



# CITY OF WOOD DALE

**NEXT ORDINANCE NUMBER: O-22- 001**

**NEXT RESOLUTION NUMBER: R-22- 04**

## **PUBLIC NOTICE OF CITY COUNCIL MEETING**

IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF ILLINOIS AND THE ORDINANCES OF THE CITY OF WOOD DALE, THE NEXT REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF WOOD DALE IS SCHEDULED TO BE HELD AT THE HOUR OF 7:30 P.M. ON THURSDAY, JANUARY 20, 2022 IN THE COUNCIL CHAMBERS OF THE CITY HALL, 404 N. WOOD DALE ROAD, WOOD DALE, ILLINOIS, DURING WHICH MEETING IT IS ANTICIPATED THAT THERE WILL BE DISCUSSION OF THE FOLLOWING:

AGENDA  
CITY OF WOOD DALE, ILLINOIS  
REGULAR CITY COUNCIL MEETING  
JANUARY 20, 2022

**I. CALL TO ORDER**

**II. ROLL CALL**

**Mayor Pulice**

**Alderman Ames**

**Alderman Catalano**

**Alderman Curiale**

**Alderman Jakab**

**Alderman Messina**

**Alderman Sorrentino**

**Alderman Susmarski**

**Alderman Woods**

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

A. January 6, 2022 Regular City Council Meeting Minutes

**V. COMMUNICATIONS AND PETITIONS**

*Citizens will be given the opportunity to address the City Council during the time set aside in the Meeting for Public Comment under Communications and Petitions. Please direct your comments to the Mayor, limit your remarks to three (3) minutes, and kindly refrain from making repetitive statements.*

A. Citizens To Be Heard

B. Written Communiques of Citizens to Be Heard

**VI. MAYOR'S REPORT**

**VII. CITY MANAGER'S REPORT**

**VIII. CONSENT AGENDA**

A. Omnibus Vote

- i. A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with Hanover Insurance for Builder's Risk Insurance, in an amount Not to Exceed \$12,741
- ii. An Ordinance Granting a Special Use and Major Site Plan Review to Permit the Operation of a Professional Office for a Management Company at 238 E. Irving Park Rd. Wood Dale, Illinois

**IX. COMMITTEE CHAIRMAN REPORTS**

A. Planning, Zoning And Building Committee

B. Public Health, Safety, Judiciary And Ethics Committee

C. Public Works Committee

- i. Approval of an Amendment to the Professional Services Agreement between the City of Wood Dale and RJN Group for the FY 2022 Infiltration and Inflow Project in an Amount Not to Exceed \$14,900

D. Finance And Administration Committee

**X. OTHER BUSINESS**

A. Airport Noise Report

B. Stormwater Commission Report

**XI. APPROVAL OF LIST OF BILLS**

- i. List of Bills for January 20, 2022 - \$780,230.37

**XII. EXECUTIVE SESSION**

**XIII. ITEMS TO BE REFERRED**

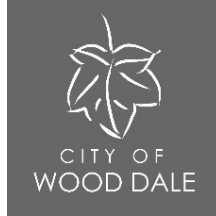
**XIV. ITEMS FOR INFORMATION ONLY**

**XV. ADJOURNMENT**

**POSTED IN CITY HALL ON JANUARY 14, 2022 AT 4:00 PM**

Lynn Curiale, City Clerk

BY: MAURA MONTALVO, DEPUTY CITY CLERK



# CITY OF WOOD DALE

404 North Wood Dale Rd. • Wood Dale, Illinois • 60191

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REGULAR CITY COUNCIL MEETING  
OF THE CITY OF WOOD DALE, DU PAGE COUNTY, ILLINOIS  
IN THE CITY ADMINISTRATION BUILDING  
January 6, 2022

- I. CALL TO ORDER REGULAR CITY COUNCIL MEETING:  
Mayor Nunzio Pulice called the Regular City Council Meeting to Order at 7:30 p.m.
- II. ROLL CALL  
Upon roll call, the following were:
- Present: Aldermen Ames, Catalano, Curiale, Jakab, Messina, Sorrentino, Susmarski and Woods, along with Mayor Pulice
- Absent: None
- Also Present: City Clerk Curiale, Treasurer Porch, Legal Counsel Bond, City Manager Mermuys, Police Chief Vesta, Public Works Director Lange, Director of Finance Wilson, Director of Administrative Services Buggy
- Whereupon the Mayor declared a quorum present
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES  
Alderman Woods made a motion, seconded by Alderman Susmarski, to approve the Regular City Council Minutes of December 16, 2021. When the question was put, a roll call vote was taken with the following results:  
Ayes: Aldermen Ames, Catalano, Curiale, Jakab, Messina, Sorrentino, Susmarski and Woods  
Nays: None  
Whereupon the Mayor declared the motion carried.
- V. COMMUNICATIONS AND PETITIONS:
- i. Citizens to be Heard  
None
  - ii. Written Communiqués of Citizens to Be Heard  
None

VI. MAYOR'S REPORTA. **Committee Appointments**i. **Citizen Involvement Committee**

Appointment of Pam Wawczak for a Two (2) Year Term Commencing On January 6, 2022 And Expiring On April 30, 2024

On a motion by Alderman Messina, seconded by Alderman Woods, to approve *Appointment of Pam Wawczak for a Two (2) Year Term on the Citizen Involvement Committee, Commencing On January 6, 2022 And Expiring On April 30, 2024*. When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Ames, Catalano, Curiale, Jakab, Messina, Sorrentino, Susmarski and Woods

Nays: None

Whereupon the Mayor declared the motion carried

VII. CITY MANAGER'S REPORT

The City is providing a location for used holiday lights to be dropped off in a box outside the Public Works Building at 720 N. Central Ave. through January 24.

VIII. CONSENT AGENDAA. **Omnibus Vote**

None

IX. COMMITTEE CHAIR REPORTSA. **Planning, Zoning and Building Committee**

None

B. **Public Health, Safety, Judiciary and Ethics Committee**

None

C. **Public Works Committee**

- i. *Approval of Final Payment to G. Fisher Commercial Construction, Inc. for the Police Department Covered Parking Project in the Amount of \$76,610.86*

On a motion by Alderman Jakab, seconded by Alderman Curiale, to approve *Approval of Final Payment to G. Fisher Commercial Construction, Inc. for the Police Department Covered Parking Project in the Amount of \$76,610.86*. When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Ames, Catalano, Curiale, Jakab, Messina, Sorrentino, Susmarski and Woods

Nays: None

Whereupon the Mayor declared the motion carried

D. **Finance and Administration Committee**

- i. *A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with BCS Insurance Company for Cyber Liability and Privacy Coverage in the Amount of \$13,120*

On a motion by Alderman Catalano, seconded by Alderman Ames, to approve *A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with BCS Insurance Company for Cyber Liability and Privacy Coverage in the Amount of \$13,120*. When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Ames, Catalano, Curiale, Jakab, Messina, Sorrentino, Susmarski and Woods

Nays: None

Whereupon the Mayor declared the motion carried

*ii. A Resolution Approving an Agreement for Consulting Services with Stone Planning, LLC, in Connection With Development Assessment*

On a motion by Alderman Catalano, seconded by Alderman Ames, to approve *A Resolution Approving an Agreement for Consulting Services with Stone Planning, LLC, in Connection With Development Assessment*. When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Ames, Catalano, Curiale, Jakab, Messina, Sorrentino, Susmarski and Woods

Nays: None

Whereupon the Mayor declared the motion carried

*iii. A Resolution Approving an Agreement for Consulting Services with SB Friedman Development Advisors in Connection with Development Assessment*

On a motion by Alderman Catalano, seconded by Alderman Curiale, to approve *A Resolution Approving an Agreement for Consulting Services with SB Friedman Development Advisors in Connection with Development Assessment*. When the question was put, a roll call vote was taken with the following results:

Ayes: Aldermen Ames, Catalano, Curiale, Jakab, Messina, Sorrentino, Susmarski and Woods

Nays: None

Whereupon the Mayor declared the motion carried

X. OTHER BUSINESS

**A. Airport Noise Report**

None

**B. Stormwater Commission Report**

None

XI. APPROVAL OF LIST OF BILLS: January 6, 2022 **\$1,262,724.97**

On a motion by Alderman Catalano seconded by Alderman Curiale, to approve the January 6, 2022 payment of the List of Bills, for the total amount of **\$1,262,724.97** for the following:

• General Fund	\$	320,537.89
• Road & Bridge Fund	\$	3,639.64
• Motor Fuel Tax Fund	\$	3,721.98

• Tourism Fund	\$	7,444.49
• Narcotics Fund	\$	-
• TIF District #1	\$	56,800.25
• TIF District #2	\$	-
• Capital Projects Fund	\$	609,635.69
• Land Acquisition Fund	\$	-
• Commuter Parking Lot Fund	\$	1,455.34
• Sanitation Fund	\$	72,080.81
• Water & Sewer Fund	\$	187,308.88
• CERF	\$	100.00
• Special Service Area Fund	\$	-
<b>Total of all Funds:</b>		<b>\$ 1,262,724.97</b>
<b>Total Number of Checks:</b>		<b>91</b>

When the question was put a roll call vote was taken with the following results:

Ayes: Aldermen Ames, Catalano, Curiale, Jakob, Messina, Sorrentino, Susmarski  
and Woods

Nays: None

Whereupon the Mayor declared the motion carried.

XII. EXECUTIVE SESSION

None

XIII. ITEMS TO BE REFERRED

None

XIV. ITEMS FOR INFORMATION ONLY

None

XV. ADJOURNMENT

On a motion by Alderman Woods, seconded by Alderman Jakob, to adjourn the Regular Meeting of January 6, 2022. When the question was put, all Aldermen voted in the Affirmative. Whereupon the Mayor declared the meeting adjourned at 7:37 pm.

*Minutes Taken by City Clerk Lynn Curiale  
Reviewed by Legal Counsel Patrick Bond*



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## **REQUEST FOR COUNCIL ACTION**

Referred to Council:	January 20, 2022
Subject:	Builder's Risk Insurance
Staff Contact:	Alan Lange, Public Works Director
Department:	Public Works

**TITLE:** A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with Hanover Insurance for Builder's Risk Insurance, in an amount Not to Exceed \$12,741

### **COMMITTEE ACTION FOLLOW-UP ITEMS:**

Committee Vote: Passed 8-0

### **RECOMMENDATION:**

Staff Recommends a Resolution Approving a Builder's Risk Policy Proposal from Hanover Insurance Group in the Amount of \$12,741.

### **BACKGROUND:**

In order to ensure that there are no gaps in coverage during the construction of the new Public Works campus, the City needs to acquire a Builder's Risk insurance policy. Previously, the City had such a policy when constructing the Wastewater Treatment Plant.

### **ANALYSIS:**

What is Builder's Risk insurance? A special type of property insurance which indemnifies against damage to buildings while they are under construction. Builder's risk insurance is "coverage that protects a person's or organizations insurable interest in materials, fixtures and/or equipment being used in the construction or renovation of a building or structure should those items sustain physical loss or damage from a covered cause." It covers perils such as fire, wind, theft and vandalism, amongst others.

The City reached out to Fredrick Quinn about obtaining such a policy for the project, and their recommendation was that the City obtain/carry the coverage for the following reasons:

- Best practice for this type of project
- It is the City's property in question, and we need to protect our investment in the project
- The cost would be less going through our own/current insurance broker versus having them procure it for us
- We would control the policy as opposed to an outside party.

The City agreed and had Alliant obtain price quotes.

Attached is the pricing comparison and proposal from Hanover. All three companies were comparable in price; however, Hanover had a lower "All other Perils" deductible and had the lowest overall price. We have worked with Hanover in the past and experienced no issues with them.

**DOCUMENTS ATTACHED**

- ✓ Resolution
- ✓ Hanover Proposal



**RESOLUTION NO. R-22-04**

**A Resolution Authorizing the City of Wood Dale to Enter into an Insurance Agreement with Hanover Insurance for Builder's Risk Insurance, in an Amount Not to Exceed \$12,741**

**WHEREAS**, the City of Wood Dale (hereinafter referred to as the "City") is a duly organized and existing body politic and corporate governed by the provisions of the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*, and its own duly adopted Municipal Code; and

**WHEREAS**, the City is authorized and empowered under the Illinois Municipal Code, and its Ordinances adopted pursuant thereto, to enter into agreements and to contract for goods and services; and

**WHEREAS**, the Mayor and the City Council of the City seek to ensure that the City is run effectively and efficiently; and

**WHEREAS**, the Mayor and the City Council of the City, seeks the Hanover Insurance for the Builder's Risk Insurance; and

**WHEREAS**, these services are necessary to maintain and promote an effective and efficient City Government; and

**WHEREAS**, after diligent review of the qualifications and services of Hanover Insurance, the Mayor and the City Council find Hanover Insurance is the most qualified firm to perform the duties sought by the City; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WOOD DALE, DUPAGE COUNTY, AN ILLINOIS CORPORATION**, as follows:

**SECTION 1:** The recitals set forth above are incorporated herein and made a part hereof.

**SECTION 2:** The Mayor is authorized to execute said Agreement on behalf of the City of Wood Dale, which signature shall be attested to by the City Clerk.

**SECTION 3:** The City Manager, staff and/or the City Attorney shall take the steps necessary to put the terms and conditions of the Agreement into effect.

**SECTION 4:** That all ordinances and resolutions, or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

**SECTION 5:** That this Resolution shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

PASSED this **20th day of January, 2022.**

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

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

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

APPROVED this **20th day of January, 2022.**

SIGNED: \_\_\_\_\_  
Annunziato Pulice, Mayor

ATTEST: \_\_\_\_\_  
Lynn Curiale, City Clerk

**Inland Marine Package Insurance Proposal  
Hanover Insurance Company - Marine Division**

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Prepared For: CITY OF WOOD DALE  
404 N WOOD DALE ROAD  
WOOD DALE, IL 60191

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Producer Name: Tom Collins  
ALLIANT INSURANCE SERVICES  
INC.  
353 N CLARK ST STE 400  
CHICAGO, IL 60654

Phone: (312) 595-6716

Email Address: Thomas.Collins@alliant.com

*This proposal shows the premiums for the general coverages described, but in no way changes or affects any terms, conditions or exclusions of policies as actually issued. Premiums shown are based on information furnished to the company.*

Proposal Date: 01/05/2022  
Effective Dates: 02/01/2022 - 02/01/2023

**Quote Number 1189948**

<b>BUILDERS' RISK COVERAGE</b>
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**Coverage Form:** IM441 1352 - Builders' Risk Coverage is "all risk" subject to policy form terms, conditions, and exclusions.

**Coverage Form:** IM441 1353 Renovation or Rehabilitation Coverage is "all risk" subject to policy form terms, conditions, and exclusions.

**Project Description:**

A 1 STORY MASONRY NON-COMBUSTIBLE BUILDING(S) UNDER CONSTRUCTION AT 720 AND 790 N CENTRAL AVENUE, WOOD DALE, IL, 60191 TO BE OCCUPIED AS A COMMERCIAL STRUCTURE.

**Project Limits:**

Pre-Existing Structure Not Covered	
Limit for New Construction	\$11,333,312
Limit for all Buildings or Structures at Any One Job Site	\$11,333,312
Covered Property in Transit	\$500,000
Covered Property in Temporary Storage or Off-Site Fabrication	\$500,000
Trees, plants, lawns, and shrubs	\$100,000

**Optional Coverages:**

<b>Delay In Completion Coverage</b>	
Soft Costs	\$2,127,666

<b>Equipment Breakdown and Testing Coverage</b>	
Property Damage Limits	\$11,333,312
Delay in Completion Coverage Limits	\$2,127,666
Equipment Breakdown and Testing Pollutants	\$50,000

<b>Flood Coverage</b>	
Maximum Per Occurrence Limit	\$13,460,978
Maximum Annual Aggregate Limit	\$13,460,978
Deductible	\$25,000

<b>Earthquake Coverage</b>	
Maximum Per Occurrence Limit	\$13,460,978
Maximum Annual Aggregate Limit	\$13,460,978
Deductible	\$25,000

**Endorsement(s):**

<b>Builders' Risk Green Coverage Endorsement</b>	\$50,000
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**Protective Safeguards Endorsement**

Locations which Protective Safeguards Apply:  
720 AND 790 N CENTRAL AVENUE, WOOD DALE, IL, 60191

**Following Protective Safeguards Apply:**

- Fencing. You agree to maintain perimeter fencing at minimum height of 8 feet surrounding entire jobsite and locked gate(s) during non-working hours.

**Deductible(s):**

Per Occurrence Deductible \$5,000

**Valuation:**

Replacement Cost per the coverage form

**Coinsurance:**

Is not applicable and does not apply. However, we anticipate that the applicable limit of insurance will reflect the completed value.

**Additional Coverage(s):**

Business Personal Property	\$10,000
Loss Adjustment Expense	\$5,000
Construction Trailers and Contents at Job Site	\$50,000
Contract Penalty Coverage	\$100,000
Debris Removal – Additional Limits	\$100,000
Emergency Removal to Preserve Covered Property	\$10,000
Expediting Expense	\$100,000
Expenses to Re-erect Undamaged Scaffolding, Fences, and Signs	Covered
Police and Fire Department Service Charge	\$50,000
Fire Suppression Equipment Recharging	\$50,000
Fungus, wet Rot, Dry Rot and Bacteria	\$100,000
Insufficiency of Limit	10% of Limit of Insurance / \$1,000,000 maximum
Key Coverage	\$2,500
Ordinance or Law Coverage:	
Undamaged portions of the Building or Structure	Included in Building or Structure Limit
Demolition Costs and Increased Cost of Construction	\$1,000,000
Pollutant Clean Up and Removal	\$100,000
Reward Payment	\$10,000
Sewer and Drain Back Up	\$250,000
Valuable Papers and Records	\$50,000

**Permission to Occupy**

**Granted**

**Premium**

**Builders Risk Premium** \$12,615

## Premium Summary

### Premium

Builders Risk Premium \$12,615.00

**Total Premium** **\$12,615.00**

Terrorism Premium (Additional & Optional) \$126.00

*Minimum Earned Premium (MEP)* *\$5,000.00*

*MEP is considered fully earned at inception of this policy should it be cancelled for any reason.*

Commission 20%

This quote is only valid for 30 days from the date of this letter.

Terms and conditions outlined in the quote may differ from the specifications submitted; please review the specific coverage part for details on coverages and exclusions. Changes in the information in your submission or changes in the job specifications may change the terms of the quote proposal.

THIS NOTICE IS PROVIDED IN RESPONSE TO THE DISCLOSURE REQUIREMENTS OF THE TERRORISM RISK INSURANCE ACT. THIS NOTICE DOES NOT GRANT COVERAGE OR CHANGE THE TERMS AND CONDITIONS OF COVERAGE UNDER THE POLICY. IF THERE IS A CONFLICT BETWEEN THIS NOTICE AND THE POLICY, THE PROVISIONS OF THE POLICY SHALL APPLY.

## DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT

### Schedule

<b>Disclosure of Premium:</b>	
Total Terrorism Premium	<b>\$ 126.00</b>
Fire Following Premium	<b>\$ Not Applicable</b>
Other than Fire Following Premium	<b>\$ 126.00</b>

### Disclosure of Terrorism Coverage Available

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from “acts of terrorism” defined in Section 102(1) of the Act as follows:

Any act or acts that are certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security and the Attorney General of the United States, to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States government by coercion.

The premium charged for this coverage is provided in the Schedule above and does not include any charges for the portion of loss that may be covered by the Federal Government as described below.

Your policy may contain other exclusions which could affect your coverage, such as an exclusion for Nuclear Events or Pollution. **Please read your policy carefully.**

### **Note for Commercial Property or Commercial Inland Marine Policyholders in Standard Fire States:**

In your state, a terrorism exclusion makes an exception for (and therefore provides coverage for) fire losses resulting from an act of terrorism. If you reject the offer of terrorism coverage, therefore, that rejection does not apply to fire losses resulting from an act of terrorism. Coverage for such fire losses will be provided in your policy. The additional premium just for such fire coverage is shown in the Schedule above.

### Disclosure of Federal Participation in Payment of Terrorism Losses

The United States government through the Department of the Treasury may pay a share of terrorism losses insured under the federal program under a formula set forth in the Act. Under this formula, the United States government generally reimburses the following percentage of covered terrorism loss which exceeds the statutorily established deductible paid by the insurance company providing the coverage: 85% through 2015; 84% beginning on January 1, 2016; 83% beginning on January 1, 2017; 82% beginning on January 1, 2018; 81% beginning on January 1, 2019; and 80% beginning on January 1, 2020.

**Cap on Insurer Participation in Payment of Terrorism Losses**

The Act contains a \$100 billion cap that limits the reimbursement by the United States government as well as insurers' liability for losses resulting from certified acts of terrorism. If the aggregate of insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a calendar year and we have met our insurer deductible under the Act, we will not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion. In such case, insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

**Rejection of Terrorism Insurance Coverage**

- I decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism.

\_\_\_\_\_  
Applicant/Policyholder Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Hanover Insurance

\_\_\_\_\_  
**Insurance Company**

\_\_\_\_\_  
CITY OF WOOD DALE

\_\_\_\_\_  
**Quote or Policy Number**





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## **REQUEST FOR COUNCIL ACTION**

Referred to Council: January 20, 2022  
Subject: Special Use Permit & Major Site Plan Review –  
238 E Irving Park Rd – Wright Management  
LLC  
Staff Contact: Gosia Pociecha, AICP, Planner  
Department: Community Development Department

**TITLE:** An Ordinance Granting a Special Use and Major Site Plan Review to Permit the Operation of a Professional Office for a Management Company at 238 E. Irving Park Rd. Wood Dale, Illinois

### **COMMITTEE VOTE:**

Approved 8 - 0

### **RECOMMENDATION:**

Staff recommends the approval of the requested Special Use Permit and Major Site Plan Review for a professional office to operate a management company at 238 E Irving Park Rd, Suite #103.

### **ANALYSIS:**

The subject property is located at 238 E Irving Park Road, Suite # 103. The site is zoned TCB, Town Center Business. The one-acre site is improved with six-story brick building containing commercial spaces on the ground floor and multi-family residential dwelling units on upper floors. The subject property was approved as Phase I of a Planned Unit Development (PUD) in 2005. Phase I of the PUD was completed in 2007. Phase II was subsequently sold to another developer and has since received approval for an amended PUD which resulted in construction of the Memory Care building at 276 E. Irving Park Rd.

The proposed use is consistent with the zoning of the property and the Comprehensive Plan. This unit has been vacant and having an appropriate user occupy the building is of a clear benefit to the City.

The requested Special Use Permit and Major Site Plan Review for a professional office for Wright Management LLC at 238 E. Irving Park Road, Suite #103 was unanimously approved by the CDC with the condition, that in the event of change in ownership, new application would need to be submitted.

**DOCUMENTS ATTACHED**

- ✓ Ordinance
- ✓ Exhibit A

**ORDINANCE NO. O-22-001**

**AN ORDINANCE GRANTING A SPECIAL USE AND MAJOR SITE PLAN REVIEW TO PERMIT THE OPERATION OF A PROFESSIONAL OFFICE FOR A MANAGEMENT COMPANY AT 238 E. IRVING PARK RD. WOOD DALE, ILLINOIS**

**WHEREAS**, the City of Wood Dale (“City”) is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

**WHEREAS**, the City is authorized and empowered, under the Illinois Municipal Code and the Code of Ordinances of the City of Wood Dale (“City Code”), to regulate properties located within the municipal boundaries of the City; and

**WHEREAS**, in furtherance of this authorization, the City has adopted a Unified Development Ordinance (“UDO”), codified in Chapter 17 of the City Code, which sets forth regulations regarding the use of property within the City; and

**WHEREAS**, section 17.503 of the UDO allows for the operation of a professional office in the Town Center Business (“TCB”) District as a Special Use; and

**WHEREAS**, the Petitioner, Legacy Wright Management LLC, with an interest in the property located at 238 E. Irving Park Rd., Suite #103 Wood Dale, Illinois (the “Property”) in the TCB, filed an application for special use and major site plan review to permit the operation of a professional office for a management company at the Property, which application is identified as Case No. CDC-2021-0005; and

**WHEREAS**, on December 20, 2021, the Community Development Commission held a public hearing on the proposed special use in Case No. CDC-2021-0005 following the necessary publication of a legal notice pursuant thereto, as required by law and the City Code; and

**WHEREAS**, following said hearing, the Community Development Commission voted to recommend approval of the proposed special use and major site plan review with the condition that the special use permit is granted solely to the business owner, Legacy Wright Management LLC, and that the special use permit shall terminate upon change in ownership, predicated on testimony presented, and on Findings of Fact set forth in the Staff Report relative to Case No. CDC-2021-0005, dated December 20, 2021, attached hereto and incorporated herein by reference as Exhibit A; and

**WHEREAS**, the proposed special use and major site plan review and recommendation of the Community Development Commission has been considered by the Planning, Zoning and Building Committee of the City Council of the City of Wood Dale, which has additionally recommended approval of the same relative to the Petitioner’s request; and

**WHEREAS**, the City Council of the City of Wood Dale has reviewed the matter herein and has determined that granting Petitioner’s request in Case No. CDC-2021-0005 is in the best interests of the health, safety and welfare of the citizens of the City of Wood Dale.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, as follows:**

**SECTION ONE:** The recitals set forth above are incorporated herein and made a part hereof.

**SECTION TWO:** Petitioner in Case No. CDC-2021-0005 is granted a special use and major site plan review to permit the operation of a professional office for a management company at 238 E. Irving Park Rd., Suite #103 Wood Dale, Illinois, with the condition that the special use permit is granted solely to the business owner, Legacy Wright Management LLC, and that the special use permit shall terminate upon change in ownership.

**SECTION THREE:** That all ordinances or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

**SECTION FOUR:** That the City Clerk of the City of Wood Dale is hereby directed to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

**SECTION FIVE:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 20th day of January, 2022

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

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

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

APPROVED this 20th day of January, 2022

SIGNED: \_\_\_\_\_  
Annunziato Pulice, Mayor

ATTEST: \_\_\_\_\_  
Lynn Curiale, City Clerk

Published in pamphlet form \_\_\_\_\_, 2022

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: December 20, 2021

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Senior Planner

SUBJECT: Case No. CDC-2021-0005, Special Use and Major Site Plan Review for Wright Management LLC, 238 E Irving Park Rd, Suite #103

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### **REQUEST**

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An application has been filed by Legacy Wright Management LLC for a Special Use and Major Site Plan Review to permit the operation of a professional office for a management company at 238 E Irving Park Rd, Suite #103, Wood Dale, Illinois.

### **PROPERTY INFORMATION**

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Site Address: 238 E Irving Park Rd, Suite #103  
PIN: 03-15-133-020  
Property Size: 1.06 Acres (approx. 46,377 square feet)  
Existing Land Use: Retail/Commercial  
Future Land Use: Retail/Commercial  
Existing Zoning: TCB (Town Center Business)

#### Surrounding Zoning & Land Use

North: TCB (Town Center Business) / Retail/Commercial  
South: Rail tracks  
East: TCB (Town Center Business) / Retail/Commercial  
West: TCB (Town Center Business) / Retail/Commercial

### **ANALYSIS**

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#### **Submittals**

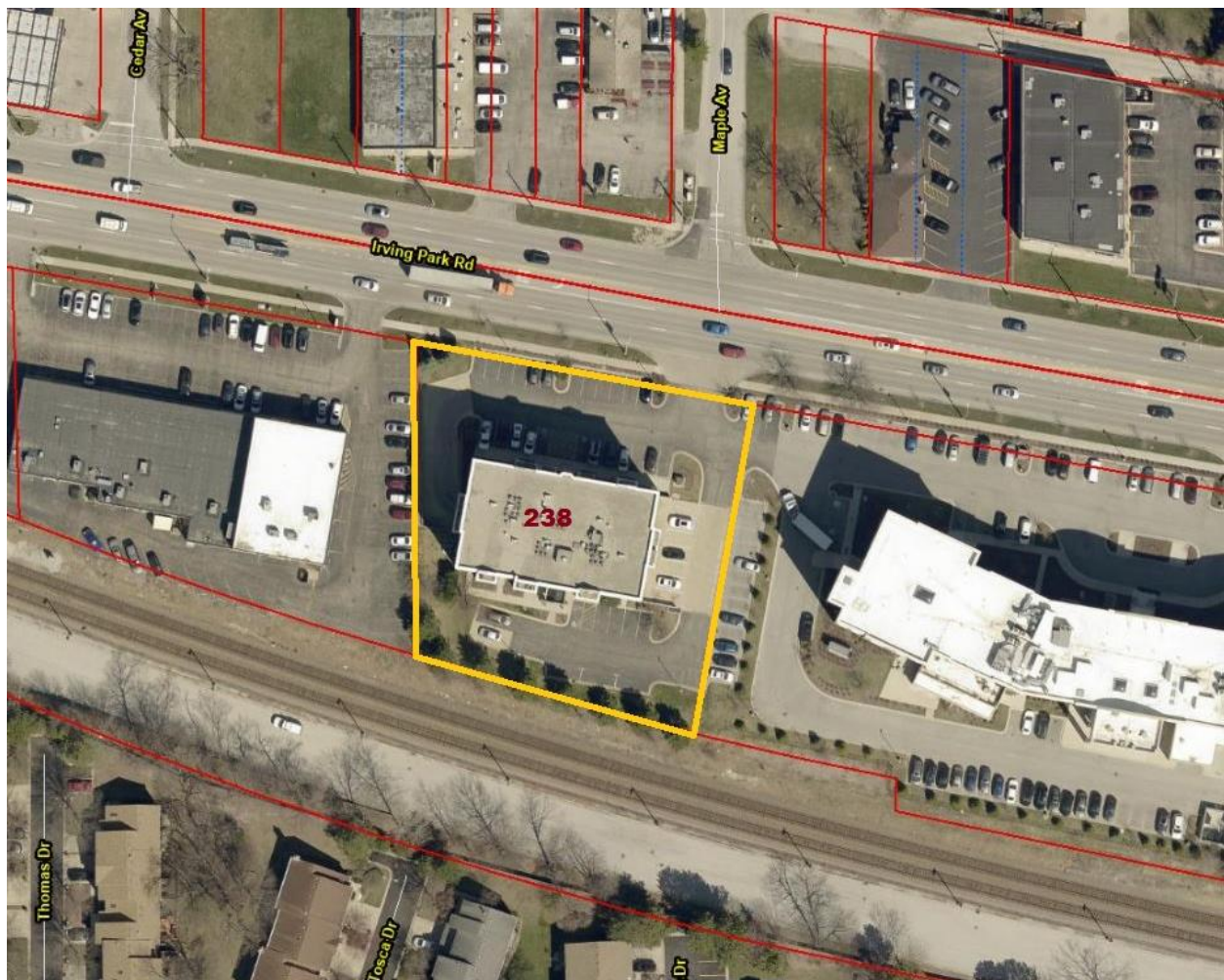
The analysis and recommendation provided within this memo are based on the following documents, which are on file in the Community Development Department and attached as noted:

- Public Hearing Application
- Petitioner's Narrative (Exhibit A)
- Petitioner's Responses to Standards of approval (Exhibit B)

- Plat of Survey (Exhibit C)
- Floor Plan (Exhibit D)
- Owner's Authorization
- Proof of ownership

### Project Description

The subject property is located at 238 E Irving Park Road, Suite # 103, near the intersection of Irving Park Road and Maple Ave (see image below). The site is zoned TCB, Town Center Business. The one-acre site is improved with six-story brick building containing commercial spaces on the ground floor and multi-family residential dwelling units on upper floors (see Exhibit C). Wood Dale Station LLC is the owner of the parcel has submitted written support for this Special Use request.



The applicant has petitioned for Special Use approval (see Exhibit A) to permit the operation of a professional office for a management company. No physical changes to the building or the site are requested as part of this application. Photograph on the next page depicting the existing building (also see Exhibit D for floor plan drawing).



The subject property was approved as Phase I of a Planned Unit Development (PUD), which consisted of 120 total units in a mixed-use development in 2005. Phase I of the PUD was completed in 2007. Phase II was subsequently sold to another developer and has since received approval for an amended PUD which resulted in construction of the Memory Care building at 276 E Irving Park Rd.

The building consists of ground floor commercial and 30 residential units above. Parking is provided underground and in designated surface spaces for the residents. The remaining surface parking is available for the commercial uses and guests. Due to Phase II of the project being sold for another development, the parking lot on the subject property was not fully completed. However, the property owner has since expanded the parking on the east side of the subject property to comply with the original PUD approval.

### **Compliance with the Comprehensive Plan**

The subject property is designated as Retail/Commercial in the Future Land Use Plan of the Comprehensive Plan. This Land Use Category intends to maintain a wide range of retail, restaurant and personal/business service uses. This use category includes small office uses and hotels.

The proposed professional office use of a management company would be similar to what is described in the Comprehensive Plan and fits the general description of the Retail/Commercial category, therefore the request is consistent with the Comprehensive Plan.

The proposed development will help the City in achieving Goal 4, Objective 2: Keep Wood Dale diverse by managing development to create a balanced mix of land uses, promoting economic vitality and sustainable quality of life. The proposed use intends to fill a vacant space at an existing commercial building, adding to the diversity of services offered to the community.

### **Compliance with the Unified Development Ordinance**

#### *Allowable Uses*

The subject site is located within the TCB, Town Center Business district established to provide and maintain areas for commercial and mixed-use development. The intent is to provide a central area for various retail, office, governmental, institutional, public, residential and cultural activities. This district is generally located within a ten (10) minute walk from the city's Metra train station near the intersection of Irving Park Road and Wood Dale Road.

Per the Municipal Code, uses such as a professional office are permitted only upon consideration as a Special Use. In each case, the impact of such use upon neighboring land and of the public need for such a use at the particular location is considered. As such, the applicant has requested an approval of a Special Use to operate a professional office for a management company at 238 E Irving Park Rd, Suite #103. Due to the request for a Special Use, a Major Site Plan Review is also required.

#### *Lot Development Standards*

The applicable building type for this property is a Type 9 Building, Large Commercial Shop. As previously noted, the building as developed in accordance with a PUD approved in 2005. No physical changes are proposed to the building or the parking lot.

#### *Parking*

No changes are proposed to the site or the parking lot of the subject property. As previously noted, the existing parking complies with the original PUD approval. The proposed use for a professional office shall have a negligible impact on traffic.

### **Neighborhood Comment**

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. A public hearing sign was placed at the subject property and a public hearing notice published in Daily Herald on December 3, 2021. Staff received one call from the public voicing support for this petition.

### **Findings of Fact**

The Community Development Commission may recommend approval of a Special Use and Major Site Plan Review if evidence is presented to establish that the application meets the standards. The applicant has provided responses to the standards in Exhibit B. The standards are as follows (*staff comments italicized*):



## Special Use Standards

1. The proposed Special Use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;

*The proposed Special Use will enable operation of a professional property management office. This use would enable provision of onsite property management services for the Wood Dale Condominium Association's 19 residential units and 3 commercial units residing in the same building. This standard is met.*

2. The proposed Special Use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;

*The proposed Special Use will not adversely affect the adjacent properties or character of the neighborhood. The proposed Special Use is requested for operation of a professional office in an existing commercial unit which has been configured and used as a real estate office in the past. Traffic conditions, utility facilities and other matters affecting public safety are not anticipated to be impacted by the proposed Special Use. This standard is met.*

3. The proposed Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood;

*The proposed Special Use will not be injurious to the use and enjoyment of other properties in the immediate vicinity nor will it substantially diminish or impair other property valuations within the neighborhood. The proposed Special Use intends to fill a vacant commercial space along a major thoroughfare. Surrounding properties will continue to operate as they do currently. This standard is met.*

4. The nature, location, and size of buildings or structures involved with the establishment of the Special Use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

*The proposed Special Use of the subject property will not impede, hinder or discourage the development and use of adjacent land and buildings. The proposed Special Use intends to fill an existing commercial space. The adjacent lots already have existing structures and new development can still occur on adjacent lots with the granting of the Special Use. This standard is met.*

5. The proposed Special Use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;

*The proposed Special Use would provide additional service options for the community with minimal impact to adjacent properties. The development and use of neighboring properties would not be impaired by the approval of the requested Special Use. This standard is met.*

6. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

*The proposed Special Use request does not include any interior or exterior work that would impact utilities. The existing site is already served by adequate utilities. This standard is met.*

7. Parking areas shall be of adequate size for the particular Special Use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets; and

*The proposed Special Use request does not propose any changes to the parking areas. The parking for the development is in accordance with the approved PUD. This standard is met.*

8. Such other standards and criteria as are established by the ordinance for a particular Special Use as set forth in subsections D and H of this section, if applicable, and as applied to planned unit developments as set forth in Chapter 17, Article IV, Section 17.405.

*No other standards apply. This standard is met.*

#### Standards For Site Plan Review

1. The relationship of the site plan is consistent with the policies, goals and objectives of the comprehensive plan;

*The existing site plan meets the policies, goals and objectives of the Comprehensive Plan. The ability to provide professional service use in this development will achieve the intended goals of the Retail/Commercial land use category. This standard is met.*

2. The proposed traffic and parking layout minimizes the danger and conflicts between pedestrians and motorists, provides efficient and convenient movement of traffic not only within the site but on adjacent roadways, and otherwise complies with the requirements of this chapter;

*The proposed Special Use does not propose any changes to the existing site plan. There are no reports indicating that existing site plan has a negative impact on traffic or parking. This standard is met.*

3. The location of principal structures, accessory structures and freestanding signs does not impede safe and efficient traffic circulation, stormwater drainage, or otherwise adversely impact adjoining land improvements;

*The proposed Special Use does not propose any changes to the existing site plan. The location of the existing structures does not affect traffic circulation, as they are located within the site. There are no reports related to stormwater drainage. This standard is met.*

4. That the proposed use(s) is/are permitted in the district in which the property is located;

*The operation of a professional office requires a Special Use, which is being requested by the applicant. This standard is met.*

5. That the proposed arrangement of buildings, off street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses and employs sound site planning principles; and

*The location and arrangement of existing structures, walks, lighting and appurtenant facilities is consistent with that provided along the corridor and is compatible with surrounding land uses. This standard is met.*

6. That all outdoor storage areas are screened and are in accordance with standards specified by this chapter.

*No outdoor storage is proposed for this Special Use request. This standard is met.*

## **RECOMMENDATION**

---

The Community Development Department finds that the request for a Special Use and Major Site Plan Review to operate a professional office for management company at 238 E Irving Park Rd, Suite #103 is compatible with surrounding zoning and land use classifications, meets the requirements in the Unified Development Ordinance and is consistent with the City's Comprehensive Plan. Based on the above considerations, staff recommends that the Community Development Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposed Special Use and Major Site Plan Review meets the standards of approval and is consistent with the UDO and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated December 20, 2021 as the findings of the Community Development Commission, and recommend to the City Council approval of the Special Use and Major Site Plan Review to operate a professional office for a management company at 238 E Irving Park Route, Suite #103 in Case No. CDC-2021-0005.

***(Yes vote would be to approve; No vote would be to deny)***



RE: Project Summary/Narrative Letter, Wright Management LLC Special Use Permit Request.

Unit 103 at 238 E. Irving Park Rd is approximately 2025 sq ft. This unit has been marketed by three different national commercial real estate brokers over the past 14 years. Most recently, this unit was utilized by the Randal Residence real estate marketing team as a rental leasing office while the Randall Residence was under construction. A special use permit was granted to the Randal Residence for that purpose. Prior to the Randall Residence usage, the space was configured and used as the real estate sales office for the developer of Wood Dale Station Condominiums (Wood Dale Station LLC), which was an approved use under the zoning for the TCB.

There has been no interest shown by any retail establishment, over the past 14 years, to rent this space for any of the currently approved uses. We have used the following commercial real estate companies to advertise the space: One Maple Realty and Management Inc., NAI Hiffman, and Northco LLC.

Wright Management was granted a contract to manage the Wood Dale Station Condominium Association, effective June 1, 2021. Wright Management has managed the 19 residential units and 3 commercial units, still owned by the developer (Wood Dale Station LLC, an affiliate of Wright Management) for the past 14 years.

No changes are proposed to the interior layout of unit 103, which is as it was when the Randall Residence used this space as their rental office.

Wright Management will have four full time employees, which will not negatively impact parking. We believe that the residents of the Wood Dale Condominium Association will be better served by having onsite management rather than a management company located many miles away.

Chapter 17 of the Unified Development Code of the City of Wood Dale, Sec. 17.503. Table of Permitted Uses, Use Category I, Business Office, we must have a "S" (Special Use Permit) to operate. We respectfully request approval for a special use permit for Wright Management to use Unit 103 as business office for residential rental and property management

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Wright', written over a horizontal line.

James Wright  
Managing Member

RECEIVED

OCT 26 2021

WOOD DALE COMMUNITY  
DEVELOPMENT

Special Use Standards

1. The proposed Special Use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;

*Response: Wright Mgmt, LLC is the managing agent for the Wood Dale Station Condominium Association and being on site has and will be a great benefit to the association. All owners/renters are able to stop in or call with questions or concerns and have an employee on site during regular business hours to immediately address any situation.*

2. The proposed Special Use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;

*Response: Wright Mgmt, LLC has 3 full time employees and one part time. We have very low parking requirements, and our office will have no adverse affect, upon any neighboring properties.*

3. The proposed Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood;

*Response: Refer to answer to #2. We are a small, quiet property management office. Our presence will not affect any neighboring property in any way.*

4. The nature, location, and size of buildings or structures involved with the establishment of the Special Use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

*Response: Wright Mgmt, LLC occupies the middle retail office space within the existing building, which has been in place since 2007. No interior or exterior modifications are being made.*

5. The proposed Special Use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;

*Response: Same responses as to #2,3 and 4.*

6. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

*Response: Existing office/retail space was constructed with an in place Certificate of Occupancy in July 2007. All utilities, access driveway and parking required by City of Wood Dale have been place for many years.*

7. Parking areas shall be of adequate size for the particular Special Use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets; and

*Response: Construction of the building and parking spaces has been in place for over 10 years, as approved by the City of Wood Dale. There is indoor garage parking for residents and outdoor parking for the front facing retail/office spaces.*

8. Such other standards and criteria as are established by the ordinance for a particular Special Use as set forth in subsections D and H of this section, if applicable, and as applied to planned unit developments as set forth in Chapter 17, Article IV, Section 17.405.

*Response: To our knowledge, no other standards apply. Again, this building has been in place since 2007 in accordance with building codes in place at the time.*

#### Standards For Site Plan Review

1. The relationship of the site plan is consistent with the policies, goals and objectives of the comprehensive plan;

*Response. This site plan has been in place and approved by the City of Wood Dale since 2007 and it is consistent with the contents of the comprehensive plan.*

2. The proposed traffic and parking layout minimizes the danger and conflicts between pedestrians and motorists, provides efficient and convenient movement of traffic not only within the site but on adjacent roadways, and otherwise complies with the requirements of this chapter;

*Response Correct. The building's parking layout complies with the City of Wood Dale's requirements.*

3. The location of principal structures, accessory structures and freestanding signs does not impede safe and efficient traffic circulation, stormwater drainage, or otherwise adversely impact adjoining land improvements;

*Response Correct. As previously approved by City of Wood Dale, nothing adversely affects any of these items.*

4. That the proposed use(s) is/are permitted in the district in which the property is located;

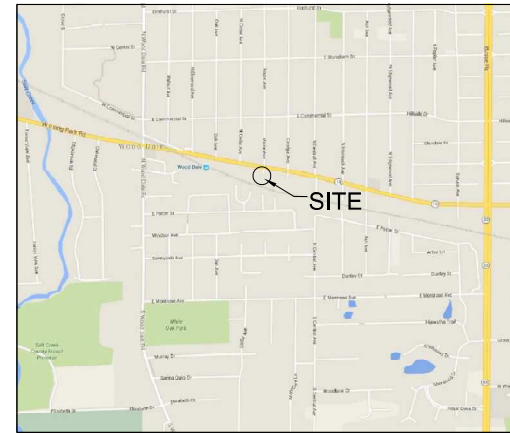
*Response As a property management office for the building in which this office is located, we believe this is a permitted use that is of benefit to the home owners and City of Wood Dale.*

5. That the proposed arrangement of buildings, off street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses and employs sound site planning principles; and

*Response Correct. The building has been occupied in good standing and in accordance with the requirements of the City of Wood Dale going back to 2007.*

6. That all outdoor storage areas are screened and are in accordance with standards specified by this chapter.

*Response There are no outdoor storage areas other than the rear trash dumpster for the building, which is fully enclosed by a fence and gate.*



VICINITY MAP  
NOT TO SCALE

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- DUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- ▽ PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAPPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- AIR CONDITIONER PAD/JUNIT
- BASKETBALL HOOP
- FOUND DISK IN CONCRETE
- FOUND BRASS DISC
- FOUND IRON MARKER
- FOUND IRON ROD
- FOUND IRON ROD SPIKE
- FOUND IRON NAIL
- FOUND IRON PIPE
- FOUND IRON BAR
- △ SET TRAVELER POINT
- SPRK SET IRON NAIL
- SMO SET IRON NAIL
- SP SET IRON PIPE
- SBM SET CONCRETE MONUMENT WITH BRASS DISC
- SCK SET CONCRETE MONUMENT WITH IRON PIPE
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- SPRINKLER HEAD
- WATER METER
- FOUND IRON ROD
- FOUND IRON ROD SPIKE
- FOUND IRON NAIL
- FOUND IRON PIPE
- FOUND IRON BAR
- SET TRAVELER POINT
- SPRK SET IRON NAIL
- SMO SET IRON NAIL
- SP SET IRON PIPE
- SBM SET CONCRETE MONUMENT WITH BRASS DISC
- SCK SET CONCRETE MONUMENT WITH IRON PIPE

ABBREVIATIONS

- 782.62 EXISTING TOP OF CURB ELEVATION
- 782.12 EXISTING EDGE OF PAVEMENT ELEVATION
- +782.62 EXISTING SPOT ELEVATION
- A.P. ACCESSIBLE PARKING
- F.F. FINISHED FLOOR
- T.F. TOP OF FOUNDATION
- OMP CORRUGATED METAL PIPE
- ROP REINFORCED CONCRETE PIPE
- VIP VITRIFIED CLAY PIPE
- FRM. FRAME
- BRK. BRICK
- TC TOP OF CURB
- DEP DEPRESSIONED CURB
- GUTTER
- EP EDGE OF PAVEMENT
- F.L. FLOOR LINE
- CONC. CONCRETE
- BT. BITUMINOUS
- MH MANHOLE
- CW CONCRETE WALK
- TW TOP OF WALL
- BB BOTTOM OF WALL
- TP TOP OF PIPE
- BS BACK OF WALL
- IES FLARED END SECTION
- INV INVERT
- SD DUCTILE IRON PIPE
- SD STORM DRAIN
- SAN SANITARY SEWER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- OB OND BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INTERESS IN GROSS EASEMENT
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- P.T. POINT OF TANGENCY
- R.D. RECORD DATUM
- MEAS. MEASURED DATUM
- [CALC] CALCULATED DATUM
- [DEED] INFORMATION TAKEN FROM DEED
- ETBE EXCEPTION TO BLANKET EASEMENT

GENERAL NOTES

1. COMPARE ALL POINTS PRIOR TO ANY CONSTRUCTION AND REPORT ANY DIFFERENCES AT ONCE.
2. ALL BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED TO EXTERIOR FOUNDATION WALLS UNLESS OTHERWISE NOTED.
3. FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, TITLE GUARANTEE POLICY, AND LOCAL ORDINANCES.
4. DO NOT SCALE ANY DIMENSIONS FROM THIS PLAT.

# SITE PLAN / PLAT OF SURVEY OF WOOD DALE STATION CONDOMINIUM WOOD DALE, IL

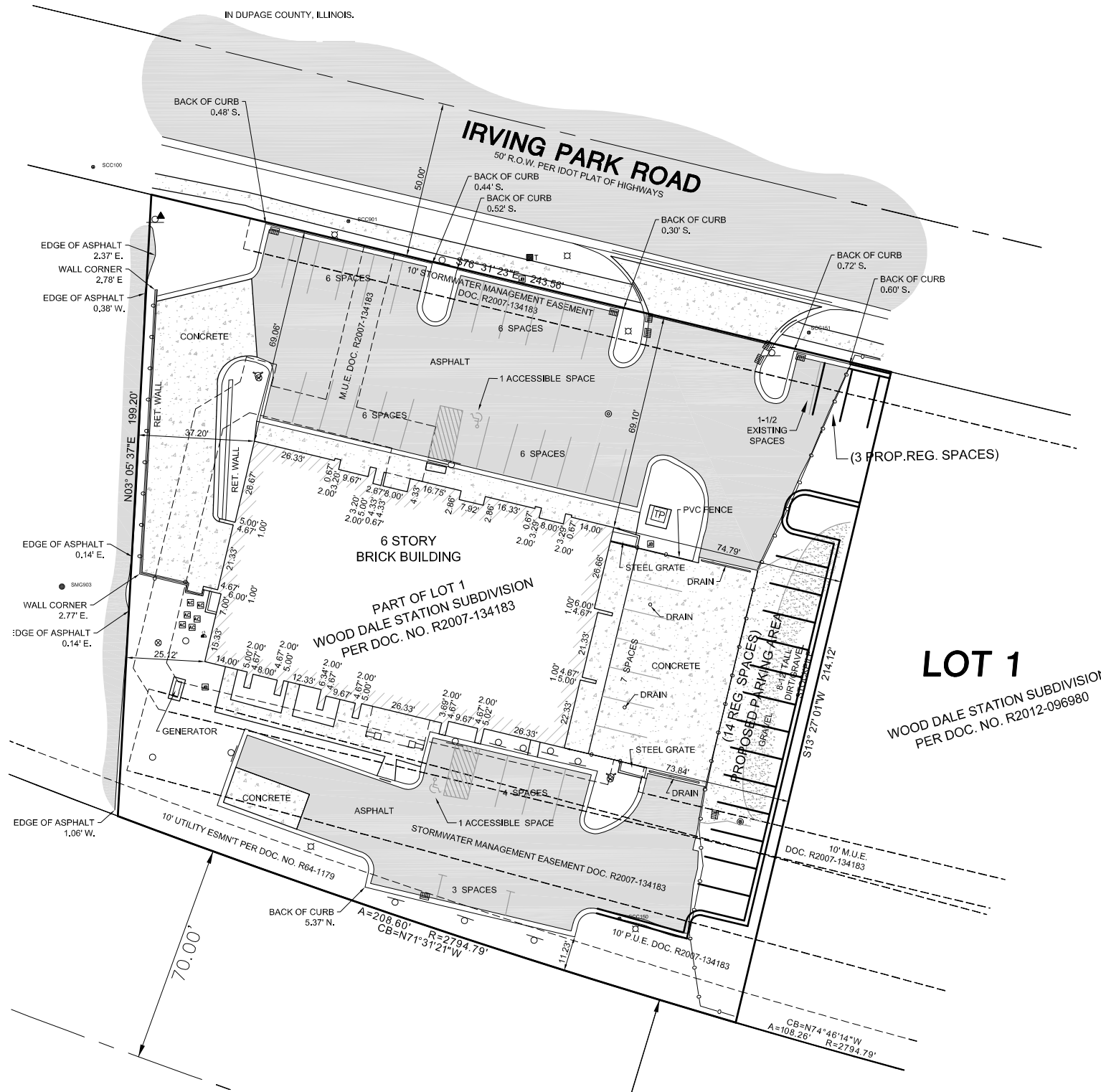
**CDC-2021-0005**  
**Exhibit C**

LOT 1 IN WOOD DALE STATION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2007 AS DOCUMENT NUMBER R2007-134183.

EXCEPT THEREFROM

LOT 1 N WOOD DALE STATION RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2012 AS DOCUMENT NUMBER R2012-096980.

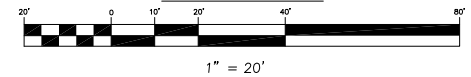
IN DUPAGE COUNTY, ILLINOIS.



BASIS OF BEARING

ASSUMED THE SOUTH RIGHT OF WAY  
LINE OF IRVING PARK BLVD. TO HAVE  
A BEARING OF S 76°31'23" E

GRAPHIC SCALE



AREA

46,377 SQ. FT.  
1.0646 ACRES

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, CHARLES W. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK COMPLETED ON JULY 05, 2016.

DATED THIS 7TH DAY OF JULY, A.D., 2016.

*Charles W. Bartosz*



CHARLES W. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188  
MY LICENSE EXPIRES ON NOVEMBER 30, 2016.  
V3 COMPANIES OF ILLINOIS, LTD., PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017.  
cbartosz@v3co.com



17325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:  
**WRIGHT MANAGEMENT, LLC**  
2401 PLUM GROVE ROAD, STE 125  
PALATINE, IL 60067  
847-303-9999

		REVISIONS	
NO.	DATE	DESCRIPTION	
1	7/25/16	PER CLIENT/VILLAGE COMMENTS DATED JULY 20, 2016	

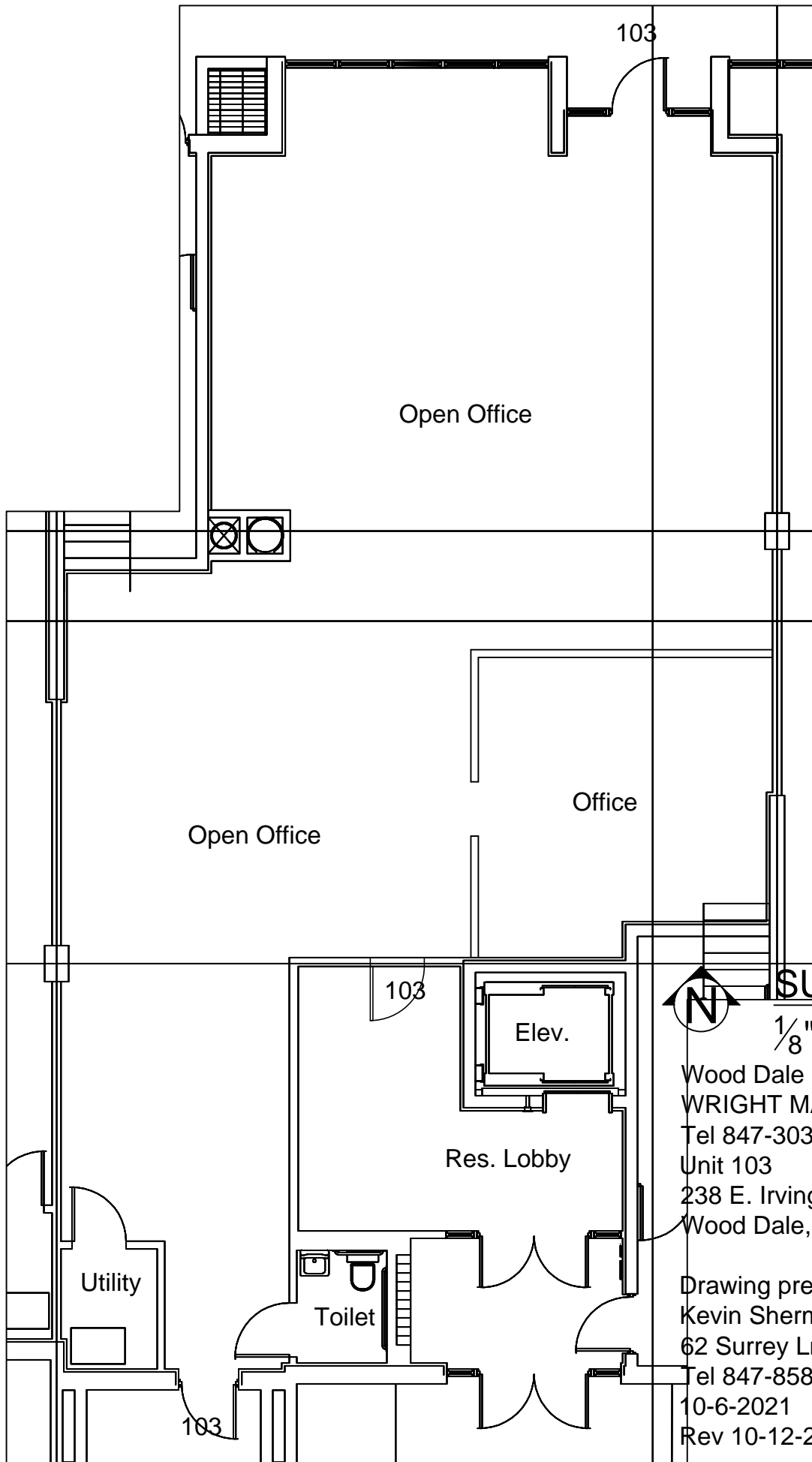
SITE PLAN / PLAT OF SURVEY

WOOD DALE STATION - WOOD DALE, IL

DRAFTING COMPLETED: 07-07-16    DRAWN BY: EJM    PROJECT MANAGER: CWB  
FIELD WORK COMPLETED: 07-05-16    CHECKED BY: CWB    SCALE: 1" = 20'

Project No: 04245.02  
Group No: VP02.1  
Packet Page #32  
1 of 1





**SUITE 103**

1/8" = 1'-0"

Wood Dale Station Condor  
WRIGHT MANAGEMENT  
Tel 847-303-9999  
Unit 103  
238 E. Irving Park Rd.  
Wood Dale, IL

Drawing prepared by  
Kevin Sherman, Architect  
62 Surrey Ln E, Barrington  
Tel 847-858-6083  
10-6-2021  
Rev 10-12-2021





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## **REQUEST FOR COUNCIL ACTION**

Referred to Council:	January 20, 2022
Subject:	RJN Amendment
Staff Contact:	Alan Lange, Public Works Director
Department:	Public Works

**TITLE:** Approval of an Amendment to the Professional Services Agreement between the City of Wood Dale and RJN Group for the FY 2022 Infiltration and Inflow Project in an Amount Not to Exceed \$14,900

**COMMITTEE ACTION FOLLOW-UP ITEMS:**

N/A

**RECOMMENDATION:**

Staff Recommends Approval of an Amendment to the Professional Services Agreement between the City of Wood Dale and RJN Group for the FY 2022 Infiltration and Inflow Project in an Amount Not to Exceed \$14,900.

**BACKGROUND:**

The City Council previously approved an agreement with RJN Group in May of 2021 for professional services related to the Infiltration and Inflow Program in the amount of \$119,890. The scope included design and construction supervision of sanitary sewer rehabilitation and review of two-year CCTV program. The low bid for the CCTV program was significantly under budget so the City elected to complete both years work simultaneously, however the additional CCTV review for FY 2022 had not been included in the City's agreement with RJN. As such, the contract needs to be amended to include the additional review. The reviewed footage will be utilized in the design for FY 2023 construction.

**ANALYSIS:**

\$820,000 was budgeted in the CIP for the I&I Program in FY 2022. The amendment brings the total contract value for RJN to \$134,790. Including the total awarded contract values for CCTV and sewer rehabilitation (\$59,622.70 and \$599,058.50 respectively)

brings the total cost for the FY22 I&I Program to \$793,471.20 or \$26,528.80 under the budgeted amount.

**DOCUMENTS ATTACHED**

✓ Amendment 1

**CITY OF WOOD DALE  
AMENDMENT NO. 1  
For  
FY 2021-22 PROFESSIONAL ENGINEERING SERVICES FOR SANITARY SEWER  
REHABILITATION (CCTV, DESIGN, AND CONSTRUCTION)  
With  
RJN GROUP. INC.**

In accordance with the AGREEMENT for Fiscal Year 2021-22 Professional Engineering services for sanitary sewer rehabilitation (CCTV, Design, and Construction) dated April 29, 2021, between the City of Wood Dale, Illinois (hereinafter called OWNER) and RJN GROUP, INC. (hereinafter called ENGINEER), OWNER hereby authorizes ENGINEER to proceed with the following services:

**SECTION 1 - PROJECT DESCRIPTION**

Under the AGREEMENT, the OWNER retained RJN Group to perform engineering services in connection with the projects designated “Fiscal Year 2021-22 Professional Engineering Services – Sanitary Sewer Rehabilitation”. The projects included a two-year CCTV program, sanitary sewer rehabilitation design, and construction supervision. It has since been determined the additional construction supervision work for the CCTV program, completed in one year as opposed to two years, and the approximately additional 800 LF of sanitary sewer added to the design scope should be included.

**SECTION 2 - SCOPE**

2.1 The ENGINEER shall provide the additional Scope of Services included in Exhibit A herein.

**SECTION 3 - TIME OF SERVICE**

3.1 ENGINEER will proceed with providing the services set forth herein immediately upon execution of this Authorization. These additional services do not impact the overall schedule included in the AGREEMENT.

**SECTION 4 - COMPENSATION**

4.1 OWNER shall compensate ENGINEER for providing these additional services at the unit price herein provided as Exhibit B for a not-to-exceed amount **\$14,900**. These additional services result in a total contract not-to-exceed amount of **\$134,790**.

**CITY OF WOOD DALE  
AMENDMENT NO. 1  
For  
FY 2021-22 PROFESSIONAL ENGINEERING SERVICES FOR SANITARY SEWER  
REHABILITATION (CCTV, DESIGN, AND CONSTRUCTION)  
With  
RJN GROUP. INC.**

In consideration of the mutual covenants and Agreements herein contained, the OWNER and ENGINEER stipulate and agree that the Agreement for Fiscal Year 2021-22 Professional Engineering services for sanitary sewer rehabilitation (CCTV, Design, and Construction) dated April 29, 2021, is hereby amended as described in Exhibits A and B attached hereto and made part of this agreement.

All other provisions of the original Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be duly executed this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

**AUTHORIZED BY:**

CITY OF WOOD DALE

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**ACCEPTED BY:**

RJN GROUP, INC.

By: Michael N. Young

Name: Michael N. Young

Title: Senior Vice President

Date: 12/22/21

END OF AMENDMENT

**EXHIBIT A**

**CITY OF WOOD DALE  
AMENDMENT NO. 1**

**For**

**FY 2021-22 PROFESSIONAL ENGINEERING SERVICES FOR SANITARY SEWER  
REHABILITATION (CCTV, DESIGN, AND CONSTRUCTION)**

**With**

**RJN GROUP. INC.**

**SCOPE OF SERVICES**

The additional scope of services under this amendment will be as follows:

**1. Additional Sewer Cleaning and TV Program engineering services:**

Additional services were required during the CCTV observation activities due to the following items:

- a. Additional construction supervision time for additional 12,294 LF of CCTV completed. Contractor completed the entire (26,316 LF) two-year CCTV program in one year.

**2. Additional Rehabilitation Design Services:**

Additional services were required during the 2022 design due to the following items:

- a. Additional 743 LF of sanitary sewer was added to the scope
  - i. 743 LF of CIPP lining
  - ii. 21 CIPP lateral liners
  - iii. 9 laterals to be grouted
  - iv. 1 point repair
- b. Additional 3 manhole inspections performed for new segments to record depth for point repair and CIPP liner calculations.
- c. Additional constructability review for point repair that was found on new segment.
  - i. Two field visits
    - 1. Could not get a hold of resident and had to go back out a second time once resident was contacted.
  - ii. New JULIE Call



- d. New GIS Plan Set exhibits created
- 3. **Additional Project Management services for the additional work:**
  - a. General Project management
  - b. Coordination with the City and Utility companies





**EXHIBIT B**

**CITY OF WOOD DALE  
AMENDMENT NO. 1**

**For**

**FY 2021-22 PROFESSIONAL ENGINEERING SERVICES FOR SANITARY SEWER  
REHABILITATION (CCTV, DESIGN, AND CONSTRUCTION)**

**SERVICES FEES**

The additional following work will be invoiced on a Time and Materials basis using the same rate schedule of the original Contract per the table below:

The same hourly rate schedule from the signed agreement dated April 29, 2021, were used.

<b>Task Description</b>	<b>Total Cost</b>
<b>Sewer Cleaning &amp; TV Program</b>	
Onsite Observations & Contract Management	\$ 4,900
Contract Administration (Pay requests, Project closeout, etc.)	\$ 1,400
Mapping updates & GIS deliverables	\$ 2,100
<b>Subtotal</b>	<b>\$ 8,400</b>
<b>Rehabilitation Design Services</b>	
Rehabilitation Design Program Development	\$ 2,300
Contract Plans and Exhibits	\$ 1,500
Contract Specifications	\$ 700
Cost Opinions	\$ 400
<b>Subtotal</b>	<b>\$ 4,900</b>
<b>Project Management Services</b>	
	\$ 1,600
<b>Subtotal</b>	<b>\$ 1,600</b>
<b>Amendment no. 1 Total Amount</b>	<b>\$ 14,900</b>
<b>Original Contract Amount</b>	<b>\$ 119,890</b>
<b>Amended Contract Amount</b>	<b>\$ 134,790</b>



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## **REQUEST FOR COUNCIL ACTION**

Referred to Council: January 20, 2022  
Subject: List of Bills  
Staff Contact: Brad Wilson, Finance Director  
Department: Finance

**TITLE:** List of Bills – 01/20/2022

### **RECOMMENDATION:**

The Finance Department recommends that the City Council approve bills for the 01/20/2022 City Council meeting in the amount of \$780,230.37.

### **BACKGROUND:**

<u>Fund</u>		<u>Amount</u>
General Fund	\$	335,532.99
Road & Bridge Fund	\$	4,678.15
Motor Fuel Tax Fund	\$	19,445.80
Tourism Fund	\$	-
Narcotics Fund	\$	1,050.00
TIF District #1	\$	303.60
TIF District #2	\$	-
Capital Projects Fund	\$	152,735.10
Land Acquisition Fund	\$	-
Commuter Parking Lot Fund	\$	503.10
Sanitation Fund	\$	-
Water & Sewer Fund	\$	265,981.63
CERF	\$	-
Special Service Area Fund	\$	-
Total of all Funds	\$	780,230.37

Total Number of Checks: 66

Check number range 14355-14420

Purchases are made in accordance with the City's purchasing policies and procedures manual.

*Items of interest:*

Mesirow (\$101,083.00) – 2022 insurance payment 1 of 4 with broker fee (1 of 1).

VC3 (\$7,950.00) – Item was previously paid via p-card. Previous company was acquired by VC3 and we could no longer continue with p-card processing, and thus the need to catch up on the invoices due.

*Vehicle Purchases:*

There are no vehicle purchases on this list of bills.

Committee date:

Council date:

**DOCUMENTS ATTACHED**

- ✓ List of Bills

## List of Bills - January 20, 2022

CHECK	VENDOR NAME	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
14355	AEP Energy	Wastewater/Water Dept Electric Services- Dec 2021	4,985.42	3014418109dec21	12/29/2021	63005081 44051 Utilities	Electric Utilities
		Wastewater/Water Dept Electric Services- Dec 2021	<u>14,974.06</u>	3014418109dec21	12/29/2021	63005082 44051 Sewer	Electric Utilities
			<u>19,959.48</u>				
14356	Al Warren Oil Co Inc	850.2 Gals of Unleaded Gas	2,560.80	W1444146	1/4/2022	10 13001 GF	Gasoline Inventory
		813.1 Gals of Unleaded Gas	<u>2,334.90</u>	W1442618	12/27/2021	10 13001 GF	Gasoline Inventory
			<u>4,895.70</u>				
14357	Mesirow Insurance Services, Inc.	Commercial Umbrella, Payment 1	4,150.50	1848499	1/4/2022	10011014 42043 HR	Insurance Premiums
		Commercial Umbrella, Payment 1	1,383.50	1848499	1/4/2022	63005082 42043 Sewer	Insurance Premiums
		Broker Fee	29,625.00	1848600	1/4/2022	10011014 42043 HR	Insurance Premiums
		Broker Fee	9,875.00	1848600	1/4/2022	63005082 42043 Sewer	Insurance Premiums
		Business Auto, Payment 1	10,339.50	1848515	1/4/2022	10011014 42043 HR	Insurance Premiums
		Business Auto, Payment 1	3,446.50	1848515	1/4/2022	63005082 42043 Sewer	Insurance Premiums
		Commercial Cyber Liability	9,840.00	1848604	1/4/2022	10011014 42043 HR	Insurance Premiums
		Commercial Cyber Liability	3,280.00	1848604	1/4/2022	63005082 42043 Sewer	Insurance Premiums
		Commercial, Payment 1- Travelers Property Casualty	7,629.75	1848494	1/4/2022	10011014 42043 HR	Insurance Premiums
		Commercial, Payment 1- Travelers Property Casualty	2,543.25	1848494	1/4/2022	63005082 42043 Sewer	Insurance Premiums
		Commercial, Payment 1- Travelers Indemnity	14,227.50	1848522	1/4/2022	10011014 42043 HR	Insurance Premiums
		Commercial, Payment 1- Travelers Indemnity	<u>4,742.50</u>	1848522	1/4/2022	63005082 42043 Sewer	Insurance Premiums
			<u>101,083.00</u>				
14358	Altorfer Industries, Inc.	Generator Troubleshooting/Inspection- Potter St	681.52	PM6A0005753	12/21/2021	63005081 42011 Utilities	Maintenance - Building/Grounds
			<u>681.52</u>				
14359	American Legal Publishing	Annual Web Hosting Fee	500.00	13487	12/14/2021	10011011 42034 Admin	Professional Services
			<u>500.00</u>				
14360	Anderson Pest Control	Commercial Service-CH	133.70	13236734	1/1/2022	10012025 42011 Bldg Maint	Maintenance - Building/Grounds
			<u>133.70</u>				
14361	Aramark	City Mat Service	931.18	602000204738	1/5/2022	10012025 42011 Bldg Maint	Maintenance - Building/Grounds
			<u>931.18</u>				
14362	Azavar Audit Solutions	Contingency Payment- ComEd Audit	119.39	155230	12/30/2021	10 32280 GF	Utility Tax
			<u>119.39</u>				
14363	Banner Up Signs	2 Notice of Rights Signs	44.00	76504	12/22/2021	10024041 42005 PD	Printing
			<u>44.00</u>				

## List of Bills - January 20, 2022

CHECK	VENDOR NAME	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
14364	Bronwyn Sill	City Newsletter Design/Layout- Jan/Feb 2022	1,200.00	16	12/27/2021	10011016 42005 Marketing	Printing
			<u>1,200.00</u>				
14365	Chicago Communication LLC	4 Travel Charger Kits	272.00	SO76271	1/4/2022	10024041 44015 PD	Maintenance - Other Equipment
			<u>272.00</u>				
14366	Cirincione	Plumbing Plan Reviews/Inspections- December 2021	1,700.00	December2021	12/31/2021	10012021 42034 CD	Professional Services
			<u>1,700.00</u>				
14367	ClientFirst Consulting Group, LLC	ERP Implementation	375.00	13116	11/30/2021	50010000 46056 CIP	Strategic Plan
		ERP Implementation	2,143.75	13117	11/30/2021	50010000 46056 CIP	Strategic Plan
		ERP Implementation	2,550.00	045-364110	12/16/2021	50010000 46056 CIP	Strategic Plan
			<u>5,068.75</u>				
14368	Commonwealth Edison	948 Edgewood	105.67	931132071jan22	1/3/2022	63005081 44051 Utilities	Electric Utilities
		387 Preserve	219.50	1935098099jan22	12/30/2021	63005082 44051 Sewer	Electric Utilities
		152 Janis	81.11	1977013032jan22	12/30/2021	63005081 44051 Utilities	Electric Utilities
		970 Lively	5.65	1891117124jan22	12/28/2021	21035059 44051 MFT	Electric Utilities
		Clock Tower	393.38	2397133276jan22	12/28/2021	21035059 44051 MFT	Electric Utilities
		121 E Irving Lights	1,757.31	2720145042jan22	12/28/2021	21035059 44051 MFT	Electric Utilities
		Sign Devon Ave	29.45	3683007037jan22	12/28/2021	21035059 44051 MFT	Electric Utilities
		948 Edgewood	19.19	1091045118jan22	12/28/2021	21035059 44051 MFT	Electric Utilities
		790 N Central Ave	44.45	7530502014jan22	1/3/2022	21035059 44051 MFT	Electric Utilities
		333 E Irving Park Rd	367.48	5850691034jan22	12/28/2021	21035059 44051 MFT	Electric Utilities
		SS Irving	503.10	5850739020jan22	12/28/2021	60 44051 Metra	Electric Utilities
		144 Commercial	258.21	6018658025jan22	12/28/2021	63005081 44051 Utilities	Electric Utilities
		372 Wood Dale	1,008.15	6102069032jan22	12/28/2021	21035059 44051 MFT	Electric Utilities
		790 N Central Ave	577.00	7530503011jan22	12/28/2021	21035059 44051 MFT	Electric Utilities
		411 Irving	55.89	4578064010jan22	12/27/2021	21035059 44051 MFT	Electric Utilities
		Street Lights	4,227.05	5551084019jan22	12/22/2021	21035059 44051 MFT	Electric Utilities
		L/S Street Lights	244.71	2811168048jan22	1/3/2022	21035059 44051 MFT	Electric Utilities
		Street Lights	474.35	2003164030jan22	12/29/2021	21035059 44051 MFT	Electric Utilities
		269 Irving	13.91	3531026055jan22	12/22/2021	21035059 44051 MFT	Electric Utilities
			<u>10,385.56</u>				
14369	Compass Minerals	121.72 Tons of Bulk Highway Coarse	9,875.14	915036	12/30/2021	21035059 44083 MFT	Snow & Ice Control
			<u>9,875.14</u>				

## List of Bills - January 20, 2022

CHECK	VENDOR NAME	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
14370	Conrad Polygraph, Inc	1 Exam	160.00	4781	1/2/2022	10024047 49044 PD Brd	Testing Program
				<u>160.00</u>			
14371	Constellation New Energy	401 Crestwood	352.69	61394938801	12/30/2021	21035059 44051 MFT	Electric Utilities
				<u>352.69</u>			
14372	Daily Herald	Public Notice- Redevelopment TIF	303.60	203318	12/20/2021	24 42034 TIF 1	Professional Services
		Newsprint Surcharge- 12/21-02/22	86.40	166588122021	1/11/2022	10011011 42091 Admin	Dues And Subscriptions - Admin
		Public Hearing/Notices- CDC-2021-0005	262.20	201240	12/5/2021	10012021 42086 CD	Publish Legal Notice
				<u>652.20</u>			
14373	Dash Medical Gloves	2 Cases of Nitrile Exam Gloves	357.80	INV1252655	12/21/2021	10024041 44041 PD	Investigative Supplies
				<u>357.80</u>			
14374	DuPage Optical	1 Eye Exam	224.00	64304	12/13/2021	10024047 49044 PD Brd	Testing Program
		1 Eye Exam	254.00	66527	12/13/2021	10024047 49044 PD Brd	Testing Program
				<u>478.00</u>			
14375	DuPage Water Commission	City Water Purchase- December 2021	155,680.28	01-2300-00jan22	12/31/2021	63005081 44053 Utilities	DPWC Water Purchase
				<u>155,680.28</u>			
14376	EBM, Inc	Monthly Window Cleaning- Metra, Dec 2021	140.00	108706	12/31/2021	10012025 42011 Bldg Maint	Maintenance - Building/Grounds
				<u>140.00</u>			
14377	EGM, Inc.	Commercial Installation of New Unit Heater-CH	4,331.00	2293	12/13/2021	63005081 42011 Utilities	Maintenance - Building/Grounds
		Semi-Annual HVAC Maint/Installed Burn Ignitor	397.00	M3333	12/9/2021	10015051 42019 PW Admin	Maintenance Agreements
		Semi-Annual HVAC Maint/Installed Burn Ignitor	425.58	M3333	12/9/2021	10015051 44011 PW Admin	Maintenance - Building/Grounds
		Semi Annual HVAC Maint- 269 IP Rd	997.00	2291	12/1/2021	63005082 42011 Sewer	Maintenance - Building/Grounds
		Repaired Breaker for ICE Unit- 269 IP Rd	1,068.60	23161	12/17/2021	63005082 42011 Sewer	Maintenance - Building/Grounds
		Service for no heat from oil burner- 720 N Central	430.00	23159	12/15/2021	10015051 42011 PW Admin	Maintenance - Building/Grounds
				<u>7,649.18</u>			
14378	eLineup LLC	Software Maintenance	600.00	1043	12/15/2021	10024041 42019 PD	Maintenance Agreements
				<u>600.00</u>			

## List of Bills - January 20, 2022

CHECK	VENDOR NAME	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
14379	FGM Architects	PD Interior Renovation Study	6,000.00	21-3287.01-1	12/17/2021	50020000 46039 CIP	Police Department Improvements
			<u>6,000.00</u>				
14380	First Responders Wellness Center	1 Fitness for Duty Examination	2,200.00	10021	11/22/2021	10011014 42088 HR	Employee Development
			<u>2,200.00</u>				
14381	Forest Awards & Engraving	1 Plastic Locker Plate	9.65	12146	12/30/2021	10024041 42005 PD	Printing
			<u>9.65</u>				
14382	Galls	Uniform Allowance	107.46	019962245	12/9/2021	10024041 44021 PD	Uniforms
		Uniform Allowance	10.13	020018809	12/16/2021	10024041 44021 PD	Uniforms
		Uniform Allowance	106.15	019936529	12/7/2021	10024041 44021 PD	Uniforms
			<u>223.74</u>				
14383	Gerard Printing Company	2000 Business Cards	203.20	117498	12/17/2021	10011011 42005 Admin	Printing
			<u>203.20</u>				
14384	Greater Illinois Title Company	Owners Title/ Insurance Cancellation Fee- PD Car	352.00	21013759-225024	12/10/2021	50010000 46056 CIP	Strategic Plan
		Owners Title/ Insurance Cancellation Fee- PD Car	352.00	21013756-225012	12/10/2021	50010000 46056 CIP	Strategic Plan
		Owners Title/ Insurance Cancellation Fee- PD Car	352.00	21013757-225022	12/10/2021	50010000 46056 CIP	Strategic Plan
		Owners Title/ Insurance Cancellation Fee- PD Car	352.00	21013760-225025	12/10/2021	50010000 46056 CIP	Strategic Plan
			<u>1,408.00</u>				
14385	Guardian Alliance Technologies, Inc	Software Platform PSA Monthly	100.00	15118	12/31/2021	10024041 44039 PD	Detective's Expense
			<u>100.00</u>				
14386	Heartland Business Systems, LLC	Time and Materials Labor	101.25	485877-H	12/15/2021	10011015 42105 IT	IT - Software Licenses & M/As
		Time and Material Labor	67.50	486294-H	12/16/2021	10011015 42105 IT	IT - Software Licenses & M/As
		Time and Materials Labor	101.25	487905-H	12/21/2021	10011015 42105 IT	IT - Software Licenses & M/As
		Cloud Architect	92.50	487903-H	12/21/2021	10011015 42105 IT	IT - Software Licenses & M/As
		Cloud Architect- Time and Materials Labor	647.50	48576-H	12/15/2021	10011015 42105 IT	IT - Software Licenses & M/As
			<u>1,010.00</u>				
14387	Hinckley Springs Water Co	Lab Water Delivery	19.94	6174707010222	1/2/2022	63005082 44061 Sewer	Laboratory Supplies
			<u>19.94</u>				

## List of Bills - January 20, 2022

CHECK	VENDOR NAME	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
14388	HR Green	Residential Plan Reviews- November 2021	12,806.00	148848	12/15/2021	10012021 42034 CD	Professional Services
		Quiet Zone Affirmation	470.00	21120174	12/17/2021	10015051 42050 PW Admin	Engineering Services
		Elizabeth Drive Bridge	4,324.43	8-149126	12/23/2021	50030000 46033 CIP	Bridge Improvements
			<u>17,600.43</u>				
14389	Illinois Phlebotomy	WDP21010606, WDP21010656	<u>850.00</u>	1477	1/1/2022	10 36090 GF	DUI Tech Fund Fees
			<u>850.00</u>				
14390	International Assoc of Financial Crimes Invest.	Annual Dues	<u>80.00</u>	3911122	1/4/2022	10024041 42090 PD	Dues And Subscriptions
			<u>80.00</u>				
14391	Inventory Trading Company	Uniform Allowance	<u>920.00</u>	196661	12/15/2021	10024041 44021 PD	Uniforms
			<u>920.00</u>				
14392	IPBC - Intergovernmental Personnel	Monthly Insurance Premium- January 2022	52,431.77	Jan-22	12/31/2021	10011011 42061 Admin	Health Insurance
		Monthly Insurance Premium- January 2022	2,934.36	Jan-22	12/31/2021	10012021 42061 CD	Health Insurance
		Monthly Insurance Premium- January 2022	6,082.57	Jan-22	12/31/2021	10012022 42061	Health Insurance
		Monthly Insurance Premium- January 2022	100.62	Jan-22	12/31/2021	10012023 42061	Health Insurance
		Monthly Insurance Premium- January 2022	7,769.83	Jan-22	12/31/2021	10013000 42061 Finance	Health Insurance
		Monthly Insurance Premium- January 2022	12,760.83	Jan-22	12/31/2021	10024041 42061 PD	Health Insurance
		Monthly Insurance Premium- January 2022	43,273.41	Jan-22	12/31/2021	10024042 42061	Health Insurance
		Monthly Insurance Premium- January 2022	5,454.03	Jan-22	12/31/2021	10024043 42061	Health Insurance
		Monthly Insurance Premium- January 2022	5,163.57	Jan-22	12/31/2021	10024044 42061	Health Insurance
		Monthly Insurance Premium- January 2022	3,658.24	Jan-22	12/31/2021	10024045 42061	Health Insurance
		Monthly Insurance Premium- January 2022	7,457.12	Jan-22	12/31/2021	10015051 42061 PW Admin	Health Insurance
		Monthly Insurance Premium- January 2022	14,420.84	Jan-22	12/31/2021	10035052 42061 Streets	Health Insurance
		Monthly Insurance Premium- January 2022	3,180.14	Jan-22	12/31/2021	10015053 42061 VGM	Health Insurance
		Monthly Insurance Premium- January 2022	12,688.16	Jan-22	12/31/2021	63005081 42061 Utilities	Health Insurance
		Monthly Insurance Premium- January 2022	19,872.84	Jan-22	12/31/2021	63005082 42061 Sewer	Health Insurance
			<u>197,248.33</u>				
14393	Just Safety, Ltd	Medical Kit Resupply- PD	<u>38.70</u>	36919	1/6/2022	10024041 49043 PD	Safety Program
			<u>38.70</u>				
14394	Kiesler's Police Supply, Inc.	Ammunition for PD	1,194.00	IN178862	12/3/2021	10024041 46466 PD	Police Operating Equipment
		Gun Holsters for PD	768.10	IN179696	12/17/2021	10024041 46466 PD	Police Operating Equipment
			<u>1,962.10</u>				



## List of Bills - January 20, 2022

CHECK	VENDOR NAME	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
14395	Lakeshore Recycling Systems	City Street Sweeping	4,232.99	PS426472	12/31/2021	20035058 42110 RB	Street Sweeping
			<u>4,232.99</u>				
14396	LERMI	2022 Membership	40.00	1469	9/13/2021	10024041 42090 PD	Dues And Subscriptions
			<u>40.00</u>				
14397	LocalGovNews	1 Year Membership	165.00	03012022	1/1/2022	10011011 42091 Admin	Dues And Subscriptions - Admin
		1 Year Membership	165.00	03012022	1/1/2022	10012021 42090 CD	Dues And Subscriptions
		1 Year Membership	165.00	03012022	1/1/2022	10013000 42090 Finance	Dues And Subscriptions
		1 Year Membership	330.00	03012022	1/1/2022	10015051 42090 PW Admin	Dues And Subscriptions
		1 Year Membership	330.00	03012022	1/1/2022	10024041 42090 PD	Dues And Subscriptions
		1 Year Membership	165.00	03012022	1/1/2022	63005082 42090 Sewer	Dues And Subscriptions
			<u>1,320.00</u>				
14398	Marquardt & Belmonte PC	Administrative Hearings- Dec 2021	270.00	11781	12/31/2021	10024041 42034 PD	Professional Services
		City Prosecutions- Dec 2021	1,188.00	11780	12/31/2021	10011013 42064 Legal	Legal - Prosecution
		DUI Prosecutions- Dec 2021	2,530.95	11782	12/31/2021	10011013 42064 Legal	Legal - Prosecution
			<u>3,988.95</u>				
14399	Nicor Gas	180 Brookhurst	511.39	59430900007jan22	12/28/2021	63005082 44052 Sewer	Natural Gas Utilities
		Royal Oaks	445.16	28882900005jan22	1/3/2022	20035058 44052 RB	Natural Gas Utilities
		412 Park	229.67	55400900001jan22	12/21/2021	63005081 44052 Utilities	Natural Gas Utilities
		269 Irving - A	6,702.89	21347800001jan22	12/27/2021	63005082 44052 Sewer	Natural Gas Utilities
		475 Arbor	6.60	3000235840jan22	12/27/2021	63005081 44052 Utilities	Natural Gas Utilities
		331 Edgewood	63.06	77616386478jan22	12/29/2021	63005081 44052 Utilities	Natural Gas Utilities
		387 Preserve	59.51	5465097177jan22	12/29/2021	63005081 44052 Utilities	Natural Gas Utilities
		144 Commercial	536.95	6863454192jan22	12/29/2021	63005081 44052 Utilities	Natural Gas Utilities
		150 Janis	51.75	38546902156jan22	12/22/2021	63005081 44052 Utilities	Natural Gas Utilities
		388 Irving	50.60	46617400000jan22	12/22/2021	63005081 44052 Utilities	Natural Gas Utilities
		256 Mittel	49.81	69653763057jan22	12/22/2021	63005082 44052 Sewer	Natural Gas Utilities
		429 Knollwood	66.99	99560406466jan22	12/22/2021	63005081 44052 Utilities	Natural Gas Utilities
		890 Lively	50.82	61032393516jan22	12/22/2021	63005081 44052 Utilities	Natural Gas Utilities
		444 Potter	238.04	53400900006jan22	12/21/2021	63005081 44052 Utilities	Natural Gas Utilities
		333 E Irving Park	529.82	68992790375jan22	12/22/2021	63005081 44052 Utilities	Natural Gas Utilities
		790 N Central Ave	1,006.13	68021722167jan22	12/22/2021	63005081 44052 Utilities	Natural Gas Utilities

## List of Bills - January 20, 2022

CHECK	VENDOR NAME	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
		277 Edgebrook	49.81	63335878946jan22	12/22/2021	63005081 44052 Utilities	Natural Gas Utilities
		269 Irving	227.38	44347800003jan22	12/22/2021	63005082 44052 Sewer	Natural Gas Utilities
			<u>10,876.38</u>				
14400	NSN Employer Services	Management Services	327.82	7127	1/1/2022	10011014 42034 HR	Professional Services
			<u>327.82</u>				
14401	Partek Solutions, Inc	2 Cases of Ticket Envelopes	425.49	25937	12/28/2021	10024041 42005 PD	Printing
			<u>425.49</u>				
14402	Phylax Solutions, Inc	K9 Maintenance Training	1,050.00	274	12/27/2021	23024046 44049 Narcotics	Canine Unit
			<u>1,050.00</u>				
14403	Regional Truck Equipment Co	Plow Hoses	95.57	230873	1/5/2022	63005081 44017 Utilities	Maintenance - Vehicles
		Plow Handheld Controller	355.30	230906	1/6/2022	63005081 44017 Utilities	Maintenance - Vehicles
		Plow Handheld Controller	438.51	230774	1/4/2022	10035052 44017 Streets	Maintenance - Vehicles
		Plow Angle Cylinder Hoses/Plow Shoe	109.73	230761	1/3/2022	63005082 44017 Sewer	Maintenance - Vehicles
			<u>999.11</u>				
14404	RJN Group, Inc.	FY21-22 Professional Eng. Services	11,485.42	370808	1/5/2022	63005085 46047 Water CIP	Wastewater
			<u>11,485.42</u>				
14405	Robbins Schwartz	2019 Albertsons PTAB	9.30	909464	12/23/2021	10011013 42062 Legal	Legal - General Fund
		2019 M&E Real Estate, LLC PTAB	14.92	909495	12/23/2021	10011013 42062 Legal	Legal - General Fund
		2020 Albertsons PTAB	14.12	909513	12/23/2021	10011013 42062 Legal	Legal - General Fund
		2021 BOR	254.49	909520	12/23/2021	10011013 42062 Legal	Legal - General Fund
			<u>292.83</u>				
14406	Robinson Engineering, Ltd	Ward 2-3 Stormwater Construction Engineering	14,516.47	21120474	12/30/2021	50010000 46034 CIP	Storm Sewer
			<u>14,516.47</u>				
14407	SAFEbuilt, LLC Lockbox # 88135	Building Inspections- October 2021	4,253.47	0081857-REV	11/30/2021	10012021 42034 CD	Professional Services
			<u>4,253.47</u>				
14408	Schroeder Asphalt Services, Inc.	2021 Paving	114,259.95	2021-414	12/21/2021	50030000 46031 CIP	Street Improvement Program
			<u>114,259.95</u>				
14409	Schumann Printers, I	Community Newsletter Jan/Feb 2022	4,606.78	138846	12/28/2021	10011016 42005 Marketing	Printing
			<u>4,606.78</u>				

## List of Bills - January 20, 2022

CHECK	VENDOR NAME	FULL DESCRIPTION	AMOUNT	INVOICE	DATE	ACCOUNT	ACCOUNT DESCRIPTION
14410	Sikich LLP	City Financial Audit	10,200.00	549963	1/11/2022	10013000 42031 Finance	Auditing Services
			<u>10,200.00</u>				
14411	Stanard & Associates	1 Personality Evaluation	450.00	SA000049243	12/29/2021	10024047 49044 PD Brd	Testing Program
			<u>450.00</u>				
14412	Suburban Laboratories Inc	Wastewater water lab testing	958.50	198383	12/30/2021	63005081 42033 Utilities	Laboratory Services
		Wastewater water lab testing	702.00	198074	12/22/2021	63005082 42033 Sewer	Laboratory Services
			<u>1,660.50</u>				
14413	Terrace Supply Company	Gas Cylinder Rentals	27.90	01030824	11/30/2021	63005082 42022 Sewer	Equipment Rental
			<u>27.90</u>				
14414	Thornton's	Economic Incentive Payment 22	26,456.99	2021-2	7/8/2021	10013000 49999 Finance	Sales Tax Rebate Program
			<u>26,456.99</u>				
14415	Toscas Law Group	Traffic Control Railroad Violations- 12/24/21	175.00	12242021	12/27/2021	10024041 42034 PD	Professional Services
			<u>175.00</u>				
14416	TransUnion Risk	Person Searches- Dec 2021	128.90	427957-202112-1	1/1/2022	10024041 44039 PD	Detective's Expense
			<u>128.90</u>				
14417	Tyler Technologies	ERP Implementation	2,608.00	045-363458	12/9/2021	50010000 46056 CIP	Strategic Plan
		ERP Implementation	637.50	045-363459	12/9/2021	50010000 46056 CIP	Strategic Plan
		ERP Implementation	3,912.00	045-363460	12/9/2021	50010000 46056 CIP	Strategic Plan
			<u>7,157.50</u>				
14418	VC3, Inc.	Backup and Disaster Recovery Services- Dec 21	2,650.00	68587	12/1/2021	10011015 42105 IT	IT - Software Licenses & M/As
		Backup and Disaster Recovery Services- Jan 22	2,650.00	70170	1/4/2022	10011015 42105 IT	IT - Software Licenses & M/As
		Backup and Disaster Recovery Services- Nov 21	2,650.00	67319	11/1/2021	10011015 42105 IT	IT - Software Licenses & M/As
			<u>7,950.00</u>				
14419	Verizon Wireless	Monthly M2M Charges- December 2021	416.93	9895767172	12/23/2021	63005082 42001 Sewer	Telephone/Alarm Line
			<u>416.93</u>				
14420	WEX Health, Inc	COBRA/FSA Monthly- December 2021	137.33	0001452458-IN	12/31/2021	10011014 42034 HR	Professional Services
			<u>137.33</u>				
<b>Grand Total</b>			<u><u>780,230.37</u></u>				

**Total number of checks - 66**