



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AUGUST 4, 2025 AT 7:00 PM

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339
(847) 359-9050 www.palatine.il.us

AGENDA

REGULAR MEETING

7:00 PM

-
- I. CALL TO ORDER**
 - II. ROLL CALL**
 - III. PLEDGE TO THE FLAG**
 - IV. APPROVAL OF MINUTES**
 - A. Village Council & Committee of the Whole - Regular Meeting - July 14, 2025
 - V. MAYOR'S REPORT**
 - A. Certificates of Recognition for Eagle Scouts
 - B. As Submitted
 - VI. RECESS TO THE COMMITTEE OF THE WHOLE**
 - VII. COMMITTEE OF THE WHOLE**
 - A. POLICE POLICY & CODE SERVICES COMMITTEE**
DOUG MYSLINSKI, CHAIR
 - 1. Consider an Ordinance Granting a Special Use to Permit Three Residential Dwelling Units, as Accessory Uses to Ground-Floor Commercial Uses, and a Parking Variation at 126-134 S. Northwest Highway
Council District: Six
 - 2. As Submitted
 - B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR
 - 1. Consider a Resolution Granting a Plat of Consolidation (Subdivision) for the Property at 656 S. Wilke Road and the Vacant Parcel Directly to the North
Council District: Five

2. Consider an Ordinance Granting a Time Extension for the Garden Gate Subdivision Planned Development
Council District: One

3. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. Consider a Motion to Award a Contract for the 2025 Roof Replacement Project to Garland/DBS, Incorporated in an Amount Not to Exceed \$280,869
2. Consider a Motion to Authorize the Village Manager to Execute an Agreement with the Illinois Environmental Protection Agency for their Lead Water Service Line Replacement Funding Assistance Program
Council District: Three
3. Consider a Motion to Award a Contract for the Lead Water Service Pipe Replacement Project to Joel Kennedy Constructing Corporation of Waukegan, Illinois in the Amount of \$1,098,850
4. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIR

1. Consider a Motion Authorizing the Village Manager to Execute the Joint Emergency Management System Intergovernmental Agreement
2. As Submitted

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG LANGER, CHAIR

1. Consider an Ordinance Authorizing the Disposal by Transfer of Personal Property Owned by the Village of Palatine
2. As Submitted

F. BUSINESS FINANCE & BUDGET COMMITTEE

JOE FALKENBERG, CHAIR

1. As Submitted

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

IX. CONSENT AGENDA

All items are considered to be routine by the Village Council and will be enacted by one motion, with waiver of first reading. There will be no separate discussion of these items

unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- A. Warrant 2025 #15
- B. Consider an Ordinance Granting a Special Use to Permit Three Residential Dwelling Units, as Accessory Uses to Ground-Floor Commercial Uses, and a Parking Variation at 126-134 S. Northwest Highway
Council District: Six
- C. Consider a Resolution Granting a Plat of Consolidation (Subdivision) for the Property at 656 S. Wilke Road and the Vacant Parcel Directly to the North
Council District: Five
- D. Consider an Ordinance Granting a Time Extension for the Garden Gate Subdivision Planned Development
Council District: One
- E. Consider a Motion to Award a Contract for the 2025 Roof Replacement Project to Garland/DBS, Incorporated in an Amount Not to Exceed \$280,869
- F. Consider a Motion to Authorize the Village Manager to Execute an Agreement with the Illinois Environmental Protection Agency for their Lead Water Service Line Replacement Funding Assistance Program
Council District: Three
- G. Consider a Motion to Award a Contract for the Lead Water Service Pipe Replacement Project to Joel Kennedy Constructing Corporation of Waukegan, Illinois in the Amount of \$1,098,850
- H. Consider a Motion Authorizing the Village Manager to Execute the Joint Emergency Management System Intergovernmental Agreement
- I. Consider an Ordinance Authorizing the Disposal by Transfer of Personal Property Owned by the Village of Palatine
- J. Consider a Resolution Reducing the Public Improvements' Security Deposit for Architects Corner Subdivision at Falkirk Place and Northumberland Pass
Council District: One
- K. Consider a Resolution Reducing the Public Improvements' Security Deposit for Slade Street Crossing at Plum Grove Road and Slade Street
Council District: Six

X. REPORTS OF STANDING COMMITTEES

- A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE
JOE FALKENBERG, CHAIR

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
SCOTT LAMERAND, CHAIR

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE
BRAD HELMS, CHAIR

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE
DOUG MYSLINSKI, CHAIR

1. As Submitted

XI. REPORTS OF THE VILLAGE OFFICERS

- A. VILLAGE MANAGER
- B. VILLAGE CLERK
- C. VILLAGE ATTORNEY

XII. CLOSED SESSION AS REQUIRED

XIII. RECOGNITION OF AUDIENCE

XIV. ADJOURNMENT



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

JULY 14, 2025 AT 7:00 PM

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339
(847) 359-9050 www.palatine.il.us

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

Mayor Schwantz called the meeting to order at 7:00 PM.

II. ROLL CALL

PRESENT :	Mayor Jim Schwantz, Councilman District 1 Greg Langer, Councilman District 2 Scott Lamerand, Councilman District 3 Doug Myslinski, Councilman District 4 Joe Falkenberg, Councilman District 5 Kollin Kozlowski, Councilman District 6 Brad Helms
ABSENT :	

Also Present:

Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Deputy Police Chief Brian Gowney, Fire Chief Patrick Gratziana, IT Director Larry Schroth, and Director of Finance Andrew Brown

III. PLEDGE TO THE FLAG

Mayor Schwantz invited everyone to stand and join him in the Pledge to the Flag.

IV. APPROVAL OF MINUTES

A. Village Council & Committee of the Whole - Regular Meeting - June 16, 2025

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Doug Myslinski
SECONDER:	Greg Langer
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

V. MAYOR'S REPORT**A. As Submitted**

Mayor Schwantz announced upcoming events:

Wednesday, July 16: 7:30 PM - 8:45 PM

Palatine Concert Band Sounds of Summer Concert
Fred P. Hall Amphitheater

Saturday, July 19: 9:00 AM-12:00 PM

SWANCC Document Destruction & Electronics Recycling Event
Palatine High School

Friday, August 1: 4:00 PM – 6:00 PM

All Saints Lutheran Church Family Fun Fair
All Saints Lutheran Church

Wednesday, August 6: 5:00 PM

National Night Out
Falcon Park Recreation Center

The Village of Palatine's Beautification Commission is accepting nominations for the 2025 Hometown Pride Awards. Nominations must be received by Friday, July 25. Visit Palatine.il.us for more information.

Mayor Schwantz referenced a discussion of scooters and electronic bikes that would be on the agenda at a future meeting.

VI. RECESS TO THE COMMITTEE OF THE WHOLE

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Joe Falkenberg
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

VII. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
SCOTT LAMERAND, CHAIR

1. Consider an Ordinance Approving the Village of Palatine's PY2025-2029 CDBG Consolidated Plan and PY2025 Action Plan

Planning and Zoning Director Ben Vyverberg presented the CDBG PY2025-2029 Consolidated Plan and the PY 2025 Action Plan. Vyverberg noted that this is one of the years when both plans occur simultaneously. There was a 30 day comment period in which no feedback was received and there was no feedback at the hearing. The proposal has not changed from the original proposal and staff recommends approval.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Doug Myslinski
SECONDER:	Greg Langer
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. As Submitted

Nothing Submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE
DOUG MYSLINSKI, CHAIR

1. Consider an Ordinance Decreasing the Number of Class B (Package Liquor) Liquor Licenses by One for the Wine Cellar Located at 361 W. Northwest Highway
Council District: Six

Village Manager Reid Ottesen recommended approval to reduce the number of liquor licenses at The Wine Cellar establishment because of non-renewal. The establishment is closing and possibly auctioning off their inventory.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Joe Falkenberg
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. As Submitted

Nothing Submitted.

C. BUSINESS FINANCE & BUDGET COMMITTEE
JOE FALKENBERG, CHAIR

1. Consider an Ordinance Amending a Development Agreement Between the Village of Deer Park, Village of Palatine, 783 Lake Cook Enterprises LLC and Persin and Robbin Jewelers Corp

Village Manager Reid Ottesen explained that the State has historically used a form for a municipality to have access to sales tax information. Since the State is no longer using that form, and the form is referenced in the Development Agreement with Deer Park and Persin Robbins, an amendment to the agreement is necessary to remove reference to the form. Palatine and Deer Park have developed a new agreement in order for Palatine to receive sales tax information from Persin Robbins, per the original agreement. The original terms of the agreement remain the same.

RESULT:	MOTION BY VOICE VOTE
MOVER:	Jim Schwantz
SECONDER:	Kollin Kozlowski
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. Consider an Ordinance Authorizing the Mayor to Execute the First Amendment to the Amended and Restated intergovernmental Agreement Between the Village of Palatine and the Village of Deer Park Relative to Water Supply

On August 8, 2022, the Village of Palatine entered into an Amended and Restated IGA with the Village of Deer Park for the provision of water to certain areas in Deer Park. The IGA needs to be modified to reflect a new reporting procedure to capture the necessary information to ensure accurate sharing of sales tax receipts. Village Manager Reid Ottesen recommended approval.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Doug Myslinski
SECONDER:	Kollin Kozlowski
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

3. As Submitted

Nothing Submitted.

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE
GREG LANGER, CHAIR

1. Consider an Ordinance Authorizing the Mayor to Execute an Intergovernmental Agreement Between the Village of Palatine and Palatine Park District

Village Manager Reid Ottesen explained the proposed Intergovernmental Agreement between the Village of Palatine and Palatine Park District. Ottesen discussed the history of the shared use of the Village Hall and Combined Services facility. In 2021, a study was conducted to determine where and how to modify the Combined Services Facility. Multiple alternatives were considered, and ultimately it was decided that, a cost effective option did not exist with both parties occupying the property. The Village could consider a new facility at a cost in excess of \$40 million or an exchange of property with the Park District which ultimately saves the Village an estimated \$25-\$30 million compared to building a brand-new facility. The new IGA provides:

- Village convey 150 W. Wilson to the Park District
- Park District convey 150 W. Michigan Avenue to Village
- Park District to convey 100% ownership of 148 W. Illinois to Village
- Park District acquiring new spaces for Illinois Avenue activities
- Village to provide financial assistance towards the renovation of 150 W. Wilson and vacation of 148 W. Illinois Avenue

Ottesen stated that at this point in time, every Village facility has been updated to meet the needs of residents. In 2027, the Park District should have full access to an owner-occupied property on South Hicks Road, giving Public Works full access on Illinois Avenue.

Councilman Langer commented on the taxpayer savings and working with the park district in comparison to building a new facility.

Mayor Schwantz expressed gratitude and spoke about the leadership and cooperation between the Village, Park District, staff and elected officials, while also highlighting the Village's debt-free status. He recognized Board President Terry Ruff and Executive Director Ben Rea from the Palatine Park District who were in attendance.

Councilman Kozlowski questioned the Park District's current location on Wood Street in addition to 150 W. Wilson. Ottesen said that the Park District would maintain its current location next to Village Hall for programming and this would give the Park District the opportunity to add resources and update resident services.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Jim Schwantz
SECONDER:	Kollin Kozlowski

AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. As Submitted

Nothing Submitted.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. Consider a Motion to Approve an Engineering Supplement for the Design of the Palatine Road Improvement from Quentin Road to Smith Street
Council District: Two, Council District: Six

Director of Public Works Matt Barry discussed that IDOT has approved the plat of highways and this action memorializes the land and easements to be acquired to complete the improvements. This keeps the lead negotiator in place to handle negotiations and appraisals. This cost is included in the project, which is budgeted for in 2025. Barry discussed the finished project, which will result in new dedicated turn lanes and increased roadway widths.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Scott Lamerand
SECONDER:	Brad Helms
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. As Submitted

Nothing Submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE
BRAD HELMS, CHAIR

1. As Submitted

Nothing Submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Greg Langer

AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

IX. CONSENT AGENDA

All items are considered to be routine by the Village Council and will be enacted by one motion, with waiver of first reading. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

RESULT:	APPROVED
MOVER:	Scott Lamerand
SECONDER:	Doug Myslinski
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYES:	None

- A. Consider an Ordinance Approving the Village of Palatine's PY2025-2029 CDBG Consolidated Plan and PY2025 Action Plan
Ordinance #O-69-25
- B. Consider an Ordinance Decreasing the Number of Class B (Package Liquor) Liquor Licenses by One for the Wine Cellar Located at 361 W. Northwest Highway
Council District: Six
Ordinance #O-70-25
- C. Consider an Ordinance Authorizing the Mayor to Execute an Amended Development Agreement Between the Village of Deer Park, Village of Palatine, 783 Lake Cook Enterprises LLC and Persin and Robbin Jewelers Corp
Ordinance #O-71-25
- D. Consider an Ordinance Authorizing the Mayor to Execute a First Amendment to the Amended and Restated Intergovernmental Agreement Between the Village of Palatine and the Village of Deer Park
Ordinance #O-76-25
- E. Consider an Ordinance Approving an Intergovernmental Agreement between the Village of Palatine and Palatine Park District
Ordinance #O-72-25
- F. Consider a Motion to Approve an Engineering Supplement for the Design of the Palatine Road Improvement from Quentin Road to Smith Street

Council District: Two, Council District: Six

- G. Consider a Resolution Approving a Security Deposit Reduction and Commencement of the One-Year Maintenance Period for the Dundee Park Subdivision
Council District: One

Resolution #R-14-25

- H. Consider an Ordinance to Amend Salary Ordinance, O-040-25, Establishing Rates of Compensation for Certain Officers and Employees of the Village of Palatine Effective July 15, 2025

Ordinance #O-73-25

X. REPORTS OF STANDING COMMITTEES

- A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR

1. As Submitted

No Report.

- B. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, CHAIR

1. As Submitted

No Report.

- C. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR

1. As Submitted

No Report.

- D. **FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**
BRAD HELMS, CHAIR

1. As Submitted

No Report.

- E. **INFRASTRUCTURE & ENVIRONMENT COMMITTEE**
KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

No Report.

F. POLICE POLICY & CODE SERVICES COMMITTEE

DOUG MYSLINSKI, CHAIR

1. As Submitted

No Report.

XI. REPORTS OF THE VILLAGE OFFICERS**A. VILLAGE MANAGER**

1. As Submitted

No Report.

B. VILLAGE CLERK

1. As Submitted

No Report.

C. VILLAGE ATTORNEY

1. As Submitted

No Report.

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIII. RECOGNITION OF AUDIENCE

Roman Golash, American Legion 122 W. Palatine Road, spoke about an upcoming event in Antioch, where the Vietnam Wall will be on display from July 17th - 20th.

XIV. ADJOURNMENT

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Greg Langer
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

MEETING ADJOURNED - 7:19 PM

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Certificates of Recognition for Eagle Scouts

BACKGROUND:

The rank of Eagle Scout is the highest honor a Scout can obtain. This rank, achieved by only 6% of all Scouts, has made over 2 million Eagle Scouts since its inception in 1912. The rank of Eagle Scout is awarded to Scouts who consistently perform to the best of their personal ability, exceeding expectations at every step.

KEY ISSUES:

The following local Scouts are receiving Certificates of Recognition for attaining this prestigious honor during the past year:

Troop 182: Scoutmaster David Schellenbach

Thomas Mephram

Troop 209G: Scoutmaster Adam Casbarian

Sachi Arora

Asmika Karthikeyapandian

Natalie Makuch

Troop 209B: Scoutmaster Erik Hildebrandt

Nicholas Kozak

Aney Patel

Jack Kessler

Jake Gates-Ehlers

John Glass III

William Plizga

Nathan Casbarian

Dominic DiCosola

Ethan Conneely

Daniel Devades

Michael Schrafel Jr.

BUDGET IMPACT:

N/A

RECOMMENDATION:

N/A

ACTION REQUIRED:

No action is required by the Council.

ATTACHMENTS:

None

Consider an Ordinance Granting a Special Use to Permit Three Residential Dwelling Units, as Accessory Uses to Ground-Floor Commercial Uses, and a Parking Variation at 126-134 S. Northwest Highway

BACKGROUND:

The Subject Property, zoned B-2 General Business, contains a two-story building which historically had commercial uses on the ground-floor and residential units on the second floor. The property has been vacant and unoccupied for some time and the building is in significant disrepair. The Petitioner acquired the property and intends to perform a complete rehabilitation and restore the commercial uses on the first floor, with three residential apartments on the second floor. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit three dwelling units, as accessory uses to the ground-floor commercial uses, and a Variation to permit 6 parking spaces, instead of the minimum required 20 parking spaces.

KEY ISSUES:

- The Subject Property contains an unoccupied building that historically operated (beginning in the 1950's) as a mixed-use commercial building with 2nd floor apartments. Village business license records indicate that the last retail use included Edge Home Entertainment Inc. and a barber shop, both of which ceased in 2013. The building has remained unoccupied and vacant since that time and fell into significant disrepair. The property was directly impacted by the widening and realignment of Northwest Highway. The lot was impacted by the Northwest Highway reconfiguration and would require numerous zoning approvals and likely IDOT permit review, to reconstruct, in addition to the permit review process.
- The Petitioner is proposing to completely rehabilitate the existing building to complete three 2nd floor residential units, with three ground-floor retail tenant spaces (entrances off of S. Northwest Highway). Per Code, six parking spaces would be required for the three multi-family dwelling units. The submitted site plan indicates six parking spaces in the rear of the building, utilizing the existing access from E. Parallel Street.
- The three ground-floor retail tenant spaces, which total approximately 4,240 square feet, would require 14 parking spaces (1/300 SF). An additional seven parking spaces are contemplated within the Village ROW along Parallel Street, including an additional handicap parking space. These spaces were likely added when Northwest Highway was realigned to provide the commercial uses with additional parking, which was lost during the realignment. The reuse of these spaces will require a license agreement with the Village and are reflected as a

condition of the Ordinance. Therefore, the functional number of spaces provided would be 13, although the variation reflects only a total of six off-street parking spaces.

- The proposed reuse of the second floor residential units is as follows:

Unit	Square Footage	# Bedrooms	# Bathrooms
A	967 SF	2	1
B	1,023 SF	2	1
C	850 SF	2	1

- The proposed renovations include demolishing and removing the existing deck on the west side of the building. The interiors of both floors would be renovated down to the studs and the exterior elevation improvements include tuck pointing and staining the brick elevations, removal of the existing EIFS façade (to be replaced with brick adhered to the existing brick, new EIFS façade, and new pre-finished aluminum coping).
- New cloth canopies, fiberglass windows, and exterior lighting will be included in the renovations. Finally, new prefinished aluminum gutters will also be added to the building.
- In addition to the building renovations, the Petitioner will also be removing the former pavement areas on the east side of the building (remnant parking spaces remaining from the Northwest Highway reconfiguration) and replaced with grass and landscaping for the building. This is also reflected as a condition of the Ordinance and outlined in red below:



- With the widening of Northwest Highway, the previous parking in front of the building was diminished and the property and parking were impacted. The lot is bordered on three sides by commercially zoned properties, with a single-family home and detached garage/driveway directly west of the building and rear parking area. The renovations and proposed improvements to the building, followed by its reuse as a mixed-use building, will eliminate a blighted property and its impact to the surrounding properties. A resident of Parallel Street submitted an initial email of concern, but after reviewing the proposed plans, concurred that the improvements should be approved. The email also supports the Subject Property owner working with the surrounding businesses to address any parking issues in the area.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on July 22, 2025.

Residents testifying: One. The business owner directly south of the subject property inquired about the potential parking impacts of the occupancy of the Subject Property. The Petitioner indicated that the tenant selection would target non-conflicting parking demand tenancy, with reduced employee counts and customers. The Petitioner expressed a willingness to work with the surrounding businesses, the Village, and residents to ensure that parking does not become a problem.

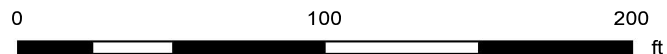
Vote: The PZC voted unanimously to approve the Special Use and Variation Staff concurs.

ACTION REQUIRED:

A motion to approve an Ordinance Granting a Special Use to Permit Three Residential Dwelling Units, as Accessory Uses to the Ground-Floor Commercial Uses, and a Variation to Permit Six Parking Spaces, Instead of the Minimum Required Twenty Parking Spaces at 126-134 S. Northwest Highway.

ATTACHMENTS:

1. Aerial Map
2. ORD SU - VAR - 126-134 S Northwest HGY
3. EXHIBIT - FINAL Project Plans - 2023-010 3 (005)
4. PZC materials
5. Resident Inquiry & Comment Email
6. DRAFT PZC minutes - 7-8-25 (126-134 S NW HGY)
7. PUBLIC NOTICE



Print Date: 10/1/2024

Notes

Cook County Aerial 2023

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
APPROVAL FOR
126-134 S. NORTHWEST HIGHWAY**

WHEREAS, pursuant to a petition and public hearing on July 8, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance and Village Code requirements of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit 3 dwelling units, as accessory uses to the ground-floor commercial uses, pursuant to 11.03 (d)(13) of the Palatine Zoning Ordinance; and a Variation to permit 6 off-street (private property) parking spaces, instead of the minimum required 20 parking spaces, pursuant to Section to 7.03(b) (1) of the Palatine Zoning Ordinance; on the following legally described property:

Lot 11 (EXCEPT THE NORTH 3 FEET), IN BLOCK 5 IN PRAIRIE VIEW ADDITION TO PALATINE, BEING A SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ of SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CHICAGO AND NORTHWEST RAILROAD, EXCEPT THE WEST 7 ACRES THEREOF, IN COOK COUNTY, ILLINOIS, AND

LOT 12 IN BLOCK 5 IN PRAIRIE VIEW ADDITION TO PALATINE, BEING A SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWEST RAILROAD, EXCEPT THAT WEST 7 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

Commonly known as 126-134 S. Northwest Highway (PIN NUMBERS: 02-23-105-021-0000; 02-23-105-017-0000).

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power that:

SECTION 1: A Special Use to permit 3 dwelling units, as accessory uses to the

ground-floor commercial uses, pursuant to 11.03 (d)(13) of the Palatine Zoning Ordinance; and a Variation to permit 6 off-street (private property) parking spaces, instead of the minimum required 20 parking spaces, pursuant to Section to 7.03(b) (1) of the Palatine Zoning Ordinance of the Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. The Special Use and Variation shall substantially conform to the plans prepared by Architecture Studio, dated 04/04/2025, floor plan and elevations prepared by the submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances. Additionally, the final dumpster enclosure and any required residential refuse location, shall be provided in a manner acceptable to the Village of Palatine.
2. A license agreement, in a manner acceptable to the Village Attorney, will be required for the use and maintenance of the parking spaces in the Parallel Street right-of-way.
3. Rental licenses shall be required for the apartment units on the 2nd floor.
4. The final pavement removal plan and subsequent freestanding sign pole remove along the east (Northwest Highway) of the building, shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. The final Landscaping plan and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. If any extra agency permits are required as part of the proposed improvements, said permits shall be submitted in a manner acceptable to the Village Engineer.

SECTION 2: That a copy of the public notice is attached hereto and form a part of this ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This _____ day of _____, 2025

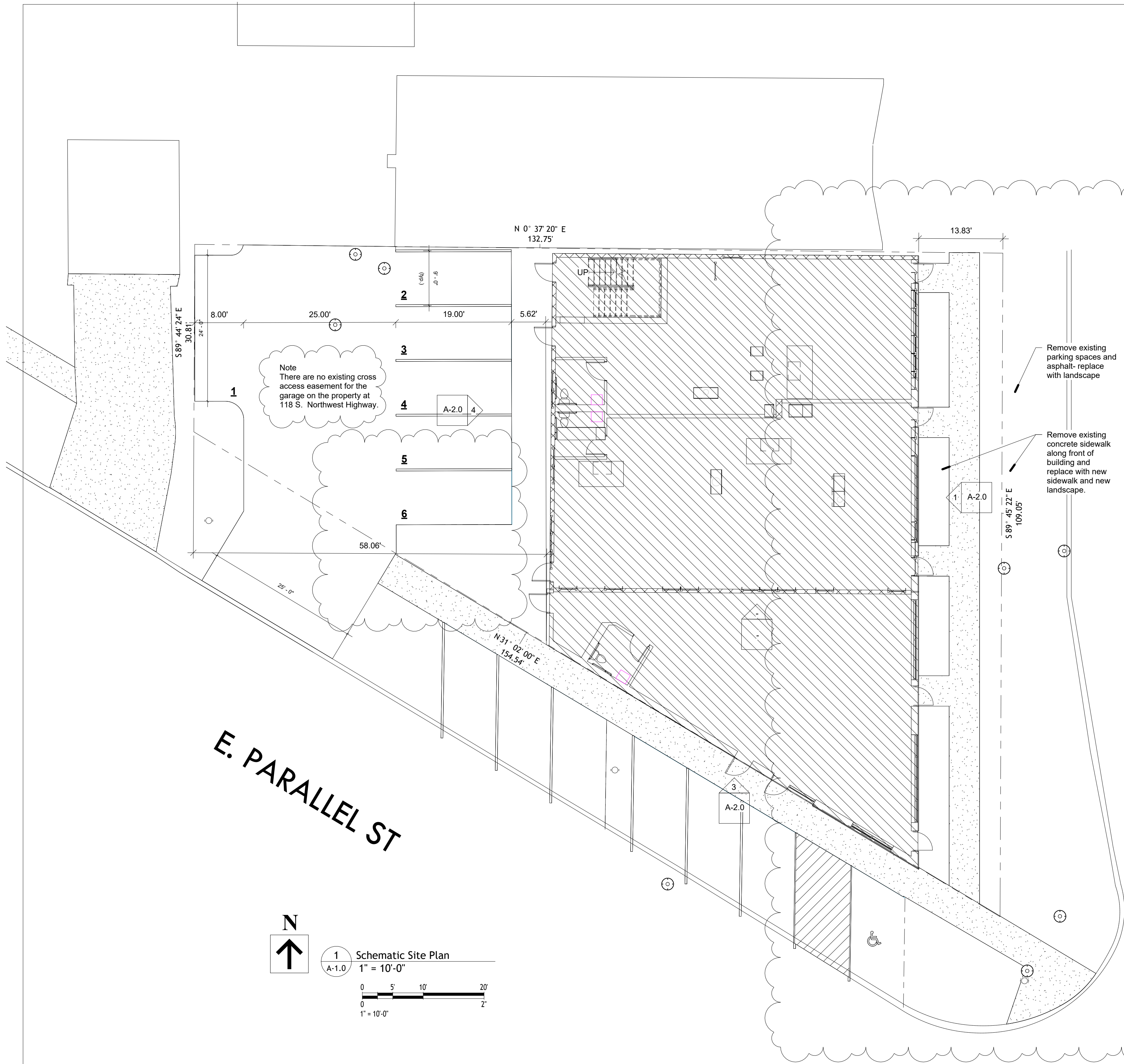
AYES:_____ **NAYS:**_____ **ABSENT:**_____ **PASS:**_____

APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

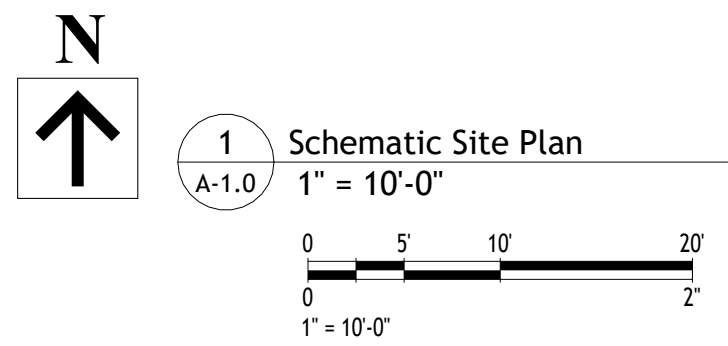
ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2025

Village Clerk



S. NORTHWEST HWY

E. PARALLEL ST



Zoning Data:

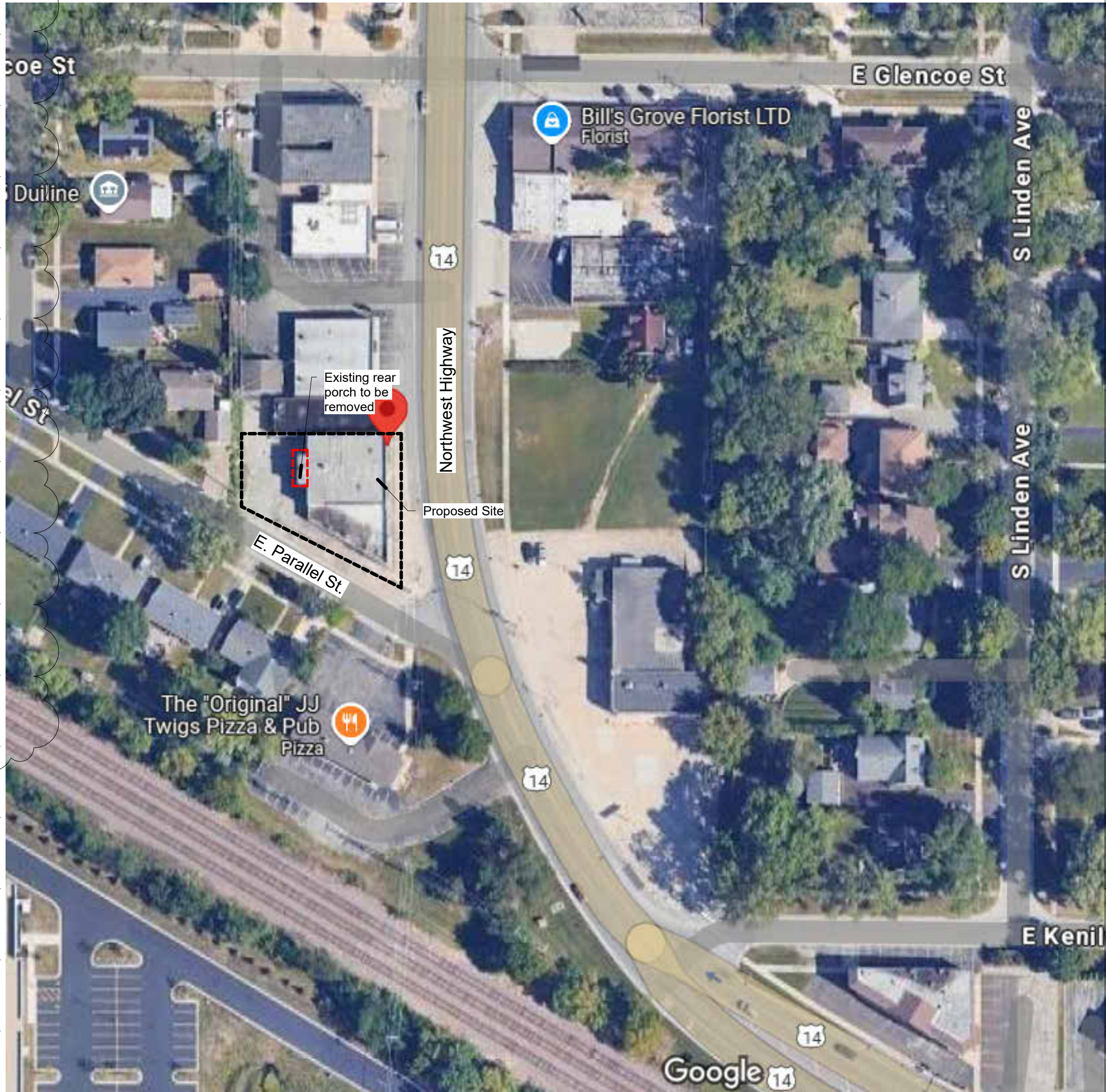
Zoning District: B-2

	Required	Existing	Actual
Zoning District:	B-2		
Front Yard:	25.0'	13.83'	13.83'
Side Yard:	5.0'		
Side Street Abutting Street	10.0'	0'-0"	0'-0"
Rear Yard:	20.0'	58.52'	58.52'
Max Building Height			
Stories	3 Stories	2 Stories	2 Stories
Feet	45'-0"		
Min. Lot Width:	50'-0"	109.05'	109.05'

First Floor:	4,985.98 SF	
Second Floor:		
Occupancy:	First Floor: Office and Retail Space	
	Second Floor: 3 Dwelling Units (Apartments)	

Parking		
Business/ Retail	1/300 sf	4,985.98/300 = 16.62 or 17 Spaces
Multi-family:	2 per Dwelling Units	3 x 2 = 6 Parking Spaces
Total:		23 Spaces

Actual	Parking Provided	6 Spaces on site plus 7 spaces on street
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Architectural Studio, Ltd.

www.archstudio ltd.net

No.	Description	Date
1	Revision 1	4/4/2025

126 South Northwest Highway
Schematic Site Plan

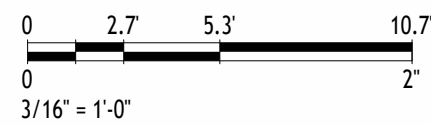
Project number	2023-010
Date	4/4/2025
Drawn by	SAS
Checked by	Checker

A-1.0

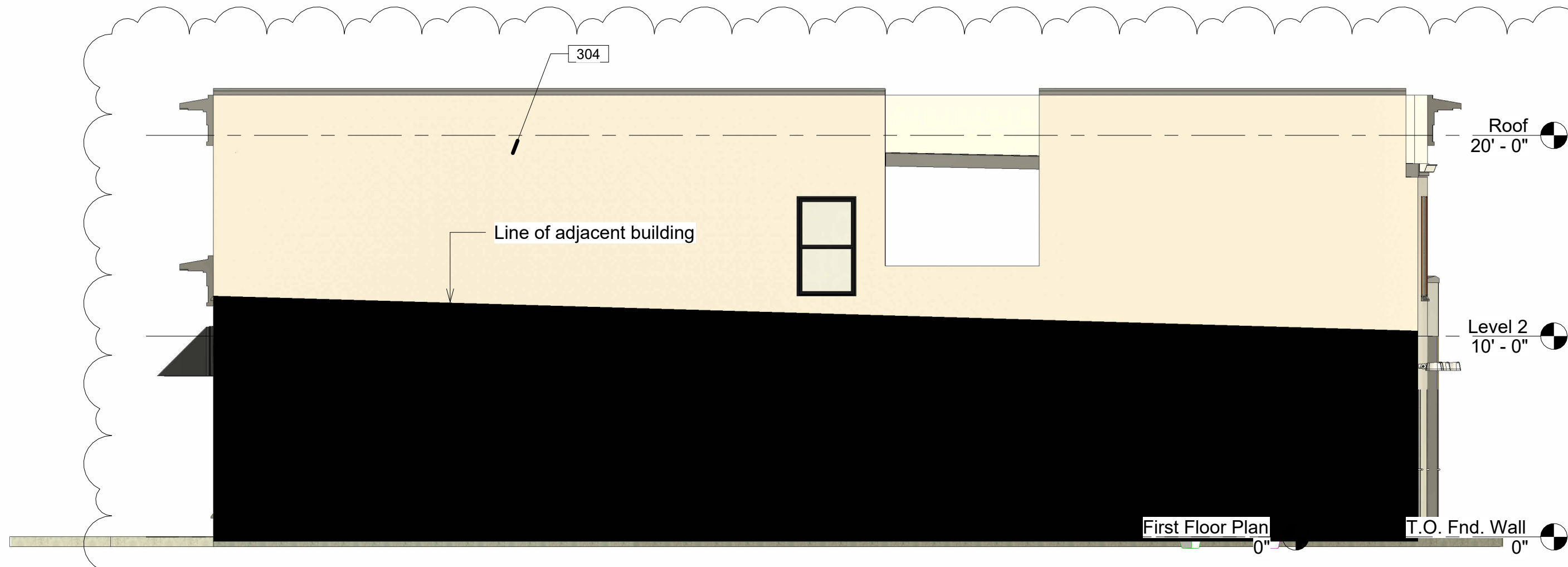
Scale	1" = 10'-0"
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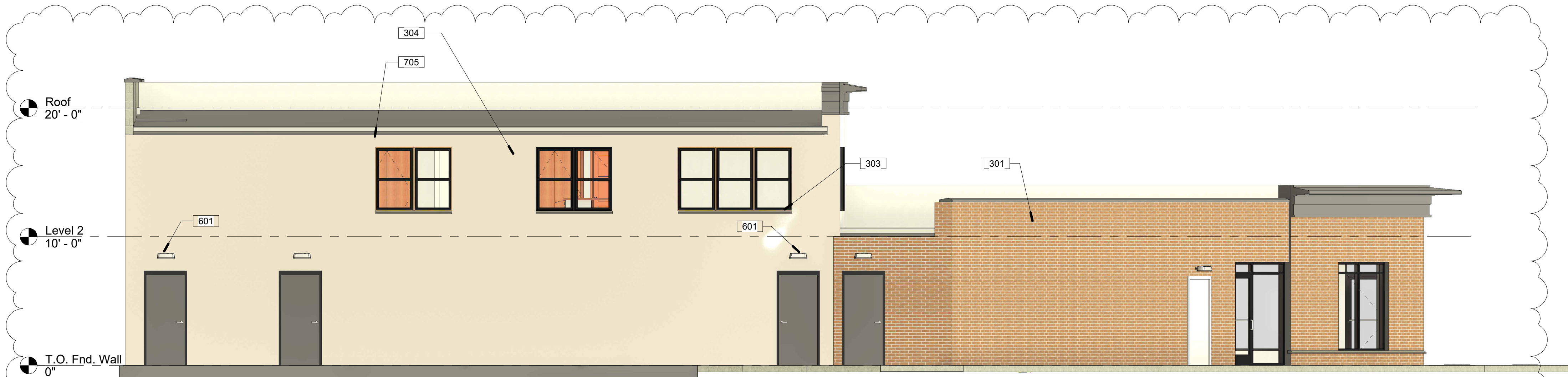
1 East Elevation Building
A-2.0 3/16" = 1'-0"



3 South Building Elevation
A-2.0 3/16" = 1'-0"



2 North Building Elevation
A-2.0 3/16" = 1'-0"



4 West Building Elevation
A-2.0 3/16" = 1'-0"



14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

Architectural Studio, Ltd.

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Keynote Legend	
Key Value	Keynote Text
101	Line of Finish grade
301	Existing brick to be tuck pointed and stained
302	Existing EIFS to be removed and replaced with thin brick adhered to the existing brick
303	New continues limestone sill
304	New EIFS over existing wall construction 00
401	New prefinished aluminum coping/ fascia
501	New cloth canopy with aluminum frame
601	LED exterior grade light fixture
701	New prefinished thermally broken aluminum storefront with insulated tempered glass
702	New Fiberglass double hung windows, color Black, U-Factor=.30 or better
705	Prefinished alum gutter and downspouts

No.	Description	Date
1	Revision 1	4/4/2025

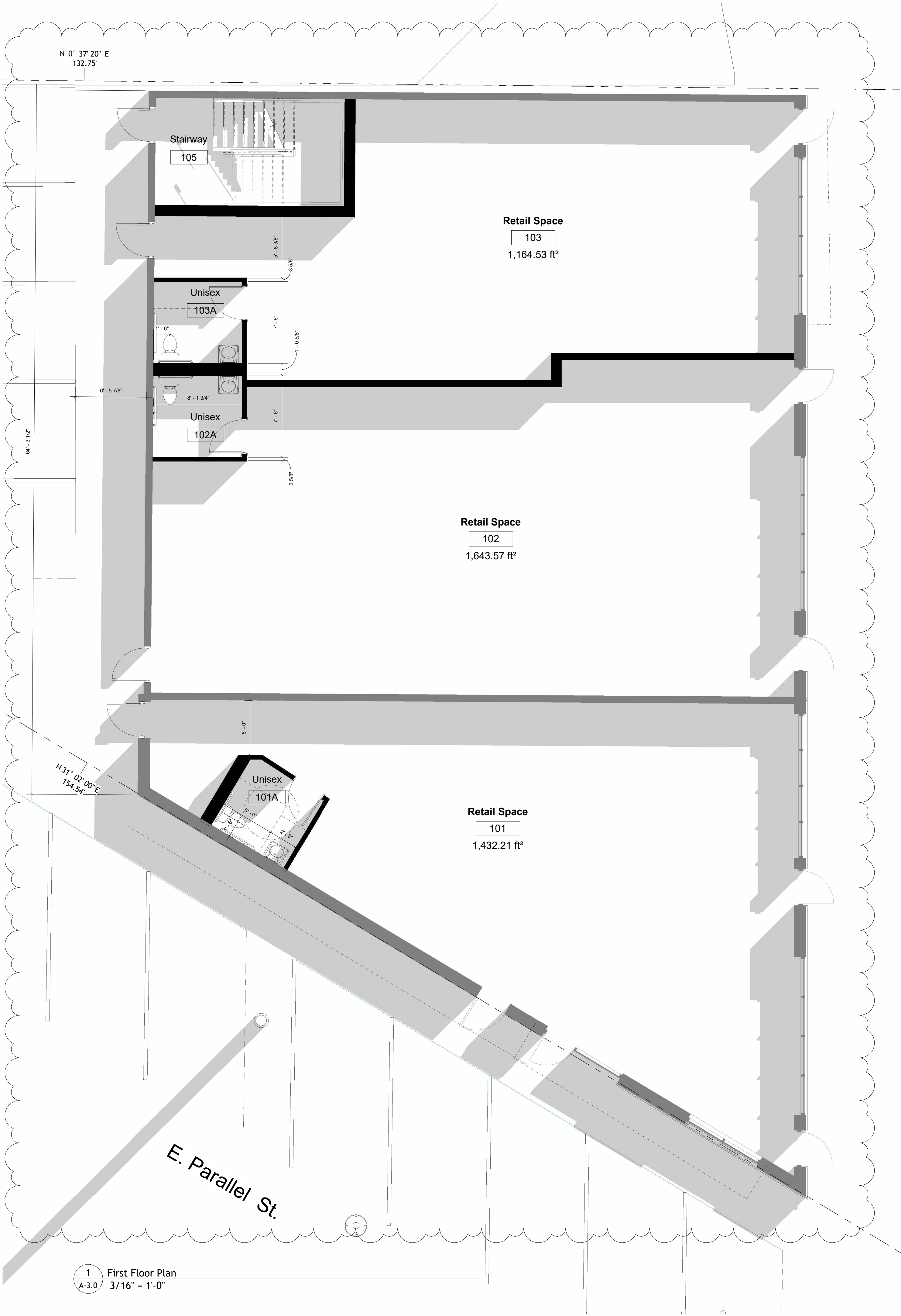
126 South Northwest
Highway
Building Elevations

Project number	2023-010
Date	4/4/2025
Drawn by	SAS
Checked by	Checker

A-2.0

Scale 3/16" = 1'-0"

Room Area by Department							
Room Number	Room Type	Department	Occupancy	Level	Area	Perimeter	Comments
101E	Bath			Level 2	57.96 ft²	34' - 8 1/2"	
101K	Bath			Level 2	31.13 ft²	22' - 4"	
206	Bath			Level 2	43.58 ft²	27' - 5 1/2"	
101B	Bedroom 1			Level 2	155.91 ft²	51' - 0"	
101I	Bedroom 1			Level 2	151.94 ft²	52' - 8 1/2"	
204	Bedroom 1			Level 2	134.00 ft²	46' - 9 1/4"	
101D	Bedroom 2			Level 2	152.24 ft²	49' - 4 1/2"	
101J	Bedroom 2			Level 2	193.38 ft²	55' - 11"	
201	Corridor			Level 2	125.90 ft²	62' - 7 5/8"	
203	Flexroom			Level 2	144.79 ft²	50' - 8 1/8"	
B201	Foyer			Level 2	35.80 ft²	25' - 9 1/4"	
101O	Foyer			Level 2	32.34 ft²	23' - 1 1/8"	
207	Foyer			Level 2	44.28 ft²	31' - 10"	
101C	Kitchen			Level 2	105.94 ft²	41' - 2 7/8"	
101P	Kitchen			Level 2	105.66 ft²	41' - 2 1/8"	
208	Kitchen			Level 2	89.11 ft²	37' - 10 7/8"	
202	Laundry			Level 2	43.24 ft²	26' - 7 3/4"	
101H	Living Room			Level 2	297.75 ft²	76' - 5 3/8"	
101M	Living Room			Level 2	281.23 ft²	80' - 0"	
205	Room			Level 2	240.43 ft²	84' - 4"	
200	Stairwell			Level 2	169.19 ft²	54' - 1 1/2"	
101L	Toilet			Level 2	32.00 ft²	22' - 8 1/2"	
Level 2: 22					2,667.81 ft²		
: 22					2,667.81 ft²		
Common Area							
104	Stairway	Common Area		Not Placed	Not Placed	Not Placed	
Not Placed: 1					0.00 ft²		
105	Stairway	Common Area		First Floor Plan	169.19 ft²	54' - 1 1/2"	
First Floor Plan: 1					169.19 ft²		
Common Area: 2					169.19 ft²		
Retail							
101	Retail Space	Retail		First Floor Plan	1,432.21 ft²	194' - 4"	
102	Retail Space	Retail		First Floor Plan	1,643.57 ft²	178' - 6 1/8"	
103	Retail Space	Retail		First Floor Plan	1,164.53 ft²	167' - 11 1/2"	
103A	Unisex	Retail		First Floor Plan	59.56 ft²	30' - 10 3/4"	
102A	Unisex	Retail		First Floor Plan	60.11 ft²	31' - 0 1/2"	
101A	Unisex	Retail		First Floor Plan	56.04 ft²	29' - 7 3/8"	
First Floor Plan: 6					4,416.01 ft²		
Retail: 6					4,416.01 ft²		
Grand total: 30					7,253.00 ft²		



S. Northwest Hwy
109.05'



14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

Architectural Studio, Ltd.

www.archstudiold.net

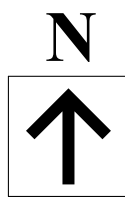
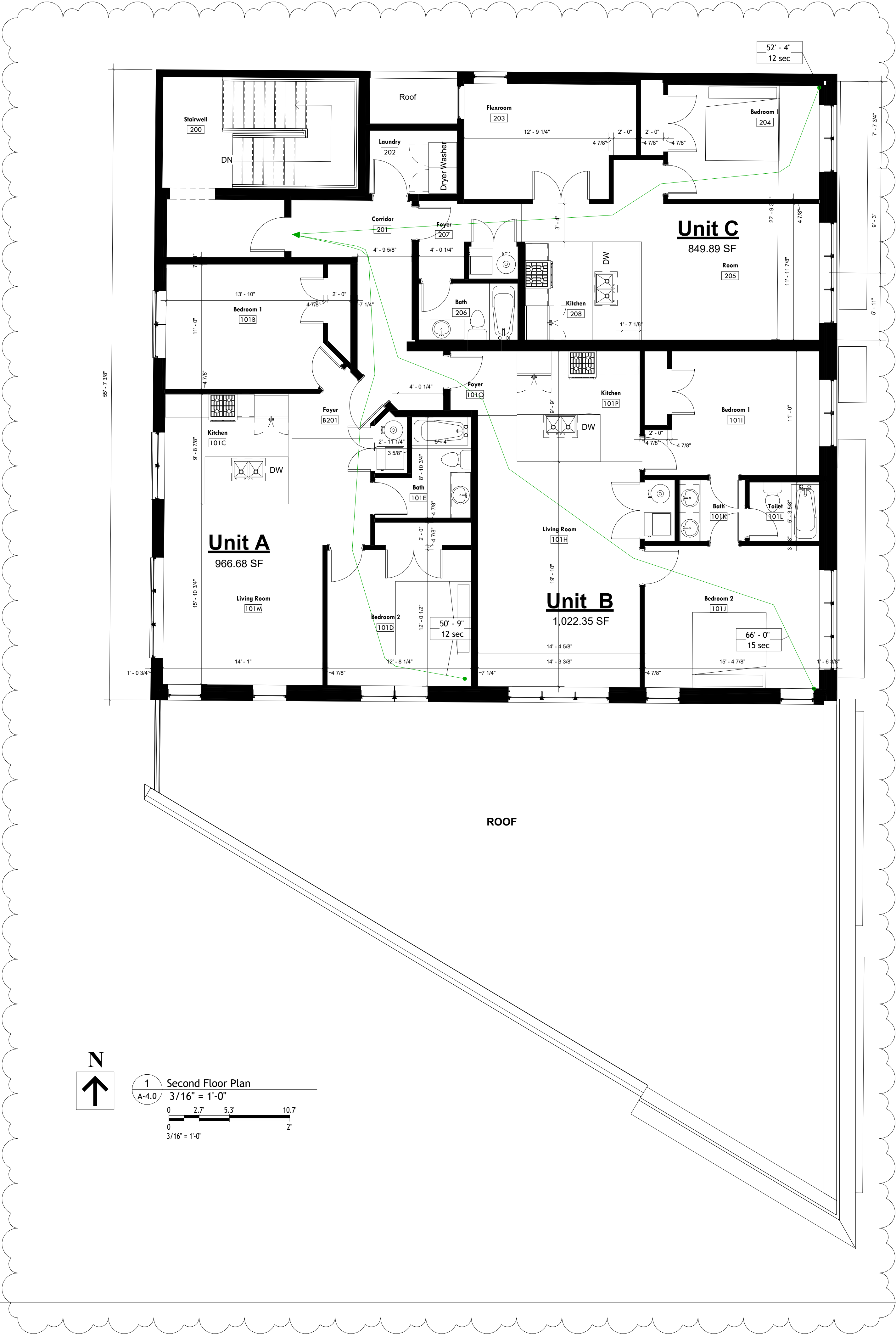
No.	Description	Date
1	Revision 1	4/4/2025

126 South Northwest
Highway
First Floor Plan

Project number	2023-010
Date	4/4/2025
Drawn by	SAS
Checked by	Checker

A-3.0

Scale	3/16" = 1'-0"
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1
A-4.0
Second Floor Plan
3/16" = 1'-0"
0 2.7' 5.3' 10.7'
0 2'
3/16" = 1'-0"

Commercial | Residential | Industrial



14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

Architectural Studio, Ltd.

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Mixed Use

- R-2 (Second Floor)
- B- Business (First Floor)

- One Exit of Second Floor Per Table 1006.3.4(1)
- Max 4 residential Units. Actual 3 Units (OK)

- Max. Exit Access Travel Distance 125 Ft.

- Building to be fully sprinklered

No.	Description	Date
1	Revision 1	4/4/2025

126 South Northwest
Highway
Second Floor Plan

Project number	2023-010
Date	4/4/2025
Drawn by	SAS
Checked by	Checker

A-4.0

Scale 3/16" = 1'-0"



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

**126-134 S. Northwest Highway– Special Use and
Variation
July 8, 2025**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Nick Ftikas, agent for 126 S. Northwest Highway LLC &
Belmont Realty Company

PLAN NUMBER: SU-000130-2024

ADDRESS: 126-134 S. Northwest Highway

BACKGROUND:

The Subject Property is zoned B-2, general business and is currently improved with a 2-story building, which historically had commercial uses on the ground floor and residential units on the second floor. The property has been vacant and unoccupied for some time.

Therefore, the Petitioner is requesting:

Special Use to permit 3 dwelling units, as accessory uses to the ground floor commercial use; and

Variation to permit 6 parking spaces, instead of the minimum required 20 spaces.

Surrounding Zoning/Uses:

North	B-2; General Business
South:	B-2; General Business – JJ Twiggs
East:	B-2; General Business – former Busch tire location
West:	R-2; Single-family residential

KEY ISSUES:

- The Subject Property is zoned B-2, General Business, and was part of the Prairie View Addition to Palatine Subdivision and platted in 1927. The existing building on

the site is currently vacant and unoccupied, but has historically, since the 1950's, operated, as a mixed-use commercial retail building, with 2nd floor apartments. Village business license records indicate that the last use the ground floor retail spaces included Edge Home Entertainment Inc. and a barber shop, both of which ceased in 2013. The building has remained unoccupied and vacant since that time.

- The property was directly impacted with the widening and realignment of Northwest Highway. The shape of the lot was diminished and any reconfiguration to the building will require numerous zoning approvals and likely IDOT permit review, outside the normal building permit process.
- The Petitioner is proposing to renovate the existing building for three 2nd floor residential units, with three ground floor retail tenant spaces, using entrances off of S. Northwest Highway.
- Per Code, 6 parking spaces would be required for the 3 multi-family dwelling units. The submitted site plan indicates 6 parking spaces in the rear of the building, with access off of E. Parallel Street.
- For the three retail spaces on the ground floor, which is approximately a total of 4,240 square feet, at 1 parking space per 300 sq ft the required parking would be 14 parking spaces. Per the site plan, 7 parking spaces are contemplated within the Village ROW along Parallel Street, including an additional handicap parking space. These spaces were likely added when Northwest Highway was realigned to provide the commercial uses with additional parking, which was lost during the realignment. The reuse of these spaces will require a license agreement with the Village, as part of the Village Council review.
- The proposed reuse of the second floor residential units is as follows:

Unit	Square footage	#bedrooms	#bathrooms
A	967 SF	2	1
B	1,023 SF	2	1
C	850 SF	2	1

- The existing deck on the west side of the building would be demolished and removed from the building. In addition to the interior build-out, the exterior elevation improvements include tuckpointing and staining the brick elevations, removal of the existing EIFS façade (to be replaced with brick adhered to the existing brick, new EIFS façade, and new prefinished aluminum coping/facia.
- New cloth canopies, fiberglass windows, and exterior lighting will be included in the renovations. Finally, new prefinished aluminum gutters will also be added to the building.
- The Subject Lot was impacted with the improvements to Northwest Highway. Historically, prior to its widening, Northwest Highway previously permitted 90 degree parking directly from Northwest Highway. For the Subject Property, vestiges of such parking remain in front of the building. Given the curvature of Northwest Highway, adjacent to the building, any attempted reuse of these spaces could cause traffic issues and safety and would also not comply with the

minimum depth, dimension, and drive aisle requirements. The below is the area of former parking to be removed from the and restored with landscaping and plantings:



STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

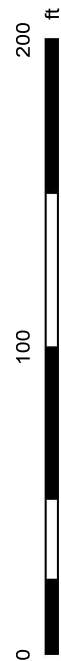
STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Subject Property has historically operated as a mixed use building, with ground floor commercial uses and second floor residential uses. With the widening of Northwest Highway, the previous parking in front of the building was diminished and the property and parking were impacted. The lot is bordered on three side by commercially zoned properties, with a detached garage and driveway for a single-family home being located directly west of the building. The renovations and proposed improvements to the building, followed by its reuse as a mixed use building, will assist in eliminating a blighted property and its impact to the surrounding properties. The reuse of the residential properties will restore and improve a use that initially existed, beginning in the 1950's.

Through the renovation of the existing ROW parking along Parallel Street and subsequent license agreement for its use and maintenance, an additional 7 parking spaces will be available for the property for a total of 13 spaces. Therefore, Staff recommends approval of the of the proposed Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the plans prepared by Architecture Studio, dated 04/04/2025, floor plan and elevations prepared by the submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances. Additionally, the final dumpster enclosure and any required residential refuse location, shall be provided in a manner acceptable to the Village of Palatine.
2. A license agreement, in a manner acceptable to the Village Attorney, will be required for the use of the parking in the Parallel Street right-of-way.
3. Rental licenses shall be required for the apartment units on the 2nd floor.
4. The final pavement removal plan and subsequent freestanding sign pole remove along the east (Northwest Highway) of the building, shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. The final Landscaping plan and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. If any extra agency permits are required as part of the proposed improvements, said permits shall be submitted in a manner acceptable to the Village Engineer.



Print Date: 10/1/2024

Notes

Cook County Aerial 2023

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Robert Beaulieu / Nicholas Ftikas (agent)

Business Name (if applicable)

Belmont Realty Corporation

Subject Property Address

126 – 134 S. Northwest Highway

Please provide a description of your proposed request:

To permit the establishment of residential uses on the existing building's second floor. The project involves the adaptive reuse and renovation of the existing building located at the subject property.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The proposed use would establish the existing building as a mixed-use building with retail space at grade and residential units above. Current market conditions do not support retail uses above the ground floor at the subject site. The Applicant believes the residential units will meet demand in the marketplace.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The proposed residential units will be located within the existing building's two-story footprint. Retail uses will remain at grade level, which is consistent with B-2 zoning uses. The residential units will help support the overall renovation project and provide additional housing options for residents of Palatine.

The use will not cause substantial injury to nearby property values. Explain:

The proposed establishment of residential uses at the subject property will be entirely contained on the subject lot and within the existing two-story building. No substantial injury will be caused by the establishment of residential uses on the second floor of the existing building.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

The Applicant believes the yard standards are met because the existing building footprint will remain.



VARIATION APPLICATION

Department of Planning & Zoning
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Nick Ftikas

Business Name (if applicable)

Belmont Realty Corporation

Property Owner (if different from Petitioner)

[Click or tap here to enter text.](#)

Subject Property Address

126-134 S Northwest Highway

Please provide a description of your proposed request:

[Click or tap here to enter text.](#)

Petitioner Justification

Variations shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

The Applicant is seeking to reduce the number of off-street parking spaces for the proposed mixed-use conversion of the existing building. Based on the size of the subject lot and the footprint of the existing building, the maximum number of parking spaces that can be provided is six (6).

That the plight of the owner is due to unique circumstances:

The unique circumstances relate directly to the irregular lot size and shape, and the location of the existing building on the subject lot.

That the Variation, if granted, will not alter the essential character of the locality:

The Variation will permit the property owner to adapt and reuse the existing and currently vacant two-story building located at the subject site. The immediate area along S. Northwest Highway is improved with a mix of ground floor retail spaces, as well as residential units (immediately

across S. Northwest Highway). Moreover, the area north of S. Northwest Highway is predominantly residential. The proposed mixed-use building program retains the size and massing of the existing structure. For these reasons, the Variation will not alter the essential character of the surrounding locality.

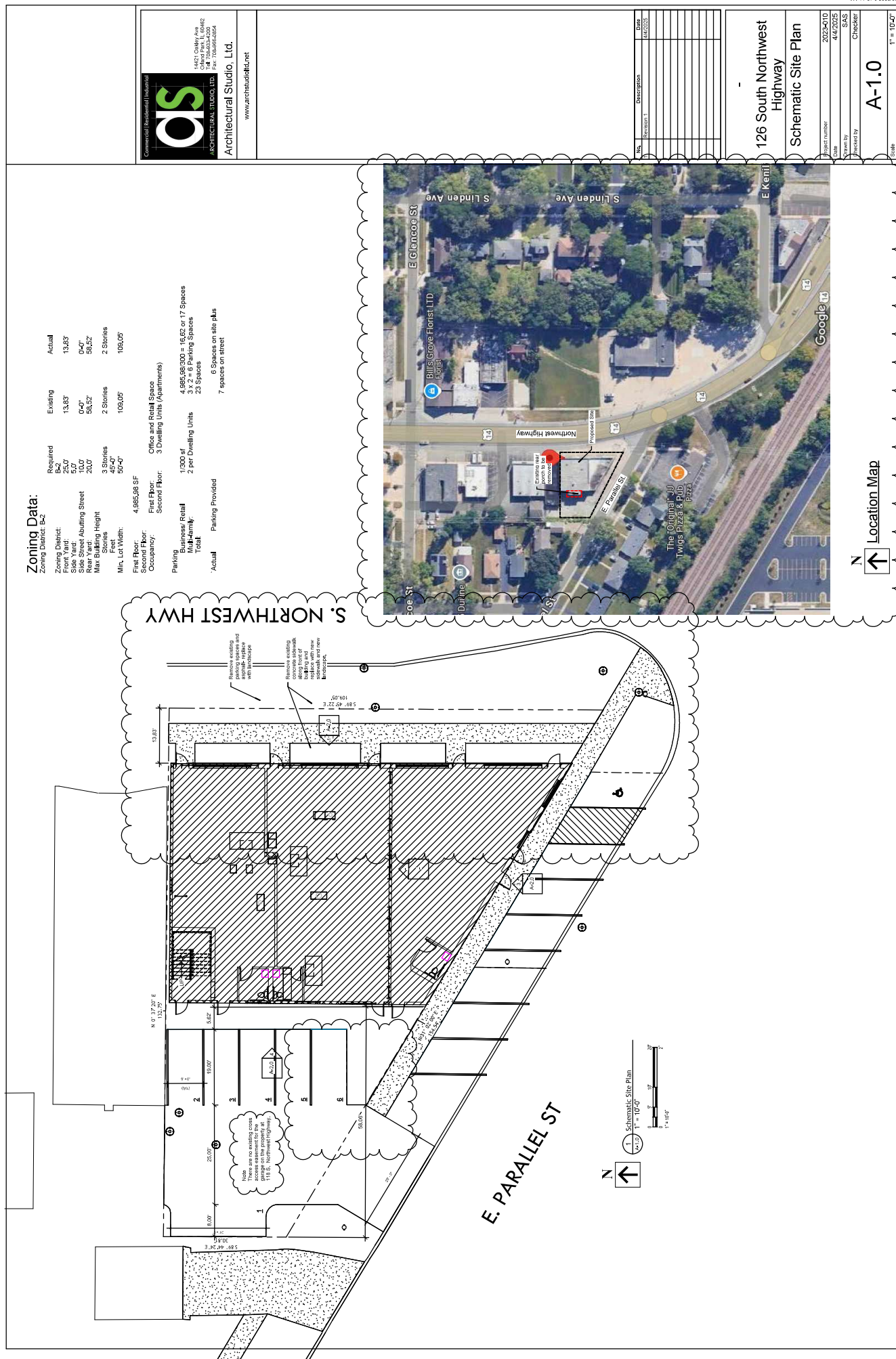
In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

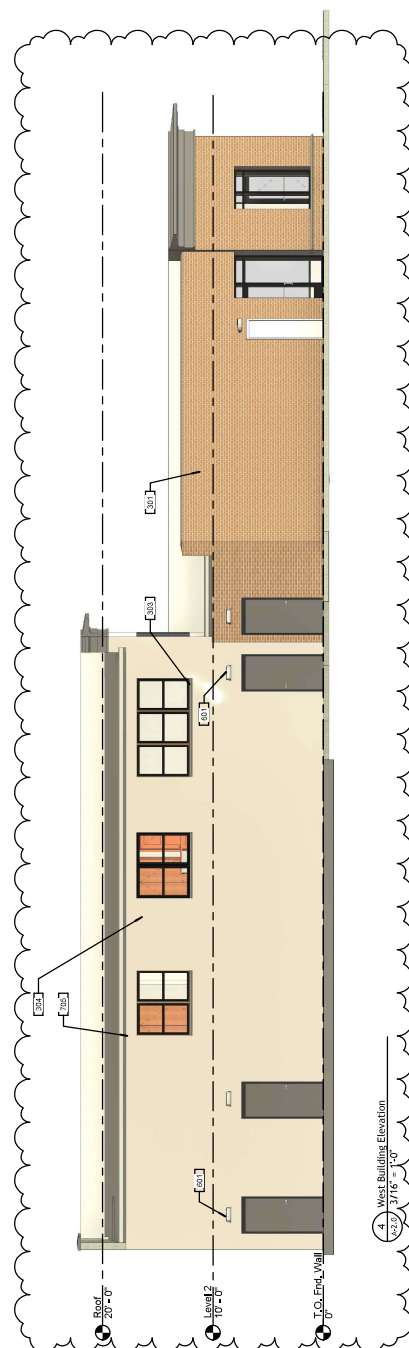
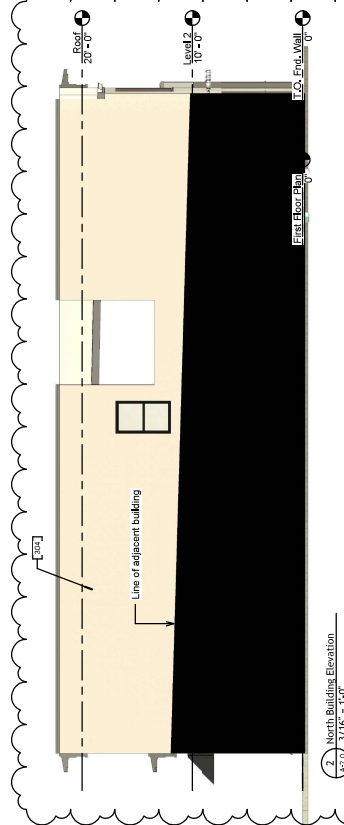
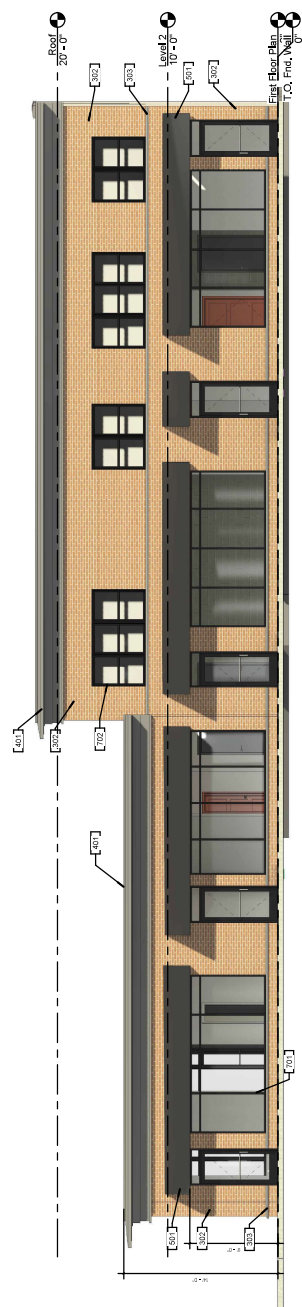
- a. The particular surroundings, shape, or topographical conditions of the property.**
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district.**
- c. The request is not based on a desire to make more money out of the property.**
- d. The petitioner has not created the alleged hardship for the property.**
- e. The request will not be detrimental the public welfare or other properties in the neighborhood.**
- f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.**

A) The size and shape of the subject lot, together with the location of the two-story building on the lot, limit the options for providing additional off-street parking.

B) Not all zoning lots in the B-2 zoning district are irregular in shape and improved with an existing two-story building.

C) The requested Variation is based on the existing building and lot conditions. The Applicant believes second floor retail/office space would not meet market demand and would be unviable. The Applicant believes the highest and best use of the existing building is to maintain retail space at grade level and incorporate residential units on the building's second floor.



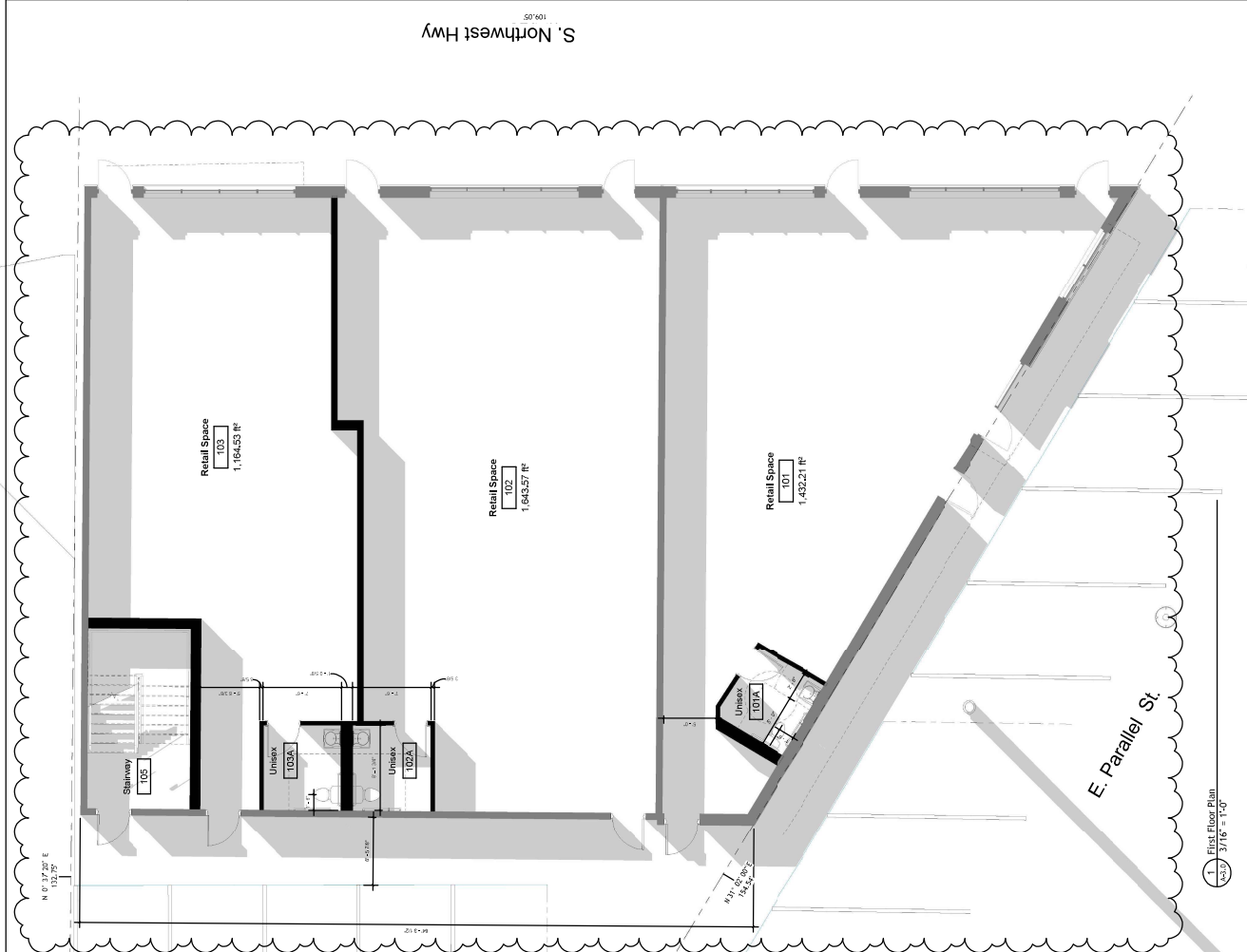
[illegible]

26 South Northwest Highway

Building Elevations

Project number	2023-010
Date	4/4/2025
Drawn by	SAS
Checked by	Checker
A-2.0	
Scale	3/16" = 1'-0"

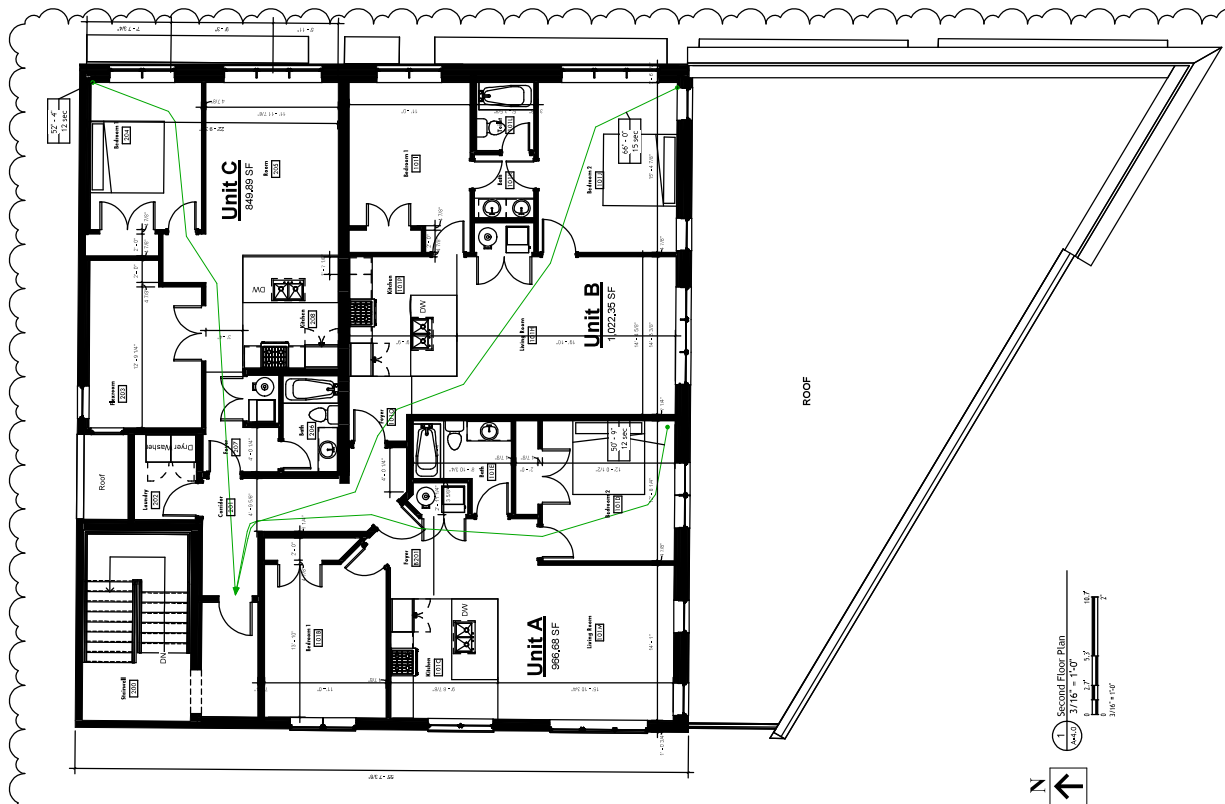
Room Area by Department						
Room	Room Type	Department	Capacity	Level	Area	Perimeter
1014	Lab	Biology	Level 2	Level 2	37.68 m ²	84.4 m ²
1015	Lab		Level 2	Level 2	31.13 m ²	22.4
1016	Lab		Level 2	Level 2	37.4 m ²	27.4 m ²
1017	Lab		Level 2	Level 2	45.51 m ²	31.4
1018	Lab		Level 2	Level 2	45.51 m ²	31.4
1019	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1020	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1021	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1022	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1023	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1024	Lab	Chemistry	Level 2	Level 2	151.88 m ²	92.4 m ²
1025	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1026	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1027	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1028	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1029	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1030	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1031	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1032	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1033	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1034	Lab	Physics	Level 2	Level 2	151.88 m ²	92.4 m ²
1035	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1036	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1037	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1038	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1039	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1040	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1041	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1042	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1043	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1044	Lab	Mathematics	Level 2	Level 2	151.88 m ²	92.4 m ²
1045	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1046	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1047	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1048	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1049	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1050	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1051	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
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1054	Lab	History	Level 2	Level 2	151.88 m ²	92.4 m ²
1055	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
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1057	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1058	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
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1063	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1064	Lab	Art	Level 2	Level 2	151.88 m ²	92.4 m ²
1065	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1066	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1067	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1068	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1069	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1070	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1071	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1072	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1073	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1074	Lab	Music	Level 2	Level 2	151.88 m ²	92.4 m ²
1075	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1076	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1077	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1078	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1079	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1080	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1081	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1082	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1083	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1084	Lab	Physical Education	Level 2	Level 2	151.88 m ²	92.4 m ²
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1086	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1087	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1088	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1089	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1090	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1091	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1092	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1093	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1094	Lab	Library	Level 2	Level 2	151.88 m ²	92.4 m ²
1095	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1096	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1097	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1098	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1099	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1100	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1101	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1102	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1103	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1104	Lab	Cafeteria	Level 2	Level 2	151.88 m ²	92.4 m ²
1105	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1106	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1107	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1108	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1109	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1110	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1111	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1112	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1113	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1114	Lab	Gymnasium	Level 2	Level 2	151.88 m ²	92.4 m ²
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1118	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1119	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1120	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1121	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1122	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1123	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1124	Lab	Auditorium	Level 2	Level 2	151.88 m ²	92.4 m ²
1125	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1126	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1127	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
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1133	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
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1142	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1143	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1144	Lab	Storage	Level 2	Level 2	151.88 m ²	92.4 m ²
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1146	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
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1152	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1153	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1154	Lab	Maintenance	Level 2	Level 2	151.88 m ²	92.4 m ²
1155	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
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1162	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1163	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1164	Lab	Security	Level 2	Level 2	151.88 m ²	92.4 m ²
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1173	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1174	Lab	IT	Level 2	Level 2	151.88 m ²	92.4 m ²
1175	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
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1177	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1178	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
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1181	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1182	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1183	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1184	Lab	Miscellaneous	Level 2	Level 2	151.88 m ²	92.4 m ²
1185	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1186	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1187	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1188	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1189	Lab		Level 2	Level 2	151.88 m ²	92.4 m ²
1190						

[illegible]

126 South Northwest
Highway
First Floor Plan

Project number	2023-0110
Date	4/4/2025
Drawn by	SAS
Checked by	Checker

A-3.0



Commercial | Residential | Industrial

ADS

ARCHITECTURAL STUDIO, LTD.

Architectural Studio, Ltd.
www.archstudioLtd.net

Mixed Use

- **R-2 (Second Floor)**
- **B-Business (First Floor)**
- **One Exit of Second Floor Per Table 1006.3.4(1)**
- **Max 4 residential Units. Actual 3 Units (OK)**
- **Max. Exit Access Travel Distance 125 Ft.**
- **Building to be fully sprinklered**

[illegible]

126 South Northwest
Highway
Second Floor Plan

Project number	2023-010
Date	4/4/2025
Drawn by	SAS
Checked by	Checker

A-4.0

Scale	3/16
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PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday July 8, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit 3 dwelling units, as accessory uses to the ground floor commercial use; and

Variation to permit 6 parking spaces, instead of the minimum required 20 spaces.

The property is commonly known as 126-134 S. Northwest Highway.

The Petitioner is proposing to three apartments on the second floor of the existing building, while maintaining the commercial use of the first floor. The Petitioner is also requesting a license agreement to allow 6 additional parking spaces in the E. Parallel Street right-of-way.

The above petition has been filed by agent Nicholas Ftikas and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000130-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 19th day of June 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 126-134 S. NORTHWEST HWY



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 19TH day of JUNE, A.D. 2025, and the last publication thereof was made on the 19TH day of JUNE, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
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- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 19TH day of JUNE, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 19TH day of JUNE, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.

Ben Vyverberg

Subject: FW: Public Hearing for 126-134 S. NW Hwy.

From: Ben Vyverberg
Sent: Thursday, July 10, 2025 2:50 PM
To: Jack Dallas
Subject: RE: Public Hearing for 126-134 S. NW Hwy.

Barry –

For reference, the Planning and Zoning Committee unanimously recommended approval of the proposed plans. This is tentatively scheduled for Village Council review on 8/4/25. This is the link to the agenda and information for the agenda and minutes:

[Agenda & Minutes | Palatine, IL](#)

The property owners will have to manage their tenants and parking needs. If there is an issue with a business or tenant causing a parking issue, the Village has the ability to enforce the parking requirements within the Village.

For reference, the owners of JJ Twiggs participated in the Public Hearing and further discussed the parking and traffic along Parallel Street. The attorney representing the 126 building stated for the record that they would work with the Village and the neighboring commercial properties.

Thank you,

Ben

From: Jack Dallas
Sent: Tuesday, July 8, 2025 3:27 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: RE: Public Hearing for 126-134 S. NW Hwy.

You don't often get email from

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hi Ben,

Thank you for getting that submitted.

The new plans look like a vast improvement to the property and I see no reason not to approve them. With that being said if there is a problem with the parking due to this building utilizing those spaces and JJ Twigs lack of enough spaces how will that be addressed or will it be?

If it isn't addressed what can be done in the future if it is a problem. I hope it isn't but after living on this block for over 38 years I can see it being one.

Thanks,
Barry

From: Ben Vyverberg <BVyverberg@palatine.il.us>
Sent: Tuesday, July 8, 2025 3:01 PM
To: Jack Dallas
Subject: RE: Public Hearing for 126-134 S. NW Hwy.

Good afternoon Barry –

As discussed, this information will be presented to the Commission, not including your email address and made part of the record. Also, please see the attached improvement plan, which include new brick, eifs, windows, prefinished gutters, and landscaping improvements to the property. This also include removal of the sign pole along NW Highway, replacement of the commercial canopies around the building. Additionally, the paved former parking area along the NW Highway (east) side of the building would be removed and restored with grass and landscaping.

Additionally, the rear parking lot will be required to be upgraded (blacktop area is cracked and broken at present), per the attached plans.

Staff is conditionally recommending approval of the requested, pursuant to the proposed plans and improvements therein and in satisfaction of the code requirements and recommended conditions.

Thank you,

Ben

From: Jack Dallas
Sent: Monday, July 7, 2025 3:21 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: Public Hearing for 126-134 S. NW Hwy.

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Hi Ben,

Thank you for returning my call today regarding the Public Hearing for 126-134 S. NW HWY.

Unfortunately I will not be able to make it to this hearing regarding the variation for parking spaces for 3 apartments above the commercial property. I have a few concerns as this building has been vacant and an eyesore for over 10 years and the owners have done nothing to the property in that time. The only thing that has been done was to board up the back porch due to a homeless person living there. I think if they are going to have these apartments they need to clean

up the commercial area below, like removing the 50 year old sign and old stripped awnings (see attached link for picture of building) and black top the parking areas to make them look more esthetic for our neighborhood.

The second concern is the parking area on Parallel for this building is constantly used by patrons of JJ Twigs pizza for overflow throughout the week. I do not know if JJ Twigs has agreement with the owners or if they are just taking advantage of the abandoned building. If there is an agreement then village needs to have a review of their (JJ Twigs) parking situation as well as the building variance as this will effect our street safety due to the abundance of cars having to park on Parallel for the restaurants overflow parking. We have a small street and with the cars parking there it will be a hindrance if a fire truck or ambulance has to get through which would cause a safety concern.

If they are just going to fix the upstairs and leave the rest of the property derelict then I oppose there variance unless it is stipulated they have to fix up the entire property. We have lived with this building being derelict for over 10 years now as the entrance to our neighborhood and its time for the village to do something for the residents affected. I would like to be notified of any future hearings regarding this property.

<https://maps.app.goo.gl/xrczKmmvEFj4yiZL8>

Thank you,
Barry Levitus
325 E. Parallel St.
Palatine, IL 60067

Commissioner Schubert states that he has visited a similar site in Huntley and believes this will be a great addition to the community. His only concern is potential traffic backup on Rand Road, and he encourages the Village to be prepared for this possibility.

Commissioner Roth-Wurster comments that the request meets the standard for reasonable return. She commends the petitioner for proactively seeking improvements before opening.

Commissioner Friedman agrees that from a business operations standpoint, the proposed changes are logical. However, he expresses concern about the site's proximity to residential properties. Although there were no drive thru speakers, he recommends reviewing the photometric plan to ensure adequate light control.

Commissioner Fedota finds it commendable that the petitioner is taking initiative to address potential issues in advance.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on August 4th, 2025.

RESULT:	APPROVED
MOVER:	Tim Schubert
SECONDER:	Cindy Roth Wurster
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

E. 126-134 S. Northwest Highway

1. Special Use to permit 3 dwelling units, as accessory uses to the ground floor commercial uses; and
2. Variation to permit 6 parking spaces, instead of the minimum required 20 parking spaces.

SU-000130-2025 – 126-134 S. Northwest Highway

Notice was published in the Journal & Topics on June 19th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plans**
4. **Plat of Survey**

5. Public Notice

Background:

The Subject Property is zoned B-2, general business and is currently improved with a 2-story building, which historically had commercial uses on the ground floor and residential units on the second floor. The property has been vacant and unoccupied for some time. Therefore, the Petitioner is requesting: Special Use to permit 3 dwelling units, as accessory uses to the ground floor commercial use; and Variation to permit 6 parking spaces, instead of the minimum required 20 spaces.

Sworn in petitioner:

Nick Ftikas, Attorney – Law Offices of Sam Banks, 221 N LaSalle St, 38th Floor, Chicago, IL

Scott Shalvis, Architect – Architectural Studios, 14421 Oakley Ave, Orland Park, IL

Summary:

Mr. Ftikas explains the petitioner is seeking a special use to re-establish residential use on the second floor of an existing commercial building. The building, currently vacant and in disrepair, would be redeveloped with retail space on the first floor and three residential apartments on the second. As the property is zoned B2, the residential component is considered an accessory use and requires a special use permit.

A companion variation is also requested due to the site's parking deficiency. The irregular, pie-shaped lot was reduced during a previous expansion of Northwest Highway, eliminating parking opportunities in the front. Only six spaces remain behind the building, limiting the ability to meet code-required parking ratios. The petitioner is pursuing a license agreement with the Village for six additional parking spaces along Parallel Street, which would support the retail use. The rear lot parking would be designated for residents.

Mr. Ftikas notes the goal is to return the property to its historic mixed-use character, dating back to the 1950s. The area is a transitional corridor with nearby residential properties, and the project would help meet community housing needs. Chairman Wood inquired about the possibility of using parking along Northwest Highway. Mr. Ftikas responded that this is not a viable option due to traffic conflicts and the area's noncompliance with current code. Mr. Vyverberg added that the Illinois Department of Transportation (IDOT) has jurisdiction over Northwest Highway and would not allow parking that fails to meet dimensional standards. He noted that while parking along Parallel Street falls within the public right-of-way, it is an existing condition and may be addressed through a license agreement with the Village.

Chairman Wood expressed concern about the building's long-vacant status and asked whether the rear parking area would be designated for residential use. Mr. Ftikas confirmed that it would be. She also raised questions about where overflow retail parking would go. In response, Mr. Ftikas explained that the tenant mix would be carefully curated to avoid high-demand parking scenarios.

Commissioner Schubert asked whether the proposal included rooftop patios. Mr. Shalvis confirmed there were none. Chairman Wood followed up by asking if street parking is available. Mr. Vyverberg reiterated the availability of right-of-way parking along Parallel Street and added that the pavement along Northwest Highway would be removed and replaced with landscaping.

Commissioner Kolososki inquired about compliance with ADA and Fair Housing requirements. Mr. Shalvis stated that the number of residential units is below the threshold that would require accessible design. Chairman Wood then asked how many bedrooms each unit would have and whether any tenants had been identified. Mr. Ftikas provided general square footage details but confirmed that no tenants had been secured.

Mr. Vyverberg explained that the property's irregular shape and limited size resulted from the widening of Northwest Highway, which reduced the buildable area at the front of the lot. As part of the redevelopment, existing pavement at the front of the building will be replaced with landscaping.

Commissioner Fedota asked whether safety equipment would be required during construction. Mr. Vyverberg confirmed that this would be reviewed as part of the permitting process in coordination with IDOT and the Village Engineer.

Chairman Wood referenced a nearby property that was denied a similar residential request due to parking limitations and asked how this proposal differs. Mr.

Vyverberg explained that the previous case involved a site that had never had residential use. In contrast, the current proposal seeks to restore an existing condition. Furthermore, any commercial tenant for this location would need to be limited in scale to avoid high parking demand.

Commissioner Cavanaugh asked whether the renovation would include both floors of the building. Mr. Ftikas confirmed that it would.

Sworn In:

Todd Pearson, the owner of JJ Twigs at 150 S Northwest Highway, welcomed reinvestment in the area but voiced concern about parking. He worried that overflow from the redeveloped property could spill into his own parking lot, impacting his business. He suggested that reducing the number of residential units from three to two might help alleviate parking pressure. Commissioner Friedman asked Mr. Pearson how his business manages overflow parking during busy hours. Mr. Pearson later explained that overflow typically uses Parallel Street. He noted that business activity generally takes place during the day, while restaurant traffic peaks in the evening. He also mentioned that his business is working with IDOT to explore reconfiguring its parking lot for better efficiency.

Chairman Wood read an objection letter from Barry Levitas, who raised concerns about the extent of the proposed property improvements and how they might affect JJ Twigs, particularly in terms of available parking for restaurant use.

In response, Mr. Ftikas acknowledged the limitations of the lot and confirmed the applicant's willingness to collaborate with neighboring businesses to manage overflow. He emphasized that the residential component would be limited to three units, thereby minimizing parking impacts. He stated that the rear parking area would be prioritized for residents and the restaurant, and that the applicant would work with Village staff to monitor and manage the site's parking use.

Chairman Wood concluded by noting that the property's configuration prevents it from ever fully complying with parking code. Mr. Vyverberg confirmed that Village staff will monitor future business licenses to ensure compliance and acknowledged the parking challenges while emphasizing that staff remains engaged in working toward practical solutions.

STAFF RECOMMENDATION:

The Subject Property has historically operated as a mixed use building, with ground floor commercial uses and second floor residential uses. With the widening of Northwest Highway, the previous parking in front of the building was diminished and the property and parking were impacted. The lot is bordered on three side by commercially zoned properties, with a detached garage and driveway for a single-family home being located directly west of the building. The renovations and proposed improvements to the building, followed by its reuse as a mixed use building, will assist in eliminating a blighted property and its impact to the surrounding properties. The reuse of the residential properties will restore and improve a use that initially existed, beginning in the 1950's. Through the renovation of the existing ROW parking along Parallel Street and subsequent license agreement for its use and maintenance, an additional 7 parking spaces will be available for the property for a total of 13 spaces. Therefore, Staff recommends approval of the of the proposed Special Use and Variation, subject to the following conditions: 1. The Special Use and Variation shall substantially conform to the plans prepared by Architecture Studio, dated 04/04/2025, floor plan and elevations prepared by the submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances. Additionally, the final dumpster enclosure and any required residential refuse location, shall be provided in a manner acceptable to the Village of Palatine. 2. A license agreement, in a manner acceptable to the Village Attorney, will be required for the use of the parking in the Parallel Street right-of-way. 3. Rental licenses shall be required for the apartment units on the 2nd floor. 4. The final pavement removal plan and subsequent freestanding sign pole remove along the east (Northwest Highway) of the building, shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. The final Landscaping plan and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. If any extra agency permits are required as part of the proposed improvements, said permits shall be submitted in a manner acceptable to the Village Engineer.

There were no further questions. The public hearing was closed.

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

DISCUSSION:

Commissioner Cavanaugh stated that he is familiar with the area and noted that the building has been an eyesore for quite some time. He believes this is a good solution and appreciates that the petitioner intends to fill the first floor with an

appropriate use while restoring residential use to the second floor. He believes this meets the standards. While parking remains a concern, he noted that there is room for a potential agreement and overall supports the project. He believes it is the right use and is happy to see the blighted building finally rehabilitated. Commissioner Kolososki agreed, stating that the building is highly visible when entering the Village and that the proposed improvements would be a significant upgrade.

Chairman Wood commented that this project will be a positive improvement for the area. She supports the inclusion of residential units on the second floor and acknowledged that the retail use will be the more difficult component in terms of parking. However, after reviewing the standards, she believes the request meets the criteria and will not have a negative impact. She noted that it is difficult to get a reasonable return on the property without parking, but the spaces at the back, along with improved site conditions, will contribute to a better use of the property. She concluded that the proposed use will not alter the central character of the locality and that the standards are met.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on August 4th, 2025.

RESULT:	APPROVED
MOVER:	Kevin Cavanaugh
SECONDER:	Robert Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

Commission Chair Jan Wood opened the public comment portion of the meeting. No public comment was made. Public comment was closed.

VI. ADJOURNMENT

RESULT:	ADJOURN
MOVER:	Cindy Roth Wurster
SECONDER:	Rodney Bettenhausen
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday July 8, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit 3 dwelling units, as accessory uses to the ground floor commercial use; and

Variation to permit 6 parking spaces, instead of the minimum required 20 spaces.

The property is commonly known as 126-134 S. Northwest Highway.

The Petitioner is proposing to three apartments on the second floor of the existing building, while maintaining the commercial use of the first floor. The Petitioner is also requesting a license agreement to allow 6 additional parking spaces in the E. Parallel Street right-of-way.

The above petition has been filed by agent Nicholas Ftikas and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000130-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 19th day of June 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 126-134 S. NORTHWEST HWY



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 19TH day of JUNE, A.D. 2025, and the last publication thereof was made on the 19TH day of JUNE, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 19TH day of JUNE, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 19TH day of JUNE, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.

Consider a Resolution Granting a Plat of Consolidation (Subdivision) for the Property at 656 S. Wilke Road and the Vacant Parcel Directly to the North

BACKGROUND:

The Subject Properties, annexed between 1955-1960, consist of two parcels totaling approximately 1.28 acres (Lot 103 and the southern ½ of Lot 102). The parcels are zoned R-1C Single-Family Residential. The Petitioner is proposing to consolidate the existing parcels into one lot and is therefore requesting approval of the following:

- 1. Plat of Consolidation (Subdivision) to combine two existing single-family residential lots into one.**

KEY ISSUES:

Zoning and Site Design

	Lot Size (18,000 sq. ft. required)	Lot Width (66' required)	Lot Depth (110' required)
Existing Lot 103	37,136 sq. ft.	132'	281
South 1/2 Lot 102	18,507 sq. ft.	65'	281
Proposed Lot	55,723 sq. ft	198'	281

All existing parcels are under common ownership, with an existing residence located over a portion of the properties. Although this is an existing circumstance, the Code allows buildings to be located over property lines, through the definition of a "zoning lot." In conjunction with the Plat of Consolidation request, the owner is pursuing a building permit to construct an addition to the home, which complies with all zoning setback and bulk requirements, and will reroute an existing sanitary line (and establish a new corresponding easement).

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on July 22, 2025.

Residents testifying: One: Concerned about tree preservation. The Petitioner responded that the existing trees inquired about would be unaffected by either the Plat of Consolidation or the proposed addition.

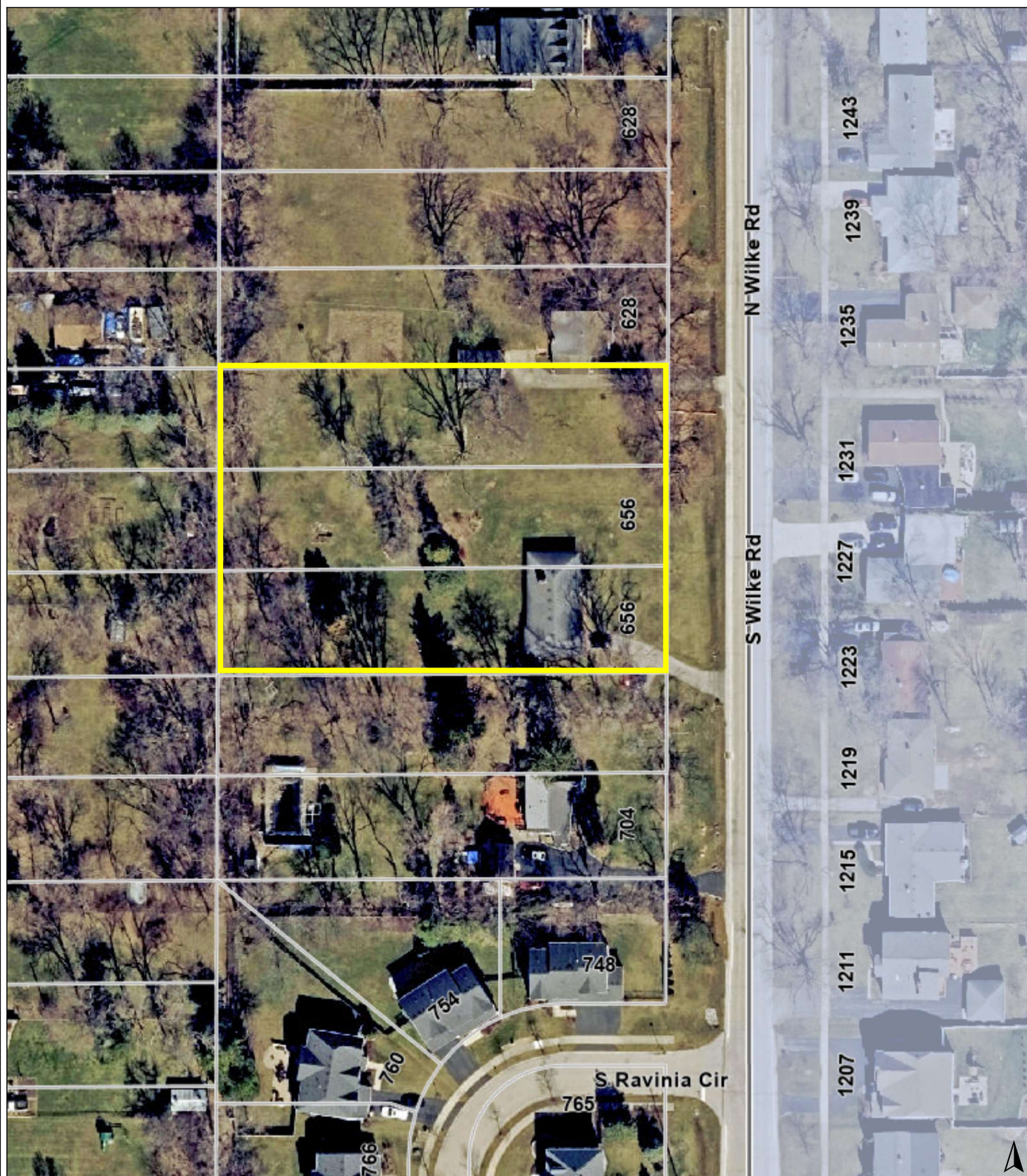
Vote: The PZC voted unanimously to approve the Plat of Consolidation and Staff concurs.

ACTION REQUIRED:

Approve the resolution granting the Plat of Consolidation for 656 S. Wilke Road and the vacant parcel directly to the north.

ATTACHMENTS:

1. Aerial Map
2. RES PFSubdivision 656 S Wilke Rd
3. EXHIBIT - Plat of Consolidation
4. PZC Packet 7-22-25
5. PZC Draft Minutes 7-22-25
6. Public Notice



0 100 200
ft

Print Date: 7/17/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

RESOLUTION NO. _____

**A RESOLUTION GRANTING PRELIMINARY AND FINAL PLAT OF CONSOLIDATION
(SUBDIVISION) APPROVAL AT 656 S WILKE ROAD, WHICH INCLUDES THE SOUTHERN
½ OF THE VACANT LOT DIRECTLY TO THE NORTH,**

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT; and

WHEREAS, 656 S Wilke Road, which includes the southern ½ of the vacant lot directly to the north has complied with all the provisions of the Subdivision Ordinance, including a public hearing before the Planning and Zoning Commission of the Village of Palatine at the July 22, 2025 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute the Final Plat of Consolidation (Subdivision) “656 S. Wilke Rd. Resubdivision” at 656 S Wilke Road, which includes the southern ½ of the vacant lot directly to the north pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following condition(s):

1. The plat of consolidation shall substantially conform to the engineering plans prepared by V3 Companies, dated 11/04/2024 and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.
2. The Plat of Subdivision shall be submitted on Mylar with the required signatures and shall substantially conform to the Plat of Subdivision prepared by V3 Companies, as attached hereto.

DATED: This _____ day of _____, 2025

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this _____ day of _____, 2025

Village Clerk

OWNER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK S.S.

THIS IS TO CERTIFY THAT MATTHEW ZITKUS IS THE PROPERTY OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 15

HIGH SCHOOL DISTRICT NO. 211

DATED THIS _____ DAY OF _____ A.D. 2____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 2____

NOTARY PUBLIC MY COMMISSION EXPIRES ON _____

PLANNING AND ZONING COMMISSION

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ 2____.

SIGNED _____ CHAIRMAN

ATTEST: _____ SECRETARY

VILLAGE COUNCIL

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ 2____.

SIGNED _____ MAYOR

ATTEST: _____ VILLAGE CLERK

VILLAGE ENGINEER

STATE OF ILLINOIS
COUNTY OF COOK S.S.

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAS BEEN PAID.

DATED THIS _____ DAY OF _____ A.D. 2____.

SIGNED _____ VILLAGE ENGINEER

VILLAGE COLLECTOR

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____ A.D. 2____.

BY: _____ VILLAGE COLLECTOR

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK S.S.

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROMIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY: _____ DATED _____

BY: _____ DATED _____

ILLINOIS PROFESSIONAL ENGINEER

COOK COUNTY AUTHORITIES

IDOT

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION WITH SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE. GRANTEEES THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE PLACEMENT, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, RELOCATION, REPLACEMENT AND REMOVAL OF SANITARY SEWERS, AND APPURTENANCES NECESSARY IN CONNECTION UPON AND UNDER THE SUBDIVISION IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED SANITARY SEWER EASEMENT THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. EXCEPT GARDEN, SHRUBS AND LANDSCAPING MAY BE PLACED OVER ANY SUB SURFACE FACILITIES THAT DO NOT UNREASONABLY INTERFERE WITH THE SAFETY, USEFULNESS OF UNREASONABLY RESTRICT TO, OR PREVENT THE PROMPT MAINTENANCE OF REPAIR OF ANY SUCH SUB SURFACE FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF PALATINE, TO MAINTAIN, REPAIR, REPLACE, RELOCATE OR REMOVE ANY OF THE FOREGOING UTILITIES.

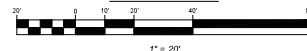
SEND THE NEXT TAX BILL TO:

MATTHEW ZITKUS
806 S. WILKE RD.
PALATINE, ILLINOIS 60074

UNDERLYING PIN'S

02-24-407-048
02-24-407-049
02-24-407-050

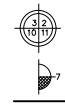
GRAPHIC SCALE



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 42° 05' 47.8862" N LONGITUDE 88° 02' 15.4607" W ELLIPSOIDAL HEIGHT: 615,393.95' GROUND SCALE FACTOR: 1.000489144 ALL MEASUREMENTS ARE ON THE GROUND.

LEGEND



- FOUND DISK IN CONCRETE
- FOUND BRASS DISC
- FOUND ROW MARKER
- FOUND IRON ROD
- FOUND IRON SPIKE
- FOUND PK NAIL
- FOUND MAG NAIL
- FOUND COUT CROSS
- FOUND IRON PIPE
- FOUND IRON BAR
- SET TRANSVERSE POINT
- SET PK NAIL
- SET MAG NAIL
- SET IRON PIPE
- SET IRON BAR
- SET CONCRETE MONUMENT WITH BRASS DISC
- SET CONCRETE MONUMENT WITH IRON PIPE

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- E ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PRO. PROPOSED
- PC POINT OF CURVATURE
- POC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- REC RECORD DATUM
- MEAS. MEASURED DATUM
- ICALD CALCULATED DATUM
- <DEED> INFORMATION TAKEN FROM DEED
- ETBE EXCEPTION TO BLANKET EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INGRESS & EGRESS EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HAVE SURVEYED AND SUBMITTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 103 AND THE SOUTH HALF OF LOT 102 ALL IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 5, 1939 AS DOCUMENT NUMBER 12378407, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET, PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED AND WHERE EXISTING MONUMENTS EXIST.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY FALLS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FIRM MAP NUMBER 17031C0182 EFFECTIVE DATE AUGUST 19, 2008.

I HEREBY AUTHORIZE A REPRESENTATIVE FROM THE MUNICIPALITY TO RECORD THIS PLAT.

DATED THIS 4TH DAY OF NOVEMBER, A.D., 2024.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2025.
VS COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184003002
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cxbartosz@v3co.com



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.5200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Matthew Zitkus
656 S. WILKE ROAD
PALATINE, ILLINOIS 60074
847-345-2098

REVISIONS			
NO.	DATE	DESCRIPTION	

FINAL PLAT OF SUBDIVISION

656 S. WILKE RD. RESUBDIVISION

DRAFTING COMPLETED: 11/04/2024 DRAWN BY: CDB PROJECT MANAGER: CDB
FIELD WORK COMPLETED: 11/01/2024 CHECKED BY: CDB SCALE: 1" = 20'

Project No: 240196
Group No: VP04.1
SHEET NO.
1 of 1



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

656 S. Wilke Road - Plat of Consolidation
July 22, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Matthew Zitkus

PLAN NUMBER: PFSUB-000012-2025

ADDRESS: 656 S. Wilke Road

BACKGROUND:

The Subject Properties were annexed between 1955-1960, are approximately 57,715 square feet (1.28 acres), and contain 3 parcels (lot 103 and the southern ½ of Lot 102 highlighted below). The parcels are zoned R-1C - Single Family Residential District.



The Petitioner is proposing to consolidate the 3 parcels into one and is therefore requesting:

- 1. Preliminary and Final Plat of Subdivision to consolidate 2 Single-family Residential Lots into 1 Single-family Residential Lot.**

The Subject Properties are currently zoned: R-1C Single Family Residential District.

Surrounding Zoning/Uses:

North	Planned Development – Single Family Residential
South:	R-1C Single Family Residential District - Single-Family Residential
East:	Outside Village Boundaries (Arlington Heights)– Single Family Residential
West:	R-1C Single Family Residential District – Single-family residential

KEY ISSUES:

Zoning and Site Design

	Lot Size (18,000 sq. ft. required)	Lot Width (66' required)	Lot Depth (110' required)
Existing Lot 103	37,136 sq. ft.	132'	281
South 1/2 Lot 102	18,507 sq. ft.	65'	281
Proposed Lot	55,723 sq. ft	198'	281

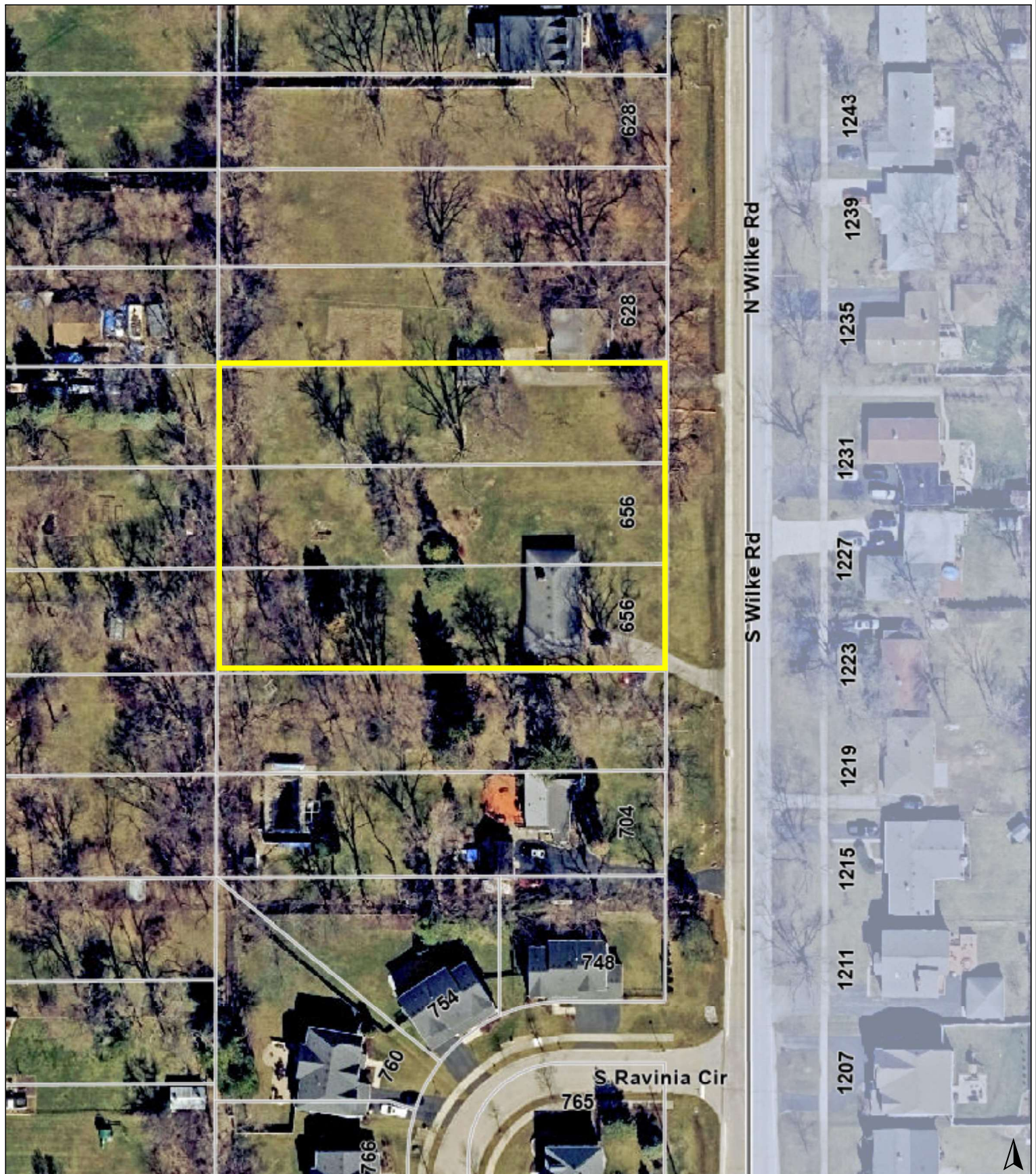
All 3 parcels are under the same ownership with a residence located over 2 of the parcels. In conjunction with the Plat of Consolidation request the owner is currently in for permits to add an addition to the home which meets all zoning requirements and reroute the existing sanitary line.

STAFF RECOMMENDATION:

The Petitioner is requesting to consolidate 2 lots which are tax divided into a single lot while retaining the R-1C zoning designation. The proposed lot and addition plans are consistent with the Comprehensive Plan recommendations and comply with the underlying R-1C zoning requirements. Additionally, the consolidation will unify the lots for the existing single-family home.

Therefore, staff recommends approval of the Plat of Consolidation, subject to the following conditions:

1. The plat of consolidation shall substantially conform to the engineering plans prepared by V3 Companies, dated 11/04/2025 and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.
2. The Plat of Subdivision shall be submitted on Mylar with the required signatures





**PRELIMINARY & FINAL PLAT
OF SUBDIVISION**

Department of Planning & Zoning
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247
www.palatine.il.us

Petitioner Name

Matthew Zitkus

Business Name (if applicable)

.

Property Owner (if different from petitioner)

Subject Property Address

656 S Wilke Road

Property Interest of Petitioner(s):

Owner

Owner, Lessee, Contract Purchaser, etc.

All existing land use(s) on the property are:

Single Family Residential

The proposed use(s) on the property, if this petition is approved is (are):

Single Family Residential

Current zoning of property:

R-1C

Size of the property: 1.28 acres

State the specific action requested:

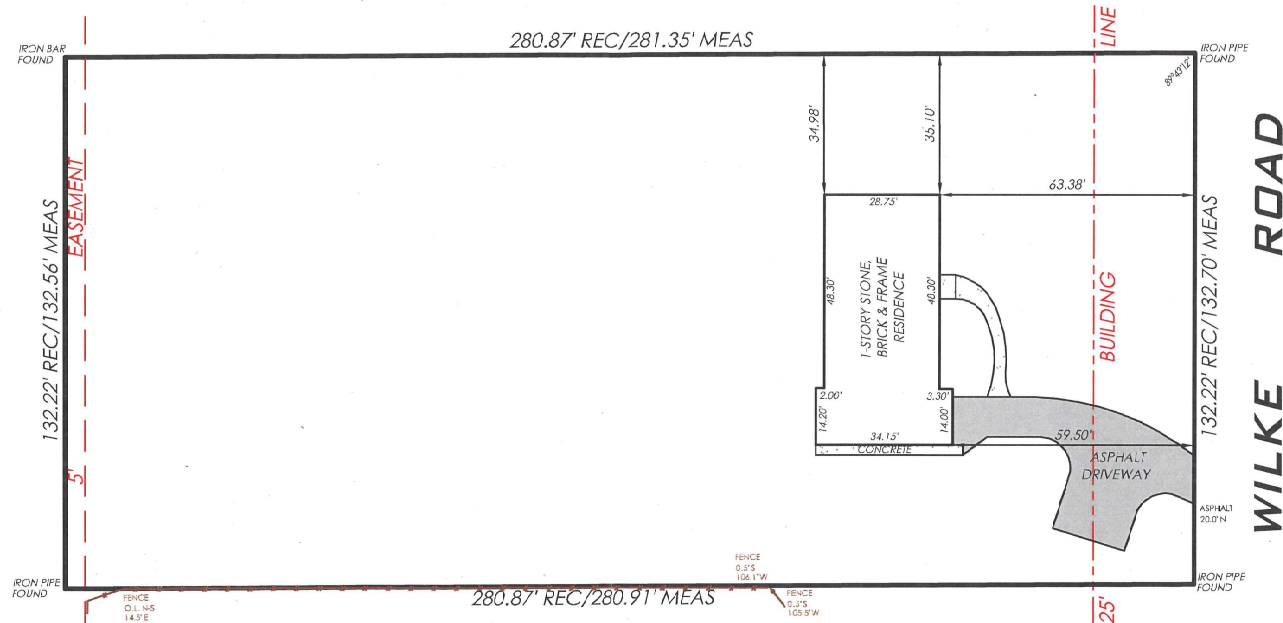
Plat of Consolidation to merge existing lots into one.



PLAT OF SURVEY

E

18148 S. MARTIN AVE. HOMewood, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 FAX



LOT AREA:
37,136.6 SQ. FT.
0.85 ACRES

LOT 103 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS: S.S. STATE OF ILLINOIS REG. # 184-002702
COUNTY OF COOK:

ON BEHALF OF STREAMLINE SURVEY, INC., I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

BY: [Signature] DATED: 06-26-17

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2018 DATE OF FIELD WORK COMPLETION: JUNE 23, 2017

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

VISIT US AT STREAMLINESURVEY.COM

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=30'
JOB NO.: 17-1033
ADDRESS: 656 S. WILKE RD.
PALATINE, IL
P.L.N.: 02-24-407-049050
TOWNSHIP: PALATINE
ORDERED BY: MARIE A. CLEAR

© STREAMLINE SURVEY, INC. 2017



S

STREAMLINE SURVEY PRINTS EXCLUSIVELY ON 100% FOSTER CONSUMER CONTENT PAPER

rth

PLAT OF SURVEY

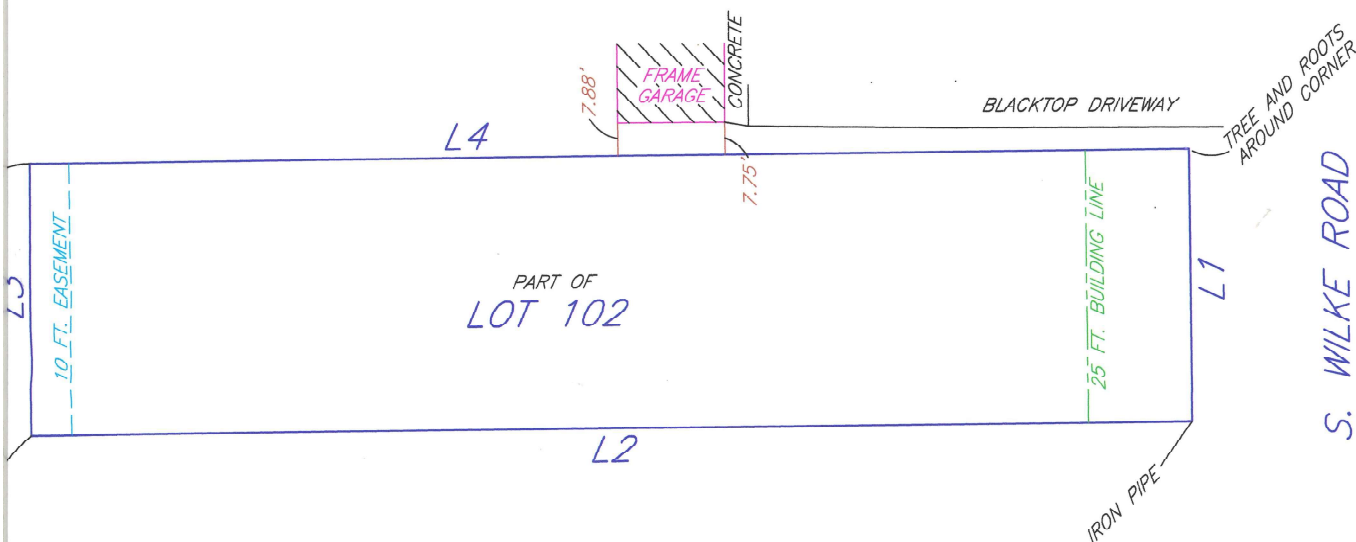
by
Michael J. Emmert Surveys, Inc.
of

Property located at: 628 S. WILKE ROAD
Legally described as:

THE SOUTH HALF OF LOT 102 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES, A
SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE
NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



= 30 FT.
GRAPHIC SCALE
OF THIS
PLAT
IS ASSUMED



LINE TABLE

Line	Bearing	Distance	Measure
L1	S.00°56'08"E.	66.00'	65.85'
L2	S.89°05'48"W.	280.87'	281.45'
L3	N.00°31'45"W.	66.00'	65.77'
L4	N.89°04'50"E.	280.87'	280.99'

DITIONER
ER

INTERFACE
ICE
ETER

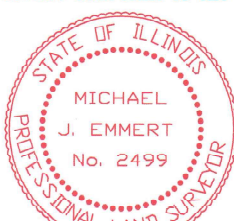
by: Law Office of Guy M. Karm

Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by deed or title policy for building setbacks, easements or other restrictions which are not noted hereon shall not be assumed by scaling or otherwise. Compare the building and report any discrepancies. This professional service conforms to the Minimum Standards for a Boundary Survey.
Survey: March 13, 2018

day of March, 2018 _____ President

Illinois Land Surveyor No. 2499
on November 30, 2018
Sign Firm Land Surveyor Corporation no. 184.004811



	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, July 22, 2025 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Plat of Consolidation to permit 3 existing platted lots to be consolidated into 1 lot.

The property is commonly known as 656 S Wilke Road, which includes two platted lots, and the vacant lot directly to the south.

The Petitioner is applying for a Plat of Consolidation to consolidate the 3 lots, as part of a plan to construct an addition to an existing single-family home

The above petition has been filed by Matthew Zitkus, owner and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: PFSUB-000012-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 3rd day of July 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 656 S. WILKE RD.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 3RD day of JULY, A.D. 2025, and the last publication thereof was made on the 3RD day of JULY, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 3RD day of JULY, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of JULY, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.



PLANNING AND ZONING COMMISSION

JULY 22, 2025 AT 7:00 PM

VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339
(847) 359-9050 www.palatine.il.us

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Draft Planning and Zoning Commission Meeting Minutes 7-8-2025

IV. PUBLIC HEARING

- A. 656 S Wilke Road

- 1. Plat of Consolidation to permit 3 existing platted parcels to be consolidated into 1 lot.

PFSUB-000012-2025 – 656 S Wilke Rd.

Notice was published in the Journal & Topics on July 3rd, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- 1. **Application**
- 2. **Proof of Ownership**
- 3. **Plats of Survey**
- 4. **Plat of Consolidation**
- 5. **Public Notice**

Background:

The Subject Properties were annexed between 1955-1960, are approximately 57,715 square feet (1.28 acres), and contain 3 parcels (lot 103 and the southern ½ of Lot 102 highlighted below). The parcels are zoned R-1C - Single Family Residential District.

The Petitioner is proposing to consolidate the 3 parcels into one and is therefore requesting: 1. Preliminary and Final Plat of Subdivision to consolidate 2 Single-family Residential Lots into 1 Single-family Residential Lot.

Sworn in petitioner: Matthew Zitkus – Owner – 656 S Wilke Rd

Mr. Zitkus explains he is planning on consolidating the three parcels into one single family residential lot for an addition. He has a plat of resubdivision and covers requirements and ordinances.

Commissioner Cavanaugh asks who owns the driveway at the northern part of the lots.

Staff – Ms. Bremanis states that the driveway is fully on the owners lot.

Commissioner Friedman asks if he has any interest in the next parcel over.

Mr. Zitkus states he does not, it is owned by someone else.

Ms. Bremanis states parcels were divided and have different parcel numbers while the subdivision was not divided and considered one lots but each individual has it's own pin number.

Chairman Wood asks if he bought all 3 parcels at the same time.

Mr. Zitkus states he bought the house in 2017 and the 2 parcels about a year later.

Chairman Wood asks if the addition will be close to the lot line.

Mr. Zitkus states it goes over the lot line.

Ms Bremanis talks about the existing sanitary line and states it will be removed, and an easement is being added at another location as part of the consolidation. With the consolidation the three existing PINs will become one.

Chairman Wood asks what the size of the home be with the addition and will it be relevant to the other homes in the neighborhood.

Ms Bremanis states it is zoned R1C and the zoning remains the same and Planning & Zoning would look at it as one lot. The size of the lot is more than sufficient, and it will function the same as any other parcel and will meet all setbacks and lot coverage.

Commissioner Fedota states the consolidation is a legal issue.

Ms Bremanis states it will be legally recorded into one lot, but it will function the same as the individual parcels.

Commissioner Kolososki asks if flooding has been an issue in the area.

Ms. Bremanis states that engineering has reviewed and did not note any flooding issues.

Commissioner Friedman asks if the sanitary line is serving other properties in the area.

Ms. Bremanis states it's been abandoned.

Sworn In: Resident – Mr. Yang - 1551 E Olive St

Mr. Yangs questions if there will be any landscape changes or any of the larger trees being removed.

Mr. Zitkus states there are no trees in the footprint in the expansion area, and he will

not be removing any trees. He recently removed a couple of dead trees but has no plans to remove anymore.

Chairman Wood asks what is the square foot of the addition.

Mr. Zitkus states it is about 5000

Chairman Wood asks if it is in character with the neighborhood.

Ms. Bremanis states the request is for a plat of consolidation and the design is not part of the hearing. He could build the house without consolidation.

Commissioner Kolososki asks if it is a Ranch house.

Mr. Zitkus states he will be adding a 2nd story addition and it is not out of character of the neighborhood.

STAFF RECOMMENDATION:

The Petitioner is requesting to consolidate 2 lots which are tax divided into a single lot while retaining the R-1C zoning designation. The proposed lot and addition plans are consistent with the Comprehensive Plan recommendations and comply with the underlying R-1C zoning requirements. Additionally, the consolidation will unify the lots for the existing single-family home. Therefore, staff recommends approval of the Plat of Consolidation, subject to the following conditions:

1. The plat of consolidation shall substantially conform to the engineering plans prepared by V3 Companies, dated 11/04/2025 and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.
2. The Plat of Subdivision shall be submitted on Mylar with the required signatures.

There were no further questions. The public hearing was closed.

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

DISCUSSION:

Commissioner Cavanaugh states that he is aware of the area and taking a ranch to a 2-story ranch does not seem out of character. Meets standards.

Commissioner Ruth-Wurster states it meets standards.

Commissioner Fedota states past practice that individual tax id numbers are inconsistent with lot ownership and this is in line for the needs of the owner of the property.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on August 4th, 2025.

RESULT:	APPROVED
MOVER:	Kevin Cavanaugh
SECONDER:	Robert Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

- B. 746 S. Vermont Street (currently occupied by Clearbrook), 136 E. Illinois Avenue (American Ukrainian Youth Association Center) and 223 E. Illinois Avenue.
1. Preliminary Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Credit Union (Selfreliance Federal Credit Union) and a parking lot expansion, with additional parking being added between the sites, including 223 E. Illinois Avenue.

V. PUBLIC COMMENT

VI. ADJOURNMENT

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, July 22, 2025 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

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The Petitioner is applying for a Plat of Consolidation to consolidate the 3 lots, as part of a plan to construct an addition to an existing single-family home

The above petition has been filed by Matthew Zitkus, owner and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: PFSUB-000012-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 3rd day of July 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 656 S. WILKE RD.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 3RD day of JULY, A.D. 2025, and the last publication thereof was made on the 3RD day of JULY, A.D. 2025.

Your Legal appeared in
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(Des Plaines Journal, Inc.)

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- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 3RD day of JULY, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of JULY, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.

Consider an Ordinance Granting a Time Extension for the Garden Gate Subdivision Planned Development

BACKGROUND:

The Subject Property was approved for a Planned Development and Subdivision in August 2022. The approved plans allowed for a 4-lot single-family residential subdivision. As part of the approval, there were certain public improvements and other items to be completed within the 3-year time limitation. The developer has not completed the required improvements and has therefore requested an extension to complete the required improvements. Therefore, the Petitioner is requesting approval of the following:

A 3-year Planned Development extension until August 8, 2028 to complete the public improvements and construction of the two new homes.

KEY ISSUES:

- The Garden Gate Planned Development and Subdivision was approved in August 2022. As part of the approval of the Planned Development, an Engineers Estimate of Probable Cost was developed, outlining the required public improvements to complete the subdivision.
- In the extension request, the developer indicates that watermain improvements would be completed by August 2026, with the remaining improvements and home construction no later than 2028.
- All the initial Planned Development requirements, plans, and developer obligations remain in place. As part of the extension request, the developer provided an updated Engineers Estimate of Probable Cost for review by the Village Engineer.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Garden Gate Planned Development be extended through August 8, 2028.

ACTION REQUIRED:

Motion to approve an ordinance granting a time extension for the Garden Gate Planned Development.

ATTACHMENTS:

1. Aerial Map

2. ORD - Garden Gate Time Extension
3. EXHIBIT - Borowski Request for Extension
4. O-080-22 - PUD 1025 & 1037 W. Kenilworth Ave

1025 and 1037 W Kenilworth Ave.

VILLAGE OF
PALATINE



ORDINANCE NO. _____

**AN ORDINANCE GRANTING
A THREE YEAR TIME EXTENSION FOR THE GARDEN GATE PLANNED
DEVELOPMENT APPROVAL FOR
1025 AND 1037 W. KENILWORTH AVENUE**

WHEREAS, upon a request from the owners of said property, the Village Council met on August 4, 2025 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, the Mayor and Village Council of the Village of Palatine approved a three-year time extension, through August 8, 2028, for the Garden Gate Planned Development and 4-lot residential subdivision, on the following legally described property:

PARCEL 1:

LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 100 FEET OF THE WEST 200 FEET OF LOTS 1, 2 AND 3 IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 1025 & 1037 W. Kenilworth Avenue (PIN #: 02-21-213-014-0000 & 02-21-213-015-0000).

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That a three-year time extension for the Garden Gate Planned Development Ordinance #O-80-22 and 4-lot residential subdivision, is hereby

granted, subject to the following conditions:

- 1. All conditions of Planned Development Ordinance #O-80-22 shall remain in place, except as such plans may be revised to conform to Village Codes and Ordinances.**
- 2. The Planned Development is hereby extended through August 8, 2028, with the watermain improvements to be complete by August 31, 2026.**
- 3. The revised Engineers Estimate of Probable Cost shall be submitted in a manner acceptable to the Village Engineer.**

SECTION 2: That the transmittal letter requesting the time extension be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This ____ day of _____, 2025

AYES:____ **NAYS:**____ **ABSENT:**____ **PASS:**____

APPROVED by me this ____ day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this ____ **day of** _____, 2025

Village Clerk

Kenneth R. Welker
Attorney at Law

NOBLE & WELKER
Law Office
4880 Euclid Avenue, Suite 103
Palatine, Illinois 60067
kenwelker2024@outlook.com

Phone (847) 934-8700

July 2, 2025

Village of Palatine Community Development Department
Attention: Ben Vyverberg, Director of Planning and Zoning
Via Email: bvyverberg@palatine.il.us

Re: Preliminary Planned Development Approval
Garden Gate Subdivision

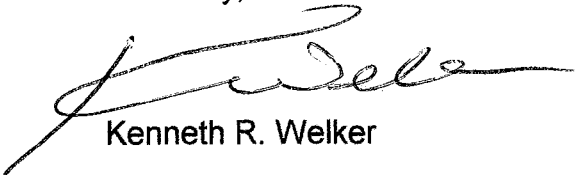
Please be advised that my client, George Borawski, would like to request a 3 year extension of his Preliminary Planned Development Approval that expires on August 9, 2025.

The past 2 years he has been heavily involved in preparing and completing the sale of his landscape business and thus has not had the time or funds to complete the subdivision requirements. No further improvements have thus been undertaken. At this time he contemplates completing the water main by next summer and construction of everything else within 3 years.

Updated Cost Estimates for the subdivision are enclosed. Please let us know if you would like any further information at this time.

Thank you for your consideration.

Sincerely,



Kenneth R. Welker

KRW:lw

Enclosures

Engineering Cost Estimate for Subdivision

Proposed Subdivision

1025 & 1037 Kenilworth Ave., Palatine, IL

DATE: 3.19.25

PREPARED BY: WH

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	SUB-GROUP TOTAL
<u>Erosion Control Earth Moving</u>					\$561.25
Tree Fence	lin. ft.	125	\$2.25	\$281.25	
Filter Basket - Phase I	ea	1	\$140.00	\$140.00	
Filter Basket - Phase II	ea	1	\$140.00	\$140.00	
<u>Site Preparation</u>					\$9,875.00
Tree Removal 3"-14"	ea	7	\$250.00	\$1,750.00	
Rough Grading and Preliminary Seeding	acre	0.75	\$1,500.00	\$1,125.00	
New Lightpole	lump sum	1.00	\$7,000.00	\$7,000.00	
<u>Storm Water Control</u>					\$38,035.00
Bioretention Facility	ea	4	\$4,500.00	\$18,000.00	
4" PVC SDR 35 (U.D.)	lin. ft	123	\$30.00	\$3,690.00	
6" PVC SDR 26	lin. ft	113	\$35.00	\$3,955.00	
8" PVC SDR 26	lin. ft	141	\$40.00	\$5,640.00	
8" PVC Sch. 40	lin. ft	30	\$45.00	\$1,350.00	
36" Catch Basin	ea	3	\$1,800.00	\$5,400.00	
<u>Water Services</u>					\$38,291.33
Water Main (8" C-900/RJIB PVC Pressure Pipe)	lin. ft	350	\$65.00	\$22,750.00	
Water Main (6" C-900/RJIB PVC Pressure Pipe)	lin. ft	19	\$45.00	\$855.00	
5' Vault	ea	2	\$3,500.00	\$7,000.00	
Fire Hydrant	lin. ft	1	\$4,186.33	\$4,186.33	
Water Valves	ea	2	\$1,750.00	\$3,500.00	
<u>Final Restoration</u>					\$24,230.00
Final Grading and Lawn Establishment	sq. yd	3,630.00	\$2.50	\$9,075.00	
Conc. Ribbon	lin. ft	296	\$10.00	\$2,960.00	

ORDINANCE NO. O-80-22

**AN ORDINANCE GRANTING PRELIMINARY AND FINAL
PLANNED DEVELOPMENT APPROVAL FOR
1025 AND 1037 W. KENILWORTH AVENUE**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On August 8, 2022**

ORDINANCE NO. 0-80-22

**AN ORDINANCE GRANTING
PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR
1025 AND 1037 W. KENILWORTH AVENUE**

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Plan Commission of the Village of Palatine on June 21, 2022 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Preliminary and Final Planned Development to permit a 4-lot residential subdivision, on the following legally described property:

PARCEL 1:

LOTS 1, 2 AND 3 (EXCEPT THE WEST 200 FEET THEREOF) IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 3 FEET OF MIDDLETON AVENUE, AS VACATED BY DOCUMENT 0733415030, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 100 FEET OF THE WEST 200 FEET OF LOTS 1, 2 AND 3 IN BLOCK 5 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 1025 & 1037 W. Kenilworth Avenue (PIN #: 02-21-213-014-0000 & 02-21-213-015-0000).

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That Preliminary and Final Development to permit a 4-lot residential subdivision, is hereby granted, subject to the following conditions:

1. The Planned Development shall substantially conform to the Plat of Subdivision prepared by Murry and Moody, LTD. and the Engineering Plans prepared by Bono Consulting Civil Engineers., dated 11/22/2019 last revised 06/01/2022, except as such plans may be revised to conform to Village Codes and Ordinances.
2. All future residences shall follow the Village's R-2 Standards.
3. A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.

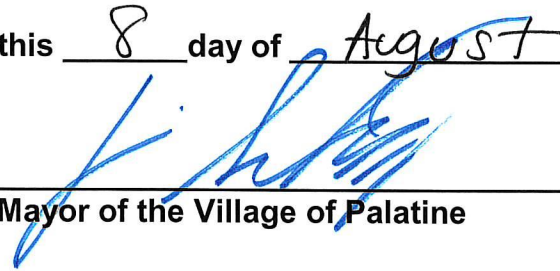
SECTION 2: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 8 day of August, 2022

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

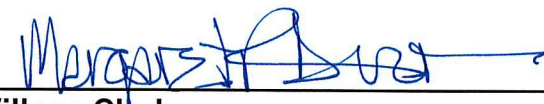
APPROVED by me this 8 day of August, 2022



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 8 day of August, 2022



Village Clerk

BENCHMARK INFO
JOB BENCH MARK: CROSS CUT AT NE MIDDLETON AVENUE & KENILWORTH AVENUE. ELEV = 758.35
TRANSFERRED FROM VALVE VAULT RIM BENCHMARK AT SE CROSS GLENCOE ROAD & MIDDLETON AVENUE. ELEV = 778.78. FROM SPACE CO JOB 7583

SECTION: 21
TOWNSHIP: 42N

PIN(S):
02-21-213-014,
02-21-213-015

An aerial photograph of a project area, likely a construction site. The image is dark and grainy. Three white labels are overlaid on the image. One label, 'W. KENILWORTH AVE.', is oriented vertically on the left side. Another label, 'S. MIDDLETON AVE.', is oriented horizontally in the upper center. A third label, 'PROJECT AREA = 30,598 S.F.', is oriented vertically on the right side. The background shows a complex network of streets and building footprints.

SUBDIVISION SHEET:
1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY, DEMOLITION & TREE PRESERVATION PLAN
3. PROPOSED GRADING & DRAINAGE PLAN
4. PROPOSED UTILITY PLAN
5. SITE PLAN & GEOMETRIC PLAN
6. CONSTRUCTION NOTES
7. STANDARD DETAILS

WATERMAIN PLANS:
1. PROPOSED WATERMAIN PLAN
2. STANDARD NOTES & DETAILS
3. DETAILS
4. DETAILS (CONT.)
5. DETAILS (CONT.)

PROJECT DESCRIPTION	PROPOSED LOT SIZES
THE REAR YARDS OF 1025 & 1037 W. KENILWORTH AVENUE WILL BE SPILT OFF TO CREATE TWO NEW LOTS ON S. MIDDLETON AVENUE.	1025 W. KENILWORTH - 14,009 S.F.
	1037 W. KENILWORTH - 14,699 S.F.
	LOT 3 S. MIDDLETON - 15,302 S.F.
	LOT 4 S. MIDDLETON - 15,302 S.F.
	LOT 5 S. MIDDLETON - 15,298 S.F.
TOTAL DISTURBED AREA FOR PROJECT = 30,298 S.F. (LOTS 3 & 4)	

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction. Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Notes: The exact location of all utilities should be verified by the contractor prior to construction activities. For safety reasons call
1-800-4-A-S.H.E. 1 (800) 892-0123

1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO SURFACE WATER DRAINAGE, AND THAT A SAFE OVERTURN ROUTE HAS BEEN ESTABLISHED.
2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

DATE: 6-2-2022

ENGINEER: 

11:30 AM

SHEET, LEGEND, SITE LOCATION MAP, &
AERIAL MAP
PROPOSED SUBDIVISION OF EXISTING LOTS
5 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

NOT FOR CONSTRUCTION

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PROJECT NUMBER: 19459

START DATE: NOV. 22, 2019

GRAPHIC SCALE: 0

SCALE: NTS

SHEET NUMBER: 1 OF 7



BONO CONSULTING, INC.
CIVIL ENGINEERS

1016 DUSSE HIGHWAY
PARK RIDGE, IL 60066
PH : (647) 823-3300
FAX: (647) 823-3303
blono@bonoconsulting.com

3

DATE	REVISIONS	ISSUE	PHOTOGRAPH
2-14-20	PHOTO CORRECTION	1	PHOTOGRAPH
2-14-20	REVISION 1: CORRECTION OF PHOTOGRAPH	2	PHOTOGRAPH
2-14-20	REVISION 2: CORRECTION OF PHOTOGRAPH	3	PHOTOGRAPH
2-14-20	REVISION 3: CORRECTION OF PHOTOGRAPH	4	PHOTOGRAPH
2-14-20	REVISION 4: CORRECTION OF PHOTOGRAPH	5	PHOTOGRAPH

[illegible]

[illegible]

EXIST. TOPOGRAPHY, DEMOLITION &
TREE PRESERVATION PLAN

NOT FOR CONSTRUCTION

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AS AUTHORIZED BY THE BOARD OF ENGINEERS.

PROJECT NUMBER: 19459

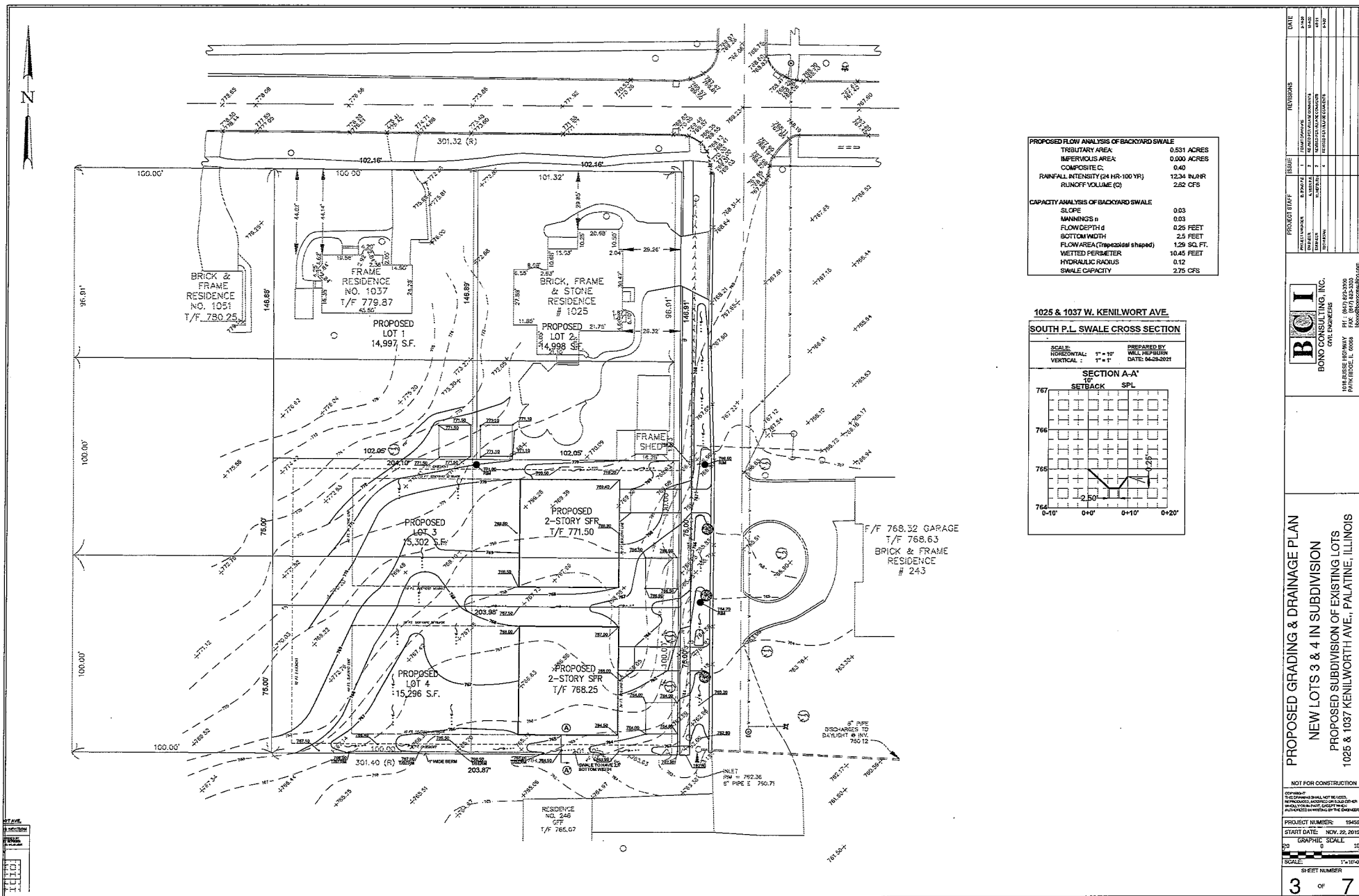
START DATE: NOV. 22, 2019

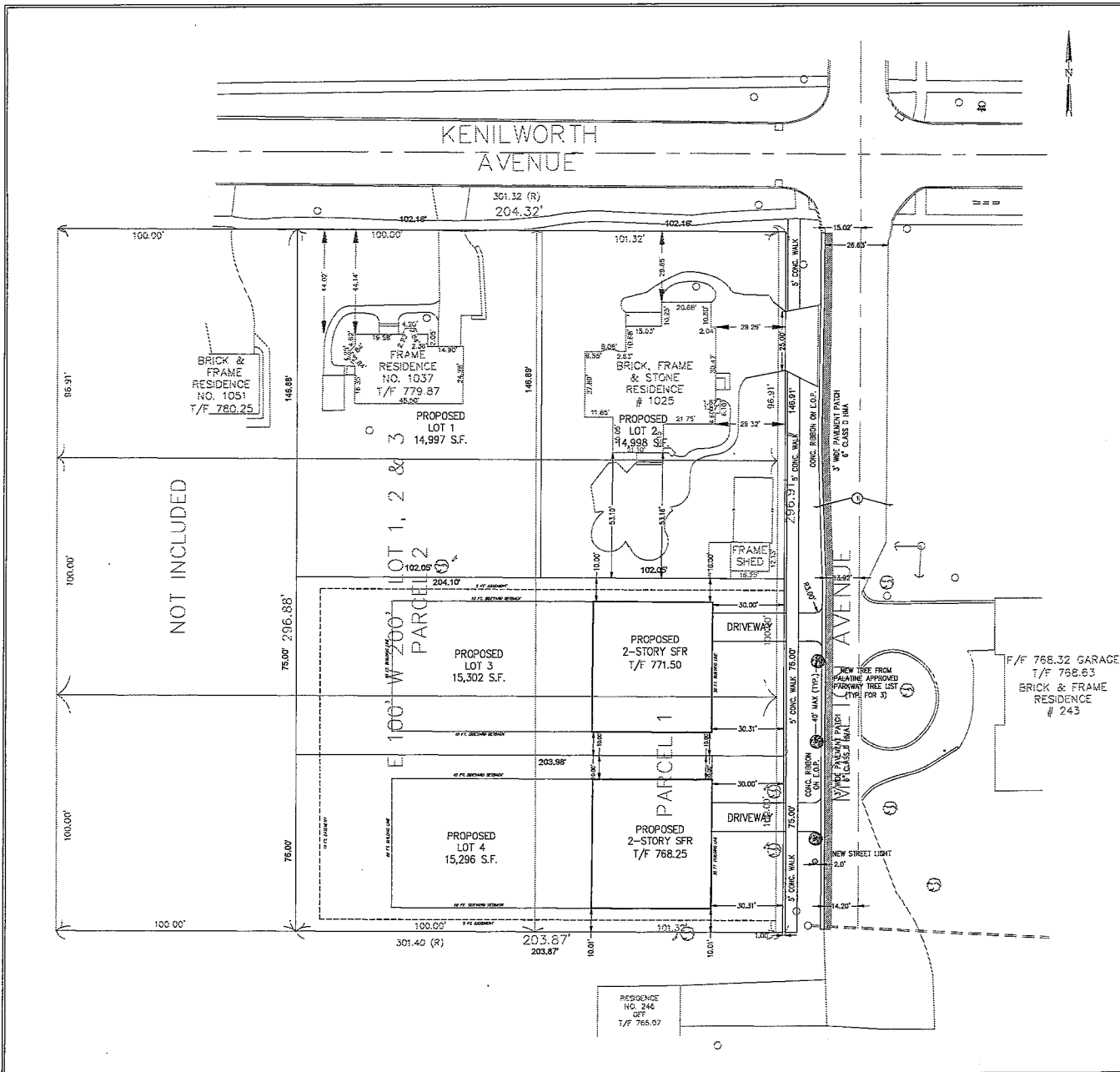
GRAPHIC SCALE:



SCALE: 1" = 20'-0"

SHEET NUMBER:
2 OF 7





1025 Kenilworth, Palatine

Date: 9.25.20

	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Lot Area	50906	0.703	14998	0.344
Building	2737	0.040	2737	0.040
Driveway, Walks, Stoops, Patio, etc.	3245	0.046	3156	0.072
Impervious Area	6031	0.130	5893	0.135
Permeable Area	24874	0.571	788	0.018
Percentage Impervious Area (%)	19.51%		39.29%	
Increase in Impervious Area			-118.87	

1037 Kenilworth, Palatine

Date: 9.25.20

	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Lot Area	29658	0.682	14977	0.344
Building	1280	0.029	1280	0.029
Driveway, Walks, Stoops, Patio, etc.	1248	0.029	1248	0.029
Impervious Area	2528	0.058	2528	0.058
Permeable Area	27160	0.623	788	0.018
Percentage Impervious Area (%)	8.52%		16.85%	
Increase in Impervious Area			0.00	

SIGNAGE LEGEND

①	NO PARKING THIS SIDE OF STREET (R7-13)
---	--

BCI
BONO CONSULTING, INC.
CIVIL ENGINEER
P.L.L.C. 647.622.3300
1000 N. RIVER ST. SUITE 100
MORTON, ILLINOIS 60131

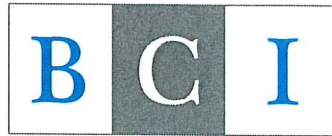
SITE PLAN & GEOMETRIC PLAN
ENTIRE SUBDIVISION
PROPOSED SUBDIVISION OF EXISTING LOTS
1025 & 1037 KENILWORTH AVE., PALATINE, ILLINOIS

NOT FOR CONSTRUCTION

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PROJECT NUMBER: 19429
START DATE: NOV. 22, 2019
GRAPHIC SCALE: 20' = 1" (1" = 20'-0")
SHEET NUMBER: 5 OF 7

Page 93 of 294



B O N O C O N S U L T I N G , I N C .

June 2, 2022

Village of Palatine
Planning and Zoning Department

RE: Project Narrative
 Proposed 4-Lot Subdivision
 1025 & 1037 W. Kenilworth Ave.
 Palatine, IL 60067

To Whom It May Concern,

The owner of this properties wishes to subdivide the existing two lots into 4 new lots. The two existing houses at 1025 & 1037 Kenilworth would remain, while the two, new lots will be available for development of new single family homes.

The vacant lots resulting from the subdivision will provide the opportunity for a builder or user to purchase the vacant lots and construct new homes. This would add quality new construction to the neighborhood, evincing confidence in the area and supporting investment in existing homes.

There is no immediate plan to develop the vacant lots. The site plan included in the submittal is not specific to particular proposed structures, but the structures shown were sized to be about the maximum building size for the lots so that the subdivision engineering design would be for the maximum. When the lots are proposed for development, the site plan and landscaping proposed in conjunction with the construction of the single family homes would have to comply with the Village of Palatine ordinances.

The owner, George Borawski, will also be the petitioner.

If you have any questions regarding the drawings, please contact me at (847) 823-3300 or whepburn@bonoconsulting.com.

Sincerely,

Will Hepburn, P.E.
Engineer III

Conceptual Elevations





Consider a Motion to Award a Contract for the 2025 Roof Replacement Project to Garland/DBS, Incorporated in an Amount Not to Exceed \$280,869

BACKGROUND:

The roofs of Fire Station 84, Countryside Pump Station, Well 7, and Well 10 have reached the end of their service life and are recommended for replacement. Additionally, repairs to the masonry at Countryside and Well 7 are recommended to prolong the life of the structures.

The OMNIA purchasing cooperative, formerly known as U.S. Communities, offers a roofing and masonry material and service program. The Village has historically found this procurement approach to be most advantageous as it competitively prices labor nationally, utilizes the economy of scale a purchasing cooperative can obtain for material, and ensures qualified vendors are involved in a long term maintenance item.

Material pricing and labor pricing has been competitively bid for roof and masonry repairs and replacement by Racine County, Wisconsin, resulting in the selection of Garland/DBS. A lower labor cost can frequently be obtained by locally bidding using pre-qualified vendors. At the Village's request, Garland bid the replacement of the roofs and the masonry repairs utilizing pre-qualified labor.

KEY ISSUES:

- The base bid was for the replacement of the roofs at all four buildings. The masonry repairs were bid separately as an alternate bid.
- On Friday, July 25, 2025, three bids were received, with base bids ranging from a high of \$388,570 to a low of \$239,296. The alternate ranged from a high of \$57,803 to a low of \$41,573.
- The low responsive and responsible bidder for the base bid was CIC Roofing & Carpentry of Wauconda, Illinois in the amount of \$239,296. The low responsive and responsible bidder for the alternate bid was Safe-Way Tuckpointing of Rolling Meadows, Illinois in the amount of \$41,573.
- The total cost to complete the four roof replacements and two masonry repairs is \$280,869.
- The scope for Fire Station 84 includes tearing off all roofing and decking on the eastern section of the building; installing new insulation foam, vents, and water shield; replacing the decking; and installing new shingles. At Countryside and Well 7, the scope includes tearing off all roofing down to the structural deck; installing new insulation, steel copings, gutters, and downspouts; and applying an aluminized coating to the entire roof. The scope for Well 10 includes powerwashing the existing concrete roof deck, filling cracks with a urethane sealant, and applying a new coating to the roof deck.

- The scope for the masonry repairs at Countryside include spot grinding and tuckpointing the cracks and joints, rebuilding the masonry on the exterior and interior of the building, installing new vertical expansions, removing and replacing caulking, and applying masonry sealer to all of the walls. For the masonry repairs at Well 7, the scope includes spot grinding and tuckpointing the cracks and joints, rebuilding the masonry and replacing the lintel around the man door, removing and replacing caulking, and applying masonry sealer to all of the walls.
- Certain potential repairs cannot be quantified until the existing roofs are removed. Therefore, unit costs have been established for wood blocking replacement and decking replacement. A \$2,000 contingency allowance was also included in the base bids for unforeseen conditions.

BUDGET IMPACT:

\$262,000 has been budgeted in the 2025 Capital Improvement Program for this project. \$112,000 from the Capital Improvement Fund and \$150,000 from the Water Fund. The additional funds needed to accommodate the masonry repairs are proposed to be allocated from the Water Fund as a result of savings from projects completed earlier this year.

RECOMMENDATION:

Staff recommends awarding the contract for the 2025 Roof Replacement Project to Garland/DBS, Incorporated.

ACTION REQUIRED:

Motion to award the contract for the 2025 Roof Replacement Project to Garland/DBS, Incorporated of Cleveland, Ohio in an amount not to exceed \$280,869.

ATTACHMENTS:

1. Proposal
2. Fire Station 84 Aerial
3. Countryside Pump Station Aerial
4. Well 7 Aerial
5. Well 10 Aerial



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

Village of Palatine
Fire Station 84, Well 7, Countryside Pump Station, Well 10
200 East Wood Street
Palatine, IL 60067

Date Submitted: 7/29/2025

Proposal #: 25-IL-250745

MICPA # PW1925

Illinois General Contractor License #: 104.015673

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). The line item pricing breakdown from Attachment C: Bid Form should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered an formal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Roofing Scope of Work: Well 7

1. Remove existing roof assembly down to structural metal deck.
2. Mechanically fasten tapered iso insulation with an average R-value of 30 on entire roof section.
3. Install .5" gypsum board in insulation adhesive directly to iso insulation.
4. Install 1xPly HPR Torch Base directly to gypsum board.
5. Install 1xPly Stressply IV Plus mineral cap sheet on entire roof section and flashings.
6. Install new 24-ga. Kynar-coated steel copings at all penetrations and perimeter.
7. Install new 24-ga. Kynar-coated gutters and downspouts in a color selected by building owner.
8. Coat entire roof section with Garlabrate aluminized coating at a rate of 2.0 gallons/square in two coats total.
9. Clean up and haul away all debris.

Scope of Work: Countryside Station

1. Remove existing roof assembly down to structural concrete deck.
2. Install tapered iso insulation with an average R-value of 30 on entire roof section in insulation adhesive.
3. Install .5" gypsum board in insulation adhesive directly to iso insulation.
4. Install 1xPly HPR Torch Base directly to gypsum board.
5. Install 1xPly Stressply IV Plus mineral cap sheet on entire roof section and flashings.
6. Install new 24-ga. Kynar-coated steel copings at all penetrations and perimeter.

7. Install new 24-ga. Kynar-coated gutters and downspouts in a color selected by building owner.
8. Coat entire roof section with Garlabrate aluminized coating at a rate of 2.0 gallons/square in two coats total.
9. Clean up and haul away all debris.

Scope of Work: Well 10

1. Powerwash entire concrete roof deck with Simple Green and water.
2. Powerwash a second time with water to remove all cleaner residue.
3. Fill all cracks with Tuff Stuff urethan sealant and allow to cure.
4. Coat entire roof deck with Liquitec base coat at a rate of 1.5 gallons/square.
5. Coat entire roof deck with Liquitec Top Coat at a rate of 1.0 gallon/square.
6. Clean up and haul away all debris.

Scope of Work: Fire Station 84

1. Remove Shingles on eastern section of roof.
2. Remove 3 sheets of roof decking to allow access to attic area.
3. install 1 1/2" thick polyisocyanurate insulation in attic.
4. Install closed cell spray foam insulation between truss on back of roof decking.
5. Install closed cell spray foam on top of new iso insulation.
6. Spray closed cell foam on back of 3 missing pieces of roof decking before re-installing.
7. Install Smart Vent on 3 sides of shingle section. Hand cut foam to avoid ripping foam.
8. Cut in 6 RV-51 vents.
9. Replace existing 1 kitchen and 2 bath vents.
10. Replace leads on roof section.
11. Replace ridge vent on roof section.
12. Install Rmer Seal ice and water shield.
13. Install starter shingle on all perimeters.
14. Install GAF Timberline HDZ Shingles in color weathered wood to match existing shingles.
15. Install ridge shingles.
16. Clean up and haul away all debris.

Masonry

Scope of Work: Masonry Well 7

1. Spot grind and tuck point al of the step cracks and washed out mortar joints.
2. Rebuild the cracked masonry around the man door. Remove and replace the short lintel above the main door with new longer lintel.
3. Remove and replace caulking around the louvers and doors.
4. Power wash al of the brick wals. After masonry is dry apply 2 coats of clear masonry sealer to all walls.
5. Final sweep clean and haul away debris.

Scope of Work: Countryside Station

1. Spot grind and tuck point al of the step cracks and washed out mortar joints on the outside and inside of the building.
2. Rebuild the cracked masonry on the corner of the building, up to 350 broken brick. Remove and replace up to 5 cracked block on the inside of the building.
3. Cut in 2 new vertical expansion on the corner of the building. Insta l new backer rod and
4. Remove and replace caulking around the louvers, doors, and expansion joints.
5. Final sweep clean and haul away debris.

Proposal Price Based Upon Market Experience: Roofing	\$ 239,296
---	-------------------

Garland/DBS Price Based Upon Local Market Competition:

CIC Roofing and Carpentry	\$	239,296
Riddiford	\$	316,128
Lawerance Marshall	\$	388,570

Proposal Price Based Upon Market Experience: Masonry	\$ 41,573
---	------------------

Garland/DBS Price Based Upon Local Market Competition:

Safeway Tuckpointing	\$	41,573
CIC Roofing and Carpentry	\$	53,405
Riffiford	\$	57,803

CIC Corporation- Unforeseen Site Conditions:

Wood Blocking (Nailer) Replacement	\$	29.87	per Ln. Ft.
Decking Replacement	\$	21.75	per Sq. Ft.

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Sales and use taxes are excluded.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is included to which it obtains to the scope of work.
6. Interior Temporary protection is excluded.
7. Prevailing Wages are included.
8. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Nathan Parker

Nathan Parker
Garland/DBS, Inc.
(216) 302-3791



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Print Date: 7/30/2025

Notes

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Print Date: 7/30/2025

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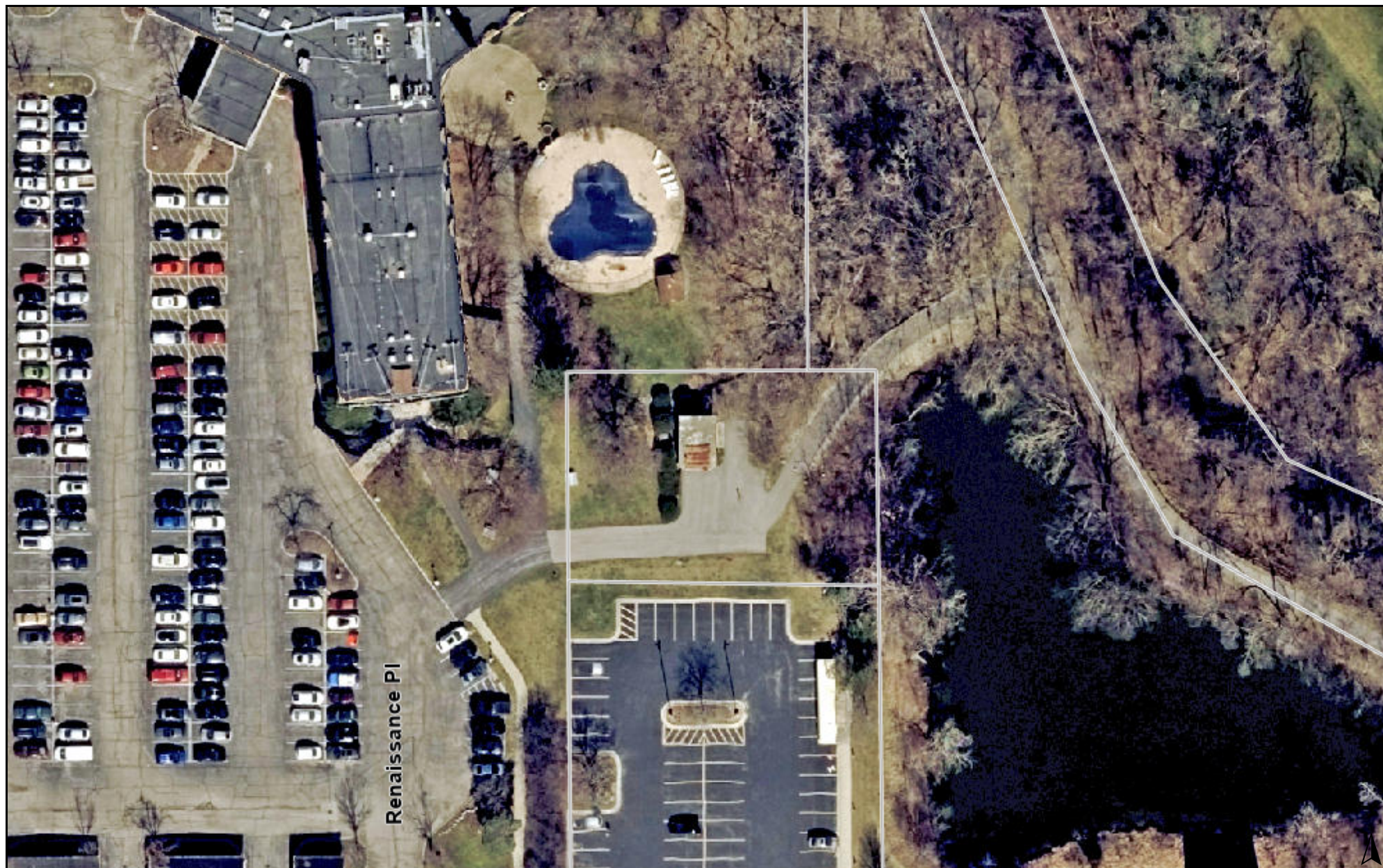


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Consider a Motion to Authorize the Village Manager to Execute an Agreement with the Illinois Environmental Protection Agency for their Lead Water Service Line Replacement Funding Assistance Program

BACKGROUND:

The Village applied for a grant with the Illinois Environmental Protection Agency (IEPA) to conduct exploratory excavations to confirm material types for residential water service pipes and replace any that are found to be lead service lines from the public water main to the home. Only certain geographic locations were acceptable to the IEPA.

KEY ISSUES:

- The qualifying areas are East of Old Hicks Road and North of Buffalo Creek and the area bounded by Dundee, Hicks, US-14, and Quentin Road. This area was selected as it represented the geographic area that would likely score highest in the competitive grant process.
- There is no intention by the Village to borrow to support this proposed work. The Village would have 100% of the principal of the loan forgiven.
- \$1,251,815.50 has been awarded to the Village. The state provides this assistance through their revolving loan program, while 100% of the funding is immediately forgiven.

BUDGET IMPACT:

The Village will receive funding from the Illinois Environmental Protection Agency prior to making payments to consultants and contractors associated with this project. All work will be fully funded by the State of Illinois.

RECOMMENDATION:

Staff recommends the Village Manager be authorized to sign all documents necessary to participate in the State's Funding Assistance Program.

ACTION REQUIRED:

Motion to authorize the Village Manager to execute all documents necessary to participate in the State's Funding Assistance Program.

ATTACHMENTS:

1. IEPA Funding Assistance Program Agreement



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

2520 WEST ILES AVENUE, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397
JB PRITZKER, GOVERNOR JAMES JENNINGS, ACTING DIRECTOR

217/782-2027

JUN 27 2025

CERTIFIED MAIL

9589 0710 5270 1699 7274 97

The Honorable Jim Schwantz
Mayor, Village of Palatine
200 East Wood St.
Palatine, IL 60067

COPY

Re: Village of Palatine/L176227
Loan Agreement

Dear Mayor Schwantz:

It is a pleasure to advise you that your application for a Public Water Supply loan, under the provisions of the Environmental Protection Act, has been approved in the amount of \$1,251,815.50.

In accordance with the Procedures for Issuing Loans from the Public Water Supply Loan Program to Provide Funding for Lead Service Line Replacement 35 Ill. Adm. Code 663.250 \$1,251,815.50 of the loan amount will be forgiven by the State of Illinois (State) pursuant to principal forgiveness provisions.

The Loan Agreement is enclosed in triplicate. After the Agreement is reviewed, the original and one copy should be signed and dated by the appropriate official no later than August 08, 2025 and returned to the Infrastructure Financial Assistance Section, Bureau of Water, P.O. Box 19276, Springfield, IL 62794-9276 **as soon as it is signed.**

It is critical that the signed Loan Agreement be returned to IEPA within 7 days from your signature date on the document.

The second copy is for your records. Receipt of a written refusal or failure to return the properly executed documents within the specified time may subject the Loan Agreement to cancellation consideration.

Your attention is invited to the Standard Conditions of the Loan Agreement which outline the requirements and terms of your loan. The schedule is based on your awarding of contracts and initiating project construction promptly. Your compliance with the loan conditions and terms will facilitate our processing and your receipt of loan disbursements. In addition, by acceptance of this loan agreement, the loan recipient agrees to comply with any future reporting and/or accountability requirements that may be associated with the State Revolving Fund programs in Illinois.

2125 S. First Street, Champaign, IL 61820 (217) 278-5800
115 S. LaSalle Street, Suite 2203, Chicago, IL 60603
1101 Eastport Plaza Dr., Suite 100, Collinsville, IL 62234 (618) 346-5120
9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000

595 S. State Street, Elgin, IL 60123 (847) 608-3131
2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200
412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022
4302 N. Main Street, Rockford, IL 61103 (815) 987-7760

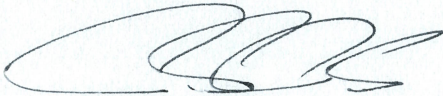
For each contract awarded, please submit a copy of the executed contract; a copy of the certificate of insurance; a copy of the performance and payment bonds; and the notice to proceed as soon as these documents are available.

You are reminded that it is your responsibility as the loan recipient to maintain copies of the bids for all firms that bid on prime contracts, or provide quotes on subcontracts in accordance with the Standard Conditions. It is also your responsibility to obtain copies of all subcontracts awarded by the prime contractor and verify these contracts conform to the Standard Conditions.

If you have any questions regarding this project, please contact Chris Covert, the project manager, Infrastructure Financial Assistance Section, at 217/782-2027.

Congratulations on the receipt of this Loan Agreement and we look forward to working with you during the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Jennings', with a large, stylized initial 'J'.

James Jennings
Acting Director

JJ:CC

Attachments

cc: Robinson Engineering (Itasca)
Village Clerk

bcc: Loan File
Chron File
Elgin

LOAN AGREEMENT**DRINKING WATER PROJECT: L176227****LENDER:**

Illinois Environmental Protection Agency
Bureau of Water
Infrastructure Financial Assistance Section
P.O. Box 19276
2520 West Iles Avenue
Springfield, IL 62794-9276

RECIPIENT:

Village of Palatine
200 East Wood St.
Palatine, IL 60067

FEIN: 366006038

COPY**TERMS OF THE LOAN**

		<u>Estimated Dates</u>	
Loan amount:	\$1,251,815.50	Construction start:	08/08/2025
Annual fixed loan rate:	0.0000%	Construction complete:	08/08/2026
Term:	30 years	Initiation of operation:	08/08/2026
Repayments:	Semi-Annual	Initiation of repayment period:	08/08/2026
		First repayment due:	02/08/2027
		Final repayment due:	08/08/2056

LOAN OFFER AND ACCEPTANCE**Offer by the State of Illinois Environmental Protection Agency**

The Director (herein called the "Director") of the Illinois Environmental Protection Agency (herein called the "Agency") pursuant to the Environmental Protection Act, hereby offers to make a loan from the Water Revolving Fund, up to and not exceeding the above specified amount, at the fixed loan rate and repayment period given above, for the support of the efforts contained in the Project Description, herein. This Loan Offer is subject to all applicable State and Federal statutory and regulatory provisions, Standard and Special Loan Conditions, Procedures For Issuing Loans From the Public Water Supply Loan Program To Provide Funding for Lead Service Line Replacement (35 Ill. Adm. Code 663) and the terms specified in the Letter of Transmittal, attached hereto and included herein by reference.



Agency Signature

Director

Title

James Jennings

Name

6/27/25

Date

This offer must be accepted on or before 08/08/2025.

Acceptance on behalf of the Borrower

Authorized Representative (Signature)

Date

Name and Title of Authorized Representative (Type or Print)

PROJECT DESCRIPTION

This project involves the replacement of approximately 300 lead service lines throughout the Village. No construction permits are required for this project.

	TOTAL	ELIGIBLE
Design Engineering - Robinson Engineering	\$40,000.00	\$40,000.00
Construction Engineering - Robinson Engineering	\$80,000.00	\$80,000.00
Construction - Joel Kennedy Constructing Corp	\$1,098,850.00	\$1,098,850.00
Contingency	\$32,965.50	\$32,965.50
TOTAL	\$1,251,815.50	\$1,251,815.50

The loan amount is \$1,251,815.50.

OTHER FUNDING SOURCES/ COSTS EXCLUDED

In accordance with the Procedures for Issuing Loans from the Public Water Supply Loan Program To Provide Funding for Lead Service Line Replacement Title 35 Ill. Adm. Code 663 this loan qualifies for a 0.0000% fixed interest rate and a loan term of 30 years.

In accordance with the Procedures for Issuing Loans from the Public Water Supply Loan Program To Provide Funding For Lead Service Line Replacement 35 Ill. Adm. Code 663.250 \$1,251,815.50 of the loan amount will be forgiven by the State of Illinois (State) pursuant to principal forgiveness provisions contained in the Loan Rules.

This loan is receiving BIL (Bipartisan Infrastructure Law) funding.

SPECIAL CONDITIONS

1. The Illinois Environmental Protection Agency recommends that the utility flush the new service lines according to Section 4.4.1 of AWWA C810-17 and leave Attachment B with each customer as instructions for flushing of the interior plumbing.

STANDARD CONDITIONS

Please see Attachment A.

Attachment A

Loan Recipient: Village of Palatine
L176227

Loan Agreement –Standard Conditions Illinois EPA Public Water Supply Loan Program – Lead Service Line Replacement Activity

1. PROJECT SCHEDULE

For the purposes of this agreement, the start date will be the date the agreement is executed by the loan recipient and the complete date will be the date of final repayment. Any obligation of the State of Illinois and the Agency to make any disbursement of loan funds shall terminate unless this project work is initiated and completed in accordance with the schedule contained in the Loan Agreement.

2. AVAILABILITY OF APPROPRIATIONS; SUFFICIENCY OF FUNDS

This Loan Agreement is contingent upon and subject to the availability of sufficient funds. The Agency may terminate or suspend this Loan Agreement, in whole or in part, without penalty or further disbursements being required, if (i) sufficient State funds have not been appropriated to the Agency or sufficient Federal funds have not been made available to the Agency by the Federal funding source, (ii) the Governor or the Agency reserves appropriated funds, or (iii) the Governor or the Agency determines that appropriated funds or Federal funds may not be available for payment. The Agency shall provide notice, in writing, to the loan recipient of any such funding failure and its election to terminate or suspend this Loan Agreement as soon as practicable. Any suspension or termination pursuant to this Section will be effective upon the loan recipient's receipt of notice. Should the Agency terminate or suspend this Loan Agreement as described above, the loan recipient shall still be required to repay to the Agency in accordance with this Loan Agreement the total amount of loan disbursements made by the Agency.

3. DISBURSEMENTS

Disbursement requests for project work will be processed based on costs incurred, subject to the appropriation of funds by the Illinois General Assembly. Such disbursement requests shall be submitted quarterly and will be monitored for compliance with applicable state and federal laws and regulations, including Section 705/4(b)(2) of the Illinois Grant Funds Recovery Act (30 ILCS 705), and shall constitute quarterly reports as required therein by describing the progress of the project and the expenditure of the loan funds related thereto. Any loan funds remaining unexpended in the project account after all application loan conditions have been satisfied and a final loan amendment has been executed shall be returned to the State within forty-five (45) days of the execution date on the final loan amendment. If the loan recipient reimburses their contractor(s) prior to requesting funds from Illinois EPA, the Loan Recipient shall request as quickly as possible, but in no event later than dictated by Section 5 of the submitted Tax Compliance Certificate and Agreement, reimbursement from the Agency.

4. REPAYMENT SCHEDULE

- a) In accordance with Ill. Adm. Code 663.210, the fixed rate is 0.0000%.
- b) This Loan Agreement has been issued and entered into pursuant to an authorizing ordinance of the loan recipient. The recipient recites that it has taken all required actions to enter into the Loan Agreement and has complied with all provisions of law in that regard.
- c) By this Loan Agreement, the loan recipient agrees to repay to the Agency (or, upon notice by the Agency to the loan recipient, the Agency's assignee) the principal amount of the loan with interest on the outstanding and unpaid principal amount of the loan from time to time until repaid in full, all as provided in this Loan Agreement.
- d) For purposes of determining the repayment amount, the principal amount of the loan shall be the total amount of loan disbursements made by the Agency under this Loan Agreement, plus interest treated as principal as provided in paragraph (g) below, less the amount of principal forgiveness as may be defined in the special condition(s) of this loan agreement. The amount financed shall not exceed the amount identified in the approved authorizing ordinance.

e) The final principal amount will be determined by the Agency after a final disbursement request and project review have been made to ensure all applicable loan conditions have been satisfied.

f) Upon the initiation of the loan repayment period, the Agency shall establish and notify the loan recipient of an interim repayment schedule in accordance with the terms of this loan. After the Agency conducts the final review of the costs of the project to establish the final principal amount, the Agency shall establish and notify the loan recipient of a final repayment schedule. The installment repayment amount may change when the interim repayment schedule is replaced by the final repayment schedule.

g) The Loan Agreement shall be subject to prepayment at any time in whole or in part, at the option of the loan recipient, by payment of the outstanding principal plus accrued and unrepaid interest on that principal accrued to the date of prepayment.

5. MODIFIED OR SUBSEQUENT ORDINANCES

The ordinance authorizing entry into this Loan Agreement or dedicating the source of revenue shall not be amended or superseded substantively or materially without the prior written consent of the Agency.

6. DBE REPORTING REQUIREMENTS

The loan recipient is required to comply with the Disadvantaged Business Enterprise (DBE) reporting requirements as established and mandated by federal law and implemented in federal code: 40 CFR Part 33. Compliance with the code will necessarily involve satisfaction of the six (6) good faith efforts as set forth in the federal DBE program, and will require the use of the particular contract specifications and language for advertising of the project. More information and guidance on the DBE requirements is available on the IEPA web site.

7. COMPLIANCE WITH ACT AND REGULATIONS

The Agency shall not make any payments under this loan offer if the construction project has been completed and is being operated in violation of any of the provisions of the Safe Drinking Water Act, Environmental Protection Act (415 ILCS 5/1 et seq.) or Public Water Supply Regulations of Illinois (Title 35: Subtitle F: Chapter I: Pollution Control Board Regulations and Chapter II: Agency Regulations) adopted thereunder.

8. CONSTRUCTION COMPLETION

The loan recipient shall notify the Agency's Infrastructure Financial Assistance Section's (IFAS) Post Construction Unit in writing within 30 days from the construction completion date and shall submit the final change order, along with the contractor's final costs and the final number and addresses of lead service lines replaced. Within 90 days from the construction completion date the loan recipient shall forward one (1) copy of the final plans of record to the Agency's IFAS Post Construction Unit.

9. DELINQUENT LOAN REPAYMENTS

a) In the event that a repayment is not made by a loan recipient according to the loan schedule of repayment, the loan recipient shall notify the Agency in writing within 15 days after the repayment due date in accordance with 35 Ill. Adm. Code 663.510 Delinquent Loan Repayments.

b) After the receipt of this notification, the Agency shall confirm in writing the acceptability of the loan recipient's response or take appropriate action.

c) In the event that the loan recipient fails to comply with the above requirements, the Agency shall promptly issue a notice of delinquency which requires a written response within 15 days.

d) Failure to take appropriate action shall cause the Agency to pursue the collection of the amounts past due, the outstanding loan balance and the costs thereby incurred, either pursuant to the Illinois State Collection Act of 1986 (30 ILCS 210) or by any other reasonable means as may be provided by law.

10. SINGLE AUDIT ACT

Federal funds from Capitalization Grants for the Drinking Water State Revolving Fund (i.e. see Catalogue of Federal and Domestic Assistance number 66.468), which the Agency receives from the U.S. Environmental Protection Agency, may be used for this loan. Receipt of federal funds may require an annual audit which conforms to the Single Audit Act and O.M.B. Circular A-133. If a Single Audit is required, all loans from both the Drinking Water and Wastewater State Revolving Fund receiving federal funds must be audited and included in the audit report. The Agency will notify the recipient of any federal funds disbursed during the recipient's fiscal year.

11. SUBCONTRACTS UNDER CONSTRUCTION CONTRACTS

The award or execution of all subcontracts by a prime contractor and the procurement and negotiation procedures used by such prime contractor in awarding or executing such subcontracts shall comply with:

- a) All provisions of federal, State and local law.
- b) All provisions of 35 Ill. Adm. Code 663 with respect to fraud and other unlawful or corrupt practices.
- c) All provisions of 35 Ill. Adm. Code 663 with respect to access to facilities, records and audit of records.

12. REQUIREMENTS OF BOND ORDINANCE

If the dedicated source of revenue is pledged in a subordinate position to an existing revenue bond ordinance, the covenants regarding coverage and reserve shall be in accordance with 35 Ill. Adm. Code 663.350(a)(9)(C).

13. RECORDS RETENTION

The loan recipient agrees to establish and maintain the books and other financial records pertaining to this project in accordance with Generally Accepted Accounting Principles as issued by the Governmental Accounting Standards Board (GASB), including standards relating to the reporting of infrastructure assets per GASB Statement No. 34. The loan recipient shall maintain all books and records pertaining to this project for a period not less than 3 years from the date of the final loan closing. All records pertaining to the issuance of bonds and the repayment of this loan shall be maintained for a period not less than 3 years from the final repayment date. The loan recipient agrees to permit the Agency or its designated representatives, including the Illinois Auditor General and the Illinois Attorney General, to inspect and audit the books and financial records pertaining to the project and the expenditure of the loan funds related thereto.

14. CONTINUING DISCLOSURE

The recipient covenants and agrees that, if at any time the Agency shall notify the recipient that the recipient is deemed to be an "obligated person" for purposes of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934 (the "Rule"), the recipient shall promptly execute an undertaking in form acceptable to the Agency in compliance with the Rule in which the recipient shall agree, among other things, to provide annual financial information (as defined in the Rule) with respect to the recipient to all required information repositories for so long as the recipient shall be deemed an obligated person. The recipient shall be deemed to be an obligated person at any time the aggregate principal amount of one or more of the recipient's outstanding loans with the Agency, which are pledged to secure bonds issued on behalf of the Agency, exceeds a percentage (currently 20%) of the aggregate principal amount of all loans of the Agency pledged to secure such bonds.

15. WAGE RATE REQUIREMENTS

The loan recipient is required to comply with Wage Rate requirements established in rules issued by the U.S. Department of Labor to implement the Davis-Bacon Wage Act and other related acts (29 CFR Parts 1, 3 and 5). These rules require a number of specific actions by the federal funding recipient (the IEPA), the sub-recipient (the loan recipient) and the contractor, including payroll record certification and reporting as required. More information and guidance on the Davis-Bacon Wage Act requirements are available on the IEPA web site.

16. BUILD AMERICA BUY AMERICA

The loan recipient will be required to comply with the "Use of American Iron and Steel" requirements as contained in Sec. 1452(a)(4) of the federal Safe Drinking Water Act (42 U.S.C. 300j-12(a)(4)), as applicable, and the requirements of the Build America Buy America Act (BABA Act) in Public Law 117-58, Sections 70901 through 70952 (41 U.S.C. 8301 note), as applicable.

17. REPORTING REQUIREMENTS

The loan recipient will be required to comply with the volume and frequency of reporting requirements that may be required by the federal or State funding authority.

18. ADDITIONAL COMPLIANCE ITEMS

The loan recipient, prime contractor(s) and subcontractor(s) shall comply with applicable federal funding certifications, non-discrimination statutes, regulations and environmental standards, including but not limited to the following:

- a) The Americans with Disabilities Act of 1990, as amended, and 42 USC 12101
- b) New Restrictions on Lobbying at 40 CFR, Part 34
- c) Immigration and Naturalization Service Employment Eligibility Rules, (I-9 Forms)
- d) False Claims Act – Prompt referral to USEPA's Inspector General of any credible evidence of a false claim or criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving funds under this loan (Loan Recipient Only)
- e) The Coastal Zone Management Act of 1972, 16 U.S.C. 1451 (Loan Recipient Only)
- f) Section 504 of the Rehabilitation Act of 1973 - Prohibits exclusion and employment discrimination based on a disability.
- g) Title VI of the Civil Rights Acts of 1964 - Prohibits discrimination or exclusion based on race, color, or national origin.
- h) Archaeological and Historic Preservation Act, Pub. L. 113-287 and 54 U.S.C. 312501-312508
- i) Native American Graves Protection and Repatriation Act (NAGPRA), Pub. L. 101-601 and 25 U.S.C. 3001-3013

19. CERTIFICATION

By accepting this loan offer, the loan recipient certifies under oath that all information in the loan agreement and the related loan application is true and correct to the best of the loan recipient's knowledge, information and belief, and that the loan funds shall be used only for the purposes described in the loan agreement. This offer of loan funds is conditioned upon such certification.

20. FISCAL SUSTAINABILITY PLAN REQUIREMENTS

The loan recipient shall comply with the Fiscal Sustainability Plan (FSP) requirement contained in Section 603(d)(1)(E) of the Federal Water Pollution Control Act by submitting a certification that they have developed and implemented a FSP. This provision applies to all loans for which the borrower submitted a loan application on or after October 1, 2014. The Agency will send the loan recipient a FSP Development Certification form prior to final loan closing which shall be submitted and returned as directed. This condition only applies to loans issued from the Water Pollution Control Loan Program. This condition does not apply to Public Water Supply loans.

21. SIGNAGE REQUIREMENT

The loan recipient shall meet a signage requirement by posting a sign at the project site or making an equivalent public notification such as a newspaper or newsletter publication; utility bill insert; or online posting for the project duration. After the signage requirement is met, documentation must be submitted to the IEPA using the Public Notification/Signage Requirement Certificate of Completion. Guidance is available on the IEPA website.

22. ILLINOIS WORKS JOBS PROGRAM ACT (30 ILCS 559/20-1 et seq)

For loans with an estimated total project cost of \$500,000 or more, the loan recipient will be required to comply with the Illinois Works Apprenticeship Initiative (30 ILCS 559/20-20 to 20-25) and all applicable administrative rules. The “estimated total project cost” is a good faith approximation of the costs of an entire project being paid for in whole or in part by appropriated capital funds to construct a public work. The goal of the Illinois Apprenticeship Initiative is that apprentices will perform either 10% of the total labor hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification whichever is less. Loan recipients will be permitted to seek a waiver or reduction of this goal in certain circumstances pursuant to 30 ILCS 559/20-20 (b). The loan recipient must ensure compliance for the life of the entire project, including the term of the loan and after the term ends, if applicable, and will be required to report on and certify its compliance.

- a. The loan recipient will shall submit to IEPA an IL Works Apprenticeship Initiative Budget Supplement form within 90 days of executing the loan agreement. The form is available at:
<https://www2.illinois.gov/dceo/WorkforceDevelopment/Pages/IllinoisWorksJobsProgramAct.aspx>.
- b. Compliance includes submitting quarterly reporting of apprenticeship goals until the project is complete even if the project extends beyond the original term of the loan agreement. Quarterly reports must be submitted to the Agency within 20 days after a quarter ends. Quarterly reports shall be submitted using the reporting form available at the website listed in 24a. (above).
- c. All State contracts and grant agreements funding State contracts shall include a requirement that the contractor and subcontractor shall, upon reasonable notice, appear before and respond to requests for information from the Illinois Works Review Panel.

ATTACHMENT B

CUSTOMER FLUSHING AFTER LEAD SERVICE LINE REPLACEMENT

The replacement of lead service lines may temporarily increase lead concentrations in drinking water due to the release of metal from scale on pipes in the home that have not been replaced. The lead concentration should decrease after time. The contractor has flushed the new service line to your home. It is strongly recommended that the interior plumbing also be flushed now that the new service line is installed. See the flushing procedure below that is recommended by the American Water Works Association.

INSTRUCTIONS FOR CUSTOMER FLUSHING OF INTERIOR PLUMBING

1. Find all the faucets that will drain, including the basement and all floors in your house.
2. Remove aerators and screens whenever possible, including the shower heads, from all faucets you plan to flush.
3. Include the laundry tubs, hose-bibs, bathtubs, and showers as flushing points.
4. After all the aerators are off, open the faucets in the basement or lowest floor in the house. Leave all faucets running at highest rate possible, using cold water.
5. After the faucets are all open in lowest floor, open the faucets on next highest floor of the house. Continue until faucets are open on all floors.
6. After all faucets are opened, leave the water running for at least 30 minutes.
7. After 30 minutes, turn off the first faucet you opened and continue to turn off other faucets in the same order you turned them on.
8. Clean aerators/screens at each faucet. You may need to replace screens/aerators if too old or worn.

WATER TESTING FOLLOWING REPLACEMENT

Approximately one month after service line replacement, collection of a sample for lead testing is recommended. The sample should be a first-draw sample after water has not been used for at least 6 hours. The sample must be collected from a tap used frequently inside the home, preferably from the kitchen. Collect the sample with the aerator on, at maximum flow, and in a wide-mouth sample bottle.

As a precaution, until the sample is collected and analyzed, the customer should do a mini-flush of premise plumbing by running tap water each morning or when the water sits in the pipe for at least 6 hours. Flush for 5 minutes to displace water that has been sitting in the pipes inside the house and in the service line. This could include taking a shower, running the dishwasher, flushing a toilet, collecting water for plants/garden, or running the faucet. The customer should do this before using any water for drinking, cooking, infant formula, and so on. Daily mini-flushes should continue for six months or until lead sample results show the lead level is below the regulatory guideline. The customer should clean debris from aerators and screens once a month for six months. After six months, clean debris twice a year.

Consider a Motion to Award a Contract for the Lead Water Service Pipe Replacement Project to Joel Kennedy Constructing Corporation of Waukegan, Illinois in the Amount of \$1,098,850

BACKGROUND:

The Village applied for and has received a grant with the Illinois Environmental Protection Agency (IEPA) to conduct exploratory excavations to confirm material types for residential water service pipes and replace any that are found to be lead service lines from the public water main to the home. Only certain geographic locations were acceptable to the IEPA.

KEY ISSUES:

- The qualifying areas are East of Old Hicks Road and North of Buffalo Creek and the area bounded by Dundee, Hicks, US-14, and Quentin Road. This area was selected as it represented the geographic area that would likely score highest in the competitive grant process.
- There is no intention by the Village to borrow to support this proposed work. The Village will have this work completely funded by the Illinois Environmental Protection Agency.
- After completing a statistically significant amount of test excavations, all locations with confirmed lead water service pipes will be replaced. No resident financial participation will be required as 100% of this work will be funded by the State's Funding Assistance Program.
- The Village bid out the work in March 2025, collecting two responses. The lowest responsive and responsible bidder, Joel Kennedy Constructing Corporation in the amount of \$1,098,850.
- Residents will need to consent to any work which would proceed on their property or within their residential structure.

BUDGET IMPACT:

The Village will receive funding from the Illinois Environmental Protection Agency prior to making payments to consultants and contractors associated with this project. All work will be fully funded by the State of Illinois.

RECOMMENDATION:

Staff recommends the contract to the low responsive and responsible bidder, Joel Kennedy Constructing Corporation in the amount of \$1,098,850.

ACTION REQUIRED:

Motion to award the contract for the Lead Water Service Pipe Replacement Project to Joel Kennedy Constructing Corporation of Waukegan, Illinois in the amount of

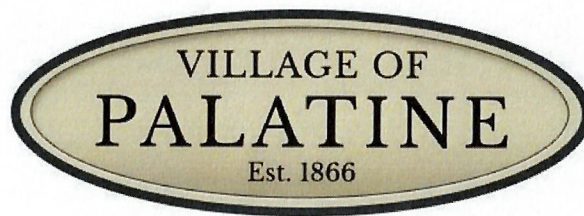
\$1,098,850.

ATTACHMENTS:

1. As-Read Bid Tab-Lead Water Service Line Replacements Year 1
2. Joel Kennedy Bid
3. Millennium Bid

LEAD WATER SERVICE LINE REPLACEMENTS YEAR 1
BID OPENING: TUESDAY, MARCH 25, 2025 2:00 PM
DEPARTMENT OF PUBLIC WORKS
CONTRACT IEPA #L176227

Bidder Name	Proposal Signed Y/N	Bid Bond Attached Y/N	DBE Posting Y/N	Total Bid Price
Joel Kennedy Constructing Corp.	Y	Y	Y	\$1,098,850.00
Millenium Contracting Co.	Y	Y	Y	\$1,341,390.00



LEAD WATER SERVICE LINE REPLACEMENTS YEAR 1

IEPA L176227

REL PROJECT: 22-R0267.02

BID FORM OR PROPOSAL

Proposal of John Kennedy Construction Corp. (hereinafter called "BIDDER"), organized and existing under the laws of the State of ILLINOIS doing business as A CORPORATION * to the Village of Palatine (hereinafter called "OWNER").

In compliance with your Advertisement for Bids, BIDDER hereby proposes to perform all WORK for the construction of Lead Water Service Line Replacements Year 1

in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to fully complete the PROJECT within 365 consecutive calendar days thereafter. BIDDER further agrees to pay as liquidated damages, the sum of \$ 1,425 for each consecutive calendar day thereafter.

BIDDER certifies that all iron, steel, manufactured products, and construction materials used in the project for the construction, alteration, maintenance, or repair of a public water system are produced in the United States in compliance with the federal Build America, Buy America Act, Pub. L. No. 117-58 §§ 70901-52.

* Insert "a corporation", "a partnership", or "an individual" as applicable.

- (I) By submission of the bid, each bidder certifies, and in the case of a joint bid each party to the joint bid certifies, as to his or her own organization, that in connection with the bid:
- (i) The prices in the bid have been arrived at independently, without consultation, communication, or agreement with any other bidder or with any competitor, for the purpose of restricting competition, as to any matter relating to the prices;
 - (ii) Unless otherwise required by law, the prices quoted in the bid have not knowingly been directly or indirectly disclosed to any other bidder or to any competitor prior to opening; and
 - (iii) No attempt has been made or will be made by the bidder to induce any other person or firm to submit or withhold a bid for the purpose of restricting competition.
- (II) Each person signing the bid shall certify that:
- (i) He or she is the person in the bidder's organization responsible for the decision as to the prices being bid and that he or she has not participated, and will not participate, in any action contrary to (I)(i) through (I)(iii) above; or
 - (ii) He or she is not the person in the bidder's organization responsible for the decision as to the prices being bid, but that he or she has been authorized to act as agent certifying that the persons determining the prices have not participated, and will not participate, in any action contrary to (I)(i) through (I)(iii) above, and as their bidder's agent shall so certify. He or she shall also certify that he or she has not participated, and will not participate, in any action contrary to (I)(i) through (I)(iii) above.

BIDDER acknowledges receipt of the following ADDENDUM (Where applicable): _____

#1 - 3/4/25, #2 - 3/20/25

BIDDER certifies that wages paid in connection with the PROJECT shall be paid at prevailing rates not less than those prevailing under the Davis-Bacon Wage Act. Bidder further certifies that the provisions contained in the following clauses will be exercised in the performance of any contract resulting from this BID and are made a part of the CONTRACT DOCUMENTS thereto by their inclusion in the BID as follows:

(1) *Minimum wages.*

- (i) All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph (a)(1)(iv) of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in §5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under paragraph (a)(1)(ii) of this section) and the Davis Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers. Sub recipients may obtain wage determinations from the U.S. Department of Labor's web site, <http://beta.sam.gov/>
- (ii) (A) The sub-recipient, on behalf of USEPA, shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The USEPA award official shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:
 - (1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and
 - (2) The classification is utilized in the area by the construction industry; and
 - (3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.
 (B) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the sub-recipient agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the sub-recipient to IEPA. IEPA shall forward the report to the Administrator of the Wage and Hour Division, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or

disapprove every additional classification action within 30 days of receipt and so advise IEPA or will notify IEPA within the 30-day period that additional time is necessary.

(C) In the even the contractor, the laborers, or mechanics to be employed in the classification or their representatives, and the sub-recipient do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), IEPA shall refer the questions, including the views of all interested parties and the recommendation of the sub-recipient, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise IEPA or will notify IEPA within the 30-day period that additional time is necessary.

(D) The wage rate (including fringe benefits where appropriate) determined pursuant to paragraphs (a)(1)(ii)(B) or (C) of this section, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

- (iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.
- (iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, that the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis Bacon Act have been met. The Secretary of Labor may require the contractor to set aside, in a separate account, assets for the meeting of obligations under the plan or program.

- (2) *Withholding.* The sub-recipient shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work, all or part of the wages required by the contract, the sub-recipient may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

(3) *Payrolls and basic records.*

- (i) Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any

laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

- (ii) (A) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the sub-recipient. Such documentation shall be available upon request of IEPA or USEPA. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Website, [\[https://www.dol.gov/whd/forms/index.htm\]](https://www.dol.gov/whd/forms/index.htm). The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker and shall provide them upon request to the sub-recipient, for transmission to the IEPA, USEPA, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the sub-recipient.
- (B) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:
 - (1) That the payroll for the payroll period contains the information required to be provided under §5.5 (a)(3)(ii) of Regulations, 29 CFR part 5, the appropriate information is being maintained under §5.5 (a)(3)(i) of Regulations, 29 CFR part 5, and that such information is correct and complete;
 - (2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations, 29 CFR part 3;
 - (3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.
- (C) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph (a)(3)(ii)(B) of this section.

(D) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under section 1001 of title 18 and section 231 of title 31 of the United States Code.

- (iii) The contractor or subcontractor shall make the records required under paragraph (a)(3)(i) of this section available for inspection, copying, or transcription by authorized representatives of IEPA, USEPA or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, the Federal agency may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

(4) *Apprentices and trainees*

- (i) *Apprentices.* Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid no less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.
- (ii) *Trainees.* Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to

and individually registered in a program which has received prior approval, evidenced by form certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- (iii) *Equal employment opportunity.* The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.
- (5) *Compliance with Copeland Act requirements.* The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract.
- (6) *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses contained in 29 CFR 5.5(a)(1) through (10) and such other clauses as the USEPA may by appropriate instruction require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR 5.5.
- (7) *Contract termination: debarment.* A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.
- (8) *Compliance with Davis Bacon and Related Act requirements.* All rulings and interpretations of the Davis Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.
- (9) *Disputes concerning labor standards.* Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

(10) Certification of eligibility.

- (i) By entering into this contract, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis Bacon Act or 29 CFR 5.12(a)(1).
- (ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis Bacon Act or 29 CFR 5.12(a)(1).
- (iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001

Contract Provision for Contracts in Excess of \$100,000 - clauses (1) through (4) shall be inserted in full in any contract in excess of \$100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act.

Contract Work Hours and Safety Standards Act

- (1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
- (2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in paragraph (b)(1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanics, including watchmen and guards, employed in violation of the clause set forth in paragraph (b)(1) of this section, in the sum of \$25 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (b)(1) of this section.
- (3) *Withholding for unpaid wages and liquidated damages.* The sub-recipient, shall upon its own action or upon written request of the USEPA award official or an authorized representative of the Department of Labor, withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b)(2) of this section.
- (4) *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (b)(1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for

compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (b)(1) through (4) of this section.

The following shall be inserted into any contract subject only to the Contract Work Hours and Safety Standards Act.

The contractor or subcontractor shall maintain payrolls and basic payroll records during the course of the work and shall preserve them for a period of three years from the completion of the contract for all laborers and mechanics, including guards and watchmen, working on the contract. Such records shall contain the name and address of each such employee, social security number, correct classifications, hourly rates of wages paid, daily and weekly number of hours worked, deductions made, and actual wages paid. Further, the records to be maintained under this paragraph shall be made available by the contractor or subcontractor for inspection, copying, or transcription by authorized representatives of the USEPA and the Department of Labor, and the contractor or subcontractor will permit such representatives to interview employees during working hours on the job.

*******Insert applicable current Davis-Bacon Wage Rates Here*******

"General Decision Number: IL20250009 01/10/2025

Superseded General Decision Number: IL20240009

State: Illinois

Construction Types: Building, Heavy, Highway and Residential

County: Cook County in Illinois.

BUILDING, RESIDENTIAL, HEAVY, AND HIGHWAY PROJECTS (does not include landscape projects).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	01/10/2025

ASBE0017-001 06/01/2024

	Rates	Fringes
ASBESTOS WORKER/INSULATOR		
Includes the application of all insulating materials, protective coverings, coatings, and finishes to all types of mechanical systems.....	\$ 55.02	35.75
Fire Stop Technician.....	\$ 44.02	32.76
HAZARDOUS MATERIAL HANDLER		
includes preparation, wetting, stripping removal scrapping, vacuuming, bagging and disposal of all insulation materials, whether they contain asbestos or not, from mechanical systems.....	\$ 41.27	32.76

BOIL0001-001 05/01/2021

	Rates	Fringes
BOILERMAKER.....	\$ 52.61	33.07

BRIL0021-001 06/01/2016

	Rates	Fringes
BRICKLAYER.....	\$ 44.88	26.62

BRIL0021-004 06/01/2017

	Rates	Fringes
Marble Mason.....	\$ 44.63	26.83

BRIL0021-006 06/01/2017

	Rates	Fringes
TERRAZZO WORKER/SETTER.....	\$ 44.38	25.84
TILE FINISHER.....	\$ 38.56	22.10
TILE SETTER.....	\$ 45.49	25.72

BRIL0021-009 06/01/2017

	Rates	Fringes
MARBLE FINISHER.....	\$ 33.95	26.03

BRIL0021-012 06/01/2017

	Rates	Fringes
Pointer, cleaner and caulker.....	\$ 45.42	24.06

CARP0555-001 06/01/2022

BUILDING, HEAVY, AND HIGHWAY

	Rates	Fringes
CARPENTER		
Carpenter, Lather,		
Millwright, Piledriver,		
and Soft Floor Layer		
Building.....	\$ 52.01	38.85
Heavy & Highway.....	\$ 52.01	38.85

CARP0555-002 10/01/2023

RESIDENTIAL CONSTRUCTION

	Rates	Fringes
CARPENTER.....	\$ 45.61	35.31

ELEC0009-003 05/26/2024

	Rates	Fringes
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Line Construction

Groundman.....	\$ 48.44	60.05%
Lineman and Equipment		
Operator.....	\$ 62.10	60.05%

ELEC0134-001 06/03/2024

	Rates	Fringes
ELECTRICIAN.....	\$ 55.55	41.57

ELEC0134-003 06/03/2024

	Rates	Fringes
ELECTRICIAN		
ELECTRICAL TECHNICIAN.....	\$ 49.86	30.05

The work shall consist of the installation, operation, inspection, maintenance, repair and service of radio, television, recording, voice sound vision production and reproduction, telephone and telephone interconnect, facsimile, data appatatus, coaxial, fibre optic and wireless equipment, appliances and systems used for the transmission and reception of signals of any nature, business, domestic, commercial, education, entertainment and residential purposes, including but not limited to communication and telephone, electronic and sound equipment, fibre optic and data communication systems, and the performance of any task directly related to such installation or service whether at new or existing sites, such tasks to include the placing of wire and cable and electrical power conduit or other raceway work within the equipment room and pulling wire and/or cable through conduit and the installation of any incidental conduit.

ELEV0002-001 01/01/2024

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 67.84	37.885+a+b

FOOTNOTES:

a) PAID HOLIDAYS: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; Day after Thanksgiving Day; Veterans' Day and Christmas Day.

b) Employer contributes 8% of regular hourly rate as vacation pay credit for employee with more than 5 years of service, and 6% for employee with less than 5 years service

* ENGI0150-006 06/01/2024

Building and Residential Construction

	Rates	Fringes
OPERATOR: Power Equipment		
GROUP 1.....	\$ 60.80	49.20
GROUP 2.....	\$ 59.50	49.20
GROUP 3.....	\$ 56.95	49.20
GROUP 4.....	\$ 55.20	49.20

POWER EQUIPMENT OPERATORS CLASSIFICATIONS

GROUP 1: Mechanic; Asphalt Plant*; Asphalt Spreader; Autograde*; Backhoes with Caisson attachment*; Batch Plant*; Benoto(Requires two Engineers); Boiler and Throttle Valve; Caisson Rigs*; Central Redi-Mix Plant*; Combination Backhoe Front Endloader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted)*; Concrete Conveyor; Concrete Conveyor, Truck Mounted; Concrete Paver over 27E cu. ft.*; Concrete Paver 27E cu ft and Under*; Concrete Placer*; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes*; Cranes, Hammerhead*; Cranes, (GCI and similar type Requires two operators only); Creter Crane; Crusher, Stone, etc; Derricks; Derricks, Traveling*; Formless Curb and Gutter Machine*; Grader, Elevating; Grouting Machines; Highlift Shovels or Front Endloader 2 1/4 yd. and over; Hoists, Elevators, Outside Type Rack and pinion and similar Machines; Hoists, One, Two, and Three Drum; Hoists, Two Tugger One Floor; Hydraulic Backhoes*; Hydraulic Boom Trucks; Hydraulic Vac (and similar equipment); Locomotives; Motor Patrol*; Pile Drivers amd Skid Rig*; Post Hole Digger; Pre- Stress Machine; Pump Cretes Dual Ram(Requiring frequent Lubrication and Water); Pump Cretes; Squeeze Cretes-Screw Type Pumps Gypsum Bulker and Pump; Raised and Blind Hole Drill*; Roto Mill Grinder (36" and Over)*; Roto Mill Grinder (Less Than 36")*; Scoops-Tractor Drawn; Slip-Form Paver*; Straddle Buggies; Tournapull; Tractor with Boom, and Side Boom; and Trenching Machines*.

GROUP 2: Bobcat (over 3/4 cu yd); Boilers; Broom, Power Propelled; Bulldozers; Concrete Mixer (Two Bag and over); Conveyor, Portable; Forklift Trucks; Greaser Engineer;

Highlift Shovels or Front End loaders under 2 1/4 cu yd;
 Aotomatic Hoists, Hoists, Inside Elevators; Hoists, Sewer
 Dragging Machine; Hoists, Tugger Single Drum; Laser Screed;
 Rock Drill (Self-Propelled); Rock Drill (Truck Mounted)*;
 Rollers; Steam Generators; Tractors; Tractor Drawn
 Vibratory Roller (Receives an additional \$.50 per hour);
 Winch Trucks with ""A"" Frame.

GROUP 3: Air Compressor-Small 250 and Under (1 to 5 not to
 exceed a total of 300 ft); Air Compressor-Large over 250;
 Combination-Small Equipment Operator; Generator- Small 50
 kw and under; Generator-Large over 50 kw; Heaters,
 Mechanical; Hoists, Inside Elevators (Remodeling or
 Renovatin work); Hydrualic Power Units (Pile Driving,
 Extracting, and Drilling); Low Boys; Pumps Over 3"" (1 To 3
 not to exceed a total of 300 ft); Pumps, Well Points;
 Welding Machines (2 through 5); Winches, 4 Small Electric
 Drill Winches; Bobcat (up to and including 3/4 cu yd)

GROUP 4 - Bobcats and/or other Skid Steer Loaders; Brick
 Forklifts; Oilers

*-Requires Oiler

 * ENGI0150-025 06/01/2024

Heavy and Highway Construction

	Rates	Fringes
OPERATOR: Power Equipment		
GROUP 1.....	\$ 59.00	49.20
GROUP 2.....	\$ 58.45	49.20
GROUP 3.....	\$ 56.40	49.20
GROUP 4.....	\$ 55.00	49.20
GROUP 5.....	\$ 53.80	49.20

POWER EQUIPMENT OPERATOR CLASSIFICATIONS

GROUP 1: Asphalt Plant*; Asphalt Heater and Planer
 combination; Asphalt Heater Scarfire*, Asphalt Spreader;
 Autograder/ GOMACO or similar; ABG Paver*, Backhoes with
 Caisson attachment*, Ballast Regulator, Belt Loader*;
 Caisson Rigs*Car Dumper, Central Redi-Mix Plant*,
 Combination Backhoe; Front End Loader Machine (1 cu yd or
 over Backhoe bucket or with attachments); Concrete Breaker
 (truck mounted); Concrete Conveyor; Concrete Paver over 27E
 cu ft*; Concrete Placer*; Concrete Tube Float; Cranes, all
 attachments*; Cranes, Hammerhead, Linden, Peco and machines

of a like nature*; Creter Crane; Crusher, stone; All Derricks; Derrick Boats; Derricks, traveling*; Dowell Machine with Air Compressor (\$1.00 above Class 1); Dredges*; Field Mechanic Welder; Formless Curb and Gutter Machine*; Gradall and machines of a like nature*; Grader, Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol, Form Grader, Pull Grader, Subgrader; Guard Rail Post Driver mounted*; Hoists, one, two, and three Drum; Hydraulic Backhoes*; Backhoes with Shear attachments*; Mucking Machine; Pile Drivers and Skid Rig*; Pre-Stress Machine; Pump Cretes Dual Ram (requires frequent lubrication and water)*; Rock Drill- Crawler or Skid Rig*; Rock Drill truck mounted*; Rock/ Track Tamper; Roto Mill Grinder, (36" and over)*; Slip-Form Paver*; Soil Test Drill Rig, truck mounted*; Straddle Buggies; Hydraulic Telescoping Form (tunnel); Tractor Drawn Belt Loader*; Tractor Drawn Belt Loader with attached Pusher (two engineers); Tractor with boom; Tractaire with attachment; Traffic Barrier Transfer Machine*; Trenching Machine; Truck Mounted Concrete Pump with boom*; Underground Boring and/or Mining Machines 5 ft in diameter and over tunnel, etc.*; Wheel Excavator* & Widener (Apsco); Raised or Blind Hoe Drill, Tunnel & Shaft*

GROUP 2: Batch Plant*; Bituminous Mixer; Boiler and Throttle Valve; Bulldozer; Car Loader Trailing Conveyors; Combination Backhoe Front End Loader Machine, (less than 1 cu yd Backhoe Bucket with attachments); Compressor and Throttle Valve; Compressor, common receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver 7S series to and including 27 cu ft; Concrete Spreader; Concrete Curing Machine; Burlap Machine; Belting Machine and Sealing Machine; Concrete Wheel Saw; Conveyor Muck Cars (Haglund or similar type); Drills (all); Finishing Machine-Concrete; Greaser Engineer; Highlift Shovels or Front End Loader; Hoist- Sewer Dragging Machine; Hydraulic Boom Trucks, all attachments; Hydro-Blaster (requires two operators); Laser Screed*; Locomotives, Dinky; Off-Road Hauling Units (including articulating); Pump Cretes; Squeeze Cretes-Screw Type pumps, Gypsum Bulker and Pump; Roller Asphalt; Rotary Snow Plows; Rototiller, Seaman, self-Propelled; Scoops-Tractor Drawn; Self- propelled Compactor; Spreader-Chip-Stone; Scraper; Scraper-Prime Mover in Tandem regardless of size (add \$1.00 to Group 2 hourly rate for each hour and for each machine attached thereto add \$1.00 to Group 2 hourly rate for each hour); Tank Car Heater; Tractors, Push, pulling Sheeps Foot, Disc, or Compactor, etc; Tug Boats

GROUP 3: Boilers; Brooms, all power propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer,

two bag and over; Conveyor, Portable; Farm type Tractors used for mowing, seeding, etc; Fireman on Boilers; Forklift Trucks; Grouting Machines; Hoists, Automatic; Hoists, all Elevators; Hoists, Tugger single Drum; Jeep Diggers; Low Boys; Pipe Jacking Machines; Post-hole Digger; Power Saw, Concrete, Power Driven; Pug Mills; Rollers, other than asphalt; Seed and Straw Blower; Steam Generators; Stump Machine; Winch Trucks with A-Frame; Work Boats; Tamper-Form motor driven

GROUP 4: Air compressor - Small 250 and under (1 to 5 not to exceed a total of 300 ft); Air Compressor - Large over 250; Combination - Small Equipment Operator; Directional Boring Machine; Generators - Small 50 kw and under; Generators - Large , over 50 kw; Heaters, Mechanical; Hydraulic power unit (Pile Driving, Extracting or Drilling); Light Plants (1 to 5); Pumps, over 3"" (1 to 3, not to exceed a total of 300 ft); Pumps, Well Points; Tractaire; Welding Machines (2 through 5); Winches, 4 small electric drill winches;

GROUP 5: Bobcats (All); Brick Forklifts; Oilers; Directional Boring

*Requires Oiler

IRON0001-026 06/01/2024

	Rates	Fringes
IRONWORKER		
Sheeter.....	\$ 59.51	45.10
Structural and Reinforcing..	\$ 59.26	45.10

IRON0063-001 06/01/2024

	Rates	Fringes
IRONWORKER, ORNAMENTAL.....	\$ 57.51	42.81

IRON0063-002 06/01/2024

	Rates	Fringes
IRONWORKER		
Fence Erector.....	\$ 51.00	32.81

IRON0136-001 07/01/2024

	Rates	Fringes
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IRONWORKER

Machinery Movers; Riggers;		
Machinery Erectors.....	\$ 51.00	43.94
Master Riggers.....	\$ 53.50	43.94

LAB00002-006 06/01/2022

Rates

Fringes

LABORER (BUILDING &
RESIDENTIAL)

GROUP 1.....	\$ 47.40	33.16
GROUP 2.....	\$ 47.40	33.16
GROUP 3.....	\$ 47.48	33.16
GROUP 4.....	\$ 47.50	33.16
GROUP 5.....	\$ 47.55	33.16
GROUP 6.....	\$ 47.60	33.16
GROUP 7.....	\$ 47.63	33.16
GROUP 8.....	\$ 47.73	33.16
GROUP 9.....	\$ 47.75	33.16
GROUP 10.....	\$ 47.85	33.16
GROUP 11.....	\$ 47.68	33.16
GROUP 12.....	\$ 48.40	33.16

LABORER CLASSIFICATIONS

GROUP 1: Building Laborers; Plasterer Tenders; Pumps for Dewatering; and other unclassified laborers.

GROUP 2: Fireproofing and Fire Shop laborers.

GROUP 3: Cement Gun.

GROUP 4: Chimney over 40 ft.; Scaffold Laborers.

GROUP 5: Cement Gun Nozzle Laborers (Gunite); Windlass and capstan person.

GROUP 6: Stone Derrickmen & Handlers.

GROUP 7: Jackhammermen; Power driven concrete saws; and other power tools.

GROUP 8: Firebrick & Boiler Laborers.

GROUP 9: Chimney on fire brick; Caisson diggers; & Well Point System men.

GROUP 10: Boiler Setter Plastic Laborers.

GROUP 11: Jackhammermen on fire brick work only.

GROUP 12: Dosimeter use (any device) monitoring nuclear exposure); Asbestos Abatement Laborer; Toxic and Hazardous Waste Removal Laborers.

LAB00002-007 06/01/2022

	Rates	Fringes
LABORER (HEAVY & HIGHWAY)		
GROUP 1.....	\$ 47.40	33.16
GROUP 2.....	\$ 47.48	33.16
GROUP 3.....	\$ 47.55	33.16
GROUP 4.....	\$ 47.68	33.16
GROUP 5.....	\$ 47.40	33.16

LABORER CLASSIFICATIONS

GROUP 1: Common laborer; Tenders; Material expeditor (asphalt plant); Street paving, Grade separation, sidewalk, curb & gutter, strippers & All laborers not otherwise mentioned

GROUP 2: Asphalt tampers & smoothers; Cement gun laborers

GROUP 3: Cement Gun Nozzle (laborers), Gunite

GROUP 4: Rakers, Lutemen; Machine-Screwmen; Kettlemen; Mixermen; Drun-men; Jackhammermen (asphalt); Paintmen; Mitre box spreaders; Laborers on birch, overman and similar spreader equipment; Laborers on APSCO; Laborers on air compressor; Paving Form Setter; Jackhammermen (concrete); Power drive concrete saws; other power tools.

GROUP 5: Asbestos Abatement Laborers; Toxic and Hazardous Waste Removal Laborers, Dosimeter (any device) monitoring nuclear exposure

LAB00002-008 06/01/2022

	Rates	Fringes
LABORER (Compressed Air)		
0 - 15 POUNDS.....	\$ 48.40	33.16
16 - 20 POUNDS.....	\$ 48.90	33.16
21 - 26 POUNDS.....	\$ 49.40	33.16

27 - 33 POUNDS.....	\$ 50.40	33.16
34 - AND OVER.....	\$ 51.40	33.16
LABORER (Tunnel and Sewer)		
GROUP 1.....	\$ 47.40	33.16
GROUP 2.....	\$ 47.53	33.16
GROUP 3.....	\$ 47.63	33.16
GROUP 4.....	\$ 47.75	33.16
GROUP 5.....	\$ 47.40	33.16

LABORER CLASSIFICATIONS (TUNNEL)

GROUP 1: Cage tenders; Dumpmen; Flagmen; Signalmen; Top laborers

GROUP 2: Air hoist operator; Key board operator; concrete laborer; Grout; Lock tenders (Free Air Side); Steel setters; Tuggers; Switchmen; Car pusher

GROUP 3: Concrete repairmen; Lock tenders (pressure side); Mortar men; Muckers; Grout machine operators; Track layers

GROUP 4: Air trac drill operator; Miner; Bricklayer tenders; Concrete blower operator; Drillers; Dynamiters; Erector operator; Form men; Jackhammermen; Powerpac; Mining machine operators; Mucking machine operator; Laser beam operator; Liner plate and ring setters; Shield drivers; Power knife operator; Welder- burners; Pipe jacking machine operator; skimmers; Maintenance technician

GROUP 5: Asbestos abatement laborer; Toxic and hazardous waste removal laborer; Dosimeter (any device) monitoring nuclear exposure

LABORER CLASSIFICATIONS (SEWER)

GROUP 1: Signalmen; Top laborers and All other laborers

GROUP 2: Concrete laborers and Steel setters

GROUP 3: Cement carriers; Cement mixers; Concrete repairmen; Mortar men; Scaffold men; Second Bottom men

GROUP 4: Air trac drill operator; Bottom men; Bracers-bracing; Bricklayer tenders; Catch basin diggers; Drainlayers; dynamiters; Form men; Jackhammermen; Powerpac; Pipelayers; Rodders; Welder-burners; Well point systems men

GROUP 5: Asbestos abatement laborer, Toxic and hazardous waste removal laborer; Dosimeter (any device) monitoring nuclear exposure

LAB00225-001 06/01/2022

	Rates	Fringes
LABORER (DEMOLITION/WRECKING)		
GROUP 1.....	\$ 42.40	33.16
GROUP 2.....	\$ 47.40	33.16
GROUP 3.....	\$ 47.40	33.16

LABORER CLASSIFICATIONS

GROUP 1 - Complete Demolition

GROUP 2 - Interior Wrecking and Strip Out Work

GROUP 3 - Asbestos Work with Complete Demolition/Wrecking or
Strip Out Work

PAIN0014-001 06/01/2024

	Rates	Fringes
PAINTER (including taper).....	\$ 53.05	33.91

PAIN0027-001 06/01/2024

	Rates	Fringes
GLAZIER.....	\$ 51.55	44.09

PLAS0005-002 07/01/2015

	Rates	Fringes
PLASTERER.....	\$ 42.25	26.65

PLAS0502-001 06/01/2024

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER...	\$ 52.00	42.08

PLUM0130-001 06/01/2024

	Rates	Fringes
PLUMBER.....	\$ 58.55	37.32

 PLUM0597-002 06/01/2023

	Rates	Fringes
PIPEFITTER.....	\$ 55.00	38.62

* ROOF0011-001 12/01/2024

	Rates	Fringes
ROOFER.....	\$ 50.25	30.43

* SFIL0281-001 01/01/2025

	Rates	Fringes
SPRINKLER FITTER.....	\$ 60.00	35.45

SHEE0073-001 06/01/2022

	Rates	Fringes
Sheet Metal Worker.....	\$ 49.10	42.91

SHEE0073-002 06/08/2018

	Rates	Fringes
Sheet Metal Worker ALUMINUM GUTTER WORK.....	\$ 31.32	37.02

TEAM0731-001 06/01/2024

COOK COUNTY - HEAVY AND HIGHWAY

	Rates	Fringes
TRUCK DRIVER		
2 or 3 Axles.....	\$ 43.45	29.49
4 Axles.....	\$ 43.70	29.49
5 Axles.....	\$ 43.90	29.49
6 Axles.....	\$ 44.10	29.49

FOOTNOTES:

A. Paid Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

B. 900 straight time hours or more in 1 calendar year for the same employer shall receive 1 week paid vacation; 3 years - 2 weeks paid vacation; 10 years - 3 weeks paid vacation; 20 years - 4 weeks paid vacation.

C. An additional \$.20 per axle shall be paid for all vehicles with more than six (6) axles.

Low-Boy is an additional \$1.50 per hour

Health and Welfare: \$448.80 per week

Pension: \$562.80 per week

TEAM0731-002 04/01/2023

	Rates	Fringes
Traffic Control Device Monitor		
TRAFFIC SAFETY WORKER:		
Primary duties include but are not limited to the delivery, maintenance and pick-up of traffic control devices, the set-up and installation of traffic signs, pavement markings, barricades, crash barrels and glare screens, traffic control surveillance, the repair and maintenance trucks, cars, arrow boards, message signs, barricade and sign fabrication equipment.....	\$ 40.10	20.95

TEAM0786-001 06/01/2024

COOK COUNTY - BUILDING AND RESIDENTIAL

	Rates	Fringes
TRUCK DRIVER		
2 & 3 Axles.....	\$ 52.05	0.25+a
4 Axles.....	\$ 52.31	0.25+a
5 Axles.....	\$ 52.53	0.25+a
6 Axles.....	\$ 52.74	0.25+a

FOOTNOTES:

a. An additional \$.20 per axle shall be paid for all

vehicles with more than six (6) axles.

Low-Boy work classification is an additional \$1.50 per hour.

Health and Welfare: \$433.00 per week

Pension: \$400 per week.

B. 900 straight time hours or more in 1 calendar year for the same employer shall receive 1 week paid vacation; 3 years - 2 weeks paid vacation; 10 years - 3 weeks paid vacation; 20 years - 4 weeks paid vacation.

Paid Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications

and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates

reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

----- WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION"

VILLAGE OF PALATINE
LEAD WATER SERVICE LINE REPLACEMENTS YEAR 1
IEPA# L176227
REL # 22-R0267.02

The undersigned submits herewith his schedule of prices covering the work to be performed under this contract; he understands that he must show in the schedule the unit prices for which he proposes to perform each item of work; that the extensions must be made by him, and if not so done, his proposal may be rejected as irregular.

Schedule of Prices

(For complete information covering these items, see plans and specifications)

NOTE: BIDS shall include sales tax and all other applicable taxes and fees.

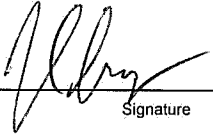
Item No.	Item Description	Unit	Quantity	Unit Price	Total
1	RESIDENT OUTREACH	EACH	100	\$500.00	\$50,000.00
2	PRELIMINARY INSPECTION	HOURL	200	\$150.00	\$30,000.00
3	INLET FILTERS	EACH	10	\$300.00	\$3,000.00
4	FULL LEAD WATER SERVICE REPLACEMENT, 1" (SHORT) B BOX	EACH	1	\$13,000.00	\$13,000.00
5	FULL LEAD WATER SERVICE REPLACEMENT, 1" (LONG) B BOX	EACH	2	\$13,800.00	\$27,600.00
6	FULL LEAD WATER SERVICE REPLACEMENT, 1-1/2" (SHORT) B BOX	EACH	2	\$16,000.00	\$32,000.00
7	FULL LEAD WATER SERVICE REPLACEMENT, 1-1/2" (LONG) B BOX	EACH	2	\$16,800.00	\$33,600.00
8	PARTIAL LEAD WATER SERVICE REPLACEMENT, 1" PUBLIC SIDE (SHORT) B BOX	EACH	6	\$10,000.00	\$60,000.00
9	PARTIAL LEAD WATER SERVICE REPLACEMENT, 1" PUBLIC SIDE (LONG) B BOX	EACH	6	\$10,800.00	\$64,800.00
10	PARTIAL LEAD WATER SERVICE REPLACEMENT, 1" PRIVATE SIDE B BOX	EACH	5	\$9,000.00	\$45,000.00
11	PARTIAL LEAD WATER SERVICE REPLACEMENT, 1-1/2" PUBLIC SIDE (SHORT) B BOX	EACH	2	\$12,000.00	\$24,000.00
12	PARTIAL LEAD WATER SERVICE REPLACEMENT, 1-1/2" PUBLIC SIDE (LONG) B BOX	EACH	2	\$12,800.00	\$25,600.00
13	PARTIAL LEAD WATER SERVICE REPLACEMENT, 1-1/2" PRIVATE SIDE B BOX	EACH	2	\$11,000.00	\$22,000.00
14	ABANDONED CORPORATION FITTING, 6 INCH	EACH	10	\$720.00	\$7,200.00
15	ABANDONED CORPORATION FITTING, 8 INCH	EACH	10	\$750.00	\$7,500.00
16	LEAD FILTER PITCHER WITH SIX MONTHS OF FILTER CARTRIDGES	EACH	30	\$125.00	\$3,750.00
17	LICENSED PLUMBING INSPECTION AND SIGN OFF	EACH	30	\$150.00	\$4,500.00
18	POST CONSTRUCTION WATER SAMPLING	EACH	30	\$150.00	\$4,500.00
19	NON-SPECIAL WASTE DISPOSAL	CU YD	10	\$85.00	\$850.00
20	TRENCH BACKFILL	CU YD	100	\$75.00	\$7,500.00
21	TRENCH BACKFILL, SPECIAL	EACH	400	\$1,275.00	\$510,000.00
22	DOMESTIC WATER SERVICE BOXES TO BE ADJUSTED	EACH	20	\$750.00	\$15,000.00
23	DOMESTIC WATER SERVICE BOX TO BE REPLACED	EACH	20	\$2,000.00	\$40,000.00
24	SANITARY SEWER SERVICE ADJUSTMENT	EACH	2	\$3,500.00	\$7,000.00
25	COMBINATION CURB AND GUTTER REMOVAL	FOOT	20	\$10.00	\$200.00
26	COMBINATION CURB AND GUTTER REPLACEMENT	FOOT	20	\$175.00	\$3,500.00
27	SIDEWALK REMOVAL	SQ FT	100	\$2.50	\$250.00
28	DRIVEWAY PAVEMENT REMOVAL	SQ YD	40	\$25.00	\$1,000.00
29	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH, SPECIAL	SQ FT	100	\$35.00	\$3,500.00
30	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 4"	SQ YD	10	\$320.00	\$3,200.00
31	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 6"	SQ YD	10	\$480.00	\$4,800.00
32	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 7 INCH	SQ YD	10	\$420.00	\$4,200.00
33	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH	SQ YD	10	\$480.00	\$4,800.00
34	CLASS D PATCHES, 6 INCH	SQ YD	50	\$150.00	\$7,500.00
35	CLASS D PATCHES, 8 INCH	SQ YD	50	\$200.00	\$10,000.00
36	SEEDING, SPECIAL	SQ YD	500	\$35.00	\$17,500.00

Total - \$1,098,850.00

TOTAL OF BID..... \$1,098,850.00

Bidder is currently certified as an MBE or WBE under EPA's DBE Program? Yes ☐ No ☒

Respectfully submitted:


Signature

40 Noll St. Waukegan, IL 60085
Address

President (Joel Kennedy)
Title

3/25/2025
Date

847-360-8080
Telephone #

joel.kennedy@jkcchicago.com
E-mail Address


Attest

(SEAL - if BID is by a corporation)

Paul Lubanski,
Secretary



MAJOR ITEMS OF EQUIPMENT

It is hereby expressly agreed that the Contractor shall furnish and install in full compliance with the Plans and Contract Documents, the major items of equipment, as manufactured or supplied by the following listed manufacturers or suppliers:

No.	Description	Manufacturer or Supplier
1.	All material shall be	
2.	provided in	
3.	accordance with	
4.	the project specifications.	
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		

BID BOND

KNOW ALL MEN AND WOMEN BY THESE PRESENTS, that we, the undersigned, _____
Joel Kennedy Constructing Corp. as Principal, and
Continental Casualty Company as Surety, are hereby held and firmly
bound unto Village of Palatine as OWNER in the penal sum of
Five Percent of Amount Bid (5%) for the payment of which, well and truly to be made,
we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this 25th day of March, 20 25.

The Condition of the above obligation is such that whereas the Principal has submitted to
Village of Palatine a certain BID, attached hereto and
hereby made a part hereof to enter into a contract in writing, for the

Lead Water Service Line Replacements Year 1

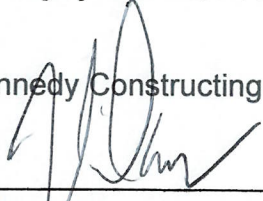
NOW, THEREFORE,

- (a) If said BID shall be rejected, or
- (b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS, WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Joel Kennedy Constructing Corp.

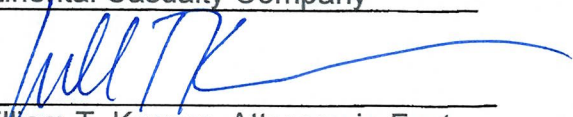


Principal JOEL KENNEDY, PRESIDENT (L.S.)

Continental Casualty Company

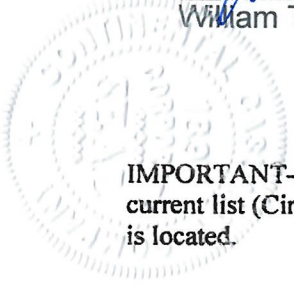
Surety

By:



William T. Krumm, Attorney-in-Fact




IMPORTANT-Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

State of Illinois
County of Cook

SURETY ACKNOWLEDGEMENT (ATTORNEY-IN-FACT)

I, Cassandra L Stone Notary Public of Cook County, in the State of Illinois,

do hereby certify that William T. Krumm Attorney-in-Fact, of the Continental Casualty

Company who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument, for and on behalf of the Continental Casualty Company for the uses and purposes therein set forth.

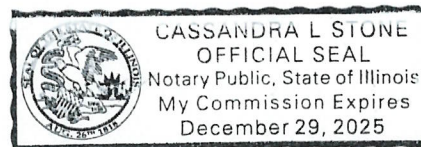
Given under my hand and notarial seal at my office in the City of Rolling Meadows in said County, this 25th day of March, 2025.

Notary Public

Cassandra L Stone

My Commission expires:

December 29, 2025



POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company (herein called "the CNA Companies"), are duly organized and existing insurance companies having their principal offices in the City of Chicago, and State of Illinois, and that they do by virtue of the signatures and seals herein affixed hereby make, constitute and appoint

William T. Krumm, Individually

of Rolling Meadows, IL their true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on their behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

Surety Bond No: Bid Bond

Principal: Joel Kennedy Constructing Corp.

Obligee: Village of Palatine

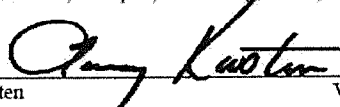
and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of their insurance companies and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Laws and Resolutions, printed below, duly adopted, as indicated, by the Boards of Directors of the insurance companies.

In Witness Whereof, the CNA Companies have caused these presents to be signed by their Vice President and their corporate seals to be hereto affixed on this 9th day of January, 2024.



Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania

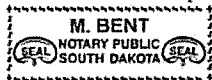

Larry Kasten Vice President

State of South Dakota, County of Minnehaha, ss:

On this 9th day of January, 2024, before me personally came Larry Kasten to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company described in and which executed the above instrument; that he knows the seals of said insurance companies; that the seals affixed to the said instrument are such corporate seals; that they were so affixed pursuant to authority given by the Boards of Directors of said insurance companies and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance companies.

My commission expires

March 2, 2026



M. Bent

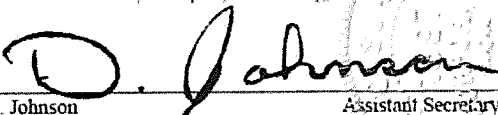
Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Laws and Resolutions of the Board of Directors of the insurance companies printed below are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance companies this 25th day of March 2025.



Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania


D. Johnson Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF EACH OF CONTINENTAL CASUALTY COMPANY, NATIONAL FIRE INSURANCE COMPANY OF HARTFORD, and AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA (as defined above, the "CNA Companies"):

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of each of the above CNA Companies at a meeting held on May 12, 1995:

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of each of the CNA Companies.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of each of the above Companies by unanimous written consent dated the 25th day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of each of the above CNA Companies by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

U.S. ENVIRONMENTAL PROTECTION AGENCY

CERTIFICATION OF NONSEGREGATED FACILITIES

(Applicable to federally assisted construction contracts and related subcontracts exceeding \$10,000 that are not exempt from the Equal Opportunity clause.)

The federally assisted construction contractor certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor agrees that a breach of this certification is a violation of the Equal Opportunity clause in this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, rest rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated based on race, creed, color, or national origin, because of habit, local custom or otherwise. The federally assisted construction contractor agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such certification in his files.

Signature

Date

Joel Kennedy, President
Name and Title of Signer (Please type)

Joel Kennedy Construction Corp.
Firm Name

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

NOTICE TO LABOR UNIONS OR OTHER ORGANIZATIONS OF WORKERS

NONDISCRIMINATION IN EMPLOYMENT

To: LABORERS AND OPERATORS UNIONS
 (Name of union or organization of workers)

The undersigned currently holds contract(s) with JOEL KENNEDY CONSTRUCTION CORP.
 (name of applicant)

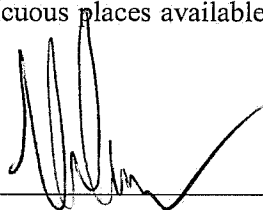
involving funds or credit of the U.S. Government or (a) subcontract(s) with a prime contractor holding such contract(s).

You are advised that under the provisions of the above contract(s) or subcontract(s) and in accordance with Executive Order 11246, as amended, dated September 24, 1965, as amended, the undersigned is obliged not to discriminate against any employee or applicant for employment because of race, color, creed or national origin. This obligation not to discriminate in employment includes, but is not limited to, the following:

HIRING, PLACEMENT, UPGRADING, TRANSFER OR DEMOTION, RECRUITMENT, ADVERTISING, OR SOLICITATION FOR EMPLOYMENT, TRAINING DURING EMPLOYMENT, RATES OF PAY OR OTHER FORMS OF COMPENSATION, SELECTION FOR TRAINING INCLUDING APPRENTICESHIP, LAYOFF OR TERMINATION.

This notice is furnished you pursuant to the provisions of the above contract(s) or subcontracts(s) and Executive Order 11246, as amended.

Copies of this notice will be posted by the undersigned in conspicuous places available to employees or applicants for employment.



JOEL KENNEDY
PRESIDENT

JOEL KENNEDY CONSTRUCTION CORP.
 (Contractor or Subcontractor)

3/25/2015

(Date)

EPA Project Control #: L17 6227United States Environmental Protection Agency
Washington, DC 20460**Certification Regarding Debarment, Suspension and Other Responsibility Matters**

The prospective participant to the best of its knowledge and belief that it and its principles:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1) (b) of this certification; and
- (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Sec. 1001, a false statement may result in fine of up to \$10,000 or imprisonment for up to 5 years, or both.

JOEL KEENEY, PRESIDENT
(Typed Name & Title of Authorized Representative)

[Signature] 3/25/2025
(Signature of Authorized Representative) (Date)

☐ I am unable to certify the above statements. My explanation is attached.

Bidder Certification
In Compliance with Article 33E-11 to the
"Criminal Code of 2012"

I JOEL KENNEDY, do hereby certify that:
Name

1. I am PRESIDENT of the JOEL KENNEDY CONSTRUCTING CORP.
Position Firm
and have authority to execute this certification on behalf of the firm

2. This firm is not barred from bidding on this contract due to either a Bid-rigging or Bid Rotating violation as set forth in Article 33E-11 to the "Illinois Criminal Code of 2012 [720 ILCS 5/33E-11]."

Name of Firm JOEL KENNEDY CONSTRUCTING CORP.

Signature [Signature]

Title PRESIDENT (JOEL KENNEDY)

Date 3/25/2025
Corporate Seal (where appropriate)

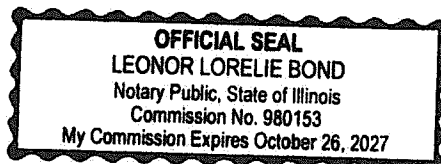


On this 25th day of March, 2025, before me appeared (Name)

Joel Kennedy to me personally known,
who, being duly sworn, did execute the foregoing affidavit, and did state that he or she was properly
authorized by (Name of Firm) Joel Kennedy Constructing Corp. to execute the affidavit and did
so as his or her free act and deed.

Notary Public Leon Lorelie Bond Commission Expires October 26, 2027

Notary Seal



IEPA Disadvantaged Business Enterprise (DBE) Program Form #1

Contractor Certification Form

(To be completed by all Prime Contractors)

Please check the appropriate boxes that apply and complete the information on the bottom of the form.

- ☐ This firm will award no subcontracts (including in the procurement of equipment, supplies, or services), in the performance of this contract.
- ☒ This firm advertised for DBE subcontractors according to the good faith efforts outlined in the IEPA DBE Guidance Document.
- ☐ This firm received proposals from DBE(s) that will not be utilized. A list of the DBEs not hired, along with their address, phone number, and reason(s) for non-utilization, is below.

* See attached advertisement.

* See Exhibit I for DBE subcontractors who will be utilized on the subject project.

- ☐ This firm did not receive any inquiries from DBEs.

I certify that the above is true. I further certify that this firm and its partners, directors, and officers do not possess a controlling interest in ownership or conflict of interest or any other authority to control the DBE to be used during the performance of the contracts.

By: Paul Lubanski

NAME: Paul Lubanski

TITLE: Secretary

Company: Joel Kennedy Const. Corp.

Date: 3 / 25 / 25

JOEL KENNEDY CONSTRUCTING CORP.,

JOEL KENNEDY CONSTRUCTING CORP-NTDVBE-VILLAGE OF PALATINE-FOR, LWSLR YR 1 PROJECT.

Project Specs:

Notice ID #: 9666

Location: IL: Palatine

Bid Date: 03/25/2025

BDOQ: MBE, WBE, Other

Type Of Notice: Sub-Bid Advertisement

Contact: See Notice Summary for details on how to respond to this notice.

Notice Summary:



JOEL KENNEDY CONSTRUCTING CORP.,

Notice to MBE, WBE and WMBE Businesses

Joel Kennedy Constructing Corp., 40 Noll Street, Waukegan, IL 60085, (847)360-8080, Fax (847)360-8092, is seeking qualified **MBE** (Minority Business Enterprise), **WBE** (Women Business Enterprise), and **WMBE** (Women/Minority Business Enterprise) businesses *for the Lead Water Service Line Replacements Year 1*, for the **Village of Palatine**. Subcontracting opportunities include: Trucking, Plumbing, Concrete Flatwork, HMA, Landscaping, and Traffic Control. Supplier opportunities include: Copper pipe and brass water service fittings.

All interested and qualified businesses should contact **IN WRITING** (certified letter or email), Mike Patti, Email: mike.patti@jkcchicago.com, to discuss the subcontracting and supplier opportunities. All negotiations must be completed prior to the bid opening date: **March 25, 2025, 10 am.**

Classified Advertising

Contact JEWAND HALL • 609-256-6896 • official.bids@construction.com

Notice to MBE, WBE and WMBE Businesses

Joel Kennedy Constructing Corp., 40 Noll Street, Waukegan, IL 60085, (847)360-8080, Fax (847)360-8092, is seeking qualified **MBE** (Minority Business Enterprise), **WBE** (Women Business Enterprise), and **WMBE** (Women/Minority Business Enterprise) businesses for the Lead Water Service Line Replacements Year 1, for the Village of Palatine. Subcontracting opportunities include: Trucking, Plumbing, Concrete Flatwork, HMA, Landscaping, and Traffic Control. Supplier opportunities include: Copper pipe and brass water service fittings.

All interested and qualified businesses should contact IN WRITING (certified letter or email), Mike Patti, Email: mike.patti@jkcchicago.com, to discuss the subcontracting and supplier opportunities. All negotiations must be completed prior to the bid opening date: **March 25, 2025, 10 am.**

EXHIBIT I

Menini Trucking, DBE/WBE

Estimated Contract Value - \$25,000

951-B Estes, Schaumburg, IL 60193

meninitrucking@gmail.com

847.524.1550

EPA Disadvantaged Business Enterprise (DBE) Program Form #3 Subcontractor Utilization Form

(Only complete this form if DBE subcontractors or sub-consultants will be working on a project)

This form is intended to capture the DBE subcontractor's description of work to be performed and the price of the work submitted to the prime contractor. All subcontractors must complete this form, and it must be included in the prime contractor's bid package.

Subcontractor Name <i>Menini Trucking, Inc.</i>	Project Name Village of Palatine Lead Water Service Line Replacements Year 1
Contact Person's Name & Title <i>Dina Menini President</i>	
Address <i>951-B Estes Ct. Schaumburg, IL 60193</i>	
Telephone <i>(847) 524-1550</i>	Email <i>MeniniTrucking@gmail.com</i>
DBE Certified By: <i>City Chicago / State IL / MCTRO</i>	Select all that apply. At least one is required: MBE ☐ WBE ☒ SBE ☐ DBE ☒
Prime Contractor Name Joel Kennedy Constructing Corp	
Type of Work to be Performed	Cost Estimate of Work
<i>Trucking</i> <i>Hourly rate @ \$112.00/hour</i>	<i>\$25,000.00</i>

I certify under penalty of perjury that the forgoing statements are true and correct. Signing this form does not signify a commitment to using the subcontractors above. I am aware that in the event of a replacement of a subcontractor, I will adhere to the replacement requirements set forth in 40 C.F.R. Part 33 Section 33.302(c).

Prime Contractor Signature: <i>[Signature]</i>	Print Name: Michael Patti, PE
Date: <i>3/24/2025</i>	Title: Project Manager / Estimator
Subcontractor Signature: <i>[Signature]</i>	Print Name: <i>Dina Menini</i>
Date: <i>3/24/2025</i>	Title: <i>President</i>

MENINI TRUCKING, INC.
 951-B ESTES CT
 SCHAUMBURG, IL 60193
 (847) 524-1550
 EMAIL: MENINIRUCKING@GMAIL.COM
 MARCH 24, 2025

QUOTE 1734

CUSTOMER:		
JOEL KENNEDY CONSR CO		
40 NOLL ST		
WAUKEGAN, IL		
Palatine Water Service Line		
Replacements Year 1		
ATTENTION	PHONE#	EMAIL:
MIKE PATTI	847-380-8080	Mike.Patti@jkcchicago.com

DESCRIPTION	CARTAGE	U/M
SEMI-DUMP TRUCK RENTAL	***6 HOUR MIN. ***	
MONDAY THRU FRIDAY	+ 1 HOUR TRAVEL	\$112.00/HOUR
SATURDAY	+ 1 HOUR TRAVEL	\$122.00/HOUR
SUNDAY-HOLIDAY	+ 1 HOUR TRAVEL	\$132.00/HOUR
PRICES GOOD FOR THE 2025 YEAR*		
3% INCREASE EVERY JANUARY 1 ST OF EVERY YEAR AFTER 2025		

*****WBE CERTIFIED*****

*****RATES MAY FLUCTUATE PENDING UNION REQUIREMENT CHANGES *****

NOTE: QUOTE SUBJECT TO AVAILABILTIY OF MATERIALS. QUOTE ALSO REFLECTS CURRENT MATERIAL, CARTAGE & HOURLY RATES. MATERIAL QUOTED BY THE LOAD ALLOWS FOR 15 MIN. LOADING TIME AND UNLOADING WAITING TIME OVER 15 MIN. WILL BE BILLED AT PREVAILING RATE IN 15 MIN. INCREMENTS.ANY HARD TO HANDLE LOADS OUT INCURRING AN ADDITIONAL DUMP FEE WILL BE BILLED ACCORDINGLY.MATERIAL SUBJECT TO AVAILABILTY, ESPECIALLY RECYCLED PRODUCTS. FUEL SURCHARGE WILL BE BASED ON NATIONAL AVERAGE.

*****RATES MAY CHANGE FOR CERTIFIED PAYROLL JOBS.*****

*****RATES MAY FLUCTUATE PENDING IF UNION REQUIREMENTS ARE CHANGED.*****

TERMS ARE NET 30 DAYS AFTER 30 DAYS 1 ½ % PER MONTH WILL BE ADDED TO INVOICE ALSO CUSTOMER AGREES TO PAY AN LEGAL FEES AND COURT COSTS REQUIRED TO COLLECT MONIES OWED.

MENINI TRUCKING, INC.

QUOTE ACCEPTED BY: _____

*****PLEASE SIGN AND RETURN COPY OF QUOTE BY MAIL AND EMAIL*****

U.S. ENVIRONMENTAL PROTECTION AGENCY

CERTIFICATION OF NONSEGREGATED FACILITIES

(Applicable to federally assisted construction contracts and related subcontracts exceeding \$10,000 that are not exempt from the Equal Opportunity clause.)

The federally assisted construction contractor certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor agrees that a breach of this certification is a violation of the Equal Opportunity clause in this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, rest rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated based on race, creed, color, or national origin, because of habit, local custom or otherwise. The federally assisted construction contractor agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such certification in his files.

Dina Menini
Signature

3/24/25
Date

Dina Menini
Name and Title of Signer

(Please type)

Menini Trucking, Inc.
Firm Name

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

NOTICE TO LABOR UNIONS OR OTHER ORGANIZATIONS OF WORKERS

NONDISCRIMINATION IN EMPLOYMENT

To: Local 786
(Name of union or organization of workers)

The undersigned currently holds contract(s) with Menin Trucking
(name of applicant)

involving funds or credit of the U.S. Government or (a) subcontract(s) with a prime contractor holding such contract(s).

You are advised that under the provisions of the above contract(s) or subcontract(s) and in accordance with Executive Order 11246, as amended, dated September 24, 1965, as amended, the undersigned is obliged not to discriminate against any employee or applicant for employment because of race, color, creed or national origin. This obligation not to discriminate in employment includes, but is not limited to, the following:

HIRING, PLACEMENT, UPGRADING, TRANSFER OR DEMOTION, RECRUITMENT, ADVERTISING, OR SOLICITATION FOR EMPLOYMENT, TRAINING DURING EMPLOYMENT, RATES OF PAY OR OTHER FORMS OF COMPENSATION, SELECTION FOR TRAINING INCLUDING APPRENTICESHIP, LAYOFF OR TERMINATION.

This notice is furnished you pursuant to the provisions of the above contract(s) or subcontracts(s) and Executive Order 11246, as amended.

Copies of this notice will be posted by the undersigned in conspicuous places available to employees or applicants for employment.

Dina Menin
(Contractor or Subcontractor)

3/24/25
(Date)

EPA Project Control #: L17 6227

United States Environmental Protection Agency
Washington, DC 20460

Certification Regarding Debarment, Suspension and Other Responsibility Matters

The prospective participant to the best of its knowledge and belief that it and its principles:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1) (b) of this certification; and
- (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Sec. 1001, a false statement may result in fine of up to \$10,000 or imprisonment for up to 5 years, or both.

Dina Menin President
(Typed Name & Title of Authorized Representative)

Dina Menin 3/24/25
(Signature of Authorized Representative) (Date)

☐ I am unable to certify the above statements. My explanation is attached.

EPA FORM 5700-49 (11-88)

[Print](#)

Business & Contact Information

BUSINESS NAME	Menini Trucking Inc
OWNER	Dina Menini
ADDRESS	951 Estes Ct Suite B Schaumburg, IL 60193 [map]
PHONE	847-524-1550
EMAIL	meninitrucking@gmail.com
ETHNICITY	Caucasian

Certification Information

CERTIFYING AGENCY	City of Chicago
CERTIFICATION TYPE	WBE - Women Business Enterprise
CERTIFICATION DATE	10/27/2024
RENEWAL DATE	7/15/2025
EXPIRATION DATE	7/15/2029
CERTIFIED BUSINESS DESCRIPTION	484220 - Dump trucking (e.g., gravel, sand, top-soil) 484110 - Trucking, general freight, local

Commodity Codes

Code	Description
NAICS 484110	Trucking, general freight, local
NAICS 484220	Dump trucking (e.g., gravel, sand, top-soil)

Additional Information

WARD	N/A
COMMUNITY AREA	N/A

This profile was generated on 3/24/2025

IEPA Disadvantaged Business Enterprise (DBE) Program Form #4, Bidders List
 (Only complete this form if subcontractors or sub-consultants will be working on a project)

Using this form/format is optional. Other formats are acceptable.

Company Name & Contact Person	Address	Phone No. w/ area code	Email	Proposed Work (supplies, paint, paint etc.)	DBE Status (MBE, WBE, DBE, SBE)
	* See attached Certification and Contact Log.				Check if Hired ☐
					Check if Hired ☐
					Check if Hired ☐
					Check if Hired ☐

JOEL KENNEDY CONSTRUCTING CORP. – CERTIFICATION

Set forth below is a list of all DBE and non-DBE firms which submitted a proposal:

Name	Date of Proposal	DBE – Non-DBE
1. Menini Trucking DBE/WBE Dina Menini 951-B Estes Schaumburg, IL 60193 meninitrucking@gmail.com 847.524.1550 Trucking	03.24.2025	Will be utilized.

All DBEs being utilized have been provided with Form 6100-2 (DBE Subcontractor Participation Form).

JKCC shall comply with all prevailing wage compensation requirements as noted in the bidding documents.

Joel Kennedy Constructing Corp.



Michael Patti

03.25.2025

JOEL KENNEDY CONSTRUCTING CORP.

Set forth below is a list of all MBE, WBE, WMBE, firms which JKC submitted a Request for Quote (RFQ)

Company Name	<u>Work Zone Safety Inc.</u>		
Business Address	<u>17051 Gaylord Road, Crest Hill, IL 60403</u>		
Contact Person	<u>Richard Daly</u>		
Email Address	<u>estimating@workzonesafetyinc.com</u>	Phone Number	<u>815-834-0429</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Traffic Control</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>MBE</u>		

Company Name	<u>Orient Express Service Co.</u>		
Business Address	<u>26526 North Highway 12, Wauconda, IL 60084</u>		
Contact Person	<u>Takyung Lee</u>		
Email Address	<u>info@oetrucking.com</u>	Phone Number	<u>847-526-6705</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Trucking</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>WMBE</u>		

Company Name	<u>Menini Trucking Inc.</u>		
Business Address	<u>951-B Estes Court, Suite B, Schaumburg, IL 60193</u>		
Contact Person	<u>Dina Menini</u>		
Email Address	<u>meninitrucking@gmail.com</u>	Phone Number	<u>847-524-1550</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Trucking</u>		
Response to Solicitation	<u>Quote received and negotiations complete. Will be utilized.</u>		
Identify SBE, MBE, WBE, Status:	<u>WBE</u>		

Company Name	<u>L&B Trucking</u>		
Business Address	<u>4439 Wenonah Avenue, Stickney, IL 60402</u>		
Contact Person	<u>Maria Martinez</u>		
Email Address	<u>maria@lbtrucking.com</u>	Phone Number	<u>708-516-2042</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Trucking</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>WMBE</u>		

JOEL KENNEDY CONSTRUCTING CORP.

Set forth below is a list of all MBE, WBE, WMBE, firms which JKC submitted a Request for Quote (RFQ)

Company Name	Ocean Mist, Inc.		
Business Address	830 East Higgins Road, Suite 111Y, Schaumburg, IL 60173		
Contact Person	Navjot Bajwa		
Email Address	<u>oceanmistinc@gmail.com</u>	Phone Number	<u>312-446-4432</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Trucking</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>WMBE</u>		

Company Name	Sonican Trucking, Inc.		
Business Address	707 N. York St., Suite 103, Elmhurst, IL 60126		
Contact Person	Armando Garcia		
Email Address	<u>sonicantruck04@yahoo.com</u>	Phone Number	<u>630-617-5670</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Trucking</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>MBE</u>		

Company Name	Arteaga Landscapes & Erosion Control LLC		
Business Address	2413 North Periwinkle Way, Round Lake Beach, IL 60073		
Contact Person	Julio Arteaga		
Email Address	<u>julio@arteagaland.com</u>	Phone Number	<u>224-444-8675</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Landscape Restoration</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>MBE</u>		

Company Name	Lizzette Medina & Company		
Business Address	4331 West 16th Street, Chicago, IL 60623		
Contact Person	Lizzette Ramos		
Email Address	<u>lm@lizzettemedina.com</u>	Phone Number	<u>773-696-2330</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Landscape Restoration</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>WMBE</u>		

JOEL KENNEDY CONSTRUCTING CORP.

Set forth below is a list of all MBE, WBE, WMBE, firms which JKC submitted a Request for Quote (RFQ)

Company Name	Highway Safety Corp.		
Business Address	1756 Armitage Court, Addison, IL 60101		
Contact Person	Daniel Melesio		
Email Address	kimhsc1@aol.com	Phone Number	630-620-7747
Date of Contact	3/17/2025	Method of Contact	Phone / Email
Type of Work Solicited	Traffic Control		
Response to Solicitation	No response to solicitation.		
Identify SBE, MBE, WBE, Status:	MBE		

Company Name	A2 Landscape Contractors, Inc.		
Business Address	4414 N. Kenneth Ave., Chicago, IL 60630		
Contact Person	Anne Roberts		
Email Address	anne@annerobertsgardens.com	Phone Number	773-930-3725
Date of Contact	3/17/2025	Method of Contact	Phone / Email
Type of Work Solicited	Landscape Restoration		
Response to Solicitation	No response to solicitation.		
Identify SBE, MBE, WBE, Status:	WBE		

Company Name	Buddy's Landscape		
Business Address	7320 Dixon St., #601, Forest Park, IL 60130		
Contact Person	Christopher Cail		
Email Address	chriscaill@sbcglobal.net	Phone Number	312-504-1455
Date of Contact	3/17/2025	Method of Contact	Phone / Email
Type of Work Solicited	Landscape Restoration		
Response to Solicitation	No response to solicitation.		
Identify SBE, MBE, WBE, Status:	MBE		

Company Name	Great Lakes Landscape Company		
Business Address	2224 Landmeier Road, Elk Grove Village, IL 60007		
Contact Person	Kimberly Parente		
Email Address	kimp@grtlakesinc.com	Phone Number	847-439-3737
Date of Contact	3/17/2025	Method of Contact	Phone / Email
Type of Work Solicited	Landscape Restoration		
Response to Solicitation	No response to solicitation.		
Identify SBE, MBE, WBE, Status:	WBE		

JOEL KENNEDY CONSTRUCTING CORP.

Set forth below is a list of all MBE, WBE, WMBE, firms which JKC submitted a Request for Quote (RFQ)

Company Name Zizumbo Landscaping Inc.
Business Address 4312 S. Rockwell St., Chicago, IL 60632
Contact Person Olga Garcia
Email Address zizumbolandscaping@hotmail.com Phone Number 773-419-4006
Date of Contact 3/17/2025 Method of Contact Phone / Email
Type of Work Solicited Landscape Restoration
Response to Solicitation No response to solicitation.
Identify SBE, MBE, WBE, Status: MBE

Company Name Melesio's Landscaping, Inc.
Business Address 4455 West Haddon Ave., Chicago, IL 60651
Contact Person Jaime Melesio
Email Address melesiojaime@yahoo.com Phone Number 773-936-1288
Date of Contact 3/17/2025 Method of Contact Phone / Email
Type of Work Solicited Landscape Restoration
Response to Solicitation No response to solicitation.
Identify SBE, MBE, WBE, Status: MBE

Company Name Bustos Landscape, Inc.
Business Address 2309 Wesley Ave., Berwyn, IL 60402
Contact Person Francisco Bustos
Email Address fbustos_11@live.com Phone Number 773-814-0567
Date of Contact 3/17/2025 Method of Contact Phone / Email
Type of Work Solicited Landscape Restoration
Response to Solicitation No response to solicitation.
Identify SBE, MBE, WBE, Status: MBE

Company Name Pan American Construction Company
Business Address 1517 S. Kolmar Street, Chicago, IL 60623
Contact Person Angel Garcia
Email Address agarcia@panamericanconstruction.com Phone Number 773-762-6160
Date of Contact 3/17/2025 Method of Contact Phone / Email
Type of Work Solicited Concrete Flatwork
Response to Solicitation No response to solicitation.
Identify SBE, MBE, WBE, Status: MBE

JOEL KENNEDY CONSTRUCTING CORP.

Set forth below is a list of all MBE, WBE, WMBE, firms which JKC submitted a Request for Quote (RFQ)

Company Name	Keenahm Construction		
Business Address	401 N. Michigan Ave, Ste 1200, Chicago, IL 60611		
Contact Person	Derrick Spann		
Email Address	keenahmconstruction@gmail.com	Phone Number	844-533-6246
Date of Contact	3/17/2025	Method of Contact	Phone / Email
Type of Work Solicited	Concrete Flatwork		
Response to Solicitation	No response to solicitation.		
Identify SBE, MBE, WBE, Status:	MBE		

Company Name	Citadel Construction Group		
Business Address	2744 Pennyroyal Circle, Naperville, IL 60564		
Contact Person	Sherman Neal		
Email Address		Phone Number	630-803-1427
Date of Contact	3/17/2025	Method of Contact	Phone
Type of Work Solicited	Concrete Flatwork		
Response to Solicitation	No response to solicitation.		
Identify SBE, MBE, WBE, Status:	MBE		

Company Name	Barricade Lites, Inc.		
Business Address	1490 Jeffrey Dr., Addison, IL 60101		
Contact Person	Joseph Vazquez		
Email Address	jhv@barricadelites.com	Phone Number	630-627-6163
Date of Contact	3/17/2025	Method of Contact	Phone / Email
Type of Work Solicited	Traffic Control		
Response to Solicitation	No response to solicitation.		
Identify SBE, MBE, WBE, Status:	MBE		

Company Name	3 Brothers Landscaping & Snow Services		
Business Address	306 E. 87th St, Chicago, IL 60619		
Contact Person	Melvin Holloway		
Email Address	3hollowaybrothers@gmail.com	Phone Number	773-717-0139
Date of Contact	3/17/2025	Method of Contact	Phone / Email
Type of Work Solicited	Tree Pruning and Landscaping		
Response to Solicitation	No response to solicitation.		
Identify SBE, MBE, WBE, Status:	MBE		

JOEL KENNEDY CONSTRUCTING CORP.

Set forth below is a list of all MBE, WBE, WMBE, firms which JKC submitted a Request for Quote (RFQ)

Company Name	Sumit Construction Co.		
Business Address	4150 W. Wrightwood Ave., Chicago, IL 60639		
Contact Person	Pratap Gohil		
Email Address	<u>sumitconstruction@gmail.com</u>	Phone Number	<u>773-276-4600</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Tree Pruning, Concrete Flatwork and Landscaping</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>MBE</u>		

Company Name	Trice Construction Company		
Business Address	438 W. 43rd Street, Chicago, IL 60609		
Contact Person	Mike Durkot		
Email Address	<u>mdurkot@triceconstruction.com</u>	Phone Number	<u>708-516-2225</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Concrete Flatwork and Landscaping</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>WMBE</u>		

Company Name	Sheridan Plumbing & Sewer		
Business Address	6754 W. 74th St, Bedford Park, IL 60638		
Contact Person	Beth Healy		
Email Address	<u>bhealy@spands.com</u>	Phone Number	<u>708-475-7100</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Plumbing</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>WBE</u>		

Company Name	Abitua Sewer, Water and Plumbing Inc.		
Business Address	8705 Pyott Rd, Lake In The Hills, IL 60156		
Contact Person	Frank Abitua		
Email Address	<u>frank@abituaplumbing.com</u>	Phone Number	<u>847-741-7777</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Plumbing</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>MBE</u>		

JOEL KENNEDY CONSTRUCTING CORP.

Set forth below is a list of all MBE, WBE, WMBE, firms which JKC submitted a Request for Quote (RFQ)

Company Name	Brandenburger Plumbing, Inc.		
Business Address	3245 W. 111th St, Chicago, IL 60655		
Contact Person	Keith Brandenburger		
Email Address	<u>tconti@brandenburgerplumbing.com</u>	Phone Number	<u>773-779-8350</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Plumbing</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>MBE</u>		

Company Name	Chicagoland Plumbing Inc.		
Business Address	5813 W. Grand Ave., Chicago, IL 60639		
Contact Person	Edwin Flores		
Email Address	<u>edwinflores@chicagolandplumbing.net</u>	Phone Number	<u>773-699-7473</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Plumbing</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>MBE</u>		

Company Name	Chi-Town Plumbers Inc.		
Business Address	3112 S. Harding Ave, Chicago, IL 60623		
Contact Person	Uriel Pinedo		
Email Address	<u>uri@chitownplumbers.com</u>	Phone Number	<u>312-656-3437</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Plumbing</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>MBE</u>		

Company Name	Kohn Plumbing, LLC		
Business Address	4262 Old Grand Ave, B2, Gurnee, IL 60031		
Contact Person	Janice Iacullo		
Email Address	<u>janice@kohnplumbing.com</u>	Phone Number	<u>847-927-0264</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Plumbing</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>WBE</u>		

JOEL KENNEDY CONSTRUCTING CORP.

Set forth below is a list of all MBE, WBE, WMBE, firms which JKC submitted a Request for Quote (RFQ)

Company Name	P& H Divine Plumbing		
Business Address	10 S Riverside Plaza, Suite 875, Chicago, IL 60606		
Contact Person	Anna Hall		
Email Address	info@phdivineplumbing.com	Phone Number	312-474-5757
Date of Contact	3/17/2025	Method of Contact	Phone / Email
Type of Work Solicited	Plumbing		
Response to Solicitation	No response to solicitation.		
Identify SBE, MBE, WBE, Status:	WBE		

Company Name	GMS Plumbing, Inc.		
Business Address	811 South Hough Street, Barrington, IL 60010		
Contact Person	Manuel Serrato		
Email Address	gmsplumbing@hotmail.com	Phone Number	847-304-8382
Date of Contact	3/17/2025	Method of Contact	Phone / Email
Type of Work Solicited	Plumbing		
Response to Solicitation	No response to solicitation.		
Identify SBE, MBE, WBE, Status:	MBE		

Company Name	Priority Plumbing, Inc.		
Business Address	2542 W. Division St., Chicago, IL 60622		
Contact Person	Songchai Srichinda		
Email Address		Phone Number	773-235-1050
Date of Contact	3/17/2025	Method of Contact	Phone
Type of Work Solicited	Plumbing		
Response to Solicitation	No response to solicitation.		
Identify SBE, MBE, WBE, Status:	MBE		

Company Name	Ampere Electric Company		
Business Address	25553 W. Wolf's Crossing Rd, Unit GH, Plainfield, IL 60585		
Contact Person	Saghar Bakhtiari		
Email Address	ampereelectricco@gmail.com	Phone Number	630-893-1400
Date of Contact	3/17/2025	Method of Contact	Phone / Email
Type of Work Solicited	Electrical		
Response to Solicitation	No response to solicitation.		
Identify SBE, MBE, WBE, Status:	MBE		

JOEL KENNEDY CONSTRUCTING CORP.

Set forth below is a list of all MBE, WBE, WMBE, firms which JKC submitted a Request for Quote (RFQ)

Company Name	<u>Cinco Electric, Inc.</u>		
Business Address	<u>834 S Arthur Ave, Arlington Heights, IL 60005</u>		
Contact Person	<u>Lisa Moreno</u>		
Email Address	<u>lmoreno@cincoelectric.com</u>	Phone Number	<u>847-632-1800</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Electrical</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>WBE</u>		

Company Name	<u>Premier Electric Co., Inc.</u>		
Business Address	<u>2424 Rose St, Suite 102</u>		
Contact Person	<u>Margaret Martin</u>		
Email Address	<u>margaret@premierelectricco.net</u>	Phone Number	<u>773-775-7555</u>
Date of Contact	<u>3/17/2025</u>	Method of Contact	<u>Phone / Email</u>
Type of Work Solicited	<u>Electrical</u>		
Response to Solicitation	<u>No response to solicitation.</u>		
Identify SBE, MBE, WBE, Status:	<u>WMBE</u>		

**Bidder Certification Regarding the Use of
Iron, Steel, Manufactured Products, and Construction Materials produced in the United States
(Build America, Buy America Act)**

I Joel Kennedy, do hereby certify that:

Name

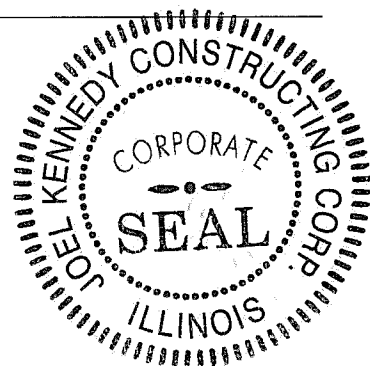
1. I am President (title) of the JOEL KENNEDY CONSTRUCTION CORP. (company, partnership, etc.) and have authority to execute this certification on behalf of the firm.
2. I am aware that all iron, steel, manufactured products, and construction materials used for this project must be produced in the United States per the federal Build America, Buy America Act (BABA) signed by President Biden on November 15, 2021. Pub. L No. 117-58, §§ 70901-52.
3. I understand the term "iron and steel products" refers to the following products made primarily of iron or steel: lined or unlined pipes and fittings manhole covers and other municipal castings, hydrants, tanks, flanges, pipe clamps and restraints, valves, structural steel, reinforced precast concrete, and construction materials.
4. I understand that all manufactured products used in the project must be produced in the United States. This means the manufactured product was manufactured in the United States, and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product.
5. I acknowledge that all construction materials for this project must be manufactured in the United States. This means all manufacturing processes for the construction materials occurred in the United States.
6. I am aware that this requirement applies to all portions of the project that are subcontracted.

Signature

Date

3/25/2025

Corporate Seal (where appropriate)





Municipal Expertise. Community Commitment.

Jonathan D. Flowers, PE
Direct Line: (815) 412-2015
e-mail: jflowers@reltd.com

March 4, 2025
REL Project 22-R0267.02
IEPA Number L176227

**VILLAGE OF PALATINE
LEAD WATER SERVICE LINE REPLACEMENTS- YEAR 1
ADDENDUM ONE**

Addendum One informs contractors of the following items that are meant to provide additional data for bidding purposes::

- Adds a second Third Party Inspection Firm:
 - T.P.I. Building Code Consultants, Inc.
321-325 Spruce Street/South Elgin, IL 60177
Office | 630-443-1567
- Removes the Requirement of a "Mandatory" Pre-Bid Meeting

Please print your company name, your name, and sign as noted below and email back to RELAdministrative@reltd.com as proof that you have received and reviewed all pages of the addendum and acknowledge them as part of the bid documents.

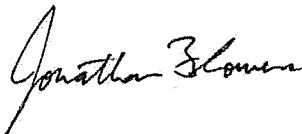

Signature

Michael Patti
Print Your Name

Joel Kennedy Constructing Corp
Company Name

Please include Addendum One in the bid book.

Sincerely,
ROBINSON ENGINEERING, LTD.



Jonathan D. Flowers, PE
Senior Engineer

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Municipal Expertise. Community Commitment.

Jonathan D. Flowers, PE
Direct Line: (815) 412-2015
e-mail: jflowers@reltd.com

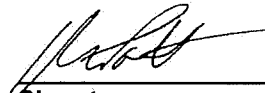
March 20, 2025
REL Project 22-R0267.02
IEPA Number L176227

**VILLAGE OF PALATINE
LEAD WATER SERVICE LINE REPLACEMENTS YEAR 1
ADDENDUM TWO**

Addendum Two informs contractors of the following items that are meant to provide additional data for bidding purposes:

- 1) Please see the attached revised Schedule of Prices.
- 2) Please see the attached revised DIVISION III SPECIAL PROVISIONS. A summary of changes is below:
 - a. The PUBLIC UTILITIES special provision has been revised.
 - b. The THIRD PARTY PLUMBING INSPECTION AND SIGN OFF special provision has been altered.
 - c. The EXPLORATORY EXCAVATION special provision and pay item have been removed, along with all references.
 - d. The TRENCH BACKFILL special provision has been revised.

Please print your company name, your name, and sign as noted below and email back to RELAdministrative@reltd.com as proof that you have received and reviewed all pages of the addendum and acknowledge them as part of the bid documents.



Signature

Michael Patti

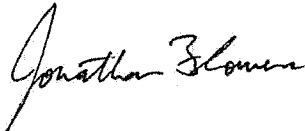
Print Your Name

Joel Kennedy Constructing Corp

Company Name

Please include Addendum Two in the bid book.

Sincerely,
ROBINSON ENGINEERING, LTD.



Jonathan D. Flowers, PE
Senior Engineer

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Illinois Department of PUBLIC HEALTH

EH0201147

LICENSE, PERMIT, CERTIFICATION, REGISTRATION

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

Issued under the authority of
the Illinois Department of
Public Health

EXPIRATION DATE 09/30/2025	CATEGORY 6A	IDENTIFICATION 055-043576
JOEL KENNEDY CONSTRUCTING CORP PLUMBING CONTRACTOR REGISTRATION		

JOEL KENNEDY CONSTRUCTING CORP
2830 North Lincoln Ave
Chicago IL 60657-7191

ANDREW JOSEPH BEDARD

07

Cook

The face of this license has a colored background. Printed by Authority of the State of Illinois • P.O. #EH-21-044



Certificate of Eligibility

Joel Kennedy Constructing Corp.
40 Noll Street WAUKEGAN, IL 60085

Contractor No 3123

WHO HAS FILED WITH THE DEPARTMENT AN APPLICATION FOR PREQUALIFICATION STATEMENT OF EXPERIENCE, EQUIPMENT AND FINANCIAL CONDITION IS HEREBY QUALIFIED TO BID AT ANY OF DEPARTMENT OF TRANSPORTATION LETTINGS IN THE CLASSES OF WORK AND WITHIN THE AMOUNT AND OTHER LIMITATIONS OF EACH CLASSIFICATION, AS LISTED BELOW, FOR SUCH PERIOD AS THE UNCOMPLETED WORK FROM ALL SOURCES DOES NOT EXCEED

\$59,137,000.00

001	EARTHWORK	\$2,900,000
012	DRAINAGE	\$14,975,000
014	ELECTRICAL	\$975,000
017	CONCRETE CONSTRUCTION	\$4,950,000
032	COLD MILL, PLAN. & ROTOMILL	\$1,250,000
034	DEMOLITION	\$1,350,000
036	TUNNEL EXCAVATION	\$3,700,000
08A	HIGHWAY STRUCTURES	\$150,000

THIS CERTIFICATE OF ELIGIBILITY IS VALID FROM 2/27/2025 TO 2/28/2026 INCLUSIVE, AND SUPERSEDES ANY CERTIFICATE PREVIOUSLY ISSUED, BUT IS SUBJECT TO REVISION OR REVOCATION, IF AND WHEN CHANGES IN THE FINANCIAL CONDITION OF THE CONTRACTING FIRM OR OTHER FACTS JUSTIFY SUCH REVISIONS OR REVOCATION. ISSUED AT SPRINGFIELD, ILLINOIS ON 2/27/2025.

Justin Mann
DAVID M. Engineer of Construction



Municipal Expertise. Community Commitment.

Jonathan D. Flowers, PE
Direct Line: (815) 412-2015
e-mail: jflowers@reltd.com

March 4, 2025
REL Project 22-R0267.02
IEPA Number L176227

**VILLAGE OF PALATINE
LEAD WATER SERVICE LINE REPLACEMENTS- YEAR 1
ADDENDUM ONE**

Addendum One informs contractors of the following items that are meant to provide additional data for bidding purposes::

- Adds a second Third Party Inspection Firm:
 - T.P.I. Building Code Consultants, Inc.
321-325 Spruce Street/South Elgin, IL 60177
Office | 630-443-1567
- Removes the Requirement of a "Mandatory" Pre-Bid Meeting

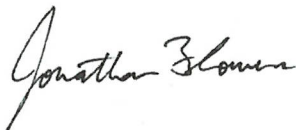
Please print your company name, your name, and sign as noted below and email back to RELAdministrative@reltd.com as proof that you have received and reviewed all pages of the addendum and acknowledge them as part of the bid documents.


3/24/25
Signature
Eric Chung
Print Your Name

millennium Contracting Co.
Company Name

Please include Addendum One in the bid book.

Sincerely,
ROBINSON ENGINEERING, LTD.



Jonathan D. Flowers, PE
Senior Engineer

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Municipal Expertise. Community Commitment.

Jonathan D. Flowers, PE
Direct Line: (815) 412-2015
e-mail: jflowers@reltd.com

March 20, 2025
REL Project 22-R0267.02
IEPA Number L176227

**VILLAGE OF PALATINE
LEAD WATER SERVICE LINE REPLACEMENTS YEAR 1
ADDENDUM TWO**

Addendum Two informs contractors of the following items that are meant to provide additional data for bidding purposes:

- 1) Please see the attached revised Schedule of Prices.
- 2) Please see the attached revised DIVISION III SPECIAL PROVISIONS. A summary of changes is below:
 - a. The PUBLIC UTILITIES special provision has been revised.
 - b. The THIRD PARTY PLUMBING INSPECTION AND SIGN OFF special provision has been altered.
 - c. The EXPLORATORY EXCAVATION special provision and pay item have been removed, along with all references.
 - d. The TRENCH BACKFILL special provision has been revised.

Please print your company name, your name, and sign as noted below and email back to RELAdministrative@reltd.com as proof that you have received and reviewed all pages of the addendum and acknowledge them as part of the bid documents.



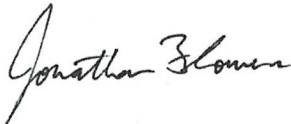
Signature

ERIC Chung 3/24/25
Print Your Name

Millennium Contracting Co.
Company Name

Please include Addendum Two in the bid book.

Sincerely,
ROBINSON ENGINEERING, LTD.



Jonathan D. Flowers, PE
Senior Engineer

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VILLAGE OF PALATINE
LEAD WATER SERVICE LINE REPLACEMENTS YEAR 1
IEPA# L176227
REL # 22-R0267.02

The undersigned submits herewith his schedule of prices covering the work to be performed under this contract; he understands that he must show in the schedule the unit prices for which he proposes to perform each item of work; that the extensions must be made by him, and if not so done, his proposal may be rejected as irregular.

Schedule of Prices

(For complete information covering these items, see plans and specifications)

NOTE: BIDS shall include sales tax and all other applicable taxes and fees.

Item No.	Item Description	Unit	Quantity	Unit Price	Total
1	RESIDENT OUTREACH	EACH	100	500.00	50,000.00
2	PRELIMINARY INSPECTION	HOUR	200	400.00	80,000.00
3	INLET FILTERS	EACH	10	300.00	3,000.00
4	FULL LEAD WATER SERVICE REPLACEMENT, 1" (SHORT) B BOX	EACH	1	14,500.00	14,500.00
5	FULL LEAD WATER SERVICE REPLACEMENT, 1" (LONG) B BOX	EACH	2	17,000.00	34,000.00
6	FULL LEAD WATER SERVICE REPLACEMENT, 1-1/2" (SHORT) B BOX	EACH	2	16,000.00	32,000.00
7	FULL LEAD WATER SERVICE REPLACEMENT, 1-1/2" (LONG) B BOX	EACH	2	18,000.00	36,000.00
8	PARTIAL LEAD WATER SERVICE REPLACEMENT, 1" PUBLIC SIDE (SHORT) B BOX	EACH	6	6,500.00	39,000.00
9	PARTIAL LEAD WATER SERVICE REPLACEMENT, 1" PUBLIC SIDE (LONG) B BOX	EACH	6	8,500.00	51,000.00
10	PARTIAL LEAD WATER SERVICE REPLACEMENT, 1" PRIVATE SIDE B BOX	EACH	5	9,000.00	45,000.00
11	PARTIAL LEAD WATER SERVICE REPLACEMENT, 1-1/2" PUBLIC SIDE (SHORT) B BOX	EACH	2	7,500.00	15,000.00
12	PARTIAL LEAD WATER SERVICE REPLACEMENT, 1-1/2" PUBLIC SIDE (LONG) B BOX	EACH	2	9,000.00	18,000.00
13	PARTIAL LEAD WATER SERVICE REPLACEMENT, 1-1/2" PRIVATE SIDE B BOX	EACH	2	9,500.00	19,000.00
14	ABANDONED CORPORATION FITTING, 6 INCH	EACH	10	1.00	10.00
15	ABANDONED CORPORATION FITTING, 8 INCH	EACH	10	1.00	10.00
16	LEAD FILTER PITCHER WITH SIX MONTHS OF FILTER CARTRIDGES	EACH	30	100.00	3,000.00
17	LICENSED PLUMBING INSPECTION AND SIGN OFF	EACH	30	700.00	21,000.00
18	POST CONSTRUCTION WATER SAMPLING	EACH	30	1.00	30.00
19	NON-SPECIAL WASTE DISPOSAL	CU YD	10	100.00	1,000.00
20	TRENCH BACKFILL	CU YD	100	50.00	5,000.00
21	TRENCH BACKFILL, SPECIAL	EACH	400	2,000.00	800,000.00
22	DOMESTIC WATER SERVICE BOXES TO BE ADJUSTED	EACH	20	1.00	20.00
23	DOMESTIC WATER SERVICE BOX TO BE REPLACED	EACH	20	1.00	20.00
24	SANITARY SEWER SERVICE ADJUSTMENT	EACH	2	5,000.00	10,000.00
25	COMBINATION CURB AND GUTTER REMOVAL	FOOT	20	10.00	200.00
26	COMBINATION CURB AND GUTTER REPLACEMENT	FOOT	20	125.00	2,500.00
27	SIDEWALK REMOVAL	SQ FT	100	5.00	500.00
28	DRIVEWAY PAVEMENT REMOVAL	SQ YD	40	75.00	3,000.00
29	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH, SPECIAL	SQ FT	100	35.00	3,500.00
30	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 4"	SQ YD	10	300.00	3,000.00
31	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 6"	SQ YD	10	400.00	4,000.00
32	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 7 INCH	SQ YD	10	300.00	3,000.00
33	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH	SQ YD	10	400.00	4,000.00
34	CLASS D PATCHES, 6 INCH	SQ YD	50	200.00	10,000.00
35	CLASS D PATCHES, 8 INCH	SQ YD	50	250.00	12,500.00
36	SEEDING, SPECIAL	SQ YD	500	30.00	15,000.00

One million three hundred
 forty-one thousand three hundred ninety
 and zero cents

\$1,341,390.00

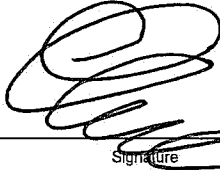
Item No.	Item Description	Unit	Quantity	Unit Price	Total
----------	------------------	------	----------	------------	-------

TOTAL OF BID.....

one million three hundred forty-one thousand
three hundred ninety and zero cents

Bidder is currently certified as an MBE or WBE under EPA's DBE Program? Yes ☒ No ☐

Respectfully submitted:



Signature

PRESIDENT

Title

(847) 493-9577

Telephone #

Michael J. Tierney (attest)

Attest

5933 N Knox chgo IL 60646

Address

3-24-25

Date

EChung@MILCC.NET

E-mail Address

(SEAL - if BID is by a corporation)



MSTJ



LEAD WATER SERVICE LINE REPLACEMENTS YEAR 1

IEPA L176227

REL PROJECT: 22-R0267.02

 Eric Chung 3/24/25

DIVISION I

IEPA REQUIRED FORMS & FRONT END DOCUMENTS

GENERAL REQUIREMENTS & COVENANTS

IEPA REQUIRED FORMS & FRONT END DOCUMENTS

**Illinois Environmental Protection Agency – Public Water Supply Loan Program (PWSLP)
Loan Applicant's Certification of Plans/Specifications Compliance with PWSLP Rules
(Rev 01/2025)**

Loan Applicant: Village of Palatine L17# 6227

Project Description: Lead Water Service Line Replacements Year 1

Section I – Loan Program Requirements

Provide page number(s) for location of the information below in the bidding documents/specifications.

Page #'s

1. 6a-6b Advertisement for Bids includes notification to bidders that procurement is subject to regulations contained in the IEPA loan program rules, the Davis-Bacon Act (40 USC 276a through 276a-5), the Employment of IL Workers on Public Works Act, IL Works Jobs Program Act (Apprenticeship Initiative), DBE Policy per 40 CFR Part 33, as amended, and the "Build America, Buy America Act" requirements as contained in the federal Infrastructure Investment and Jobs Act, Pub. L. No. 117-58. [Loan Rules Section 662.620(b)].
2. 6a-6b Sealed Bids are required.
3. 6a Public bid opening will be held.
4. Div 1 Method of bid evaluation. In accordance with Section 662.620(c)(3).
5. Div 1 Criteria for evaluating bidders in accordance with Section 662.620(c)(5).
6. 7 Bidders can modify/withdraw bids prior to opening.
7. 8 Award shall be made to the low, responsive, responsible bidder in accordance with Section 662.620(e)(3)(4).
8. 9 Non-collusion and certification statement in accordance with Section 662.620(c)(6). Language is attached. See attached page 9, I and II.
9. 7 Minimum 5% bid bond in accordance with Section 662.620(e)(2)(f).
10. 7 100% performance/payment bonds in accordance with Section 662.420(b)(1).
11. 32 Equal Opportunity Clauses and Information per federal Executive Order 11246.
12. 53 Disadvantaged Business Enterprise (DBE) provisions per 40 CFR Part 33.
13. 56-60 DBE specifications and forms. A DBE guidance package is available on the IEPA website.
14. 22 The Non-Discrimination Clause is contained within the contract 662.620 (f)(9). See Item 7, page 22 of the attached document.
15. 50 Davis-Bacon Wage Act language, wages and clauses are included in the bidding documents and specifications. Contractor(s) shall pay prevailing wages at rates not less than those prevailing under the Davis-Bacon Wage Act.
16. 48 Change orders: method for handling is in accordance with Section 662.420(b)(2).
17. 48-49 Audit; access to records provision in accordance with Section 662.620(f)(1)(A-G).
18. 49-50 Covenant against contingent fee provision in accordance with Section 662.620(f)(2).
19. 50 "Certification Regarding Debarment, Suspension and other Responsibility Matters USEPA Form 5700-49" or equivalent contract language in accordance with Section 662.620(f)(5).
20. 50-51 Contracts for Subcontractors will be in accordance with Section 662.620(g).
21. 51 Contractor Bankruptcy clause in accordance with Section 662.620(h).
22. 51 Remedies per Section 662.640(c).
23. 51 Access to work site allowed per Section 662.620(i).
24. SP2 Substantial Completion (project is operational) specified: 180 calendar days
25. SP2 Final Completion (if applicable) specified: 365 calendar days
26. 52 Certification regarding Compliance with Criminal Code of 2012. [Section 662.620(c)(6)(A)(iii)].

- 27. 28 Notice of Intent to Award form [Section 662.620(e)(2)(E)].
- 28. 29 Notice of Award Form.
- 29. 30 Notice to Proceed Form.
- 30. 31 Change Order Form.
- 31. 44 Certification of Nonsegregated Facilities Form [Section 662.620(f)(6)].
- 32. 45 Nondiscrimination in Employment Notice per federal Executive Order 11246.
- 33. 46 Certification Regarding Debarment, Suspension & other Responsibility Matters [Section 662.620(f)(5)].
- 34. N/A Experience Clause requirements, if utilized, are justified in submittal dated _____.
Section 662.620(c)(5).
- 35. 61-64 Certification that all iron, steel, manufactured products, & construction materials used in the project are produced in the United States per the federal Build America, Buy America Act [Pub. L. No. 117-58, §§ 70901-52].
- 36. 65-71 IL Works Jobs Program Act (Apprenticeship Initiative) Information [30 ILCS 559/20/20-1]
- 37. N/A Pre-negotiated prices if utilized. The loan rules require formal advertising and competitive bidding of construction contracts. Items must be procured in accordance with Section 662.620.

Section II – Approved Scope of Work

The PWSLP can only provide funding for the project scope approved in the Project Plan. ALL changes must be explained and justified in writing and receive Agency approval. Changes to the approved scope of work may require a Project Plan amendment.

YES **NO** Plans and specifications have been prepared consistent with the Project Plan approved by (Circle One) the Agency in a letter dated _____. If any changes have been made to the scope of the project after planning approval, please identify below (include attachments with a detailed narrative of any changes if necessary): _____

Section III – Loan Eligibility

In general, extended warranties, spare parts, and allowances are not eligible to receive loan funding. If this project includes any Warranties, Spare Parts, Allowances or other possible ineligible items, provide an explanation and the page number in the bidding documents where the ineligible item is located.

1. **Warranties:** The Loan Program can only fund the normal industry standard warranty. Any extended, special, or additional warranties are not eligible in the loan program. If any warranty is more than the industry standard, please provide the cost for the warranty in excess of the industry standard.
Does this project include the purchase of any extended warranties? YES or NO (Circle One)
If YES, provide the page number and an explanation.

2. **Spare Parts:** Spare parts and extra materials are normally not loan eligible as they are viewed as maintenance related. To be eligible, spare parts must be justified as critical parts of major system components which are not immediately available and/or whose procurement involves an extended lead time.
Does this project include the purchase of any spare parts? YES or NO (Circle One)
If YES, provide the page number and an explanation.

3. **Allowances** (a fixed price to perform a specific scope of work) may be eligible at the time of the loan award provided justification for the allowance(s) is provided to the Agency along with a description of the scope of work and the basis for the establishment of the allowance amount. **Allowances are not allowed for equipment purchases which must be competitively bid.**
Does this project include any allowances? YES or NO (Circle One)
If YES, provide the page number for each allowance along with an explanation.

4. **Site Restoration:** The loan program can only fund site restoration to pre-construction conditions. For underground work, restoration is normally limited to the width of the trench. Costs for any site restoration beyond pre-construction conditions or for work outside the width of the trench should be identified.

Does this project include any restoration costs above and beyond pre-construction conditions?

YES or NO (Circle One)

If YES, provide the page number and an explanation.

5. **Does the project include other items that may be ineligible?** Examples include costs outside the project scope, costs considered normal operating expenses, and pre-negotiated prices (see item 38).

YES or NO (Circle One)

If YES, provide the page number and an explanation.

METHODS UTILIZED TO ADDRESS INELIGIBLE ITEMS IN PWSLP PROJECTS

1. Delete ineligible items from the project.
2. Provide a separate line item in the bid for ineligible items.
3. Proration of bid for the percentage of ineligible cost(s).
4. Agreement on costs between the Agency and borrower prior to bidding.

Section IV – Environmental Conditions

YES or NO (Circle One)

If YES, provide the page number(s). IDNR OWR Regional Permit No. 3 in Special Provisions

If environmental review of this project resulted in recommendations or conditions to utilize mitigative measures or precautions during construction to protect historical or cultural resources; threatened or endangered species; wetlands; streams; floodplains; waterways; or other natural areas, provide the page number where this information is found. Recommendations are issued by the IL Dept. of Natural Resources, Army Corps of Engineers, US Fish & Wildlife Service, or other state, federal or local Agencies.

Section V – Labor Agreements

YES or NO (Circle One)

Are contractors bidding this project required to be or become party to a Project Labor Agreement or Multi-Project Labor Agreement? If YES, provide a page number where the agreement is located or attach a copy of the document. Agreements may not significantly restrict competition.

Section VI – Certification of Plans and Specifications

I do hereby certify that the Bidding documents and Plans and Specifications for the project entitled:

LEAD WATER SERVICE LINE REPLACEMENTS YEAR 1

have been prepared in accordance with the requirements of Ill. Adm. Code 662, Procedures for Issuing Loans from the Public Water Supply Loan Program for obtaining loan funds.

Consulting Engineer: Robinson Engineering Phone Number: 708-331-6700

Signature *Jonathan Flower* Date 1/28/2025

Loan Applicant's Authorized Representative: Jim Schwantz Mayor

Signature *Jim Schwantz* Date 1/28/2025

[Signature] 3/24/25

DOCUMENTATION REQUIRED IN PLANS AND SPECIFICATIONS
FOR PROJECTS TO BE CONSTRUCTED UNDER THE
PUBLIC WATER SUPPLY LOAN PROGRAM

The attached “**front-end document package**” may be utilized by the loan applicant to comply with regulations for loans issued under the Public Water Supply Loan Program. The loan applicant’s use of the front-end document package and the completion and certification of the review checklist denoting the specific location of the required items as part of the submittal of the plans/specifications and permit application will help expedite the overall review of your project’s contract documents.

Rev. May 2003
Rev. April 2006
Rev. April 2007
Rev. April 2009
Rev. June 2010
Rev. February 2013
Rev. February 2014
Rev. December 2014
Rev. February 2016
Rev. May 2016
Rev. March 2017
Rev. December 2017
Rev. September 2018 (AIS)
Rev. November 2019
Rev. November 2020 (IL Workers Act)
Rev. March 17, 2021 (Apprenticeship)
Rev. April 22, 2022 (Removes IL Workers Act Alert)
Rev. July 2022 (BABA)
Rev. September 2022 (Apprenticeship Quarterly Report)
Rev. April 2023 (Revised Apprenticeship Quarterly Report)
Rev. July 2024 (Apprenticeship Compliance)
Rev. September 2024 (Updated Apprenticeship Quarterly Report)
Rev. January 2025 (Reverted to 2023 version of the Apprenticeship Quarterly Report)

IL532-2564
WPC 688

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28	Notice of Intent to Award
29	Notice of Award
30	Notice to Proceed
31	Change Order
32	Affirmative Action for Equal Employment Opportunity (E.O. 11246)
44	U.S.EPA Certification of Nonsegregated Facilities
45	Nondiscrimination in Employment Form
46	Certification Regarding Debarment, Suspension, & Other Responsibility Matters
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52	Bidder Certification Regarding Compliance with Article 33E "Criminal Code of 2012"
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65-71	Illinois Works Jobs Program Act – Apprenticeship Initiative Information

VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS
NOTICE TO CONTRACTORS

The Village of Palatine will receive sealed proposals for the following improvement project at the Village Clerk's office, 200 E. Wood Street, Palatine, IL 60067 until 2:00 PM on March 25, 2025.

LEAD WATER SERVICE LINE REPLACEMENTS YEAR 1
IEPA Number L176227

Proposals will be publicly read aloud after 2:00 PM on March 25, 2025. No bid shall be withdrawn after the opening of the proposals without the consent of the President and Board of Trustees for a period of 120 days after the scheduled time of closing bids.

All proposals shall be sealed in an envelope addressed to the Village of Palatine, Attn.: Village Clerk. The name and address of the bidder and the name of the project shall also appear on the outside of the envelope. Proposals must be submitted on the forms provided by the Engineer.

The Bid Documents, including specifications, are on file at the office of the Engineer, Robinson Engineering, Ltd. Bidding documents may be obtained from Robinson Engineering, Ltd. by emailing RELAdministrative@reltd.com or calling 708-331-6700 and requesting a digital set. The Bid Documents will only be transmitted electronically. The Bid Documents will be issued to Contractors for requests received until 12:00 PM on Friday, March 21, 2025.

A mandatory pre-bid meeting will be held virtually on March 5th, 2025 at 10am via Teams. The link for the meeting will be shared in the One Drive folder containing the bid documents. All Prime Contractors who plan to submit bids on this project MUST be present. Attendance will be taken and will be a requirement in order to be authorized to bid on the project. The purpose of the meeting will be to discuss the unique elements of the project and allow Contractor's questions to be answered. Contractors are encouraged to e-mail such questions to jflowers@reltd.com in advance of the meeting.

A bid bond, payable without condition to the Village of Palatine in an amount not less than five percent (5%) of the bid shall be submitted with each proposal, as a guarantee that, if the proposal is accepted, a contract will be entered into and the performance of the contract is properly secured.

A performance bond in a sum equal to one hundred percent (100%) of the amount of the bid, with sureties to be approved by the President and Board of Trustees for the faithful performance of the contract must be furnished by the successful bidder. All bids or proposals shall contain an offer to furnish bond upon acceptance of such bid or proposal.

The contractor will be required to pay not less than the prevailing wage rates on this project as established by the United States Department of Labor and the Davis Bacon Act. The contractor shall also comply with all applicable Federal, State and local regulations.

The right is reserved to reject any or all proposals, to waive technicalities, to postpone the bid opening, or to advertise for new proposals, if in the judgment of the President and Board of Trustees their best interests will be promoted thereby.

Bidder qualifications and experience will also be included in the basis for determining the lowest responsible bidder.

Prequalification will be required to be submitted to the Engineer by all potential bidders. If in the opinion of the Engineer and the President and Board of Trustees, an applicant would not be able to serve the best interest of the Village, a proposal will not be issued to the applicant. Contractor or their subcontractor responsible for doing the water service line replacement must be a licensed plumbing contractor in the State of Illinois in order to be able to perform this work. A copy of the Plumbing License will be required before awarding the Contract. Contractor must also be registered through Sam.gov with a Unique Entity ID number.

"Any contract or contracts awarded under this invitation for bids are expected to be funded in part by a loan from the Illinois Environmental Protection Agency (Illinois EPA). Neither the State of Illinois nor any of its departments, agencies, or employees is or will be a party to this invitation for bids or any resulting contract. The procurement will be subject to regulations contained in the Procedures for Issuing Loans from the Public Water Supply Loan Program (35IAC Part 662), the Davis-Bacon Act (40 USC 276a through 276a-5) as defined by the United States Department of Labor, the Employment of Illinois Workers on Public Works Act (30 ILCS 570), Illinois Works Jobs Program Act (30 ILCS 559/20-1), and the federal "Build America, Buy America Act" requirements contained in the Infrastructure Investment and Jobs Act, Pub. L. No. 117-58.

This procurement is also subject to the loan recipient's policy regarding the increased use of disadvantaged business enterprises. The loan recipient's policy requires all bidders to undertake specified affirmative efforts at least sixteen (16) days prior to bid opening. The policy is contained in the specifications. Bidders are also required to comply with the President's Executive Order No. 11246, as amended. The requirements for bidders and contractors under this order are explained in 41 CFR 60-4."

President and Board of Trustees
Village of Palatine
Cook County, Illinois

INFORMATION FOR BIDDERS

BIDS will be received by _____ Village of Palatine _____

(herein called the "OWNER"), at _____ 200 E. Wood Street, Palatine, IL 60067 _____

until 10:00 AM, March 25, 20 25, and then at said office publicly opened and read aloud.

Each BID must be submitted in a sealed envelope, addressed to Village Clerk
at Village of Palatine. Each sealed envelope containing a BID must be plainly marked on the outside as BID for Lead Water Service Line Replacements Year 1 and the envelope should bear on the outside the name of the BIDDER, his/her address, his/her license number if applicable and the name of the project for which the BID is submitted. If forwarded by mail, the sealed envelope containing the BID must be enclosed in another envelope addressed to the OWNER at 200 E. Wood Street, Palatine, IL 60067.

All BIDS must be made on the required BID form. All blank spaces for BID prices must be filled in, in ink or typewritten, and the BID form must be fully completed and executed when submitted. Only one copy of the BID form is required.

Any BID may be modified or withdrawn prior to the above scheduled time for the opening of BIDS or authorized postponement thereof. Any BID received after the time and date specified shall not be considered. No BIDDER may withdraw a BID within 120 days after the actual date of the opening thereof. Should there be reasons why the contract cannot be awarded within the specified period, the time may be extended by mutual agreement between the OWNER and the BIDDER.

BIDDERS must satisfy themselves of the accuracy of the estimated quantities in the BID Schedule by examination of the site and a review of the drawings and specifications including ADDENDA. After BIDS have been submitted, the BIDDER shall not assert that there was a misunderstanding concerning the quantities of WORK or of the nature of the WORK to be done.

The OWNER shall provide to BIDDERS prior to BIDDING, all information that is pertinent to, and delineates and describes, the land owned and rights-of-way acquired or to be acquired.

The CONTRACT DOCUMENTS contain the provisions required for the construction of the PROJECT. Information obtained from an officer, agent, or employee of the OWNER or any other person shall not affect the risks or obligations assumed by the CONTRACTOR or relieve him or her from fulfilling any of the conditions of the contract.

A BID bond payable to the OWNER must accompany each BID for five percent of the total amount of the BID. As soon as the BID prices have been compared, the OWNER will return the BONDS of all except the three lowest responsible BIDDERS. When the Agreement is executed the bonds of the two remaining unsuccessful BIDDERS will be returned. The BID BOND of the successful BIDDER will be retained until the payment BOND and performance BOND have been executed and approved, after which it will be returned. A certified check may be used in lieu of a BID BOND.

A performance BOND and a payment BOND, each in the amount of 100 percent of the CONTRACT PRICE, with a corporate surety approved by the OWNER, will be required for the faithful performance of the contract.

Attorneys-in-fact who sign BID BONDS or payment BONDS and performance BONDS must file with each BOND a certified and effective dated copy of their power of attorney.

Any contract entered into by the loan recipient and any sub-agreement hereunder, shall provide that representatives of the Agency will have access to the work whenever it is in preparation or progress and that the contractor or subcontractor will provide proper facilities for such access and inspection. Such contract or sub-agreement must also provide that the Agency or any authorized representative shall have

access to any books, documents, papers, and records of the contractor or subcontractor, which are pertinent to the project for the purpose of making audit, examination, excerpts, and transcriptions thereof.

The party to whom the contract is awarded will be required to execute the Agreement and obtain the performance BOND and payment BOND within ten (10) calendar days from the date when NOTICE OF AWARD is delivered to the BIDDER. The necessary Agreement and BOND forms shall accompany the NOTICE OF AWARD. In case of failure of the BIDDER to execute the Agreement, the OWNER may at his or her or her option consider the BIDDER in default, in which case the BID BOND accompanying the proposal shall become the property of the OWNER.

The OWNER within ten (10) days of receipt of acceptable performance BOND, payment BOND and Agreement signed by the party to whom the Agreement was awarded shall sign the Agreement and return to such party an executed duplicate of the Agreement. Should the OWNER not execute the Agreement within such period, the BIDDER may by WRITTEN NOTICE withdraw his or her signed Agreement. Such notice of withdrawal shall be effective upon receipt of the notice by the OWNER.

The OWNER shall issue the NOTICE TO PROCEED within ten (10) days of the execution of the Agreement. Should there be reasons why the NOTICE TO PROCEED cannot be issued within such period, the time may be extended by mutual agreement between the OWNER and CONTRACTOR. If the NOTICE TO PROCEED has not been issued within the ten (10) day period or within the period mutually agreed upon, the CONTRACTOR might terminate the Agreement without further liability on the part of either party.

The OWNER may make such investigations as he or she deems necessary to determine the ability of the BIDDER to perform the WORK, and the BIDDER shall furnish to the OWNER all such information and data for this purpose as the OWNER may request. The OWNER reserves the right to reject any BID if the evidence submitted by, or investigation of, such BIDDER fails to satisfy the OWNER that such BIDDER is properly qualified to carry out the obligations of the Agreement and to complete the WORK contemplated therein.

A conditional or qualified BID will not be accepted.

Award will be made to the low, responsive, responsible BIDDER.

All applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the PROJECT shall apply to the contract throughout including the Employment of Illinois Workers on Public Works Act (30 ILCS 570) and the Davis-Bacon Wage Act (40 USC 276a through 276a-5) as defined by the United States Department of Labor.

BIDDERS will comply with the federal Build America, Buy America Act (BABA) which is included in the Infrastructure Investment and Jobs Act, Pub. L. No. 117-58 and specifies that all iron, steel, manufactured products, and construction materials used in the project are produced in the United States.

BIDDER shall not discriminate based on race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the contractor to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.

Each BIDDER is responsible for inspecting the site and for reading and being thoroughly familiar with the CONTRACT DOCUMENTS. The failure or omission of any BIDDER to do any of the foregoing shall in no way relieve any BIDDER from any obligation in respect to his BID.

Each BIDDER shall supply a list of all subcontractors that submitted proposals and if requested by the OWNER all major material suppliers.

Inspection trips for prospective BIDDERS will leave from the office of the _____ at _____

The ENGINEER is Robinson Engineering _____ His/her address is _____
127 N Walnut Street, #200 Itasca, IL 60143

BID FORM OR PROPOSAL

Proposal of MILLENNIUM CONTRACTING CO. (hereinafter called "BIDDER"), organized and existing under the laws of the State of ILLINOIS doing business as PRIME Plumbing Utility Contractor* to the Village of Palatine (hereinafter called "OWNER").

In compliance with your Advertisement for Bids, BIDDER hereby proposes to perform all WORK for the construction of Lead Water Service Line Replacements Year 1

in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to fully complete the PROJECT within 365 consecutive calendar days thereafter. BIDDER further agrees to pay as liquidated damages, the sum of \$ 1,425 for each consecutive calendar day thereafter.

BIDDER certifies that all iron, steel, manufactured products, and construction materials used in the project for the construction, alteration, maintenance, or repair of a public water system are produced in the United States in compliance with the federal Build America, Buy America Act, Pub. L. No. 117-58 §§ 70901-52.

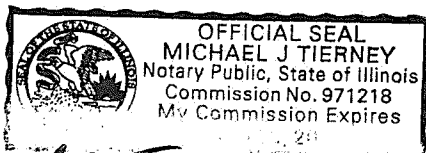
* Insert "a corporation", "a partnership", or "an individual" as applicable.

- (I) By submission of the bid, each bidder certifies, and in the case of a joint bid each party to the joint bid certifies, as to his or her own organization, that in connection with the bid:
- (i) The prices in the bid have been arrived at independently, without consultation, communication, or agreement with any other bidder or with any competitor, for the purpose of restricting competition, as to any matter relating to the prices;
 - (ii) Unless otherwise required by law, the prices quoted in the bid have not knowingly been directly or indirectly disclosed to any other bidder or to any competitor prior to opening; and
 - (iii) No attempt has been made or will be made by the bidder to induce any other person or firm to submit or withhold a bid for the purpose of restricting competition.
- (II) Each person signing the bid shall certify that:
- (i) He or she is the person in the bidder's organization responsible for the decision as to the prices being bid and that he or she has not participated, and will not participate, in any action contrary to (I)(i) through (I)(iii) above; or
 - (ii) He or she is not the person in the bidder's organization responsible for the decision as to the prices being bid, but that he or she has been authorized to act as agent certifying that the persons determining the prices have not participated, and will not participate, in any action contrary to (I)(i) through (I)(iii) above, and as their bidder's agent shall so certify. He or she shall also certify that he or she has not participated, and will not participate, in any action contrary to (I)(i) through (I)(iii) above.

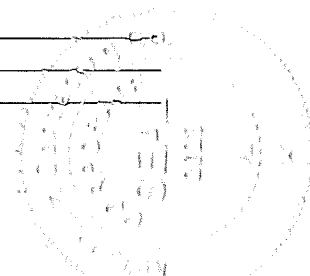
BIDDER acknowledges receipt of the following ADDENDUM (Where applicable):

ADDENDUM # 1 3/4/25 X

ADDENDUM # 2 3/20/25 X



[Signature] 3/24/25



MAJOR ITEMS OF EQUIPMENT

It is hereby expressly agreed that the Contractor shall furnish and install in full compliance with the Plans and Contract Documents, the major items of equipment, as manufactured or supplied by the following listed manufacturers or suppliers:

No.	Description	Manufacturer or Supplier
1.	CAT 308 Mini EXCAVATOR	CATERPILLAR
2.	CAT 313 Large EXCAVATOR	CATERPILLAR
3.	JCB 30X COMBO	CASEY EQUIPMENT
4.	JOHN DEERE 135 EXCAVATOR	WESTSIDE TRACTOR
5.	JOHN DEERE SKID STEER	WESTSIDE TRACTOR
6.	F-750 7 TON	FORD
7.	F-700 5 TON	FORD
8.	F-550 ONE TON	FORD
9.	F-350 TRUCK	FORD
10.	B6C ZERO TURN	CASEY
11.	CAT 304 Mini	CATERPILLAR
12.	HYDRO SEEDER	SUNBELT
13.	FOLD TRANSIT VAN	SUNBELT

(See ATTACHED)

 3/24/25
ERIC CHUNG

BID BOND

KNOW ALL MEN AND WOMEN BY THESE PRESENTS, that we, the undersigned, Millennium Contracting Co.
5933 N. Knox Ave., Chicago, IL ~~Village of Palatine~~ as Principal, and

Western Surety Company, 151 N. Franklin St., Chicago, IL 60606 as Surety, are hereby held and firmly
bound unto Village of Palatine as OWNER in the penal sum of
Five Percent of Amount Bid (5%) for the payment of which, well and truly to be made,
we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this 25th day of March, 20 25.

The Condition of the above obligation is such that whereas the Principal has submitted to

Village of Palatine a certain BID, attached hereto and
hereby made a part hereof to enter into a contract in writing, for the

Lead Water Service Line Replacements Year 1

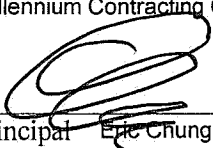
NOW, THEREFORE,

- (a) If said BID shall be rejected, or
- (b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such bid; and said Surety does hereby waive notice of any such extension.

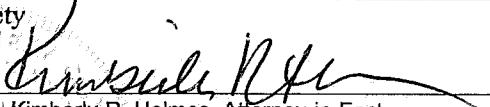
IN WITNESS, WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Millennium Contracting Co.

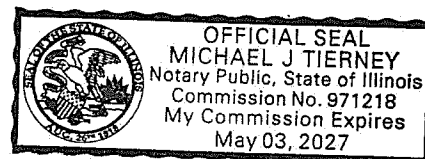
 3/24/25 (L.S.)
Principal Eric Chung, President

Western Surety Company

Surety

By: 
Kimberly R. Holmes, Attorney-in-Fact

IMPORTANT-Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.





ss

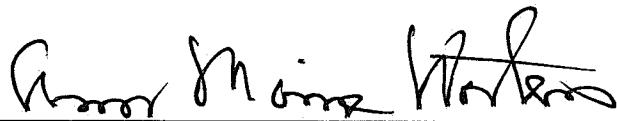
STATE OF ILLINOIS

COUNTY OF DuPAGE

I, Ann Marie Waters Notary Public of COOK County, in the State of
Illinois, do hereby certify that Kimberly R. Holmes Attorney-in-Fact, of the
Western Surety Company

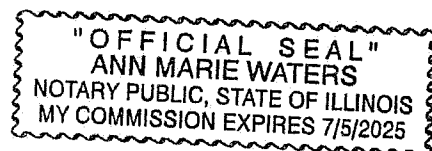
who is personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that she signed, sealed and delivered said instrument, for and
on behalf of the Western Surety Company
for the used and purposes therein set forth.

Given under my hand and notarial seal at my office in the City of
Naperville in said County, this 25th day of March A.D., 20 25



(Notary Public) Ann Marie Waters
My Commission expires: 07/05/2025

Notary Seal:



Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Karen A Ryan, William Cahill, Kimberly Sawicki, Ann Marie Waters, Brent R Wagner, Kimberly R Holmes, Richard A Freebourn Jr, Rachel E Hernandez, Individually

of Naperville, IL, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 17th day of December, 2023.



WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 17th day of December, 2023, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 25th day of March, 2025.



WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

“RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.”

Go to www.cnasurety.com > Owner / Obligor Services > Validate Bond Coverage, if you want to verify bond authenticity.

U.S. ENVIRONMENTAL PROTECTION AGENCY

CERTIFICATION OF NONSEGREGATED FACILITIES

(Applicable to federally assisted construction contracts and related subcontracts exceeding \$10,000 that are not exempt from the Equal Opportunity clause.)

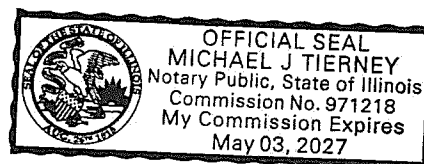
The federally assisted construction contractor certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor agrees that a breach of this certification is a violation of the Equal Opportunity clause in this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, rest rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated based on race, creed, color, or national origin, because of habit, local custom or otherwise. The federally assisted construction contractor agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such certification in his files.

Signature  Date 3/24/25

Eric Chung President
Name and Title of Signer (Please type)

Millennium Contracting Co.
Firm Name

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.





NOTICE TO LABOR UNIONS OR OTHER ORGANIZATIONS OF WORKERS

NONDISCRIMINATION IN EMPLOYMENT

To: LUNA Laborers, Operating Engineers, Plumbers Union
(Name of union or organization of workers)

The undersigned currently holds contract(s) with MILLENNIUM CONTRACTING CO
(name of applicant)

involving funds or credit of the U.S. Government or (a) subcontract(s) with a prime contractor holding such contract(s).

You are advised that under the provisions of the above contract(s) or subcontract(s) and in accordance with Executive Order 11246, as amended, dated September 24, 1965, as amended, the undersigned is obliged not to discriminate against any employee or applicant for employment because of race, color, creed or national origin. This obligation not to discriminate in employment includes, but is not limited to, the following:

HIRING, PLACEMENT, UPGRADING, TRANSFER OR DEMOTION, RECRUITMENT, ADVERTISING, OR SOLICITATION FOR EMPLOYMENT, TRAINING DURING EMPLOYMENT, RATES OF PAY OR OTHER FORMS OF COMPENSATION, SELECTION FOR TRAINING INCLUDING APPRENTICESHIP, LAYOFF OR TERMINATION.

This notice is furnished you pursuant to the provisions of the above contract(s) or subcontracts(s) and Executive Order 11246, as amended.

Copies of this notice will be posted by the undersigned in conspicuous places available to employees or applicants for employment.

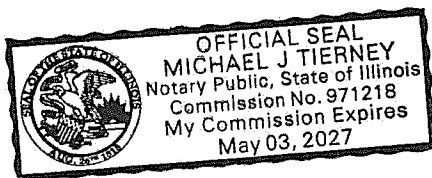


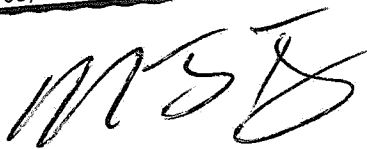


Eric Chung - President
Millennium Contracting Co.
(Contractor or Subcontractor)

3/24/25

(Date)



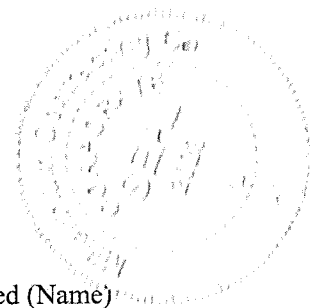


Bidder Certification
In Compliance with Article 33E-11 to the
"Criminal Code of 2012"

I ERIC CHUNG, do hereby certify that:

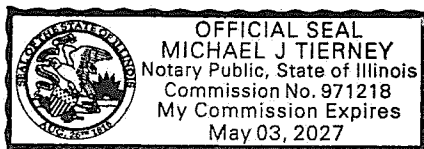
1. I am PRESIDENT of the CORPORATION / MILLENNIUM CONTRACTING CO
Position Firm
and have authority to execute this certification on behalf of the firm
2. This firm is not barred from bidding on this contract due to a either a Bid-rigging or Bid Rotating violation as set forth in Article 33E-11 to the "Illinois Criminal Code of 2012 [720 ILCS 5/33E-11]."

Name of Firm MILLENNIUM CONTRACTING CO
Signature [Signature] 3/24/25
Title PRESIDENT
Date ~~3-24-25~~ 3-24-25
Corporate Seal (where appropriate)



On this 24TH day of MARCH 2025, before me appeared (Name) ERIC CHUNG
ERIC CHUNG to me personally known,
who, being duly sworn, did execute the foregoing affidavit, and did state that he or she was properly
authorized by (Name of Firm) MILLENNIUM CONTRACTING CO to execute the affidavit and did
so as his or her free act and deed.

Notary Public MICHAEL J. TIERNEY Commission Expires MAY 03, 2027
Notary Seal



Specifications for Disadvantaged Business Enterprise Participation

(Name of Loan Recipient) Village of Palatine

I. Disadvantaged Business Enterprise Policy

- A. It is the policy of the State of Illinois to award a fair share of sub-agreements to disadvantaged businesses (DBEs). In complying with this requirement, contractors are required to take affirmative steps to assure that disadvantaged businesses are used when possible as sources of supplies, equipment, construction, and services as explained herein.
- B. These specifications define the terms, conditions, and requirements of the State Revolving Fund Loan Program, and the (Name of Loan Recipient) Village of Palatine 's policy and procedures for complying with these requirements.
- C. As required by the award conditions of USEPA's Assistance Agreement with IEPA, the fair share percentages are 5% for MBEs and 12% for WBEs.

II. Pre-Contract Award Obligations

- A. All bidders are required to advertise subcontracting opportunities and to negotiate with disadvantaged businesses prior to bid opening. Failure to document such affirmative efforts shall be deemed, relative to disadvantaged business compliance, non-responsive.
- B. To establish a bid as responsible, the bidder will be required to document the proposed utilization of disadvantaged businesses with letters of intent signed by the bidder and by the disadvantaged business listed in the bid. The documentation requirements are outlined in Section III of this document.
- C. (Name of Loan Recipient) Village of Palatine 's disadvantaged business policy clearly intends for bidders to contact and encourage the participation of disadvantaged businesses prior to bid opening. Affirmative efforts (the written record of conscientious and honest communications between the bidder and disadvantaged business) must be initiated and completed by the bidder prior to bid opening. All bidders must document compliance with the requirements of the disadvantaged business policy.

III. Evaluation of Disadvantaged Business Utilization and Affirmative Efforts

- A. As a prerequisite to demonstrate compliance with the (Name of Loan Recipient) Village of Palatine 's disadvantaged business policy, ALL bidders shall provide the following with its bid:
 - 1. Completed and signed certification from the bidder(s), attesting that the bidder will award no sub-agreements, including the procurement of equipment, materials, supplies and services, in the performance of this contract.

OR

3/24/25

 Eric Chung

2. "Certification of publication," or adequate proof of publication, including an actual copy of the newspaper advertisement from a daily newspaper. **The advertisement must run one day at least (16) days prior to bid opening.** An example advertisement follows this section.

Bidders may publish the advertisement in an established, online bidder's clearinghouse such as the "Dodge Report (<http://construction.com/dodge/>)". If an online advertisement is placed with the "Dodge Report" or an equivalent website, a screenshot of the advertisement along with the webpage address, and a payment receipt is required as documentation. **The advertisement must run one day at least (16) days prior to bid opening.**

3. List of all disadvantaged business enterprise (DBE) and non-DBE's that submitted proposals to the bidder along with the date of the proposal. Names, addresses, phone number and/or e-mail are required.
4. List of disadvantaged businesses not being utilized and justification for non-utilization.
5. If DBE subcontractors will be utilized for the project, a completed and signed copy of IEPA DBE Form No. 3 (DBE Subcontractor Utilization Form) or an equivalent "Notice of Intent" is needed from each subcontractor.
6. If DBE subcontractors will be utilized for the project, a completed and signed certification from the bidder(s), attesting that the bidder has no controlling or dominating interest or conflict of interest with the disadvantaged business that will be utilized.
7. In instances where the bidder(s) does not receive any proposals from disadvantaged businesses prior to bid opening, the bidder(s) must provide a written certification attesting that no proposals were received.

Failure to submit the documentation pursuant to the requirements of A (1-7) above may cause rejection of the bid as non-responsive.

IV. Sanctions

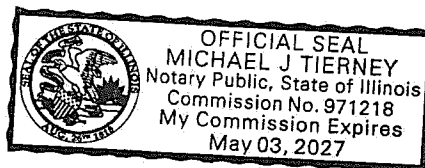
- A. The (Name of Loan Recipient) Village of Palatine has the option to reject one or all bids when the information submitted by the bidder(s) fails to demonstrate compliance with the disadvantaged business requirements (i.e., the bidder fails to place their pre-bid advertisement in a daily newspaper, or approved website, at least 16 days prior to bid opening).
- B. Upon finding that any Party has not complied with the requirements of these specifications, including misrepresenting a firm as a disadvantaged business, any one or a combination of the following actions may be taken.
 1. Declare the bidder and/or subcontractor non-responsible and therefore, ineligible for contract award.

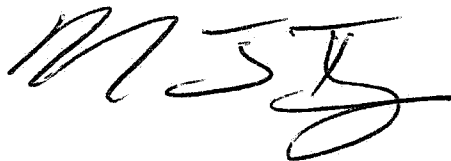
2. Disallow all contract costs associated with non-compliance.
3. Refer matters which may be fraudulent to the Illinois Attorney General.

V. Post-Contract Award Compliance

- A. As required by the award conditions of USEPA's Assistance Agreement with IEPA, all sub-agreements of the prime contractor must identify that the fair share percentages are 5% for MBEs and 12 % for WBEs.
- B. After award of the prime contract, copies of all disadvantaged business-related sub-agreements between the prime contractor and subcontractors shall be submitted to the owner.
- C. After bid submission, any changes in previously reported disadvantaged businesses utilization shall be handled in accordance with 40 CFR Part 33.302(b-h). If the contractor fails to initiate such actions, the owner may withhold payments and/or institute other appropriate sanctions.

 3/24/25
Eric Chung





**Suggested Disadvantaged Business (DBE)
Advertisement for Construction Contractors**

Notice to Disadvantaged Businesses

MILLENNIUM CONTRACTING CO. 5933 N. KNOX CTR, IL 60646 (312-878-7567), is
(Name of Company) (Address of Company) (Telephone)

seeking disadvantaged businesses for the Village of Palatine
(Name of Loan Recipient)

Project for subcontracting opportunities in the following areas: Concrete, Landscaping,
Trucking, Plumbing

All disadvantaged businesses should contact, IN WRITING, (certified letter, return receipt requested),
ERIC CHUNG to discuss the subcontracting opportunities. All negotiations must
(Company Contact Person)

be completed prior to bid opening 3/25/25.
(Date of Bid Opening)

*The advertisement must clearly state the method of evaluating the proposals or quotations, and the relative importance attached to each criterion. Bidders must uniformly and objectively evaluate the proposals submitted by disadvantaged business in response to the advertisement based upon the evaluation criteria stated in the advertisement. The evaluation criteria must not be restrictive or exclusionary.

✓  3/24/25
Eric chung

Summary Report of Disadvantaged Business Enterprise Requirements for Contractors

- 1) Completed and signed certification from bidder(s), attesting that the bidder will award no sub-agreements, including the procurement of equipment, materials, supplies and services in the performance of this contract (may use IEPA DBE Form #1).

OR

"Certificate of publication, or adequate evidence of proof of publication, including an actual copy of the newspaper advertisement from a daily publication. For advertisements placed in a construction project clearinghouse such as www.construction.com, a screenshot of the advertisement, link to website, and receipt is required for proof of advertising.

- 2) List of all disadvantaged business enterprises (DBE) and non-DBE's that submitted proposals to the bidder/prime contractor. Specify as DBE or non-DBE, type of DBE, and the other information listed below (DBE Form #4 may be used for this purpose).

Name of Company
Name of Owners
Address of Company
E-mail Address of Company
Telephone Number
Date of Proposal
Type of Business
Type of DBE
Description of work to be performed

- 3) List of disadvantaged businesses that submitted proposals to the bidder but will not be utilized. Justification for non-utilization must be provided (may use IEPA DBE Form #1).
- 4) Completed and signed copies IEPA DBE Form #3 (Subcontractor Utilization Form) or equivalent "Notice of Intent". Only applies if using DBE subcontractors.
- 5) Completed and signed certification from bidder(s) attesting that the bidder has no dominating or conflict of interest with the disadvantaged business to be utilized (IEPA DBE Form #1). Only applies if using DBE subcontractors.
- 6) In instances where the bidder(s) does not receive any proposals from disadvantaged businesses prior to bid opening, the bidder(s) must provide a written certification attesting that no proposals were received (IEPA DBE Form #1).
- 7) **Note:** DBE Form #2 is **not** included in this packet. It is for consultants/engineers to report DBE activity. This form may be found in IEPA's DBE Guidance Manual which is available on the Agency's website or mailed upon request by calling 217-782-2027.

FINAL EMAIL REPLY + ONLINE AD NOTICEs #9661, 9662

From Jewand Hall <Jewand.Hall@construction.com>

Date Thu 3/6/2025 9:23 AM

To Brittany Videka <bvideka@millcc.net>

Cc Eric Chung <echung@millcc.net>

 2 attachments (211 KB)

Millennium Contr ad #1 03-10-25.pdf; Millennium Contr ad #2 03-10-25.pdf;

 External (jewand.hall@construction.com)

[Report This Email](#) [FAQ](#) [GoDaddy Advanced Email Security](#). Powered by INKY

Good morning Brittany,

Thank you for your Interest with Dodge Data AND Analytics! For, your ads are schedule to run in the Dodge Construction News **Chicago** on 3/10 (excluding Sat/Sun). Attached is the pdf proofs of your ads.

~THE ONLINE AD POSTING IS LIVE TODAY- LINK BELOW~

Please review the proof and notify me if any changes are needed ASAP (the sooner the better). If you do not respond to this email or notify us of any changes to be made prior to publication this will be construed as approval, and you will be invoiced accordingly.

Visit us at: <https://proposal-bid-notices.construction.com/home/dda>

Here's are the Landing Page(s):

1. [MILLENNIUM CONTRACTING-NTDVBE-VILLAGE OF S.CHICAGO HEIGHTS-FOR, LWSLR YR 1 PROJECT.](#)
2. [MILLENNIUM CONTRACTING-NTDVBE-VILLAGE OF PALATINE-FOR, LWSLR YR 1 PROJECT.](#)

Brittany, if you have any questions regarding the online ads, please feel free to contact me.

Again, Thanks for your Business!

Jay~

Postscript: Online ads run thru Bid Date

Classified Advertising

Contact JEWAND HALL • 609-256-6896 • official.bids@construction.com

Notice to MBE/WBE/DBE/VBE

Millennium Contracting Co. seeks MBE/WBE/DBE/VBE participation in the upcoming Village of Palatine for the *Lead Water Service Line Replacements Year 1 project* Bid held at Palatine Village Hall 200 E. Wood St. Palatine, IL 60067

Village Of Palatine - Lead Water Service Line Replacements Year 1 project

10:00 A.M. on Monday, March 24th, 2025.

MCC seeks subcontractors for plumbing, landscaping, concrete construction, asphalt restoration, trucking, and traffic control.

Bid documents can be requested from Eric Chung at echung@millcc.net.

EPA Project Control #: L17 6227United States Environmental Protection Agency
Washington, DC 20460**Certification Regarding Debarment, Suspension and Other Responsibility Matters**

The prospective participant to the best of its knowledge and belief that it and its principles:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1) (b) of this certification; and
- (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Sec. 1001, a false statement may result in fine of up to \$10,000 or imprisonment for up to 5 years, or both.

ERIC CHUNG PRESIDENT
(Typed Name & Title of Authorized Representative)

 3/24/25
(Signature of Authorized Representative) (Date)

☐ I am unable to certify the above statements. My explanation is attached.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/24/2025

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

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

PRODUCER Brown & Brown Insurance Services, Inc. 263 Shuman Blvd., Suite 110 Naperville IL 60563	CONTACT NAME: Kimberly Sawicki PHONE (A/C, No, Ext): (630) 245-4600 FAX (A/C, No): (630) 245-4601 E-MAIL ADDRESS: Kim.Sawicki@bbrown.com
INSURED Millennium Contracting Co. 5933 N Knox Avenue Chicago IL 60646	INSURER(S) AFFORDING COVERAGE INSURER A: United Fire & Casualty Company INSURER B: Tokio Marine Specialty Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 13021 23850

COVERAGES **CERTIFICATE NUMBER:** 24/25 General+ **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR XCU coverage is included ☒ Contractual Liability is included GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			60542476	04/01/2024	04/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			60542476	04/01/2024	04/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			60542476	04/01/2024	04/01/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below Y	N/A		30304744	04/01/2024	04/01/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Contractor Environmental and Professional including Mold			PPK2671550	04/01/2024	04/01/2025	Per Incident \$5,000,000 Aggregate \$5,000,000

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

BID: Lead Water Service Line Replacements Year 1, IEPA L176227, REL Project #22-R0267.02
Primary & Non-Contributory Additional Insured on General Liability, Auto, Umbrella & Pollution and Waiver of Subrogation on General Liability, Auto, Workers Compensation, Umbrella & Pollution: Village of Palatine, its corporate authorities, elected officials, officers, employees and appointees and Robinson Engineering, Ltd
Builders Risk, if required, will be placed upon award of project.
Umbrella follows forms subject to policy terms, conditions, definitions & exclusions.; 30-day notice of cancellation (except 10-days due to nonpayment) to certificate holder.

CERTIFICATE HOLDER**CANCELLATION**

Village of Palatine 200 East Wood Street Palatine IL 60067	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Kimberly Sawicki</i> Kimberly Sawicki
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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

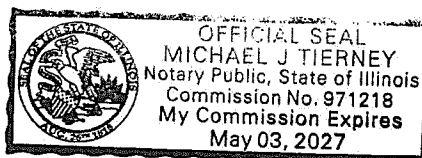
COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
COMMERCIAL UMBRELLA COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance;
- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured;
- (3) The additional insured gives us prompt written notice of any "occurrence" which may result in a claim and prompt written notice of "suit";
- (4) The additional insured immediately forwards all legal papers to us, cooperates in the investigation or settlement of the claim or defense against the "suit", and otherwise complies with policy conditions.
- (5) The additional insured must tender the defense and indemnity of any claim or "suit" to any other insurer which also insures against a loss we cover under this policy. This includes, but is not limited to, any insurer which has issued a policy of insurance in which the additional insured qualifies as an insured. For the purpose of this requirement, the term "insures against" refers to any self-insurance and to any insurer which issued a policy of insurance that may provide coverage for the loss, regardless of whether the additional insured has actually requested that the insurer provide the additional insured with a defense and/or indemnity under that policy of insurance.
- (6) The additional insured agrees to make available any other insurance that the additional insured has for a loss we cover under this policy.



M J T
3-24-25

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**BLANKET ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – WITH
PRODUCTS - COMPLETED OPERATIONS COVERAGE - AUTOMATIC STATUS FOR OTHER
PARTIES AND COMPLIANCE WITH WRITTEN CONTRACTUAL REQUIREMENTS
(THROUGH ISO 10/01 COVERAGE OPTIONS)**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART**A. Section II – Who Is An Insured** is amended to include as an additional insured:

1. Any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy; and
2. Any other person or organization you are required to add as an additional insured under the contract or agreement described in Paragraph 1. above.

B. The insurance provided to the additional insured is limited as follows:

1. The person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" which may be imputed to that person or organization directly arising out of:
 - a. Your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your ongoing operations specified in the "written contract"; or
 - b. "your work" that is specified in the "written contract" but only for "bodily injury" or "property damage" included in the "products-completed operations hazard", and only if:
 - (1) The "written contract" requires you to provide the additional insured such coverage; and
 - (2) This coverage part provides such coverage; and
 - (3) Such coverage will not apply subsequent to the first to occur of the following:
 - i. The expiration of the period of time required by the "written contract"; or
 - ii. The expiration of any applicable statute of limitations or statute of repose with respect to claims arising out of "your work".
2. If the "written contract" specifically requires you to provide additional insurance coverage via the 04/13 edition of CG2010 (aka CG 20 10 04 13), or via the 04/13 edition of CG2037 (aka CG 20 37 04 13), then in paragraph **B.1.** above, the words "which may be imputed to that person(s) or organization(s) directly arising out of" are replaced by the words "caused in whole or in part by".
3. If the "written contract" specifically requires you to provide additional insurance coverage via the 07/04 edition of CG2010 (aka CG 20 10 07 04), or via the 07/04 edition of CG2037 (aka CG 20 37 07 04), then in paragraph **B.1.** above, the words "which may be imputed to that person(s) or organization(s) directly arising out of" are replaced by the words "caused in whole or in part by".
4. If the "written contract" specifically requires you to provide additional insurance coverage via the 10/01 edition of CG2010 (aka CG 20 10 10 01), or via the 10/01 edition of CG2037 (aka CG 20 37 10 01) then in paragraph **B.1.** above, the words "which may be imputed to that person(s) or organization(s) directly arising out of" are replaced by the words "arising out of".
5. With regards to **B.1.** and **B.2.** above only, the following conditions are added:
 - a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
 - b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

6. The insurance provided to the additional insured does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of:
- a. The rendering of, or failure to render, any professional architectural, engineering or surveying services, including:
 - (1) The preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
 - (2) Supervisory, inspection, architectural or engineering activities.
 - b. Any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this coverage part.
- C. Only for the purpose of the insurance provided this endorsement, **SECTION V– DEFINITIONS** is amended to add the following definition:
- "Written Contract" means a written contract or written agreement that requires you to make a person or organization an additional insured on this Coverage Part, provided the contract or agreement:
- 1. Is currently in effect or becoming effective during the term of this policy; and
 - 2. Was executed prior to:
 - a. The "bodily injury" or "property damage"; or
 - b. The offense that caused the "personal and advertising injury",
 for which the additional insured seeks coverage under this coverage part.

D. Your Insured Location Liability

We will pay on behalf of the **insured** for **loss** or **remediation expense** in excess of the **self-insured retention** that the **insured** becomes legally obligated to pay as a result of **contamination** on, at, under or migrating beyond the legal boundaries of **your insured location**, provided that:

1. Such **contamination** first commences during the **policy period**;
2. Such **contamination** ceases fully within ten (10) days of its commencement; and
3. The **loss** or **remediation expense** is the result of: (i) a **claim** for **bodily injury**, **property damage** or **environmental damage** that is first made against the **insured** and reported to us during the **policy period**, or as expressly provided for in the **extended reporting period**, if applicable; or (ii) **contamination** that caused the **insured** to incur **emergency expense** during the **policy period**.

E. Image Restoration Coverage

We will reimburse you for **image restoration expenses** incurred because of **contamination** or an actual or alleged negligent act, error or omission in the performance of your professional services reported to us during the **policy period** or as expressly provided for in the **extended reporting period**, if applicable, and that results in **bodily injury**, **property damage**, or **environmental damage** covered under Insuring Agreements I. A., B., C. or D., as applicable. Reimbursement is limited to the costs of restoring your reputation and consumer confidence through image consulting, is subject to the **self-insured retention** for the applicable coverage part, and will in no event exceed the amount shown in ITEM 5.E in the Declarations.

II. DEFINITIONS

- A. Additional insured** means any individual, organization or entity to the extent that they are contractually liable for **loss** or **remediation expense** to which this insurance applies as a result of **your contracting operations**, **completed operations**, or **transportation** performed by or on behalf of the **named insured** or arising out of the named insured's ownership, use maintenance or operation of **your insured location**, provided:
1. Such individual, organization or entity is scheduled to this policy as an **additional insured** by an endorsement; or
 2. Solely with regard to Coverage **B. – Contracting Operations Environmental Liability**, such individual, organization, or entity is required to be an **additional insured** under this policy in a written contract or agreement for **your contracting operations** or **completed operations**, provided that such contract or agreement was fully executed prior to the date that **your contracting operations** first commenced.

Any coverage afforded such **additional insured** under this policy is available up to and not exceeding any specified limits of insurance as required by the written contract with you or subject to the applicable Coverage **B. Contracting Operations Environmental Liability Coverage** Limit of Insurance, whichever is less.

The **additional insured** is not provided any coverage under this policy for any portion of its own negligence or legal liability.

- B. Bodily injury** means:

5. In the event similar insurance is in force covering any **claims** first made during the automatic **extended reporting period**, there is no coverage under this policy.
6. In the event similar insurance is in force covering any **claims** first made during the supplemental **extended reporting period**, coverage provided by this policy shall be excess over any such other insurance, including any applicable deductible or **self-insured retention** amounts of such other insurance. For purposes of this provision, other insurance includes all types of self-insurance, indemnification or other funding arrangement or program that is available to compensate an **insured** for liability.
7. Any **extended reporting period** does not extend the **policy period**. Any **claim** first made against you during an **extended reporting period** will be deemed to have been first made during the last day of the **policy period**.

X. GENERAL CONDITIONS

A. Subrogation

If we pay any amount under this policy, we shall be subrogated to the **insured's** rights of recovery against any individual, firm or organization. The **insured** shall execute and deliver instruments and papers and do whatever is necessary to secure such rights. The **insured** shall not waive or prejudice such rights subsequent to when a **claim** is first made or when the **insured** discovers **contamination**.

Any recovery as a result of a subrogation proceeding arising out of payment of a **professional loss, loss or remediation expense** covered under this insurance shall accrue first to you to the extent of any payments in excess of the Limits of Insurance; then to us to the extent of our payment under the policy; and then to you to the extent of your **self-insured retention**. Expenses incurred in such subrogation proceedings will be apportioned among the interested parties in the recovery, in the proportion that each interested party's share in the recovery bears to the total recovery.

Notwithstanding the foregoing, we hereby waive our right of subrogation against your client and any entity where required by written contract provided that such contract is fully executed prior to the first commencement of **contamination** or prior to the rendering or failure to render **your professional services**, as applicable to which this insurance applies. Such waiver of subrogation within any written contract does not expand, enhance or otherwise increase the terms and conditions of this policy accordingly

B. Changes

Notwithstanding anything to the contrary, no provision of this policy may be amended, waived or otherwise changed except by endorsement issued by us to form part of this policy.

C. Action Against Us

No person or organization has a right under this insurance:

1. To join us as a party or otherwise bring us into a **claim**; or
2. To sue us under this insurance unless all of its terms have been fully complied with.

A person or organization may sue us to recover on a fully executed settlement agreement or on a final judgment against the **insured** obtained after an actual trial; but we will not be liable for **loss, professional loss, remediation expense, emergency expense**, or

4. The statements in the application are incorporated into this policy. This policy embodies all existing agreements between you and us relating to this insurance;
5. Breach of those representations or warranties will result, at our election, in forfeiture of coverage for any **claim, loss, professional loss, remediation expense, or emergency expense** reported to us under the policy, or voiding of the policy from the **inception date**.

For the purposes of this policy, application means the formal application and all attachments and other documents and materials submitted to us by you, or on your behalf, in connection with your purchase of this policy and any endorsements we may issue after the **inception date**, including any renewal of this policy. In the event you did not submit an application form to us, the application will be deemed to consist of any documents or materials submitted to us by you or on your behalf in connection with your purchase of this policy, any endorsements we may issue or any renewal of this policy.

H. Other Insurance

If other valid and collectible insurance is available to the **insured** for coverage granted under this policy, our obligations are limited as follows:

1. This insurance is primary, and our obligations are not affected unless any other insurance is also primary. In that case, we will share with all such other insurance by the method described in Paragraph 2. below, or this insurance will be primary and non-contributory when Paragraph 3. below applies; and
2. If all of the other insurance permits contribution by equal shares, we will also follow this method. In this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the **loss** remains, whichever comes first. If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. In contribution by limits, each insurer's share is based upon the ratio its applicable limit of insurance bears to the total applicable limits of insurance of all insurers.
3. This insurance is primary and non-contributory with other valid and collectible insurance, but only if: (i) the **named insured** has a written contract or agreement requiring this insurance to be primary and non-contributory; and (ii) such contract or agreement was executed prior to the date that **your contracting operations or your professional services**, as applicable first commenced.

For purposes of this provision, other insurance includes all types of self-insurance, indemnification or other funding arrangement or program that is available to compensate an **insured** for liability.

I. Headings

The descriptions in the headings of this policy and any endorsements attached hereto are solely for convenience, and form no part of the terms and conditions of coverage.

J. Consent

Where consent by us or an **insured** is required under this policy, such consent shall not be unreasonably withheld, delayed, conditioned or denied.

K. Access and Inspection

In connection with underwriting of this insurance or with our defense or adjustment of any

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

- A.** The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary And Excess Insurance Provisions** in the Motor Carrier Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage is primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

- B.** The following is added to the **Other Insurance** Condition in the Auto Dealers Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage and General Liability Coverages are primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

(Temporary Substitute Auto Physical Damage)

A. TEMPORARY SUBSTITUTE AUTO PHYSICAL DAMAGE

SECTION I – COVERED AUTOS, paragraph C. **Certain Trailers, Mobile Equipment and Temporary Substitute Autos** is amended by adding the following at the end of the existing language:

If Physical Damage Coverage is provided under this Coverage form for an "auto" you own, the Physical Damage coverages provided for that owned "auto" are extended to any "auto" you do not own while used with the permission of its owner as a temporary substitute for the covered "auto" you own that is out of service because of its breakdown, repair, servicing, "loss", or destruction

B. BROADENED LIABILITY COVERAGES

SECTION II – LIABILITY COVERAGE in Paragraph A. **Coverage** at 1. **Who Is An Insured** is amended to include the following:

(Broad Form Insured)

- d. Any legally incorporated subsidiary in which you own more than 50% of the voting stock on the effective date of the Coverage Form. However, the Named Insured does not include any subsidiary that is an "insured" under any other automobile policy or would be an "insured" under such a policy but for its termination or the exhaustion of its Limit of Insurance.
- e. Any organization that is acquired or formed by you, during the term of this policy and over which you maintain majority ownership. However, the Named Insured does not include any newly formed or acquired organization:
 - (1) That is a joint venture or partnership,
 - (2) That is an "insured" under any other policy,
 - (3) That has exhausted its Limits of Insurance under any other policy, or
 - (4) 180 days or more after its acquisition or formation by you, unless you have given us notice of the acquisition or formation

Coverage does not apply to "bodily injury" or "property damage" that results from an accident that occurred before you formed or acquired the organization.

(Employee as Insureds)

- f. Any employee of yours while acting in the course of your business or your personal affairs while using a covered "auto" you do not own, hire or borrow.

(Additional Insured Status by Contract, Agreement or Permit)

- g. Any person or organization whom you are required to add as an additional insured on this policy under a written contract or agreement; but the written contract or agreement must be:
 - (1) Currently in effect or becoming effective during the term of this policy; and
 - (2) Executed prior to the "bodily injury" or "property damage."

The additional insured status will apply only with respect to your liability for "bodily injury" or "property damage" which may be imputed to that person(s) or organization(s) directly arising out of the ownership, maintenance or use of the covered "autos" at the location(s) designated, if any.

Coverage provided by this endorsement will not exceed the limits of liability required by the written contract or written agreement even if the limits of liability stated in the policy exceed those limits. This endorsement shall not increase the limits stated in **Section II. C. Limits of Insurance**.

For any covered "auto" you own this Coverage Form provides primary coverage.

(Amended Duties in the Event of Accident, Claim, Suit or Loss)

I. AMENDED DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

Under **SECTION IV – BUSINESS AUTO CONDITIONS, A. Loss Conditions**, the following is added to paragraph **2. Duties In The Event of Accident, Suit or Loss**:

- d. Knowledge of any "accident", "claim", "suit" or "loss" will be deemed knowledge by you when notice of such "accident", "claim", "suit" or "loss" has been received by:
 - (1) You, if you are an individual;
 - (2) Any partner or insurance manager if you are a partnership;
 - (3) An executive officer or insurance manager, if you are a corporation;
 - (4) Your members, managers or insurance manager, if you are a limited liability company; or
 - (5) Your officials, trustees, board members or insurance manager, if you are a not-for-profit organization.

(Waiver of Subrogation by Contract)

J. WAIVER OF SUBROGATION REQUIRED BY CONTRACT

Under **SECTION IV, BUSINESS AUTO CONDITIONS, A. Loss Conditions 5. Transfer of Rights of Recovery Against Others to Us** the following language is added:

However, we waive any rights of recovery we may have against the person or organization with whom you have agreed in writing in a contract, agreement or permit, to provide insurance such as is afforded under the policy to which this endorsement is attached. This provision does not apply unless the written contract or written agreement has been executed, or permit has been issued, prior to the "bodily injury" or "property damage."

(Unintentional Failure to Disclose)

K. UNINTENTIONAL FAILURE TO DISCLOSE

Under **SECTION IV – BUSINESS AUTO CONDITIONS, B. General Conditions**, the following is added to **2. Concealment, Misrepresentation Or Fraud**:

Your unintentional error in disclosing, or failing to disclose, any material fact existing at the effective date of this Coverage Form, or during the policy period in connection with any additional hazards, will not prejudice your rights under this Coverage Form.

(Hired, Leased, Rented or Borrowed Auto Physical Damage)

L. HIRED, LEASED, RENTED OR BORROWED AUTO PHYSICAL DAMAGE

Under **SECTION IV – BUSINESS AUTO CONDITIONS B. General Conditions 5. Other Insurance** Paragraph **5.b.** is replaced by the following:

- b. (1) For "Comprehensive" and "Collision" Auto Physical Damage coverage provided by this endorsement, the following are deemed to be covered "autos" you own:
 - (a) Any Covered "auto" you lease, hire, rent or borrow; and
 - (b) Any Covered "auto" hired or rented by your "employee" under a contract in that individual "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto"

(2) Limit of Insurance For This Section

The most we will pay for any one "loss" is the lesser of the following:

- (a) \$75,000 per accident, or
- (b) actual cash value at the time of loss, or
- (c) cost of repair.

For the purposes of this Care, Custody and Control Property Damage Coverage, our right and duty to defend ends when we have paid the Limit of Liability or the Aggregate Limit for each coverage, and we are granted discretion in making payments under this coverage.

15. Subject to 5. of **SECTION III – LIMITS OF INSURANCE**, the most we will pay for "property damage" under **Coverage F - Electronic Data Liability Coverage** for loss of "electronic data" is \$50,000 without regard to the number of "occurrences".

SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS

A. The following conditions are amended:

1. Knowledge of Occurrence

a. Condition 2., Items a. and b. are deleted and replaced by the following:

(1) Duties In The Event Of Occurrence, Offense, Claim Or Suit

(a) You must see to it that we are notified as soon as practicable of an "occurrence" or an offense which may result in a claim. Knowledge of an "occurrence" by your agent, servant or employee shall not in itself constitute knowledge of the named insured unless an officer of the named insured has received such notice from the agent, servant or employee. To the extent possible, notice should include:

- i. How, when and where the "occurrence" took place;
- ii. The names and addresses of any injured persons and witnesses, and
- iii. The nature and location of any injury or damage arising out of the "occurrence" or offense.

(b) If a claim is made or "suit" is brought against any insured, you must:

- i. Immediately record the specifics of the claim or "suit" and the date received; and
- ii. Notify us as soon as practicable.

You must see to it that we receive written notice of the claim or "suit" as soon as practicable. Knowledge of a claim or "suit" by your agent, servant or employee shall not in itself constitute knowledge of the named insured unless an officer of the named insured has received such notice from the agent, servant or employee.

2. Where **Broad Form Named Insured** is added in **SECTION II – WHO IS AN INSURED** of this endorsement, Condition **4. Other Insurance b. Excess Insurance (1).(a)** is replaced by the following:

(a) Any of the other insurance, whether primary, excess, contingent or on any other basis, that is available to an insured solely by reason of ownership by you of more than 50 percent of the voting stock, and not withstanding any other language in any other policy. This provision does not apply to a policy written to apply specifically in excess of this policy.

B. The following are added:

10. Condition (5) of 2.c.

(5) Upon our request, replace or repair the property covered under Voluntary Property Damage Coverage at your actual cost, excluding profit or overhead.

11. Blanket Waiver Of Subrogation

We waive any right of recovery we may have against any person or organization because of payments we make for injury or damage arising out of: premises owned or occupied by or rented or loaned to you, ongoing operations performed by you or on your behalf, done under a contract with that person or organization, "your work", or "your products". We waive this right where you have agreed to do so as part of a written contract, executed by you before the "bodily injury" or "property damage" occurs or the "personal and advertising injury" offense is committed.

12. Liberalization

If a revision to this Coverage Part, which would provide more coverage with no additional premium becomes effective during the policy period in the state designated for the first Named Insured shown in the Declarations, your policy will automatically provide this additional coverage on the effective date of the revision.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.

(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy.)

 3/24/25

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

Schedule

Any Person or Organization on whose behalf you are required to obtain this waiver of our right to recover from under a written contract or agreement.





3-25-25

IEPA Disadvantaged Business Enterprise (DBE) Program Form #1 **Contractor Certification Form**

(To be completed by all Prime Contractors)

Please check the appropriate boxes that apply and complete the information on the bottom of the form.

- ☐ This firm will award no subcontracts (including in the procurement of equipment, supplies, or services), in the performance of this contract.
- ☒ This firm advertised for DBE subcontractors according to the good faith efforts outlined in the IEPA DBE Guidance Document.
- ☐ This firm received proposals from DBE(s) that will not be utilized. A list of the DBEs not hired, along with their address, phone number, and reason(s) for non-utilization, is below.

- ☐ This firm did not receive any inquiries from DBEs.

I certify that the above is true. I further certify that this firm and its partners, directors, and officers do not possess a controlling interest in ownership or conflict of interest or any other authority to control the DBE to be used during the performance of the contracts.

By: 
NAME: ERIC CHUNG
TITLE: PRESIDENT
Company: MILLERMAN CONTRACTING CO
Date: 3 / 25 / 25

**Bidder Certification Regarding the Use of
Iron, Steel, Manufactured Products, and Construction Materials produced in the United States
(Build America, Buy America Act)**

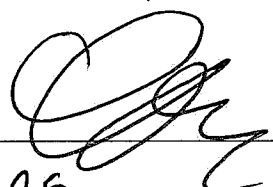
I Eric chung, do hereby certify that:

Name

1. I am President (title) of the Millennium Contracting Co. company, partnership, etc.) and have authority to execute this certification on behalf of the firm.
2. I am aware that all iron, steel, manufactured products, and construction materials used for this project must be produced in the United States per the federal Build America, Buy America Act (BABA) signed by President Biden on November 15, 2021. Pub. L No. 117-58, §§ 70901-52.
3. I understand the term "iron and steel products" refers to the following products made primarily of iron or steel: lined or unlined pipes and fittings manhole covers and other municipal castings, hydrants, tanks, flanges, pipe clamps and restraints, valves, structural steel, reinforced precast concrete, and construction materials.
4. I understand that all manufactured products used in the project must be produced in the United States. This means the manufactured product was manufactured in the United States, and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product.
5. I acknowledge that all construction materials for this project must be manufactured in the United States. This means all manufacturing processes for the construction materials occurred in the United States.
6. I am aware that this requirement applies to all portions of the project that are subcontracted.

Signature

Date


3/24/26

Corporate Seal (where appropriate)

EPA Disadvantaged Business Enterprise (DBE) Program Form #3 Subcontractor Utilization Form

(Only complete this form if DBE subcontractors or sub-consultants will be working on a project)

This form is intended to capture the DBE subcontractor's description of work to be performed and the price of the work submitted to the prime contractor. All subcontractors must complete this form, and it must be included in the prime contractor's bid package.

Subcontractor Name	Project Name
Contact Person's Name & Title	
Address	
Telephone	Email
DBE Certified By:	Select all that apply. At least one is required: MBE WBE SBE DBE
Prime Contractor Name	
Type of Work to be Performed	Cost Estimate of Work

I certify under penalty of perjury that the forgoing statements are true and correct. Signing this form does not signify a commitment to using the subcontractors above. I am aware that in the event of a replacement of a subcontractor, I will adhere to the replacement requirements set forth in 40 C.F.R. Part 33 Section 33.302(c).

Prime Contractor Signature:	Print Name:
Date:	Title:
Subcontractor Signature:	Print Name:
Date:	Title:

IEPA Disadvantaged Business Enterprise (DBE) Program Form #4, Bidders List
(Only complete this form if subcontractors or sub-consultants will be working on a project)

Using this form/format is optional. Other formats are acceptable.

Company Name & Contact Person	Address	Phone No. w/ area code	Email	Proposed Work (supplies, paint, paint etc.)	DBE Status (MBE, WBE, DBE, SBE)
					Check if Hired ☐
					Check if Hired ☐
					Check if Hired ☐
					Check if Hired ☐

DISPLAY THIS PART IN A
CONSPICUOUS PLACE

EH0202728



Illinois Department of PUBLIC HEALTH

LICENSE, PERMIT, CERTIFICATION, REGISTRATION

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

Issued under the authority of
the Illinois Department of
Public Health

EXPIRATION 09/30/2025

CATEGORY 6A

1:055-043640

MILLENNIUM CONTRACTING CO. PLUMBING CONTRACTOR REGISTRATION

MILLENNIUM CONTRACTING CO.

5933 N Knox Ave

Chicago IL 60646-5817

ROBERT J RATHKE

07

Cook

02/20/2025

MILLENNIUM CONTRACTING CO.
5933 N Knox Ave
Chicago IL 60646-5817

The face of this license has a colored background. Printed by Authority of the State of Illinois • P.O. #EH-21-044

FEE RECEIPT NO.

Date Acquired	(State)	YEAR	Item/Description	Cost	SERIAL	YEAR/MAKE
1-Apr-16	Illinois	2007 YEAR	JCB 3CX COMBO #1	30,000.00	927445	2007
2-Apr-16	Illinois	2007 YEAR	JCB 3CX COMBO #2 WITH BREAKER	30,000.00	SD320/40553U0620012	
3-Apr-16	Illinois	2007 YEAR	JCB 3CX COMBO #3 AUCTION	20,000.00	MISSING WORN OFF	
2-Apr-19	Illinois	2016 YEAR	Cat 272D Skid Steer	35,957.25	DT8045666	
2-Apr-19	Illinois	2016 YEAR	Cat 262D Skid Steer	35,957.25	DT8045666	
30-Apr-18	Illinois	2017 YEAR	Cat 313 Excavator	147,745.00	DJE00147	
30-Apr-18	Illinois	2015 YEAR	Cat 304 Excavator & Hammer	73,440.00	0304ECTTN02915	
30-Apr-18	Illinois	2015 YEAR	CATERPILLAR HAMMER ATTACHMENT FOR 312/313/314	60,840.00	OHHD00545	
1-Jun-18	Illinois	2014 YEAR	JCB 96C Excavator	34,906.06	22501778	
28-Dec-18	Illinois	2013 YEAR	John Deere 50G Mini Excavator	100,862.09	1F650GKXPH283130	
2015 YEAR		2015 YEAR	CATERPILLAR HYDRAULIC EXCAVATOR	411,952.00	DZWO1080	DESTROYED
2015 YEAR		2015 YEAR	CATERPILLAR SSL	75,000.00	BSW000902	RETURNED
2021 YEAR		2021 YEAR	CATERPILLAR 306 EXCAVATOR MINI	100,862.09	6G602452	TAKE OFF
18-Aug-22	Illinois	13-Jul-05	Pro Master Mainline Televising Van	411,952.00	BLD 2001308 557978	
28-Dec-18	Illinois	2020 YEAR	NEW ENV ROVVER AND LATER LAUNCH WITH ACCESSORIES	100 K IN INSURANCE		
1-Dec-18	Illinois	2020 YEAR	John Deere 60G Mini Excavator	75,000.00	60GCKJ291475	
SKID		2020 YEAR	NEW HOLLAND SKID STEER	16,500.00	JAF01223KBM434665	
15-Jul-21	Illinois	2004 YEAR	JOHN DEERE SKID STEER 328	30,000.00		
2004 YEAR		2004 YEAR	Compressor 175-195 (ERIC YARD)	7,500.00		
2022 YEAR		2022 YEAR	Compressor 175-195 (MIKE YARD)	7,500.00		
		2022 YEAR	Compressor 175-195 (NATHAN-NOW RENE)	12,000.00		
30-Nov-18	Illinois		Cat 930K Loader	164,975.47	SOLD THIS GONE	TAKE OFF
30-Jun-18	Illinois		Cat 315 Excavator	174,000.00	SOLD THIS GONE	TAKE OFF
22-Jul-19	Illinois		O'Leary's Hammer & Combo	16,665.39	B3500020955	
Illinois			JOHN DEERE BREAKER FOR 60 G	15,000.00		
Illinois			JOHN DEERE BREAKER FOR CAT	15,000.00		
Illinois			JOHN DEERE BREAKER FOR CAT	15,000.00		
1-Feb-17	Illinois	2011 YEAR	2011 Ford 350 Supt Box Trk #03	13,291.00	1FDWE3FLOBDA84035 VIN	
7-Jun-17	Illinois	2017 YEAR	2017 Ford 350 White	65,772.00	1FDXK3H68HEE15148 VIN	
18-Jul-18	Illinois	1994 YEAR	1994 Ford 700	16,373.00	1FDYK74C6RVA23126 VIN	
12-Apr-21	Illinois	2021 YEAR	2021 Ford Transit	43,648.06	1FTBW2C80MKA06041 VIN	
18-May-17	Illinois	2012 YEAR	GMC Savana Cutaway Box #04	14,148.00	1GD374C4GXC1900486 VIN	
13-Jul-17	Illinois	2012 YEAR	2012 GMC Savana Cutaway Box #05	14,658.00	1GD374C4G0C1906809 VIN	
13-Jul-17	Illinois	2012 YEAR	2012 GMC Savana Cutaway Box #06	14,908.00	1GD374C4G0C1906855 VIN	
23-Feb-22	Illinois	2022 YEAR	2022 Mercedes High Top Van	33,880.82	W1Y4ECHY8MT077008 VIN	
17-Apr-21	Illinois	2017 YEAR	Ford F350 2017 Rene	50,265.21	1FD8X3H63HC47676 VIN	
12-Apr-21	Illinois	2019 YEAR	2019 Ford F-450	53,059.73	1FD0X4HT4KEF10435 VIN	
12-Mar-19	Illinois	2007 YEAR	Ford 750 Dump RED Truck (RELIABLE PURCHASE)	45,000.00	3FRX75GX7V607312 VIN	
31-Jul-19	Illinois	2011 YEAR	Ford 751 Dump Truck (UNITED)	95,813.30	3FRPF7A1BVB87377	
26-Jul-18	Illinois	2018 YEAR	Ford Mini Transit 250	30,000.00	1FTYR2XM2JKA83546 VIN	
28-Sep-18	Illinois	2018 YEAR	2018 Ford Transit 250	47,290.94	1FTBW2XM9JK825418 VIN	
31-Dec-18	Illinois	2016 YEAR	Ford F150 (MANNY)	55,513.60	1FTFW1EF1GFC50589 VIN	
1-May-19	Illinois	2009 YEAR	FORD F350	31,504.92	1FDSF34RX9B22197	
20-Jun-18	Illinois		Bobcat Trailer #1	4,779.56	4P5CC1621J3027961	VIN
16-Jul-18	Illinois	2015 YEAR	2015 TOWNMASTER Trailer 16"	5,369.25	4KNFT2025FL161635	VIN
17-Jul-18	Illinois	2018 YEAR	2018 PJ TOWNMASTER	10,000.00	4P5PD3026K3037955	VIN
8-Aug-18	Illinois		Bobcat Trailer #3	2,906.31	3CVCC1622J2567951	VIN
		2005 YEAR	FORD 450	43,166.07	1FDX46765ED27056	VIN
2-Jul-20	Illinois	2021 FORD	TRUCK	14,732.67	4KNFT2025FL161635	VIN
18-Oct-19	Illinois	2018 YEAR	Funk Trailer	14,732.67	4ZECH182X1163165	VIN
19-Oct-19	Illinois	2018 YEAR	Funk Trailer	7,000.00	4P5CC1622J2567951	VIN
		2018 YEAR	PJ FUNK TRAILER	7,000.00	4P5CC1622J2567951	VIN
		2018 TRAILER	Funk Trailer	3,000.00	18871 VIN	
		1976 YEAR	DYNAHOE TRAILER	5,000.00	67891 VIN	
		2018 YEAR	FUNK LANDSCAPE TRAILER PAINTERS	7,000.00	4P5D3026K3037955	VIN
		2019 YEAR	PJ TRAILER	85,627.48	1FTBW3X87NKA11822 VIN	VIN
5-May-23	Illinois	2022 YEAR	Ford 2022 T250	17,000.00	SUXKR0C53GG592080	VIN
	ILLINOIS	2016 YEAR	BMW X5A	85,000.00		
	ILLINOIS	1999 YEAR	F-700	17,000.00	1FD9YX74C6RVA23126	VIN
		2020 YEAR	CHEVY SILVERADO	N/A	16CRYDED5L2370668	

2018 YEAR		4500 HD CHEVY	N/A	JALCDW1617008526	
26-Jan-24	Illinois	Advance Loan for 13 vehicles & Equipment	340,000.00		
TR 01		2005 F350 FORD TOOL BOX TRUCK	13,000.00	1FTWX30P6SEC86306	VIN
TR 02		2003 F 350 GAS	13,000.00	1FTWX30S3EB6838	VIN
TR 03		2009 F 350	19,000.00	1FTWX30Y69EA66081	VIN
TR 08		2008 F 350 TOMMY GATE TRUCK DIESEL (BRENDAN)	18,000.00	1FTWX30R18B6544	VIN
TR 13		2005 F350 GAS	14,000.00	1FTSX30S9YED31763	VIN
TR 17		2015 550 DUMP ONE TON TRUCK	37,000.00	1FDUF5GY1FE890410	VIN
TR 18		2008 DUMP 450 TRUCK	22,000.00	1FDXF46R88EC79590	VIN
TR 12		1999 ONE TON TRUCK	13,000.00	1FDXF46S1XED81754	VIN
TR 11		1999 ONE TON TRUCK	13,000.00	1FDXF46S1XED81783	VIN
TR 15		2012 F 550	37,000.00	1FDUF5GY1CEM4228	VIN
TR 14		2000 F 550	8,000.00	1FDF56S5YED52035	VIN
TR 19		2008 DUMP 450 TRUCK	28,000.00	1FDXF46Y08E30705	VIN
TR 20		2012 DUMP 550 TRUCK	39,000.00	1FDUF5GYXCEA4227	VIN
TR 10		2018 CHEVY DUMP TRUCK	39,000.00	JALCOW16157008526	VIN
TRAILER		2018 WATER WAGON	5,000.00		
TRAILER		2001 SMALL RED1 TRAILER	6,000.00		
EXPENSIVE TOOLS SPECIALTY ITEMS					
18-Jan-21	Illinois	RIGID Cameras (JM, EN.)	28,848.97		
16-Jan-21	Illinois	RIGID CAMERA 4 (MC)	12,932.15		
16-Jan-21	Illinois	RIGID Camera 3(LS SHOP)	12,932.15		
15-Apr-21	Illinois	RIGID Camera 5 (ew)	12,932.15		
15-Jun-21	Illinois	Generator 8K	2,110.19		
		Generator 5K	2,110.19		
		3" TRASH PUMP	1,800.00		
		4"HYDRAULIC PUMP	3,000.00		
23-Aug-23	Illinois	Furniture	1,144.31		6
5-Sep-24	Illinois	8 X 12 BUILD A BOX UNITED RENTALS (RIVER GROVE)	18,000.00		
4-Sep-24	Illinois	8X12 BUILD A BOX UNITED RENTALS (WESTMONT)	18,000.00		
26-Jan-24	Illinois	Millennium Office Building	308,009.00		
LARGE TOOLS/					
B 101 TAP MACHINE YARD		6 OF THESE			
TAP MACHINE A-3 YARD		4 OF THESE			
HOT TAP MACHINE NILES JOB					
WALK BEHIND SAW YARD			5000		
WALK BEHIND SAW YARD			4500	1	
WALK BEHIND SAW YARD			4500	1	
SHORING PUMPS RENE					
SHORING PUMPS BRENDAN					
RED BOARDS YARD					
VARIOUS JACKS FOR YARD					
SHORING PUMPS MANNY			5000 50 PCS		
STIHL CHAINSAW 1 YARD			18000 100 PIECES		
STIHL CHAINSAW 2 rene			3000		
STIHL CHAINSAW 3 jose			1300	CS-01	
STIHL TS 420 YARD			1300	CS-02	
STIHL TS 420 EDDIE 4/30/20			1300	CS-03	
STIHL TS 420 MICHAEL T 5/10/20			1300	CCS-01	
STIHL TS 420 BOX TRUCK 5			1300	CCS-02	
STIHL TS 420 BOX TUCK 5			1300	CCS-03	
STIHL TS 420 WALSH			1300	CCS-04	
STIHL TS 420 RENE YARD TRUCK			1300	CCS-05	
STIHL TS 420 JUAN TRUCK			1300	CCS-09	
WACKER NEUSON V YARD			1300	CCS-06	
BOSCH DRILL yard				CCS-07	
BOSCH DRILL yard				V-01	
BOSCH DRILL yard			900	HD-01	
BOSCH DRILL yard			900	HD-04	
BOSCH DRILL yard			900	HD-02	
BOSCH DRILL yard			900	HD-03	

VALUE FOR THESE HAS GONE UP THEY ARE OVER 1500 EACH WITH ALL THE SADDLES AND WE HAVE MULTIPLE BITS TOO
THESE ARE 4-5K A PIECE AS WE HAVE A NEW CUTTING BIT INSIDE EACH ONE WORTH OVER 800 EACH

PRIVATE DRAINS

BOUGHT 2020

CITY OF CHICAGO - DEPARTMENT OF WATER MANAGEMENT
SEWER AND DRAIN LICENSE



SEWER LICENSE # 2684
ERIC CHUNG MILLENNIUM CONTRACTING (SL) 5933 N KNOX AV CHICAGO, IL 60646
Issued Date: Jan 27, 2025 Expiration Date: Dec 31, 2025 FEES: \$125.00
Type of Work: Construction

"This license shall be considered revocable at any time by order of the Commissioner declare this license null and void; but shall continue for no longer than the expiration date indicated."

Conditions of License

The person, persons or company indicated at the top of this document is hereby granted a license to install, repair, clean or evaluate sewer or drains, or make connection with sewers or drains on and/or from private property, in the public way or to connect with the Public Sewers of the City of Chicago, as approved. Said work is to be executed in the strict conformity with the Rules and Regulations which have been, or may hereafter be established by the Department of Water Management. This work is to be done under the direction of the Engineers and/or Inspectors appointed by said department to examine and inspect the construction, repair, cleaning or evaluation of said sewers or drains. For each connection or other sewer related activity on private property, in the public way or with the Public Sewer, a permit from the office of said department must be obtained and be in the possession of the party licensed, before work on any sewer or drain shall be commenced. For such connection, repair or other sewer related activity, notice of such work and a request for the required inspection must be given at the office of said department at least forty-eight (48) hours prior to work being done and the inspection being needed, as determined by said department.

Consider a Motion Authorizing the Village Manager to Execute the Joint Emergency Management System Intergovernmental Agreement

BACKGROUND:

The Joint Emergency Management System (JEMS) is a collaborative effort between twelve (12) northwest communities to provide shared regional Emergency Management services. Through the JEMS program, participating communities utilize the expertise of the JEMS staff to implement industry standards and best practices into regional emergency management planning, training, and exercises.

The original intergovernmental agreement in 2016 established JEMS within the Northwest Central Dispatch System (NWCDS) operations. This agreement combined administrative oversight and finances, and did not clearly distinguish the organizational identities between JEMS and NWCDS.

This updated agreement clarifies and formalizes JEMS as its own intergovernmental agency, formed under the authority of the Illinois Intergovernmental Cooperation Act and the Illinois Emergency Management Agency Act, and will be directly governed by the leadership of the participating agencies.

KEY ISSUES:

- The updated agreement will allow for a shift in governance and autonomy by establishing JEMS with its own Board of Directors, composed of appointed officials from each participating municipality, with voting rights and authority defined by collectively adopted bylaws.
- The new agreement enhances flexibility and long-term sustainability by explicitly granting JEMS the authority to enter into agreements, contracts, hire staff, and manage its own budget and services.
- The revised agreement strengthens the financial processes, foundation, function, and accountability of JEMS while preserving the benefits of regional collaboration established in the original subscriber agreement.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Authorize the Village Manager to execute the updated agreement as presented.

ACTION REQUIRED:

Authorize the Village Manager to execute the updated agreement as presented.

ATTACHMENTS:

1. 2025 JEMS IGA

JOINT EMERGENCY MANAGEMENT SYSTEM (JEMS) INTERGOVERNMENTAL AGREEMENT

The undersigned Participating Municipalities agree, pursuant to the Constitution of the State of Illinois, 1970, Article VII, Section 10, the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.), and the Emergency Management Act (20 ILCS 3305/1 et seq.) as follows:

Recitals

WHEREAS, the Participating Municipalities, as defined herein, each have emergency management responsibilities, including preparedness, mitigation, response, and recovery efforts and programs, which can be enhanced through regional collaboration; and

WHEREAS, the Participating Municipalities seek to enhance regional emergency management capabilities by establishing a Joint Emergency Management System (JEMS) that will serve as a collaborative entity to coordinate emergency preparedness, mitigation, response, and recovery efforts and programs.

WHEREAS, JEMS will provide coordinated emergency management planning, training, resource and response support for the Participating Municipalities in accordance with federal, state, and local laws and guidelines.

Agreement

1. Participating Municipalities

The Participating Municipalities of this IGA are: Arlington Heights, Barrington, Buffalo Grove, Elk Grove Village, Hoffman Estates, Inverness, Mount Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, Streamwood, and Wheeling. Additional municipalities may join JEMS if invited by the JEMS Board of Directors pursuant to the procedures outlined in the JEMS Bylaws, by adopting this Agreement.

2. Formation and Purpose

The Participating Municipalities share a common interest in combining resources for regional emergency management, building community-wide emergency management capabilities, and providing emergency management training, and hereby form the Joint Emergency Management System ("JEMS"), an intergovernmental agency, to coordinate their common interests and share costs and expenses related to those common interests.

3. Effective Date

This IGA will go into effect on January 1, 2026.

4. Governance and JEMS Bylaws

A. JEMS shall be governed by a Board of Directors ("JEMS Board"), whose powers

and responsibilities will be enumerated in JEMS Bylaws.

- B. Each Participating Municipality expressly agrees to appoint its chief appointed official to the JEMS Board.
- C. The Participating Municipalities agree that, within sixty (60) days of the Effective Date of this IGA, the JEMS Board will adopt Bylaws governing JEMS and its Board ("JEMS Bylaws").
- D. Each Participating Municipality will have one vote on the JEMS Board, subject to revision by the JEMS Bylaws.
- E. The Participating Municipalities agree that the JEMS Bylaws will create JEMS Board Officers, including a Chair, Vice Chair, Secretary and Treasurer.
- F. The Participating Municipalities agree to abide by the JEMS Bylaws for the duration of this IGA.
- G. It is the intention of the Participating Municipalities that the JEMS Board has the authority to enter into contracts and hire, supervise, discipline, and otherwise control employees of JEMS.

5. Invoicing and Payment

- A. Each Participating Municipality agrees to pay all fees and other costs as may be assessed by the JEMS Board. All payments shall be made on or before the due date set by the JEMS Board.
- B. Each Participating Municipality understands and agrees that non-payment of fees and other costs is a material breach of this IGA and is grounds for withholding the services provided by JEMS.

6. Duty to Cooperate

The Parties understand that this IGA is an intergovernmental agreement. Accordingly, all Participating Municipalities agree to cooperate in all respects in the provision and receipt of services hereunder, including but not limited to the management of JEMS, the record keeping requirements of JEMS, the staffing of JEMS, and the costs and payment obligations of JEMS.

7. Notices

All notices required to be given under this IGA shall be given by hand delivery, First Class U.S. Mail or national overnight courier to the addresses below:

If to the JEMS Board:

Director
Northwest Central Joint Emergency Management System
1975 East Davis Street

Arlington Heights IL 60005

If to a Participating Municipality: *Addresses listed below.*

8. Governing Law and Venue

This Agreement shall be governed by the laws of the State of Illinois. Jurisdiction over the parties and the venue for all disputes under this IGA or the JEMS Bylaws shall be in the Circuit Court of Cook County, Illinois.

9. Amendments and Waivers

Except for a duly adopted amendment to the JEMS Bylaws, this IGA may not be amended, modified or waived in any respect except by written agreement duly and validly authorized, executed and delivered by all of the Parties hereto.

10. Authority of Signatories

The individual signing on behalf of the Participating Municipality warrants that he/she/they have all due authority to execute this IGA and that Participating Municipality's governing board has taken all necessary steps to so authorize this IGA.

11. Severability

The many terms and provisions of this IGA are severable. Should any court of competent jurisdiction for any reason declare any portion of this IGA unenforceable, those provisions remaining shall continue in full force and effect for the full term as provided herein.

12. Counterparts

This IGA may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same IGA. Executed facsimile and electronic copies shall have the same force and effect as the original.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Participating Municipalities have each caused this Agreement to be executed by duly authorized officers thereof as of the date and year written below.

Village of Arlington Heights

By Its:

Date:

Address:

Village of Elk Grove Village

By Its:

Date:

Address:

Village of Barrington

By Its:

Date:

Address:

Village of Hoffman Estates

By Its:

Date:

Address:

Village of Buffalo Grove

By Its:

Date:

Address:

Village of Inverness

By Its:

Date:

Address:

Village of Mount Prospect

By Its:

Date:

Address:

Village of Palatine

By Its:

Date:

Address:

City of Prospect Heights

By Its:

Date:

Address:

City of Rolling Meadows

By Its:

Date:

Address:

Village of Schaumburg

By Its:

Date:

Address:

Village of Streamwood

By Its:

Date:

Address:

Village of Wheeling

By Its:

Date:

Address:

Consider an Ordinance Authorizing the Disposal by Transfer of Personal Property Owned by the Village of Palatine

BACKGROUND:

In January 2025, Northwest Central Dispatch System (NWCDS) in Arlington Heights issued new Motorola APX Next portable radios to all member police and fire agencies. As a result, the Palatine Police Department transitioned from their previously issued Motorola APX 6000 portable radios to the newly deployed models.

Following the upgrade, the APX 6000 radios were no longer needed by police personnel. The department determined that the majority of these surplus radios would be transferred to the Palatine Public Works Department. Additionally, a reserve of radios has been set aside to support the needs of the newly established Community Emergency Response Team (CERT).

The department also received a request from the Northern Illinois Police Alarm System (NIPAS) Emergency Services Team for a portion of the used portable radios. Providing these units to NIPAS will support the team's operational readiness and enhance interoperability between agencies during regional emergency responses. This redistribution ensures that valuable equipment continues to support public safety efforts across multiple departments and regional teams.

KEY ISSUES:

- The radios are transferred as-is, with no warranties or guarantees expressed or implied by the Village of Palatine.
- NIPAS EST assumes all responsibility for the maintenance, operation, and liability associated with the use of the radios following the transfer.
- This transfer is made without monetary exchange and is for inter-agency support purposes.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Ordinance authorizing the transfer of portable radios.

ACTION REQUIRED:

Motion to approve the ordinance allowing the transfer of portable radios to NIPAS Emergency Services Team.

ATTACHMENTS:

1. Ordinance for Disposal of Portable Radios
2. NIPAS Radios (002)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE DISPOSAL OF TWENTY-FIVE (25) USED MOTOROLA APX 6000 PORTABLE RADIOS TO THE NORTHERN ILLINOIS POLICE ALARM SYSTEM'S (NIPAS) EMERGENCY SERVICES TEAM

WHEREAS, the Village of Palatine is a home rule unit of local government under Section 6 of Article VII of the Constitution of the State of Illinois, and is authorized to exercise any power and perform any function pertaining to its government and affairs, except as limited by or pursuant to Section 6 of said Constitution; and

WHEREAS, the Village of Palatine owns certain items of personal property, specifically twenty-five Motorola APX Portable Radios ("Radios") issued to its police department as more specifically described herein; and

WHEREAS, the Village Council finds that the Radios are no longer useful to the police department or to any other Village department; and

WHEREAS, the Village Council finds that the Radios are of use to the Northern Illinois Police Alarm System (NIPAS) Emergency Services Team (EST); and

WHEREAS, NIPAS is a joint venture of suburban police departments, including the Palatine Police Department, established to ensure effective mutual aid response; and

WHEREAS, the Village Council finds that it is in the best interests of the Village to dispose of the Radios by transferring them to NIPAS for use by the EST to facilitate operational readiness and interoperability with radios used by the Palatine Police Department during instances where mutual aid is required;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Village Council of the Village of Palatine:

SECTION ONE: The following described personal property ("Radios") now owned by the Village is no longer necessary or useful to the Village and shall be and hereby are declared to be surplus property.

Motorola APX 6000 Portable Radios

Serial Numbers

481CNM4348	481CNM4351	481CNM4352	481CNM4353	481CNM4354
481CNM4355	481CNM4365	481CNM4367	481CNM4379	481CNM4382

481CNM4384 481CNM4385 481CNM4386 481CNM4387 481CNM4388
481CNM4389 481CNM4390 481CNM4392 481CNM4405 481CNM4408
481CNM4410 481CNM4411 481CNM4418 481CNM4487 481CNM4511

SECTION TWO: The public, health, safety, morals and welfare of the Village are be best served by the transfer of the Radios to the Northern Illinois Police Alarm System for use by its Emergency Services Team:

SECTION THREE: The Village Manager is hereby authorized to dispose by direct transfer to NIPAS the Radios described herein and take all other actions necessary and essential to carry the purposes of this Ordinance into execution.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This _____ of _____, 2025

AYES:_____ **NAYS:**_____ **ABSENT:**_____ **PASS:**_____

APPROVED by me this _____ of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2025

Village Clerk

Palatine Police Department

595 North Hicks Road
Palatine, IL 60067-3608

WILLIAM NORD
Chief of Police

(847) 359-9000
FAX 359-9021

PROPERTY TRANSFER AGREEMENT

This Property Transfer Agreement ("Agreement") is made and entered into this ____ day of _____, 2025, by and between:

Transferor:

Village of Palatine (Palatine Police Department)
200 East Wood Street
Palatine, Illinois 60067

Transferee:

Northern Illinois Police Alarm System (NIPAS) Emergency Services Team (EST)
PO BOX 96
Wheeling, IL 60090

1. Description of Property to Be Transferred

The Palatine Police Department agrees to transfer ownership and possession of the following property to NIPAS EST:

- Quantity: Twenty-five (25)
- Description: Motorola APX 6000 Radios
- Model: APX 6000
- Condition: [Used – Operational]
- Serial Numbers: [reference list of serial numbers at end of agreement]

2. Purpose of Transfer

This transfer is being made to support the operational readiness and interoperability of the NIPAS Emergency Services Team, of which the Palatine Police Department is a participating agency.

3. Terms and Conditions

- The radios are transferred as-is, with no warranties or guarantees expressed or implied by the Palatine Police Department.
- NIPAS EST assumes all responsibility for the maintenance, operation, and liability associated with the use of the radios following the transfer.
- This transfer is made without monetary exchange and is for inter-agency support purposes.

Palatine Police Department

595 North Hicks Road
Palatine, IL 60067-3608

WILLIAM NORD
Chief of Police

(847) 359-9000
FAX 359-9021

4. Authorization

By signing below, both parties affirm that they are authorized to enter into this agreement and that the transfer has been approved in accordance with their respective policies and procedures.

FOR THE VILLAGE OF PALATINE

Signature: _____

Name & Title: Reid Ottesen, Village Manager

Date: _____

FOR THE NORTHERN ILLINOIS POLICE ALARM SYSTEM (NIPAS) – EST

Signature: _____

Name & Title: _____

Date: _____

Attachment:

List of serial numbers for all 25 APX 6000 radios:

481CNM4348	481CNM4351	481CNM4352	481CNM4353	481CNM4354
481CNM4355	481CNM4365	481CNM4367	481CNM4379	481CNM4382
481CNM4384	481CNM4385	481CNM4386	481CNM4387	481CNM4388
481CNM4389	481CNM4390	481CNM4392	481CNM4405	481CNM4408
481CNM4410	481CNM4411	481CNM4418	481CNM4487	481CNM4511

Village of Palatine

Village Clerk

Mayor

Warrant # 15 having been approved by the Village Council on 08-04-25 hereby authorizes the Treasurer to deposit funds from the accounts indicated below

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	104,211.42	-	-	-	104,211.42
CDBG Fund	210	20,542.25	-	-	-	20,542.25
State Equitable Sharing Fund	222	166.00	-	-	-	166.00
Downtown TIF Fund	233	37,666.16	-	-	-	37,666.16
Rand Corridor TIF Fund	234	475.00	-	-	-	475.00
ARPA Fund	256	11,828.55	-	-	-	11,828.55
Debt Service Fund	300	197.92	-	-	-	197.92
Capital Equipment Fund	401	326,345.30	-	-	-	326,345.30
Capital Improvements Fund	402	22,402.91	-	-	-	22,402.91
Water Fund	605	51,506.59	-	-	-	51,506.59
Sewer Fund	610	16,871.00	-	-	-	16,871.00
Parking Fund	620	633.74	-	-	-	633.74
Liability Insurance Fund	702	9,825.00	-	-	-	9,825.00
Fleet Services Fund	710	55,820.38	-	-	-	55,820.38
Total Report		658,492.22	-	-	-	658,492.22



Warrant #15

Invoice Due Date Range 06/01/25 - 08/19/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 4040 - 1st Ayd Corporation									
PSI799868	Parts - Stock	Open		07/17/2025	08/16/2025	07/28/2025			240.74
Vendor 4040 - 1st Ayd Corporation Totals							Invoices	1	\$240.74
Vendor 5416 - Advance Auto Parts									
6432518839254	Parts - PT-054	Open		07/07/2025	08/06/2025	07/28/2025			2.33
6432518865841	Parts - Stock	Open		07/07/2025	08/06/2025	07/11/2025			210.34
6432518865842	Parts - Stock	Open		07/07/2025	08/06/2025	07/11/2025			235.60
6432518939271	Parts - PT-403	Open		07/08/2025	08/07/2025	07/28/2025			17.15
6432518939272	Parts - Stock	Open		07/08/2025	08/08/2025	07/11/2025			142.98
6432519039302	Parts - Stock	Open		07/09/2025	08/08/2025	07/28/2025			100.32
6432519039303	Parts - Stock	Open		07/09/2025	08/08/2025	07/28/2025			230.94
6432519266030	Parts - Stock	Open		07/11/2025	08/10/2025	07/28/2025			649.12
6432519666157	Parts - Stock	Open		07/15/2025	08/14/2025	07/28/2025			78.76
6432519766222	Parts - PT-403	Open		07/16/2025	08/15/2025	07/28/2025			15.97
6432519766224	Parts - T-549	Open		07/16/2025	08/15/2025	07/28/2025			29.64
6432519866262	Parts - Stock	Open		07/17/2025	08/16/2025	07/28/2025			16.72
6432519866263	Parts - Stock	Open		07/17/2025	08/16/2025	07/28/2025			200.64
Vendor 5416 - Advance Auto Parts Totals							Invoices	13	\$1,930.51
Vendor 3030 - Advanced Automation & Control									
25-5018	SCADA Troubleshooting	Open		07/16/2025	08/15/2025	07/23/2025			3,560.37
Vendor 3030 - Advanced Automation & Control Totals							Invoices	1	\$3,560.37
Vendor 4771 - AEC Fire-Safety & Security Inc									
286401	Parts - Stock	Open		07/17/2025	08/16/2025	07/28/2025			468.36
Vendor 4771 - AEC Fire-Safety & Security Inc Totals							Invoices	1	\$468.36
Vendor 1437 - Ahlgrim Family Funeral Services									
2025-00000646	Body Transport to Cook County Medical Examiners Ofc (25-003570)	Open		07/18/2025	08/17/2025	07/23/2025			550.00
Vendor 1437 - Ahlgrim Family Funeral Services Totals							Invoices	1	\$550.00
Vendor 1759 - Air One Equipment, Inc.									
223491	Squad Equipment	Open		07/10/2025	08/09/2025	07/14/2025			1,234.00
Vendor 1759 - Air One Equipment, Inc. Totals							Invoices	1	\$1,234.00
Vendor 2718 - Alexander Chemical Corporation									
96998	Water Treatment Chemicals	Open		07/08/2025	08/07/2025	07/11/2025			3,528.00
Vendor 2718 - Alexander Chemical Corporation Totals							Invoices	1	\$3,528.00
Vendor 2496 - Altorfer Industries, Inc									



Warrant #15

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
S9674901	(1) 2025 Caterpillar Model 430-07A Backhoe Loader E-604	Open		07/10/2025	08/09/2025	07/15/2025			160,071.00
Vendor 2496 - Altorfer Industries, Inc Totals						Invoices	1		\$160,071.00
Vendor 4650 - Amalgamated Bank of Chicago									
65020725	Reissue Paying Agent Fees - 2017B	Open		07/01/2025	07/31/2025	07/23/2025			197.92
65040725	Paying Agent Fees - 2017D	Open		07/01/2025	07/31/2025	07/07/2025			475.00
Vendor 4650 - Amalgamated Bank of Chicago Totals						Invoices	2		\$672.92
Vendor 5021 - Arlington Heights Ford LLC									
202343	Repairs - C-367	Open		07/08/2025	08/07/2025	07/28/2025			1,719.44
163958H	Parts - T-460	Open		07/09/2025	08/08/2025	07/28/2025			167.23
164013H	Parts - T-549	Open		07/09/2025	08/08/2025	07/28/2025			105.30
202365	Repairs - T-481	Open		07/11/2025	08/10/2025	07/28/2025			3,287.80
Vendor 5021 - Arlington Heights Ford LLC Totals						Invoices	4		\$5,279.77
Vendor 1443 - Arlington Power Equipment									
239975	Parts - M-991	Open		07/10/2025	08/09/2025	07/28/2025			4.49
239976	Parts - PT-018A	Open		07/10/2025	08/09/2025	07/28/2025			2.27
Vendor 1443 - Arlington Power Equipment Totals						Invoices	2		\$6.76
Vendor 4455 - AutoZone Stores LLC									
02567130215	Parts - M-999	Open		07/16/2025	08/15/2025	07/28/2025			32.96
Vendor 4455 - AutoZone Stores LLC Totals						Invoices	1		\$32.96
Vendor 2744 - Avalon Petroleum Company									
001530	Motor Fuel	Open		07/09/2025	08/08/2025	07/17/2025			15,990.00
159475	Motor Fuel	Open		07/09/2025	08/08/2025	07/17/2025			2,640.00
001537	Motor Fuel	Open		07/10/2025	08/09/2025	07/17/2025			19,026.00
Vendor 2744 - Avalon Petroleum Company Totals						Invoices	3		\$37,656.00
Vendor 5543 - AVP Outfitting, LLC									
25-0009	Upfit (1) Ford F-150 Police Responder Pickup Truck-T-548	Open		07/09/2025	08/08/2025	07/14/2025			11,950.00
Vendor 5543 - AVP Outfitting, LLC Totals						Invoices	1		\$11,950.00
Vendor 2282 - Baxter And Woodman									
0274535	Design Engineering Services for Well 15 Rehabilitation	Open		07/18/2025	08/17/2025	07/21/2025			3,009.00
Vendor 2282 - Baxter And Woodman Totals						Invoices	1		\$3,009.00
Vendor 1722 - BLA, Inc									



Warrant #15

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
24083-24	Palatine Road Reconstruction Phase II Engineering Services	Open		06/30/2025	07/30/2025	07/24/2025			10,101.77
24131-18 Final	Palatine and Rohlwing Improvements Phase I Engineering Services	Open		06/30/2025	07/29/2025	07/21/2025			697.76
			Vendor	1722 - BLA, Inc Totals		Invoices	2		\$10,799.53
Vendor 5229 - Bob Ridings Chrysler-Dodge-Jeep-Ram									
FL5084	(3) 2025 Ford Police Interceptor Hybrids-T-555, T-556 & T-557	Open		07/14/2025	08/13/2025	07/24/2025			142,809.00
			Vendor	5229 - Bob Ridings Chrysler-Dodge-Jeep-Ram Totals		Invoices	1		\$142,809.00
Vendor 4850 - Builders Asphalt, Llc									
168900	Binder and Surface for Hot Paving	Open		07/07/2025	08/06/2025	07/11/2025			203.32
169188	Binder and Surface for Hot Paving	Open		07/09/2025	08/08/2025	07/11/2025			144.16
169356	Binder and Surface for Hot Paving	Open		07/10/2025	08/09/2025	07/11/2025			294.44
169521	Binder and Surface for Hot Paving	Open		07/11/2025	08/10/2025	07/11/2025			95.20
169903	Binder and Surface for Hot Paving	Open		07/15/2025	08/14/2025	07/23/2025			132.60
170066	Binder and Surface for Hot Paving	Open		07/16/2025	08/15/2025	07/23/2025			98.60
170238	Binder and Surface for Hot Paving	Open		07/17/2025	08/16/2025	07/23/2025			71.40
170377	Binder and Surface for Hot Paving	Open		07/18/2025	08/17/2025	07/23/2025			1,545.96
			Vendor	4850 - Builders Asphalt, Llc Totals		Invoices	8		\$2,585.68
Vendor 4978 - C. Acitelli Heating & Piping Contractors, Inc									
2039	Service Call-Village Hall Chiller	Open		07/01/2025	07/31/2025	07/23/2025			436.00
			Vendor	4978 - C. Acitelli Heating & Piping Contractors, Inc Totals		Invoices	1		\$436.00
Vendor 2095 - Cannon Cochran Mgmnt Services Inc									
0170240-IN	2025 Services Claims Administration - 3rd Quarter Fee	Open		07/30/2025	07/30/2025	07/30/2025			9,825.00
			Vendor	2095 - Cannon Cochran Mgmnt Services Inc Totals		Invoices	1		\$9,825.00
Vendor 5195 - Castle Chevrolet North LLC									
255694	Repairs - T-458	Open		07/03/2025	08/02/2025	07/29/2025			625.86



Warrant #15

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 5195 - Castle Chevrolet North LLC Totals						Invoices	1		\$625.86
Vendor 2555 - Chicago Parts & Sound									
40V0045652	Parts - T-367	Open		07/03/2025	08/02/2025	07/29/2025			73.37
40C0011240	Credit Memo	Open		07/23/2025	08/02/2025	07/29/2025			(49.46)
Vendor 2555 - Chicago Parts & Sound Totals						Invoices	2		\$23.91
Vendor 2560 - Childrens Advocacy Center									
2025-00000652	CDBG - CAC	Open		07/29/2025	07/29/2025	07/29/2025			1,250.00
Vendor 2560 - Childrens Advocacy Center Totals						Invoices	1		\$1,250.00
Vendor 3050 - Cintas #22									
4237322942	Shop Rags	Open		07/10/2025	08/09/2025	07/21/2025			18.07
4236653881	Shop Rags	Open		07/11/2025	08/10/2025	07/15/2025			18.07
4236653906	Uniform Cleaning	Open		07/11/2025	08/10/2025	07/21/2025			134.90
4236653925	CSF Carpets	Open		07/11/2025	08/10/2025	07/15/2025			160.00
4236727799	Village Hall Carpets	Open		07/14/2025	08/13/2025	07/21/2025			155.79
4237322911	Uniform Cleaning	Open		07/18/2025	08/17/2025	07/21/2025			134.90
Vendor 3050 - Cintas #22 Totals						Invoices	6		\$621.73
Vendor 2707 - Ciorba Group Inc									
0033323	Salt Creek Streambank Stabilization Construction Eng DPW-2471	Open		07/09/2025	08/08/2025	07/24/2025			15,871.00
Vendor 2707 - Ciorba Group Inc Totals						Invoices	1		\$15,871.00
Vendor 4568 - CivicPlus									
341375	Civic Agenda	Open		07/13/2025	08/12/2025	06/30/2025			15,336.83
341782	Website Optimization and Accessibility Checks	Open		07/15/2025	08/14/2025	07/09/2025			1,854.22
Vendor 4568 - CivicPlus Totals						Invoices	2		\$17,191.05
Vendor 4199 - Clark Baird Smith LLP									
2223	2025 Legal Expenses (Project Matters: PD, FD, PW, PW-S)	Open		06/30/2025	07/30/2025	07/30/2025			8,295.00
Vendor 4199 - Clark Baird Smith LLP Totals						Invoices	1		\$8,295.00
Vendor 1488 - CNS Tire Supply									
27771	Parts - T-458	Open		07/09/2025	08/08/2025	07/29/2025			240.00
27778	Parts - Stock	Open		07/18/2025	08/17/2025	07/29/2025			1,522.44
Vendor 1488 - CNS Tire Supply Totals						Invoices	2		\$1,762.44
Vendor 4767 - Raul Contreras									
2025-00000619	FMK9 Training & Recertification (MI)	Open		07/07/2025	08/04/2025	07/23/2025			184.72



Warrant #15

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor 4767 - Raul Contreras Totals				Invoices	1	\$184.72
Vendor 5303 - Convergent Technologies IN00361033	Fire Station 82 Addition Access Control Security	Open		07/09/2025	08/08/2025	07/09/2025			9,351.95
			Vendor 5303 - Convergent Technologies Totals				Invoices	1	\$9,351.95
Vendor 3091 - Cook County Treasurer Electrical & Mechanical Item 2025-2	Traffic Signal Maintenance- 4/1/25-6/30/25	Open		07/01/2025	07/31/2025	07/30/2025			1,810.02
			Vendor 3091 - Cook County Treasurer Electrical & Mechanical Item Totals				Invoices	1	\$1,810.02
Vendor 3840 - Crown Trophy 26773	National Night Out Appreciation Award Plaque's	Open		07/23/2025	07/23/2025	07/23/2025			110.00
			Vendor 3840 - Crown Trophy Totals				Invoices	1	\$110.00
Vendor 1449 - Defranco Plumbing Inc 38411	Fire Station 81 Backflow Repair	Open		06/30/2025	07/30/2025	07/23/2025			1,474.00
			Vendor 1449 - Defranco Plumbing Inc Totals				Invoices	1	\$1,474.00
Vendor 5625 - DH Pace Company, Inc 264-849061	Station 82 Overhead Door Repair	Open		07/16/2025	08/15/2025	07/24/2025			2,155.38
SVC/264-846312	Fire Station 83 Center Garage Door Repair and PM	Open		06/25/2025	07/24/2025	07/30/2025			2,119.10
			Vendor 5625 - DH Pace Company, Inc Totals				Invoices	2	\$4,274.48
Vendor 5608 - Danielle Di Cristofano 2025-00000669	Tuition Reimbursement	Open		07/30/2025	07/30/2025	07/30/2025			416.00
			Vendor 5608 - Danielle Di Cristofano Totals				Invoices	1	\$416.00
Vendor 2828 - Director Of Illinois State Police 34808	Declaration of Forfeiture (SAO #: 24-09-0137/RPT #: 24-007206)	Open		07/24/2025	08/04/2025	07/25/2025			166.00
			Vendor 2828 - Director Of Illinois State Police Totals				Invoices	1	\$166.00
Vendor 1647 - Drivetrain Service & Components 353895	Parts - T-413	Open		07/10/2025	08/09/2025	07/29/2025			67.72
			Vendor 1647 - Drivetrain Service & Components Totals				Invoices	1	\$67.72
Vendor 2786 - EJ Equipment Inc P16929	Parts - T-454	Open		07/10/2025	08/09/2025	07/29/2025			947.12
			Vendor 2786 - EJ Equipment Inc Totals				Invoices	1	\$947.12



Warrant #15

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Vendor 2114 - EJ USA, Inc									
110250047415	Fire Hydrant Repair Parts	Open		07/07/2025	08/06/2025	07/11/2025			9,325.30
			Vendor 2114 - EJ USA, Inc Totals			Invoices	1		<u>\$9,325.30</u>
Vendor 5507 - Elemental Solutions LLC									
6763	Corrosion Coupons and Analysis-Village Hall	Open		07/09/2025	08/08/2025	07/30/2025			1,330.00
6764	Corrosion Coupons and Analysis-Police HQ	Open		07/09/2025	08/08/2025	07/30/2025			1,330.00
			Vendor 5507 - Elemental Solutions LLC Totals			Invoices	2		<u>\$2,660.00</u>
Vendor 5569 - Elgin Community College									
SU25PALATINEFD	Academy- S. Jordan	Open		07/07/2025	08/06/2025	07/08/2025			1,444.00
			Vendor 5569 - Elgin Community College Totals			Invoices	1		<u>\$1,444.00</u>
Vendor 5089 - Empire Printing, LLC									
60397	village shirts	Open		07/11/2025	08/10/2025	07/09/2025			171.08
			Vendor 5089 - Empire Printing, LLC Totals			Invoices	1		<u>\$171.08</u>
Vendor 5398 - EMS Management & Consultants, Inc.									
EMS-017298	Ambulance Billing Charges - June	Open		06/30/2025	08/15/2025	07/16/2025			8,800.83
			Vendor 5398 - EMS Management & Consultants, Inc. Totals			Invoices	1		<u>\$8,800.83</u>
Vendor 5271 - FamilyForward									
2025-00000653	CDBG - Family Forward	Open		07/29/2025	07/29/2025	07/29/2025			750.00
			Vendor 5271 - FamilyForward Totals			Invoices	1		<u>\$750.00</u>
Vendor 3563 - FGM Architects									
23-3804.02 - 17	Fire Stations 82 and 85 Renovations Phase 2 Service	Open		07/08/2025	08/07/2025	07/08/2025			2,476.60
23-3856.02 - 6	Palatine Fire Station 84 Training Tower Renovation	Open		07/08/2025	08/07/2025	07/08/2025			9,448.00
			Vendor 3563 - FGM Architects Totals			Invoices	2		<u>\$11,924.60</u>
Vendor 5283 - Firebrand Global Marketing, Inc									
28233	Police Badge Stickers (National Night Out Promotional Item)	Open		07/17/2025	08/16/2025	07/23/2025			352.21
			Vendor 5283 - Firebrand Global Marketing, Inc Totals			Invoices	1		<u>\$352.21</u>
Vendor 2195 - FMP									
50-6156908	Lubricants & Additives - Stock	Open		06/21/2025	07/31/2025	07/28/2025			719.20
50-6196768	Lubricants & Additives	Open		07/15/2025	08/14/2025	07/28/2025			213.30
			Vendor 2195 - FMP Totals			Invoices	2		<u>\$932.50</u>



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Vendor 4469 - Gerardi Sewer & Water Co # 4	2024 Water Main Improvements Contract 3 DPW-2423	Open		05/13/2025	07/31/2025	07/21/2025			6,702.17
Vendor 4469 - Gerardi Sewer & Water Co Totals							Invoices	1	\$6,702.17
Vendor 3400 - Gewalt Hamilton Associates Inc 4510.011-5	BAS RFQ Preparation	Open		07/07/2025	08/06/2025	07/08/2025			1,230.00
Vendor 3400 - Gewalt Hamilton Associates Inc Totals							Invoices	1	\$1,230.00
Vendor 3419 - Halloran Power Equipment Inc 145223	Equipment Repair	Open		07/11/2025	08/10/2025	07/17/2025			119.00
Vendor 3419 - Halloran Power Equipment Inc Totals							Invoices	1	\$119.00
Vendor 3335 - Illinois Environmental Protection Agency ILR4004162025	NPDES Storm Sewer System Permit	Open		07/09/2025	08/08/2025	07/11/2025			1,000.00
Vendor 3335 - Illinois Environmental Protection Agency Totals							Invoices	1	\$1,000.00
Vendor 2822 - Illinois Secretary Of State PWVM 2025 C-373	License Plate Reclassification C-373	Open		07/01/2025	07/31/2025	07/17/2025			8.00
PWVM 2025 C-377	License Plate Renewal C- 377	Open		07/01/2025	07/31/2025	07/17/2025			151.00
PWVM 2025 T-466	License Plate Renewal T- 466	Open		07/01/2025	07/31/2025	07/17/2025			151.00
PWVM 2025 T-491	License Plate Renewal T- 491	Open		07/01/2025	07/31/2025	07/17/2025			151.00
PWVM 2025 T-509	License Plate Renewal T- 509	Open		07/01/2025	07/31/2025	07/17/2025			151.00
PWVM 2025 T-541	License Plate Renewal T- 541	Open		07/01/2025	07/31/2025	07/17/2025			151.00
PWVM 2025 T-542	License Plate Renewal T- 542	Open		07/01/2025	07/31/2025	07/17/2025			151.00
Vendor 2822 - Illinois Secretary Of State Totals							Invoices	7	\$914.00
Vendor 1604 - Illinois State Police 20250601570	Fingerprinting for Liquor Licensing (1570-June)	Open		07/01/2025	08/15/2025	07/23/2025			729.00
20250603601	Fingerprinting for Employment (3601-June)	Open		07/01/2025	08/15/2025	07/23/2025			135.00
20250604348	June Background Checks	Open		07/16/2025	08/15/2025	07/16/2025			27.00
Vendor 1604 - Illinois State Police Totals							Invoices	3	\$891.00
Vendor 4521 - Imagetec LP 771442	Copier Usage	Open		07/10/2025	08/10/2025	07/09/2025			27.50



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Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor 4521 - Imagetec LP Totals				Invoices	1	\$27.50
Vendor 4616 - Interstate All Battery Center									
1903701060963	PD Fire Panel Batteries	Open		07/09/2025	08/08/2025	07/11/2025			111.36
1903701061011	Pay On Foot Replacement Batteries	Open		07/15/2025	08/14/2025	07/16/2025			445.44
			Vendor 4616 - Interstate All Battery Center Totals				Invoices	2	\$556.80
Vendor 4951 - Interstate Batteries of North Chicago									
23053587	Parts -Stock	Open		07/15/2025	08/14/2025	07/29/2025			1,038.14
			Vendor 4951 - Interstate Batteries of North Chicago Totals				Invoices	1	\$1,038.14
Vendor 4366 - Interstate Power Systems Inc									
C042079696:01	Parts - Stock	Open		07/10/2025	08/09/2025	07/29/2025			467.60
			Vendor 4366 - Interstate Power Systems Inc Totals				Invoices	1	\$467.60
Vendor 5094 - JAMF Software LLC									
90315444	Jamf MDM Renewal	Open		07/11/2025	08/10/2025	07/09/2025			8,750.00
			Vendor 5094 - JAMF Software LLC Totals				Invoices	1	\$8,750.00
Vendor 3869 - John Nelson Architect Inc									
JN 7/28/25	plan review/consultation 7/16-7/25	Open		07/28/2025	07/28/2025	07/22/2025			1,190.00
			Vendor 3869 - John Nelson Architect Inc Totals				Invoices	1	\$1,190.00
Vendor 3631 - Johnson Controls Security Solutions LLC									
41519424	Alarm Monitoring 137 W. Wood St. - 08/01/25 - 10/31/25	Open		07/12/2025	08/11/2025	07/23/2025			188.30
			Vendor 3631 - Johnson Controls Security Solutions LLC Totals				Invoices	1	\$188.30
Vendor 1129 - Journeys The Road Home									
2025-00000654	CDBG - Journeys	Open		07/29/2025	07/29/2025	07/29/2025			8,037.50
			Vendor 1129 - Journeys The Road Home Totals				Invoices	1	\$8,037.50
Vendor 2075 - Kimball Midwest									
103569075	Parts - Stock	Open		07/17/2025	08/16/2025	07/29/2025			163.60
			Vendor 2075 - Kimball Midwest Totals				Invoices	1	\$163.60
Vendor 5137 - Lakeshore Recycling Systems, LLC									
V937513	Waste Disposal	Open		07/15/2025	08/14/2025	07/23/2025			605.89
			Vendor 5137 - Lakeshore Recycling Systems, LLC Totals				Invoices	1	\$605.89
Vendor 4780 - Marsh USA, Inc									
349580366990	2025 Liquor Liability Street Fest	Open		07/07/2025	08/07/2025	07/11/2025			1,720.00



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor	4780 - Marsh USA, Inc Totals		Invoices		1	\$1,720.00
Vendor 2756 - Mc Master Carr Supply Co.									
47842108	Parts - E-202	Open		06/25/2025	07/31/2025	07/28/2025			35.80
48792394	Parts - E-604	Open		07/15/2025	08/14/2025	07/28/2025			105.65
48953378	Parts - E-604	Open		07/17/2025	08/16/2025	07/28/2025			205.56
			Vendor	2756 - Mc Master Carr Supply Co. Totals		Invoices		3	\$347.01
Vendor 1118 - Mid American Water Of Wauconda Inc									
283262W	Hydrant Extension Kits	Open		07/11/2025	08/10/2025	07/23/2025			1,932.00
			Vendor	1118 - Mid American Water Of Wauconda Inc Totals		Invoices		1	\$1,932.00
Vendor 4489 - Midwest Paving Equipment Inc									
3028	Parts - E-202	Open		07/07/2025	08/06/2025	07/11/2025			393.13
			Vendor	4489 - Midwest Paving Equipment Inc Totals		Invoices		1	\$393.13
Vendor 5430 - Modaxo Traffic Management									
INV0018602	Red Light Camera Vendor Fees (June)	Open		07/10/2025	08/09/2025	07/23/2025			3,570.96
			Vendor	5430 - Modaxo Traffic Management Totals		Invoices		1	\$3,570.96
Vendor 1405 - MPC Communications & Lighting Inc									
25-1178	Parts - T-535	Open		05/08/2025	07/31/2025	07/29/2025			355.00
			Vendor	1405 - MPC Communications & Lighting Inc Totals		Invoices		1	\$355.00
Vendor 5599 - Napa Auto Parts									
479387	Parts - M-999	Open		07/17/2025	08/16/2025	07/29/2025			10.74
			Vendor	5599 - Napa Auto Parts Totals		Invoices		1	\$10.74
Vendor 2224 - Northwest Community Hospital									
PAL071125	Image Trend Hosting PCRs & Field Support	Open		07/11/2025	08/10/2025	07/17/2025			3,586.43
			Vendor	2224 - Northwest Community Hospital Totals		Invoices		1	\$3,586.43
Vendor 2367 - Northwest Police Academy									
NWPA-1027	Monthly Re-Trainer Seminar Admission x4	Open		07/14/2025	08/13/2025	07/23/2025			100.00
			Vendor	2367 - Northwest Police Academy Totals		Invoices		1	\$100.00
Vendor 1480 - Northwest Trucks, Inc.									
X101215031	Parts - Stock	Open		07/08/2025	08/07/2025	07/29/2025			93.99
			Vendor	1480 - Northwest Trucks, Inc. Totals		Invoices		1	\$93.99
Vendor 2577 - Northwestern University Center For Public Safety									
28538	Traffic Crash Reconstruction Training (J. Cabrera)	Open		06/01/2025	08/04/2025	07/23/2025			7,145.00



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
27679	School of Police Staff & Command (J. Murphy)	Open		07/07/2025	08/06/2025	07/23/2025			4,600.00
Vendor 2577 - Northwestern University Center For Public Safety Totals							Invoices	2	\$11,745.00
Vendor 5151 - Pace Analytical Services, LLC									
257220888	Water Sample Testing	Open		06/28/2025	07/28/2025	07/23/2025			15.00
257219059	Water Sample Testing	Open		07/07/2025	08/06/2025	07/11/2025			45.00
257219650	Water Sample Testing	Open		07/14/2025	08/13/2025	07/11/2025			15.00
257219665	Water Sample Testing	Open		07/14/2025	08/13/2025	07/11/2025			60.00
257220205	Water Sample Testing	Open		07/18/2025	08/17/2025	07/23/2025			460.00
Vendor 5151 - Pace Analytical Services, LLC Totals							Invoices	5	\$595.00
Vendor 1583 - Palatine Park District									
25-1055	Coffee Machine Rental	Open		07/10/2025	08/09/2025	07/15/2025			24.99
25-1054	June 2025 Grass Mowing Services Reimbursement	Open		07/10/2025	08/09/2025	07/16/2025			7,328.36
Vendor 1583 - Palatine Park District Totals							Invoices	2	\$7,353.35
Vendor 2357 - Palatine Township									
2025-00000655	CDBG - Township	Open		07/29/2025	07/29/2025	07/29/2025			1,000.00
Vendor 2357 - Palatine Township Totals							Invoices	1	\$1,000.00
Vendor 2376 - Palatine Township Senior Citizens									
2025-00000657	CDBG - PTSCC	Open		07/29/2025	07/29/2025	07/29/2025			3,504.75
Vendor 2376 - Palatine Township Senior Citizens Totals							Invoices	1	\$3,504.75
Vendor 4834 - Palumbo Management LLC									
S-INV031178	Hauling of Smith Street Staging Pile	Open		07/14/2025	08/13/2025	07/11/2025			630.00
Vendor 4834 - Palumbo Management LLC Totals							Invoices	1	\$630.00
Vendor 1310 - Partners for Our Communities									
2025-00000656	CDBG - POC	Open		07/29/2025	07/29/2025	07/29/2025			6,000.00
Vendor 1310 - Partners for Our Communities Totals							Invoices	1	\$6,000.00
Vendor 2167 - Pomp's Tire Service, Inc.									
280173626	Parts - Stock	Open		07/07/2025	08/06/2025	07/11/2025			586.00
Vendor 2167 - Pomp's Tire Service, Inc. Totals							Invoices	1	\$586.00
Vendor 5518 - Primera Engineers, Ltd									
0066572	Rail Walk and Schematic Parking Lot Phase II Design Engineering	Open		07/16/2025	08/15/2025	07/24/2025			37,666.16
Vendor 5518 - Primera Engineers, Ltd Totals							Invoices	1	\$37,666.16
Vendor 2505 - Pro Fire Sales & Service Inc									



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
1253	Gear Repair	Open		07/20/2025	08/19/2025	07/24/2025			475.00
		Vendor	2505 - Pro Fire Sales & Service Inc Totals			Invoices	1		\$475.00
Vendor 1944 - Quill LLC									
44918099	office supplies	Open		07/16/2025	08/15/2025	07/22/2025			59.07
		Vendor	1944 - Quill LLC Totals			Invoices	1		\$59.07
Vendor 4300 - Ray O'Herron Co, Inc									
2421660	Glock 17T 9mm Training Pistols (2)	Open		07/11/2025	08/10/2025	07/23/2025			908.00
2422521	9MM Red Marking Cartridges (Training)	Open		07/16/2025	08/15/2025	07/23/2025			1,432.36
		Vendor	4300 - Ray O'Herron Co, Inc Totals			Invoices	2		\$2,340.36
Vendor 4019 - Rush Truck Centers									
3042111462	Credit Memo	Open		06/17/2025	08/07/2025	07/11/2025			(465.50)
3042194365	Parts - T-411	Open		06/24/2025	08/07/2025	07/11/2025			67.05
3042217370	Parts - T-405	Open		06/27/2025	08/07/2025	07/11/2025			158.54
3042242051	Parts - STOCK	Open		06/27/2025	08/07/2025	07/11/2025			47.34
3042333070	Parts - T-395	Open		07/08/2025	08/07/2025	07/11/2025			156.93
3042355479	Parts - STOCK	Open		07/08/2025	08/07/2025	07/11/2025			142.02
		Vendor	4019 - Rush Truck Centers Totals			Invoices	6		\$106.38
Vendor 5263 - Austin Schramer									
2025-00000673	clothing allowance	Open		07/31/2025	07/31/2025	07/30/2025			171.74
		Vendor	5263 - Austin Schramer Totals			Invoices	1		\$171.74
Vendor 1609 - Sherwin-Williams									
3449-0	Quick Mixer, Rac 5 Tip 319	Open		07/15/2025	08/14/2025	07/23/2025			62.98
		Vendor	1609 - Sherwin-Williams Totals			Invoices	1		\$62.98
Vendor 5621 - John Simonaitis									
2025-00000618	Lead Water Service Line Replacement Program Reimbursement	Open		07/21/2025	07/31/2025	07/21/2025			10,785.33
		Vendor	5621 - John Simonaitis Totals			Invoices	1		\$10,785.33
Vendor 1377 - Southern Computer Warehouse									
INV00845378	Microsoft Surface Pro 10 for Business, Keyboard & Service Plan	Open		07/17/2025	08/16/2025	07/23/2025			135.43
INV00845476	Microsoft Surface Pro 10 for Business, Keyboard & Service Plan	Open		07/18/2025	08/17/2025	07/23/2025			1,362.72



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
INV00845533	Microsoft Surface Pro 10 for Business, Keyboard & Service Plan	Open		07/18/2025	08/17/2025	07/23/2025			133.60
Vendor 1377 - Southern Computer Warehouse Totals									Invoices 3 1,631.75
Vendor 5082 - State Graphics									
109158	business cards- Leone	Open		07/17/2025	08/16/2025	07/22/2025			56.13
Vendor 5082 - State Graphics Totals									Invoices 1 56.13
Vendor 2564 - State Treasurer-IL Dept of Transportation									
66876	Quarterly Traffic Signal Maintenance-1/1/25-3/31/25	Open		07/07/2025	08/06/2025	07/30/2025			15,802.62
Vendor 2564 - State Treasurer-IL Dept of Transportation Totals									Invoices 1 15,802.62
Vendor 4379 - Superior Service Solutions Inc									
897	Window Washing-Police HQ	Open		07/08/2025	08/07/2025	07/16/2025			1,132.00
898	Window Washing-Village Hall	Open		07/08/2025	08/07/2025	07/16/2025			1,810.00
916	Window Washing-CSF	Open		07/14/2025	08/13/2025	07/16/2025			240.00
Vendor 4379 - Superior Service Solutions Inc Totals									Invoices 3 3,182.00
Vendor 2491 - Terminix-Anderson									
80881948	wasp-459 S Royal Ct	Open		07/17/2025	08/16/2025	07/22/2025			145.00
Vendor 2491 - Terminix-Anderson Totals									Invoices 1 145.00
Vendor 1844 - Third Millennium Associates Inc									
33152	UB Bill Processing - July 2025	Open		07/10/2025	08/10/2025	07/15/2025			2,905.66
Vendor 1844 - Third Millennium Associates Inc Totals									Invoices 1 2,905.66
Vendor 1199 - Thompson Elevator Inspection Service Inc									
25-0801	11 code insp, 4 code reinspect	Open		04/10/2025	07/22/2025	07/22/2025			570.00
25-1556	1 elevator code insp & 5 code reinspect	Open		07/10/2025	08/09/2025	07/09/2025			228.00
Vendor 1199 - Thompson Elevator Inspection Service Inc Totals									Invoices 2 798.00
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc									
71751-202506-1	Online Investigative Search Engine (06/01/25 - 06/30/25)	Open		07/01/2025	08/15/2025	07/23/2025			190.80
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc Totals									Invoices 1 190.80
Vendor 2501 - United Parcel Service									
00004E3E18295-25	Shipping Charges	Open		07/19/2025	08/18/2025	07/21/2025			30.60
Vendor 2501 - United Parcel Service Totals									Invoices 1 30.60



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 3020 - Village of Palatine Petty Cash									
2025-00000671	Jauch - IAEI Meeting Exp 4/30 & 5/28	Open		07/30/2025	07/30/2025	07/30/2025			60.00
2025-00000672	Jauch - IAEI Meeting Exp 6/25/2025	Open		07/30/2025	07/30/2025	07/30/2025			30.00
2025-00000644	B. Morris - FBINAA Retrainer	Open		05/29/2025	08/04/2025	07/24/2025			40.00
2025-00000645	A. Calanca - GCCPCA Meeting/Luncheon x2	Open		06/11/2025	08/04/2025	07/24/2025			40.00
Vendor 3020 - Village of Palatine Petty Cash Totals							Invoices	4	\$170.00
Vendor 4730 - Alec C Wagner									
2025-00000620	FMK9 Training & Recertification (MI)	Open		07/07/2025	08/04/2025	07/23/2025			269.65
Vendor 4730 - Alec C Wagner Totals							Invoices	1	\$269.65
Vendor 2131 - Zarnoth Brush Works									
0202747-IN	Parts - E-222	Open		06/30/2025	07/31/2025	07/29/2025			474.00
0202748-IN	Parts - E-222, E-226	Open		06/30/2025	07/31/2025	07/29/2025			860.00
Vendor 2131 - Zarnoth Brush Works Totals							Invoices	2	\$1,334.00
Vendor 3185 - Ziebell Water Service Products Inc									
269897-000	6x7.5x1, 6x12x1 Ford Repair Sleeves	Open		07/08/2025	08/07/2025	07/23/2025			844.39
269898-000	10x20, 10x24, 10x30, 10x36 Ford Repair Sleeves	Open		07/08/2025	08/07/2025	07/23/2025			5,264.38
Vendor 3185 - Ziebell Water Service Products Inc Totals							Invoices	2	\$6,108.77
Vendor Vitaliy Kutnyy									
2025-00000651	sign refund- 13-2025-746 S Vermont	Open		07/28/2025	07/28/2025	07/28/2025			500.00
Vendor Vitaliy Kutnyy Totals							Invoices	1	\$500.00
Vendor Kathleen Karowsky									
2025-00000649	Ticket # P1154-000092 was Paid then Voided	Open		07/21/2025	08/04/2025	07/25/2025			125.00
Vendor Kathleen Karowsky Totals							Invoices	1	\$125.00
Vendor Residential Hospice Illinois									
PAF23-08570	Ambulance Fee Refund	Open		07/18/2025	07/18/2025	07/18/2025			471.24
Vendor Residential Hospice Illinois Totals							Invoices	1	\$471.24
Vendor Joseph Saunders									
2025-00000647	Ticket # C1111-001297 was Paid Twice	Open		07/21/2025	08/04/2025	07/25/2025			75.00
Vendor Joseph Saunders Totals							Invoices	1	\$75.00
Vendor Venkata Tatavarthi									



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
2025-00000648	Ticket # P1093-006803 was Paid then Voided	Open		07/21/2025	08/04/2025	07/25/2025			50.00
			Vendor	Venkata Tatavarthi Totals		Invoices	1		\$50.00
Vendor	Matthew Zitkus								
2025-00000650	sign refund- 12-2025- 656 S Wilke	Open		07/28/2025	07/28/2025	07/28/2025			125.00
			Vendor	Matthew Zitkus Totals		Invoices	1		\$125.00
				Grand Totals		Invoices	180		\$658,492.22

Consider an Ordinance Granting a Special Use to Permit Three Residential Dwelling Units, as Accessory Uses to Ground-Floor Commercial Uses, and a Parking Variation at 126-134 S. Northwest Highway

BACKGROUND:

The Subject Property, zoned B-2 General Business, contains a two-story building which historically had commercial uses on the ground-floor and residential units on the second floor. The property has been vacant and unoccupied for some time and the building is in significant disrepair. The Petitioner acquired the property and intends to perform a complete rehabilitation and restore the commercial uses on the first floor, with three residential apartments on the second floor. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit three dwelling units, as accessory uses to the ground-floor commercial uses, and a Variation to permit 6 parking spaces, instead of the minimum required 20 parking spaces.

KEY ISSUES:

- The Subject Property contains an unoccupied building that historically operated (beginning in the 1950's) as a mixed-use commercial building with 2nd floor apartments. Village business license records indicate that the last retail use included Edge Home Entertainment Inc. and a barber shop, both of which ceased in 2013. The building has remained unoccupied and vacant since that time and fell into significant disrepair. The property was directly impacted by the widening and realignment of Northwest Highway. The lot was impacted by the Northwest Highway reconfiguration and would require numerous zoning approvals and likely IDOT permit review, to reconstruct, in addition to the permit review process.
- The Petitioner is proposing to completely rehabilitate the existing building to complete three 2nd floor residential units, with three ground-floor retail tenant spaces (entrances off of S. Northwest Highway). Per Code, six parking spaces would be required for the three multi-family dwelling units. The submitted site plan indicates six parking spaces in the rear of the building, utilizing the existing access from E. Parallel Street.
- The three ground-floor retail tenant spaces, which total approximately 4,240 square feet, would require 14 parking spaces (1/300 SF). An additional seven parking spaces are contemplated within the Village ROW along Parallel Street, including an additional handicap parking space. These spaces were likely added when Northwest Highway was realigned to provide the commercial uses with additional parking, which was lost during the realignment. The reuse of these spaces will require a license agreement with the Village and are reflected as a

condition of the Ordinance. Therefore, the functional number of spaces provided would be 13, although the variation reflects only a total of six off-street parking spaces.

- The proposed reuse of the second floor residential units is as follows:

Unit	Square Footage	# Bedrooms	# Bathrooms
A	967 SF	2	1
B	1,023 SF	2	1
C	850 SF	2	1

- The proposed renovations include demolishing and removing the existing deck on the west side of the building. The interiors of both floors would be renovated down to the studs and the exterior elevation improvements include tuck pointing and staining the brick elevations, removal of the existing EIFS façade (to be replaced with brick adhered to the existing brick, new EIFS façade, and new pre-finished aluminum coping).
- New cloth canopies, fiberglass windows, and exterior lighting will be included in the renovations. Finally, new prefinished aluminum gutters will also be added to the building.
- In addition to the building renovations, the Petitioner will also be removing the former pavement areas on the east side of the building (remnant parking spaces remaining from the Northwest Highway reconfiguration) and replaced with grass and landscaping for the building. This is also reflected as a condition of the Ordinance and outlined in red below:



- With the widening of Northwest Highway, the previous parking in front of the building was diminished and the property and parking were impacted. The lot is bordered on three sides by commercially zoned properties, with a single-family home and detached garage/driveway directly west of the building and rear parking area. The renovations and proposed improvements to the building, followed by its reuse as a mixed-use building, will eliminate a blighted property and its impact to the surrounding properties. A resident of Parallel Street submitted an initial email of concern, but after reviewing the proposed plans, concurred that the improvements should be approved. The email also supports the Subject Property owner working with the surrounding businesses to address any parking issues in the area.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on July 22, 2025.

Residents testifying: One. The business owner directly south of the subject property inquired about the potential parking impacts of the occupancy of the Subject Property. The Petitioner indicated that the tenant selection would target non-conflicting parking demand tenancy, with reduced employee counts and customers. The Petitioner expressed a willingness to work with the surrounding businesses, the Village, and residents to ensure that parking does not become a problem.

Vote: The PZC voted unanimously to approve the Special Use and Variation Staff concurs.

ACTION REQUIRED:

A motion to approve an Ordinance Granting a Special Use to Permit Three Residential Dwelling Units, as Accessory Uses to the Ground-Floor Commercial Uses, and a Variation to Permit Six Parking Spaces, Instead of the Minimum Required Twenty Parking Spaces at 126-134 S. Northwest Highway.

ATTACHMENTS:

None

Consider a Resolution Granting a Plat of Consolidation (Subdivision) for the Property at 656 S. Wilke Road and the Vacant Parcel Directly to the North

BACKGROUND:

The Subject Properties, annexed between 1955-1960, consist of two parcels totaling approximately 1.28 acres (Lot 103 and the southern ½ of Lot 102). The parcels are zoned R-1C Single-Family Residential. The Petitioner is proposing to consolidate the existing parcels into one lot and is therefore requesting approval of the following:

- 1. Plat of Consolidation (Subdivision) to combine two existing single-family residential lots into one.**

KEY ISSUES:

Zoning and Site Design

	Lot Size (18,000 sq. ft. required)	Lot Width (66' required)	Lot Depth (110' required)
Existing Lot 103	37,136 sq. ft.	132'	281
South 1/2 Lot 102	18,507 sq. ft.	65'	281
Proposed Lot	55,723 sq. ft	198'	281

All existing parcels are under common ownership, with an existing residence located over a portion of the properties. Although this is an existing circumstance, the Code allows buildings to be located over property lines, through the definition of a "zoning lot." In conjunction with the Plat of Consolidation request, the owner is pursuing a building permit to construct an addition to the home, which complies with all zoning setback and bulk requirements, and will reroute an existing sanitary line (and establish a new corresponding easement).

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on July 22, 2025.

Residents testifying: One: Concerned about tree preservation. The Petitioner responded that the existing trees inquired about would be unaffected by either the Plat of Consolidation or the proposed addition.

Vote: The PZC voted unanimously to approve the Plat of Consolidation and Staff concurs.

ACTION REQUIRED:

Approve the resolution granting the Plat of Consolidation for 656 S. Wilke Road and the vacant parcel directly to the north.

ATTACHMENTS:

None

Consider an Ordinance Granting a Time Extension for the Garden Gate Subdivision Planned Development

BACKGROUND:

The Subject Property was approved for a Planned Development and Subdivision in August 2022. The approved plans allowed for a 4-lot single-family residential subdivision. As part of the approval, there were certain public improvements and other items to be completed within the 3-year time limitation. The developer has not completed the required improvements and has therefore requested an extension to complete the required improvements. Therefore, the Petitioner is requesting approval of the following:

A 3-year Planned Development extension until August 8, 2028 to complete the public improvements and construction of the two new homes.

KEY ISSUES:

- The Garden Gate Planned Development and Subdivision was approved in August 2022. As part of the approval of the Planned Development, an Engineers Estimate of Probable Cost was developed, outlining the required public improvements to complete the subdivision.
- In the extension request, the developer indicates that watermain improvements would be completed by August 2026, with the remaining improvements and home construction no later than 2028.
- All the initial Planned Development requirements, plans, and developer obligations remain in place. As part of the extension request, the developer provided an updated Engineers Estimate of Probable Cost for review by the Village Engineer.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Garden Gate Planned Development be extended through August 8, 2028.

ACTION REQUIRED:

Motion to approve an ordinance granting a time extension for the Garden Gate Planned Development.

ATTACHMENTS:

None

Consider a Motion to Award a Contract for the 2025 Roof Replacement Project to Garland/DBS, Incorporated in an Amount Not to Exceed \$280,869

BACKGROUND:

The roofs of Fire Station 84, Countryside Pump Station, Well 7, and Well 10 have reached the end of their service life and are recommended for replacement. Additionally, repairs to the masonry at Countryside and Well 7 are recommended to prolong the life of the structures.

The OMNIA purchasing cooperative, formerly known as U.S. Communities, offers a roofing and masonry material and service program. The Village has historically found this procurement approach to be most advantageous as it competitively prices labor nationally, utilizes the economy of scale a purchasing cooperative can obtain for material, and ensures qualified vendors are involved in a long term maintenance item.

Material pricing and labor pricing has been competitively bid for roof and masonry repairs and replacement by Racine County, Wisconsin, resulting in the selection of Garland/DBS. A lower labor cost can frequently be obtained by locally bidding using pre-qualified vendors. At the Village's request, Garland bid the replacement of the roofs and the masonry repairs utilizing pre-qualified labor.

KEY ISSUES:

- The base bid was for the replacement of the roofs at all four buildings. The masonry repairs were bid separately as an alternate bid.
- On Friday, July 25, 2025, three bids were received, with base bids ranging from a high of \$388,570 to a low of \$239,296. The alternate ranged from a high of \$57,803 to a low of \$41,573.
- The low responsive and responsible bidder for the base bid was CIC Roofing & Carpentry of Wauconda, Illinois in the amount of \$239,296. The low responsive and responsible bidder for the alternate bid was Safe-Way Tuckpointing of Rolling Meadows, Illinois in the amount of \$41,573.
- The total cost to complete the four roof replacements and two masonry repairs is \$280,869.
- The scope for Fire Station 84 includes tearing off all roofing and decking on the eastern section of the building; installing new insulation foam, vents, and water shield; replacing the decking; and installing new shingles. At Countryside and Well 7, the scope includes tearing off all roofing down to the structural deck; installing new insulation, steel copings, gutters, and downspouts; and applying an aluminized coating to the entire roof. The scope for Well 10 includes powerwashing the existing concrete roof deck, filling cracks with a urethane sealant, and applying a new coating to the roof deck.

- The scope for the masonry repairs at Countryside include spot grinding and tuckpointing the cracks and joints, rebuilding the masonry on the exterior and interior of the building, installing new vertical expansions, removing and replacing caulking, and applying masonry sealer to all of the walls. For the masonry repairs at Well 7, the scope includes spot grinding and tuckpointing the cracks and joints, rebuilding the masonry and replacing the lintel around the man door, removing and replacing caulking, and applying masonry sealer to all of the walls.
- Certain potential repairs cannot be quantified until the existing roofs are removed. Therefore, unit costs have been established for wood blocking replacement and decking replacement. A \$2,000 contingency allowance was also included in the base bids for unforeseen conditions.

BUDGET IMPACT:

\$262,000 has been budgeted in the 2025 Capital Improvement Program for this project. \$112,000 from the Capital Improvement Fund and \$150,000 from the Water Fund. The additional funds needed to accommodate the masonry repairs are proposed to be allocated from the Water Fund as a result of savings from projects completed earlier this year.

RECOMMENDATION:

Staff recommends awarding the contract for the 2025 Roof Replacement Project to Garland/DBS, Incorporated.

ACTION REQUIRED:

Motion to award the contract for the 2025 Roof Replacement Project to Garland/DBS, Incorporated of Cleveland, Ohio in an amount not to exceed \$280,869.

ATTACHMENTS:

None

Consider a Motion to Authorize the Village Manager to Execute an Agreement with the Illinois Environmental Protection Agency for their Lead Water Service Line Replacement Funding Assistance Program

BACKGROUND:

The Village applied for a grant with the Illinois Environmental Protection Agency (IEPA) to conduct exploratory excavations to confirm material types for residential water service pipes and replace any that are found to be lead service lines from the public water main to the home. Only certain geographic locations were acceptable to the IEPA.

KEY ISSUES:

- The qualifying areas are East of Old Hicks Road and North of Buffalo Creek and the area bounded by Dundee, Hicks, US-14, and Quentin Road. This area was selected as it represented the geographic area that would likely score highest in the competitive grant process.
- There is no intention by the Village to borrow to support this proposed work. The Village would have 100% of the principal of the loan forgiven.
- \$1,251,815.50 has been awarded to the Village. The state provides this assistance through their revolving loan program, while 100% of the funding is immediately forgiven.

BUDGET IMPACT:

The Village will receive funding from the Illinois Environmental Protection Agency prior to making payments to consultants and contractors associated with this project. All work will be fully funded by the State of Illinois.

RECOMMENDATION:

Staff recommends the Village Manager be authorized to sign all documents necessary to participate in the State's Funding Assistance Program.

ACTION REQUIRED:

Motion to authorize the Village Manager to execute all documents necessary to participate in the State's Funding Assistance Program.

ATTACHMENTS:

None

Consider a Motion to Award a Contract for the Lead Water Service Pipe Replacement Project to Joel Kennedy Constructing Corporation of Waukegan, Illinois in the Amount of \$1,098,850

BACKGROUND:

The Village applied for and has received a grant with the Illinois Environmental Protection Agency (IEPA) to conduct exploratory excavations to confirm material types for residential water service pipes and replace any that are found to be lead service lines from the public water main to the home. Only certain geographic locations were acceptable to the IEPA.

KEY ISSUES:

- The qualifying areas are East of Old Hicks Road and North of Buffalo Creek and the area bounded by Dundee, Hicks, US-14, and Quentin Road. This area was selected as it represented the geographic area that would likely score highest in the competitive grant process.
- There is no intention by the Village to borrow to support this proposed work. The Village will have this work completely funded by the Illinois Environmental Protection Agency.
- After completing a statistically significant amount of test excavations, all locations with confirmed lead water service pipes will be replaced. No resident financial participation will be required as 100% of this work will be funded by the State's Funding Assistance Program.
- Residents will need to consent to any work which would proceed on their property or within their residential structure.

BUDGET IMPACT:

The Village will receive funding from the Illinois Environmental Protection Agency prior to making payments to consultants and contractors associated with this project. All work will be fully funded by the State of Illinois.

RECOMMENDATION:

Staff recommends the contract to the low responsive and responsible bidder, Joel Kennedy Constructing Corporation in the amount of \$1,098,850.

ACTION REQUIRED:

Motion to award the contract for the Lead Water Service Pipe Replacement Project to Joel Kennedy Constructing Corporation of Waukegan, Illinois in the amount of \$1,098,850.

ATTACHMENTS:

None

Consider a Motion Authorizing the Village Manager to Execute the Joint Emergency Management System Intergovernmental Agreement

BACKGROUND:

The Joint Emergency Management System (JEMS) is a collaborative effort between twelve (12) northwest communities to provide shared regional Emergency Management services. Through the JEMS program, participating communities utilize the expertise of the JEMS staff to implement industry standards and best practices into regional emergency management planning, training, and exercises.

The original intergovernmental agreement in 2016 established JEMS within the Northwest Central Dispatch System (NWCDS) operations. This agreement combined administrative oversight and finances, and did not clearly distinguish the organizational identities between JEMS and NWCDS.

This updated agreement clarifies and formalizes JEMS as its own intergovernmental agency, formed under the authority of the Illinois Intergovernmental Cooperation Act and the Illinois Emergency Management Agency Act, and will be directly governed by the leadership of the participating agencies.

KEY ISSUES:

- The updated agreement will allow for a shift in governance and autonomy by establishing JEMS with its own Board of Directors, composed of appointed officials from each participating municipality, with voting rights and authority defined by collectively adopted bylaws.
- The new agreement enhances flexibility and long-term sustainability by explicitly granting JEMS the authority to enter into agreements, contracts, hire staff, and manage its own budget and services.
- The revised agreement strengthens the financial processes, foundation, function, and accountability of JEMS while preserving the benefits of regional collaboration established in the original subscriber agreement.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Authorize the Village Manager to execute the updated agreement as presented.

ACTION REQUIRED:

Authorize the Village Manager to execute the updated agreement as presented.

ATTACHMENTS:

None

Consider an Ordinance Authorizing the Disposal by Transfer of Personal Property Owned by the Village of Palatine

BACKGROUND:

In January 2025, Northwest Central Dispatch System (NWCDS) in Arlington Heights issued new Motorola APX Next portable radios to all member police and fire agencies. As a result, the Palatine Police Department transitioned from their previously issued Motorola APX 6000 portable radios to the newly deployed models.

Following the upgrade, the APX 6000 radios were no longer needed by police personnel. The department determined that the majority of these surplus radios would be transferred to the Palatine Public Works Department. Additionally, a reserve of radios has been set aside to support the needs of the newly established Community Emergency Response Team (CERT).

The department also received a request from the Northern Illinois Police Alarm System (NIPAS) Emergency Services Team for a portion of the used portable radios. Providing these units to NIPAS will support the team's operational readiness and enhance interoperability between agencies during regional emergency responses. This redistribution ensures that valuable equipment continues to support public safety efforts across multiple departments and regional teams.

KEY ISSUES:

- The radios are transferred as-is, with no warranties or guarantees expressed or implied by the Village of Palatine.
- NIPAS EST assumes all responsibility for the maintenance, operation, and liability associated with the use of the radios following the transfer.
- This transfer is made without monetary exchange and is for inter-agency support purposes.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Ordinance authorizing the transfer of portable radios.

ACTION REQUIRED:

Motion to approve the ordinance allowing the transfer of portable radios to NIPAS Emergency Services Team.

ATTACHMENTS:

None

Consider a Resolution Reducing the Public Improvements' Security Deposit for Architects Corner Subdivision at Falkirk Place and Northumberland Pass

BACKGROUND:

The Architects Corner Planned Development for the 7-lot subdivision was reinstated in November 2021. As part of the reinstatement, the developer submitted the required public improvements' security deposits (\$147,335) and obtained a site development permit to begin the required site grading, infrastructure improvements, and utility extensions. The security deposit was reduced to its current amount of \$53,786. The developer is now applying for a security deposit reduction of \$11,252 for the completed Public Improvements, which were inspected and approved by the Village Engineer, and is therefore requesting a reduction in the Architects Corner Security Deposit, as indicated.

KEY ISSUES:

- The Petitioner has completed many of the public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for the Architects Corner Subdivision.
- The Petitioner has requested a letter of credit reduction of \$11,252. The request was approved by the Village Engineer and included the completion of the sanitary sewer and its required televising.
- The public improvements security deposit could be reduced by \$11,252 to a remaining total of \$42,534 and still cover the remaining public improvements and required one-year maintenance period.

BUDGET IMPACT:

N/A

RECOMMENDATION:

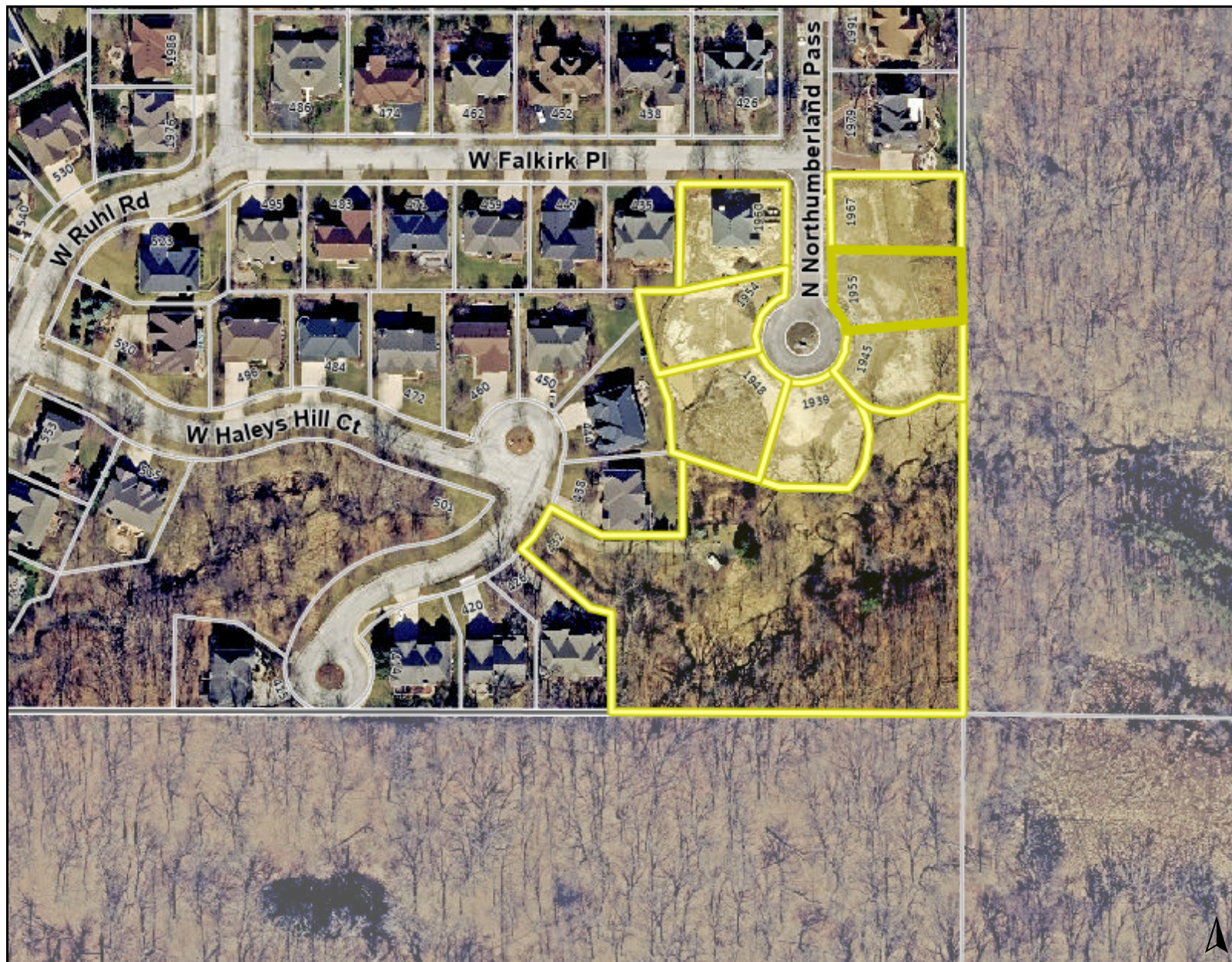
Staff recommends approval of the Security Deposit reduction, as indicated.

ACTION REQUIRED:

Approve a resolution granting a Public Improvements' security deposit reduction for Architects Corner Subdivision.

ATTACHMENTS:

1. ARCH Corner Aerial Map
2. ARCH Corner - RES Security Deposit REDUCE 7- 2025



Legend

0 300 600
ft

Print Date: 7/28/2025

Notes

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RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A REDUCTION IN THE PUBLIC
IMPROVEMENT SECURITY DEPOSIT FOR THE ARCHITECTS CORNER
PLANNED DEVELOPMENT, PURSUANT TO THE VILLAGE OF PALATINE
MUNICIPAL CODE,
APPENDIX A, COMPREHENSIVE ZONING ORDINANCE SECTION 13.07**

WHEREAS, on the 1st day of March, 2022, Architects Corner of Dunhaven, LLC., for good and valuable consideration agreed to complete the required public improvements associated with the construction of 7 new single-family homes, identified in the Architects Corner Planned Development, pursuant to Ordinance #O-121-21; and

WHEREAS, pursuant to Section 13.07 of Appendix A of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the completion of the public improvements; and

WHEREAS, in the matter of Architects Corner of Dunhaven LLC, a Planned Development letter of credit - #SB 0375 (Cornerstone Bank), in the amount of \$147,345 was deposited with the Village of Palatine on the 1st day of March, 2022, to ensure the project improvements; and reduced to its current amount of \$53,786 in 2023.

WHEREAS, the developer completed the sanitary sewer and its televising, and other required public improvements and has requested a reduction in the amount of \$11,252 and the Village Engineer has inspected

and approved the installed public improvements, pursuant to the Final Engineer Plans and Village Code requirements; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Palatine that:

SECTION 1: Preliminary approval pursuant to the Palatine Municipal Code, Appendix A Section 13.07 be and is hereby granted for the project improvements having a value of \$11,252.

SECTION 2: The letter of credit is hereby reduced to \$42,534 to ensure the completion of the final public improvements and one-year maintenance period.

PASSED: This _____ day of _____, 2025.

AYES: _____ **NAYS:** _____ **ABSENT:** _____ **PASS:** _____

ATTESTED and FILED in the Office
of the Village Clerk this _____
day of _____, 2025.

Mayor

Village Clerk

Consider a Resolution Reducing the Public Improvements' Security Deposit for Slade Street Crossing at Plum Grove Road and Slade Street

BACKGROUND:

The Slade Street Crossing Planned Development was approved as a 5-lot single-family residential subdivision in 2024. As part of that approval, the developer submitted a Public Improvements' Security Deposit in January 2025, in the amount of \$89,729. The developer has completed a portion of the required Public Improvements and is therefore requesting a Security Deposit reduction in the amount of \$47,808 for the completed Public Improvements.

KEY ISSUES:

- The developer has completed some of the required public improvements for Slade Street Station. The completed work includes the water and sanitary sewer extensions.
- Upon completion of the public improvements, the Village Engineer inspected and approved the completed work, pursuant to the Final Engineering plans and Village Code requirements.
- With the reduction, the Public Improvements' Security Deposit will still retain the requisite amount to secure both the completion of the remaining improvements and the required one-year maintenance period.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Security Deposit reduction.

ACTION REQUIRED:

Approve a resolution granting a Public Improvements' security deposit reduction for Slade Street Crossing.

ATTACHMENTS:

1. Aerial Map
2. Slade Street Station- RES Security Deposit REDUCE 7- 2025



Legend

0 50 100
ft

Print Date: 7/28/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A REDUCTION IN THE PUBLIC
IMPROVEMENT SECURITY DEPOSIT FOR THE SLADE STREET STATION
PLANNED DEVELOPMENT, PURSUANT TO THE VILLAGE OF PALATINE
MUNICIPAL CODE,
APPENDIX A, COMPREHENSIVE ZONING ORDINANCE SECTION 13.07**

WHEREAS, on the 1st day of January, 2025, ADG Development (Greg Rose), for good and valuable consideration agreed to complete the required public improvements associated with the construction of 5 new single-family homes, identified in the Slade Street Station Planned Development, pursuant to Ordinance #O-23-24; and

WHEREAS, pursuant to Section 13.07 of Appendix A of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the completion of the public improvements; and

WHEREAS, in the matter of ADG Development (Greg Rose), a Public Improvement Development in the amount of \$89,729 was deposited with the Village of Palatine on the 1st day of January 2025, to ensure the required public improvements.

WHEREAS, the water and sanitary sewer extensions, and other required public improvements are complete and were approved by Village Engineer, pursuant to the Final Engineering Plans and Village Code

requirements; and the developer has requested a Security Deposit reduction in the amount of \$47,808.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Palatine that:

SECTION 1: Preliminary approval pursuant to the Palatine Municipal Code, Appendix A Section 13.07 be and is hereby granted for the project improvements having a value of \$47,808.

SECTION 2: The letter of credit is hereby reduced to \$41,921 and would still secure the completion of the final public improvements and one-year maintenance period.

PASSED: This _____ day of _____, 2025.

AYES:_____ **NAYS:**_____ **ABSENT:**_____ **PASS:**_____

ATTESTED and FILED in the Office

of the Village Clerk this _____

day of _____, 2025.

Mayor

Village Clerk