROTECTION DISTRICT:

West Chicago Fire Protection District
200 Fremont Street
West Chicago, Illinois 60185
Attn: President

With copies to:

West Chicago Fire Protection District
200 Fremont Street
West Chicago, Illinois 60185
Attn: Fire Chief

Ottosen Britz Kelly Cooper Gilbert
& DiNolfo, Ltd.
1804 N. Naper Boulevard #350
Naperville, Illinois 60563
Attn: Joseph Miller

or to such other address, or additional individuals/entities, as any Party may from time to time designate in a written notice to the other Parties. Service by personal delivery shall be deemed given when delivery occurs, and service by certified or registered mail shall be deemed given three (3) days after depositing same in the mail.

7. **COUNTERPARTS.** This Agreement may be executed simultaneously in up to seven (7) counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement.
8. **ENTIRE AGREEMENT.** This Agreement contains the entire understanding between the Parties and supersedes any prior understanding or written or oral agreements between them regarding the within subject matter. There are no representations, agreements, arrangements or understandings, oral or written, between and among the Parties hereto relating to the subject matter of this Agreement which are not fully expressed herein.
9. **EFFECTIVE DATE.** This Agreement shall be deemed dated and become effective on the date the last of the Parties executes this Agreement as set forth below, which date shall be filled in on page 1 hereof.

IN WITNESS WHEREOF, the CITY, pursuant to authority granted by the adoption of a Motion/Resolution by its City Council, has caused this Agreement to be

executed by its Mayor and attested by its Clerk; the AIRPORT, pursuant to authority granted by the adoption of a Motion/Resolution by its Board of Commissioners, has caused this Agreement to be signed by its Chairman and attested by its Secretary; the LIBRARY, pursuant to the authority granted by the adoption of a Motion/Resolution by its Board of Trustees, has caused this Agreement to be signed by its President and attested by its Secretary; the FIRE PROTECTION DISTRICT, pursuant to the authority granted by the adoption of a Motion/Resolution by its Board of Trustees, has caused this Agreement to be signed by its President and attested by its Secretary; the ELEMENTARY SCHOOL DISTRICT, pursuant to the authority granted by the adoption of a Motion/Resolution by its Board of Education, has caused this Agreement to be signed by its President and attested by its Secretary; the HIGH SCHOOL DISTRICT, pursuant to the authority granted by the adoption of a Motion/Resolution by its Board of Education, has caused this Agreement to be signed by its President and attested by its Secretary; and DEVELOPER, pursuant to proper authority granted in accordance with its organizational documents, has caused this Agreement to be executed by its President and attested by its Secretary.

[THIS SPACE INTENTIONALLY LEFT BLANK]

CITY OF WEST CHICAGO

By: _____
Ruben Pineda, Mayor

ATTEST:

Nancy M. Smith, City Clerk

Dated: _____

WEST CHICAGO ELEMENTARY SCHOOL DISTRICT 33

By: _____
_____, President

ATTEST:

_____, Secretary

Dated: _____

DUPAGE AIRPORT AUTHORITY

By: _____
_____, Chairman

ATTEST:

_____, Secretary

Dated: _____

WEST CHICAGO PUBLIC LIBRARY DISTRICT

By: _____
_____, President

ATTEST:

_____, Secretary

Dated: _____

WEST CHICAGO COMMUNITY HIGH SCHOOL DISTRICT 94

By: _____
_____, President

ATTEST:

_____, Secretary

Dated: _____

OSI INDUSTRIES, LLC

By: _____
_____, _____

ATTEST:

_____, _____

Dated: _____

**WEST CHICAGO FIRE PROTECTION
DISTRICT**

By: _____
_____, President

ATTEST:

_____, Secretary

Dated: _____

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named _____ and _____, personally known to me to be the Mayor and City Clerk of the City of West Chicago, and also known to me to be the same persons whose names are subscribed to the foregoing instrument as such Mayor and City Clerk, respectively, appeared before me this day in person and severally acknowledged that, as such Mayor and City Clerk, they signed and delivered the signed instrument, pursuant to authority given by the City of West Chicago, as their free and voluntary act, and as the free and voluntary act and deed of said City of West Chicago, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2021.

Notary Public

My Commission Expires: _____

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named _____ and _____, personally known to me to be the President and Secretary of the West Chicago Public Library District, and also known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and severally acknowledged that, as such President and Secretary, they signed and delivered the signed instrument, pursuant to authority given by the West Chicago Public Library District, as their free and voluntary act, and as the free and voluntary act and deed of said West Chicago Public Library District, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2021.

Notary Public

My Commission Expires: _____

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named _____ and _____, personally known to me to be the President and Secretary of the West Chicago Fire Protection District, and also known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and severally acknowledged that, as such President and Secretary, they signed and delivered the signed instrument, pursuant to authority given by the West Chicago Fire Protection District, as their free and voluntary act, and as the free and voluntary act and deed of said West Chicago Fire Protection District, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2021.

Notary Public

My Commission Expires: _____

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named _____ and _____, personally known to me to be the President and Secretary of the West Chicago Elementary School District 33, and also known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and severally acknowledged that, as such President and Secretary, they signed and delivered the signed instrument, pursuant to authority given by the West Chicago Elementary School District 33, as their free and voluntary act, and as the free and voluntary act and deed of said West Chicago Elementary School District 33, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2021.

Notary Public

My Commission Expires: _____

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named _____ and _____, personally known to me to be the President and Secretary of the West Community High School District 94, and also known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and severally acknowledged that, as such President and Secretary, they signed and delivered the signed instrument, pursuant to authority given by the West Chicago Community High School District 94, as their free and voluntary act, and as the free and voluntary act and deed of said West Chicago Community High School District 94, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2021.

Notary Public

My Commission Expires: _____

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named _____ and _____, personally known to me to be the Chairman and Secretary of the DuPage Airport Authority, and also known to me to be the same persons whose names are subscribed to the foregoing instrument as such Chairman and Secretary, respectively, appeared before me this day in person and severally acknowledged that, as such Chairman and Secretary, they signed and delivered the signed instrument, pursuant to authority given by the DuPage Airport Authority, as their free and voluntary act, and as the free and voluntary act and deed of said DuPage Airport Authority, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2021.

Notary Public

My Commission Expires: _____

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named _____ and _____, personally known to me to be the Manager and _____ of OSI Industries, LLC, and also known to me to be the same persons whose names are subscribed to the foregoing instrument as such Manager and _____, respectively, appeared before me this day in person and severally acknowledged that, as such Manager and _____, they signed and delivered the signed instrument, pursuant to authority given by said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2021.

Notary Public

My Commission Expires: _____

EXHIBIT A-1

Legal Description of Subject Property

(attached)

LOT 16 IN DUPAGE BUSINESS CENTER – SOUTH ASSESSMENT PLAT LOTS 15
AND 16, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 2019 AS
DOCUMENT NUMBER
R2019-100888 IN THE DUPAGE COUNTY RECORDER'S OFFICE, IN DUPAGE
COUNTY, ILLINOIS.

P.I.N.: 04-18-100-017

Common address: 2555 Enterprise Drive, West Chicago, Illinois 60185

EXHIBIT A-2

Depiction of Subject Property

(attached)

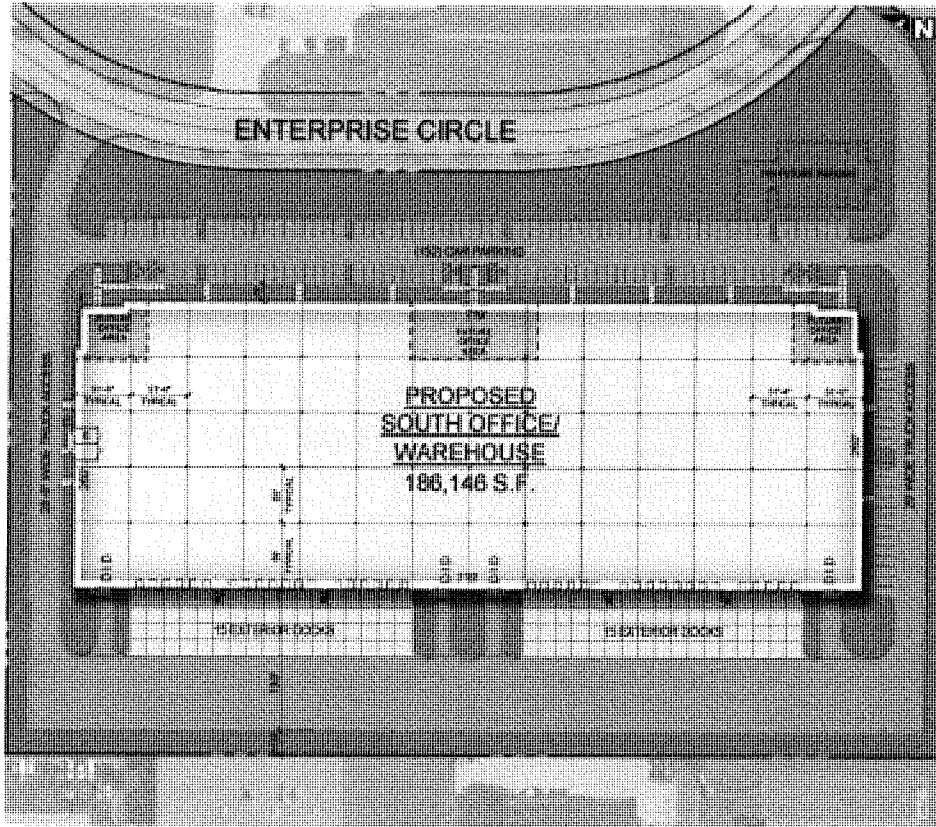


EXHIBIT B-1

Project Site Plan

(attached)

EXHIBIT B-2

Project Description and Depiction

The DEVELOPER shall construct an approximately one hundred eighty-six thousand (186,000) square feet industrial manufacturing building on approximately eleven (11) acres of land purchased from the DuPage Airport Authority as set forth in the Site Plan in **EXHIBIT B-1**. The building constructed as part of the Project shall be used for processing food.

Two hundred (200) or more full-time employees shall work in the building constructed as part of the Project initially, and four hundred (400) or more full-time employees shall work there when the building developed as part of the Project is fully occupied, at an average total compensation of Thirty-Two Thousand and No/100 Dollars (\$32,000.00). The DEVELOPER shall invest no less than Eighty-Four Million and No/100 Dollars (\$84,000,000.00) in acquiring the Subject Property, improving the Subject Property and equipping the building constructed as part of the Project.

EXHIBIT C

Anticipated Assessed Values

Year	Anticipated Assessed Valuation
Year 1	\$9,000,000
Year 2	\$9,180,000
Year 3	\$9,363,600
Year 4	\$9,550,872
Year 5	\$9,741,889
Year 6	\$9,936,727
Year 7	\$10,135,462
Year 8	\$10,338,171
Year 9	\$10,544,934
Year 10	\$10,755,833
Year 11	\$10,970,950
Year 12	\$11,190,369
Year 13	\$11,414,176
Year 14	\$11,642,460
Year 15	\$11,875,309
	\$155,640,752

EXHIBIT D

Abatement Ordinance / Resolution

(attached)

[ORDINANCE / RESOLUTION] PROVIDING FOR REAL ESTATE TAX ABATEMENT

WHEREAS, the Illinois Property Tax Code, 35 ILCS 200/18-165, authorizes any taxing district to abate its taxes in relation to a specific property; and

WHEREAS, in “An Intergovernmental Agreement Between the City of West Chicago, DuPage Airport Authority, West Chicago Library District, West Chicago Fire Protection District, West Chicago Elementary School District 33, Community High School District 94 and OSI Industries, LLC in Regard to a Property Tax Abatement Relative to the Development of the OSI Industries Property,” dated _____, 2021 (“IGA”), the [City Council / Board of Trustees / Board of Commissioners / Board of Education] of the [Unit of Government] previously determined it to be in its best interests to abate a portion of its taxes on the real estate legally described in **Exhibit 1**, attached hereto and made a part hereof (“Subject Property”), in order to encourage a commercial firm to redevelop the Subject Property; and

WHEREAS, the conditions of the IGA for the abatement of a portion of the taxes on the Subject Property have been met; and

WHEREAS, in the IGA, this [City Council / Board of Trustees / Board of Commissioners / Board of Education] previously determined such abatement of taxes to be in the best interests of its tax payers in order to encourage a commercial firm to redevelop the Subject Property, increase the tax base, and increase employment opportunities; and

NOW, THEREFORE, BE IT [ORDAINED / RESOLVED] [by the [Mayor / Chairman / President] and [City Council / Board of Trustees / Board of Commissioners / Board of Education] of the [Unit of Government], DuPage County, Illinois, as follows:

Section 1. This [City Council / Board of Trustees / Board of Commissioners / Board of Education] hereby finds that all of the recitals contained in the preambles to this [Ordinance / Resolution] are full, true and correct and does now incorporate the same herein by reference.

Section 2. The County Clerk of DuPage County, Illinois is hereby ordered to abate the real estate taxes to be extended on the Subject Property, on behalf of the [Unit of Government] according to the rate set forth in Section 3 below, but excluding any levy or levies for debt service (“Abatement Rate”), commencing at the start of the next calendar year after the year in which this [Ordinance / Resolution] is passed. However, in no event shall the aggregate abatement of real estate taxes levied against the Subject Property by the [Unit of Government], together with real estate taxes levied against the Subject Property and abated in previous and future years by all other taxing districts, exceed the total of Four Million and No/100 Dollars (\$4,000,000.00).

Section 3. The Abatement Rate shall be Forty Percent (40%) of the real estate taxes to be extended on the Subject Property on behalf of the [Unit of Government].

Section 4. The [Mayor / Chairman / President] and [Clerk / Secretary] of this [Unit of Government] are hereby authorized and directed to execute this [Ordinance / Resolution] and cause a certified copy of the same to be filed with the County Clerk of DuPage County, Illinois.

Section 5. This [Ordinance / Resolution] shall be in full force and effect upon its adoption and publication.

ADOPTED this _____ day of _____, 20__ by a majority vote of the Corporate Authorities of the [Unit of Government] on a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by the [Mayor / Chairman / President] of the [Unit of Government] on the ____ day of _____, 20__.

[Mayor / Chairman / President]

ATTEST:

[Clerk / Secretary]

[Published in pamphlet form / Published in the _____ newspaper, being a newspaper of general circulation within the [Unit of Government] this ____ day of _____, 20__.]

EXHIBIT 1

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

(attached)

LOT 16 IN DUPAGE BUSINESS CENTER – SOUTH ASSESSMENT PLAT LOTS 15
AND 16, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 2019 AS
DOCUMENT NUMBER
R2019-100888 IN THE DUPAGE COUNTY RECORDER'S OFFICE, IN DUPAGE
COUNTY, ILLINOIS.

P.I.N.: 04-18-100-017

Common address: 2555 Enterprise Drive, West Chicago, Illinois 60185

EXHIBIT E

ABATEMENT PROCESS

Capitalized terms in this EXHIBIT E shall have the meanings as set forth for said terms in the “Intergovernmental Agreement Between the City of West Chicago, DuPage Airport Authority, West Chicago Library District, West Chicago Fire Protection District, West Chicago Elementary School District 33, Community High School District 94 and OSI Industries, LLC in Regard to a Property Tax Abatement Relative to the Development of the OSI Industries Property” (“IGA”), unless otherwise defined in this EXHIBIT E.

As of the Effective Date of the IGA, the process for administering the Tax Abatement is:

1. Within sixty (60) days of the Commencement Date, each UNIT OF GOVERNMENT shall adopt an Abatement Ordinance / Resolution, and send a certified copy of its Abatement Ordinance / Resolution to the Clerk.
2. The Clerk shall, at the time the tentative tax rates are prepared for each year’s property tax levy, send to the chief executive officer of each of the UNITS OF GOVERNMENT a letter setting forth, with respect to the Tax Abatement, the parcel(s) affected, the amount of property taxes to be levied, and the amount of the abatement attributable to each of the UNITS OF GOVERNMENT (“Abatement Letter”).
3. Each of the UNITS OF GOVERNMENT shall, each year, review the Abatement Letter from the Clerk, note any changes in the information provided, and then sign and return the Abatement Letter to the Clerk, all within seven (7) days of receipt of the Abatement Letter.
4. The Clerk shall track and account for the total Tax Abatement paid to the DEVELOPER.
5. The Clerk shall calculate the property tax levy for each of the UNITS OF GOVERNMENT taking the Tax Abatement into account, as approved by each of the UNITS OF GOVERNMENT with regard to its annual Abatement Letter.
6. The Tax Abatement for the Subject Property abated in previous and future years by all other taxing districts, shall not exceed the total of Four Million and No/100 Dollars (\$4,000,000.00).

RESOLUTION NO. 21-R-0005

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN ECONOMIC
INCENTIVE AGREEMENT BY AND BETWEEN THE CITY OF WEST
CHICAGO AND OSI INDUSTRIES, LLC**

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 an Economic Incentive Agreement by and between the City of West Chicago and OSI Industries, LLC, a copy of which, in substantially the same form, is attached hereto and incorporated herein as Exhibit "A".

APPROVED this 15th day of February, 2021.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

**ECONOMIC INCENTIVE AGREEMENT BY AND BETWEEN THE
CITY OF WEST CHICAGO AND OSI INDUSTRIES, LLC**

This ECONOMIC INCENTIVE AGREEMENT (“Agreement”) is entered into this ____ day of _____, 2021 (“Effective Date”) by and between the City of West Chicago, an Illinois home rule municipal corporation (“CITY”), and OSI INDUSTRIES, LLC, a Delaware limited liability company authorized to conduct business in the State of Illinois (“DEVELOPER”). The CITY and the DEVELOPER are sometimes individually referred to herein as a “Party” and collectively referred to as the “Parties.”

WITNESSETH

WHEREAS, DEVELOPER, the CITY, and certain other units of government, entered into the “INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF WEST CHICAGO, DUPAGE AIRPORT AUTHORITY, WEST CHICAGO LIBRARY DISTRICT, WEST CHICAGO FIRE PROTECTION DISTRICT, WEST CHICAGO ELEMENTARY SCHOOL DISTRICT 33, COMMUNITY HIGH SCHOOL DISTRICT 94 AND OSI INDUSTRIES, LLC IN REGARD TO A PROPERTY TAX ABATEMENT RELATIVE TO THE DEVELOPMENT OF THE OSI INDUSTRIES PROPERTY” on _____, 2021 (“IGA”); and

WHEREAS, as set forth in the IGA, the DEVELOPER desires to acquire approximately eleven (11) acres of land in the DuPage Business Park located in West Chicago, Illinois, with said property being legally described on EXHIBIT A-1, attached to the IGA, and depicted on EXHIBIT A-2, attached to the IGA (“Subject Property”); and

WHEREAS, the DEVELOPER desires to develop the Subject Property into an industrial manufacturing food processing operation consisting of a building of

approximately one hundred eighty-six thousand (186,000) square feet, as depicted and further described in EXHIBIT B-1 and EXHIBIT B-2, respectively, attached to the IGA (“Project”); and

WHEREAS, the IGA provides that the DEVELOPER will receive a real estate tax abatement from the CITY and certain other units of government pursuant to 35 ILCS 200/18-165 (“Tax Abatement”), if the conditions for the Tax Abatement in the IGA are satisfied; and

WHEREAS, the DEVELOPER has requested that, in addition to the Tax Abatement, the CITY provide the DEVELOPER with additional incentives set forth in this Agreement (“Additional Incentives”) to assist the DEVELOPER in acquiring the Subject Property and improving it with the Project; and

WHEREAS, to induce the DEVELOPER to cause the Project to be constructed and operated, which will provide future financial benefits for the CITY, the CITY agrees to provide the DEVELOPER with the Additional Incentives set forth herein, in exchange for the DEVELOPER’S agreement to (a) comply with the terms of the IGA and the terms of this this Agreement, and (b) develop the Project on the Subject Property; and

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution, 65 ILCS 5/8-1-2.5, 5 ILCS 220/1 *et seq.* and the CITY’S home rule powers provide the authority for this Agreement; and

WHEREAS, it is in the best interests of the Parties to enter into this Agreement;

NOW, THEREFORE, in consideration of the foregoing, and the mutual covenants and agreements contained herein, the Parties hereto agree as follows:

1. **INCORPORATION OF PREAMBLES.** The preambles hereto, as set forth above,

are incorporated herein by reference and are made part hereof.

2. **DEVELOPER CONDITIONS.** The DEVELOPER'S right to receive the Additional Incentives under this Agreement is expressly conditioned upon the performance by the DEVELOPER of the following conditions, to the extent the conditions can be met prior to the Additional Incentives being granted to the DEVELOPER. The DEVELOPER shall:

- A. Not be in default of its obligations in the IGA.
- B. Operate the Project on the Subject Property as ongoing business operation of approximately one hundred eighty-six thousand (186,000) square feet.
- C. Provide the CITY all documents reasonably requested by the CITY regarding the matters set forth in the IGA and this Agreement.
- D. Within a reasonable time after the Commencement Date (as defined in the IGA), two hundred (200) or more full-time employees shall work in the building constructed as part of the Project initially, and four hundred (400) or more full-time employees shall work there when the building developed as part of the Project is fully occupied, at an average total compensation of Thirty-Two Thousand and No/100 Dollars (\$32,000.00)
- E. No less than once per calendar year, on a date selected by the CITY, provide a written report to the CITY with:
 - 1. A summary of the Project's, the DEVELOPER's then-current operations at the Subject Property (including the number of full-time equivalent employees, employed at or as a result of the Project), and any plans for prospective growth or expansion at the Subject Property; and
 - 2. Copies of documentation showing the number of square feet of the Subject Property used for carrying out the Project, including but not limited to property casualty policy renewal certificate, and/or annual fire inspection reports.
- F. No more often than once per calendar year, on a date selected by the CITY, provide a certified payroll summary, or similar documentation acceptable to the CITY, to verify the DEVELOPER's compliance with its obligations in

Section 2.D. above.

- G. Only use water on the Subject Property purchased from the CITY.
- H. Purchase no less than twenty-five million (25,000,000) gallons of water from the CITY in each twelve (12) month period after the Commencement Date (as defined in the IGA).

3. **ADDITIONAL INCENTIVES.** The Additional Incentives are:

- A. **PARTIAL BUILDING PERMIT COSTS REIMBURSEMENT.** So long as the DEVELOPER paid the CITY for a building permit for the Project in excess of One Hundred Thousand and No/100 Dollars (\$100,000.00), the CITY shall reimburse the DEVELOPER One Hundred Thousand and No/100 Dollars (\$100,000.00) of the building permit fees paid by the DEVELOPER to the CITY for the Project. Building permit costs reimbursed herein exclude the sewer capacity fee and all third party costs paid by the CITY associated with the building permit for the Project, such as, but not limited to, plan review costs and the land cash fee to the West Chicago Fire Protection District. The amount of the building permit costs reimbursed herein shall be the "Building Permit Waiver Costs." The CITY shall pay the reimbursement in this Section 3.A. within ninety (90) days after a request by the DEVELOPER to the CITY for payment of the Building Permit Waiver Costs.
- B. **PARTIAL MUNICIPAL WATER AND SEWER CHARGES REBATE.** So long as DEVELOPER is operating an industrial manufacturing food processing operation at the Subject Property, so long as the Subject Property only uses water purchased from the City, and so long as the Subject Property has used more than twenty five million (25,000,000) gallons of water provided by the CITY in each twelve (12) month period after the Commencement Date (as defined in the IGA), then during the period beginning on January 1st of the calendar year immediately following the "Commencement Date" (as defined in the IGA), the CITY shall rebate to the DEVELOPER, in the time and manner described in Section 4 below, Twenty-Five Percent (25%) of the CITY's water and sewer charges paid by the DEVELOPER and received by the CITY for the Subject Property. The amount of the CITY's water and sewer charges actually rebated to the DEVELOPER herein shall be the "Water and Sewer Charges Rebate."

4. **PARTIAL WATER AND SEWER CHARGES REBATE PAYMENT.** The CITY shall rebate the DEVELOPER a portion of the CITY's water and sewer charges as

set forth in Section 3.B. above paid by the DEVELOPER no more than one (1) time annually, and covering no more than twelve (12) months of water and sewer usage on the Project per payment. The DEVELOPER shall submit invoices to the CITY by January 31 requesting the Water and Sewer Charges Rebate for the prior calendar year, together with documentation of the payment of the CITY water and sewer charges paid for the Subject Property, along proof of payment and such other information and/or documents reasonably requested by the CITY. Upon the CITY's receipt of all supporting documentation and information, and upon confirmation the DEVELOPER is entitled to receive the Water and Sewer Charges Rebate payment, the CITY shall pay the DEVELOPER the Water and Sewer Charges Rebate within sixty (60) days thereafter.

5. **ADDITIONAL INCENTIVES CLAWBACK.** If the Project ceases on the Subject Property, or if the DEVELOPER breaches any of its obligations in this Agreement or the IGA, including that water used on the Subject Property be purchased only from the CITY and that water purchased for the Subject Property from the CITY be more than twenty-five million (25,000,000) gallons per year, then, in such instance, the CITY shall provide written notice of such cessation or breach to DEVELOPER ("Default Notice"). If DEVELOPER does not (a) recommence operation of the Project within thirty (30) days following DEVELOPER's receipt of a Default Notice, or (b) cure any such breach of this Agreement within such thirty (30) day period (provided, that if such cure cannot reasonably be performed in thirty (30) days, then, DEVELOPER shall have such additional time as may be reasonably required to effect such cure provided that DEVELOPER commences

such cure within such thirty (30) day period and diligently pursues the same to completion), then the CITY may elect, by written notice to DEVELOPER, to terminate this Agreement ("Termination"), whereupon the DEVELOPER shall reimburse the CITY the Additional Incentives as follows:

- A. If a Termination occurs within five (5) years from the "Commencement Date," as defined in the IGA, the DEVELOPER shall pay the CITY Seventy Five Percent (75%) of both the Building Permit Waiver Costs and the Water and Sewer Charges Rebate realized by DEVELOPER prior to the date on which the Termination occurs, and thereafter the DEVELOPER shall not be entitled to receive any Additional Incentives pursuant to this Agreement; or
- B. If a Termination occurs after five (5) years from the "Commencement Date," as defined in the IGA, the DEVELOPER shall pay the CITY Fifty Percent (50%) of both the Building Permit Waiver Costs and the Water and Sewer Charges Rebate, and thereafter the DEVELOPER shall not be entitled to receive any Additional Incentives pursuant to this Agreement.

The DEVELOPER's reimbursement obligations herein shall survive, and be binding upon the DEVELOPER, regardless of the termination of this Agreement.

The DEVELOPER shall reimburse the CITY as provided herein within thirty (30) days of a written demand from the CITY for such reimbursement.

6. **INTERVENING ACTIONS.** The Parties acknowledge that the Additional Incentives are predicated upon current law in the State of Illinois, as of the Effective Date, allowing the CITY to make the Additional Incentives available to the DEVELOPER. Should the Illinois General Assembly, or a court of competent jurisdiction, hereafter eliminate or limit the CITY's authority to make the Additional Incentives available to the DEVELOPER, or which prevents the CITY from paying the Water and Sewer Charges Rebate to the DEVELOPER, or should the CITY's ability to make any Additional Incentives to DEVELOPER be limited or eliminated in any manner, then, upon the occurrence of any of the

foregoing events, (a) the DEVELOPER shall not be entitled to receive the Additional Incentive(s) so limited, and (b) DEVELOPER may, by written notice delivered to the CITY at any time following the occurrence of any of the foregoing events, elect to terminate this Agreement whereupon this Agreement shall be of no further force or effect (including, without limitation, the DEVELOPER's liability under Section 5 above).

7. GENERAL CONDITIONS/REQUIREMENTS.

- A. This Agreement is entered into for the benefit of each of the Parties, solely, and not for the benefit of any third party.
- B. Nothing contained in this Agreement shall constitute a waiver of any privileges, defenses or immunities which the CITY may have under the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101, *et seq.*, with respect to any claim brought by a third party.
- C. The rights and obligations of the DEVELOPER shall constitute covenants running with the land of the Subject Property and shall be binding on successors and assigns of the DEVELOPER and shall bind all owners of the Subject Property, including the Project located thereon, or any portion thereof.
- D. This Agreement shall be recorded on title to the Subject Property at the expense of the DEVELOPER upon taking effect.
- E. Upon a breach of this Agreement the non-breaching Party, by an action or proceeding solely in equity brought in the 18th Judicial Circuit Court, in DuPage County, Illinois, may secure the specific performance of the covenants and agreements herein contained, for failure of performance.
- F. In the event of a default by any of the Parties, the defaulting Party, as adjudicated by a court of competent jurisdiction, shall pay to the non-defaulting Party, upon demand, all of the non-defaulting Party's reasonable costs, charges and expenses, including, but not limited to, the costs of accountants, consultants, attorneys and others retained by the non-defaulting Party for the purpose of enforcing any of the obligations of the defaulting Party under this Agreement.
- G. The failure of any Party to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any

of them, by any other Party, shall not constitute or be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

- H. If the performance by any Party hereunder is delayed as a result of circumstances which are beyond the reasonable control of such Party (which circumstances shall only include acts of God, war, strikes, a virus, including COVID-19, pandemic or similar acts of *force majeure*), the time for such performance shall be extended by the amount of time of such delay.
- I. This Agreement shall remain in full force and effect until the earlier of a Termination or the other termination of this Agreement.
- J. In the event that the CITY's authority to carry out its obligation in this Agreement is repealed, become null and void or otherwise become invalid, then the CITY's obligations hereunder shall cease and no further obligations of any sort shall be required of the CITY. The DEVELOPER shall have no recourse against the CITY in such event.
- K. No amendment to, or modification of, this Agreement shall be effective unless and until it is in writing and approved by the authorized representative of the DEVELOPER and by the CITY'S corporate authorities, and executed and delivered by the authorized representatives of each Party.
- L. If, during the term of this Agreement, any lawsuits or other proceedings are filed or initiated against any Party before any court, commission, board, bureau, agency, unit of government or sub-unit thereof, arbitrator, or other instrumentality, that may materially affect or inhibit the ability of any Party to perform its obligations under, or otherwise to comply with, this Agreement ("Litigation"), the Party against which the Litigation is filed or initiated shall promptly deliver a copy of the complaint or charge related thereto to the other Parties and shall thereafter keep the other Parties fully informed concerning all aspects of the Litigation. Each Party shall, to the extent necessary, cooperate with the other Parties in this event. The Parties each agree to use their respective best efforts to defend the validity of this Agreement and all approvals of the Parties related thereto, including every portion thereof and every approval given, and every action taken, pursuant thereto.
- M. The DEVELOPER shall and hereby agrees to defend, hold harmless and indemnify the CITY, and its respective elected officials, appointed officials, employees, agents and attorneys (collectively the "CITY Affiliates") from and against any and all third-party claims, demands, suits, damages,

liabilities, losses, expenses, and judgments against any CITY Affiliates resulting from DEVELOPER's breach of its obligations hereunder. The obligation of the DEVELOPER in this regard shall include, but shall not be limited, to all costs and expenses, including reasonable attorneys' fees, incurred by the CITY Affiliates in responding to, defending against, or settling any such claims, demands, suits, damages, liabilities, losses, expenses or judgments. The DEVELOPER covenants that it will reimburse the CITY Affiliates, or pay over to the CITY Affiliates, all reasonable sums of money the CITY Affiliates pay, or becomes liable to pay, to any such third-party by reason of any of the foregoing; provided, however, that the DEVELOPER's liability under this Section 8.M. shall be limited to the total amount of the Additional Incentives that the DEVELOPER has received pursuant to this Agreement as of the date of any such claim, demand, suit, damage, liability, loss, expense, or judgment. In any suit or proceeding for which DEVELOPER is required to indemnify and hold any CITY Affiliates harmless hereunder, such CITY Affiliates shall have the right to appoint counsel of their own choosing to represent it, the reasonable costs and expenses of which shall be paid by the DEVELOPER.

N. The DEVELOPER shall maintain the Subject Property or cause it to be maintained, and operate the Project, in compliance with all Federal, State, County, and CITY laws, ordinances, resolutions, rules and regulations.

8. **NOTICES.** Notice or other writings which any Party is required to, or may wish to, serve upon any other Party in connection with this Agreement shall be in writing and shall be delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

A. If to the CITY:

City of West Chicago
475 Main Street
West Chicago, Illinois 60185
Attention: Mayor

With copies to:

City of West Chicago
475 Main Street
West Chicago, Illinois 60185
Attn: City Administrator

Bond, Dickson & Associates
400 Knoll Street

B. If to the DEVELOPER:

OSI Industries, LLC
1225 Corporate Boulevard
Aurora, Illinois 60505
Attention: _____

With a copy to:

Attn: _____

Wheaton, Illinois 60187
Attn: Patrick Bond

or to such other address, or additional individuals/entities, as any Party may from time to time designate in a written notice to the other Parties. Service by personal delivery shall be deemed given when delivery occurs, and service by certified or registered mail shall be deemed given three (3) days after depositing same in the mail.

9. **COUNTERPARTS.** This Agreement may be executed simultaneously in two (2) counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement.
10. **ENTIRE AGREEMENT.** This Agreement contains the entire understanding between the Parties and supersedes any prior understanding or written or oral agreements between them regarding the within subject matter. There are no representations, agreements, arrangements or understandings, oral or written, between and among the Parties hereto relating to the subject matter of this Agreement which are not fully expressed herein.
11. **EFFECTIVE DATE.** This Agreement shall be deemed dated and become effective on the date the last of the Parties execute this Agreement as set forth below, which date shall be filled in on page 1 hereof.

IN WITNESS WHEREOF, the CITY, pursuant to authority granted by the adoption of a Motion/Resolution by its City Council, has caused this Agreement to be

executed by its Mayor and attested by its Clerk and DEVELOPER, pursuant to proper authority granted in accordance with its organizational documents, has caused this Agreement to be executed by its Manager and attested by its _____.

CITY:

CITY OF WEST CHICAGO

By: _____
Ruben Pineda, Mayor

ATTEST:

Nancy M. Smith, City Clerk

Dated: _____

DEVELOPER:

OSI INDUSTRIES, LLC

By: _____
_____, _____

ATTEST:

_____, _____

Dated: _____