



PRESIDENT AND BOARD OF TRUSTEES

Regular Meeting

Monday, December 19, 2022

6:00 PM

East Dundee Police Station, 2nd Floor Meeting Room
115 E. 3rd Street, East Dundee, IL 60118

1. Call to Order
2. Roll Call – Trustee Saviano
3. Pledge of Allegiance
4. Public Comment
Please keep comments to 5 minutes or less
5. Consent Agenda
 - a. [Motion to Approve a Resolution Authorizing the Village Administrator to Enter into an Agreement with Hitchcock Design Group to Develop a Riverfront Master Plan for the Village of East Dundee in the Amount of \\$62,400](#)
 - b. [Motion to Approve a Resolution Appointing Franco Bottalico as Deputy Village Clerk for the Village of East Dundee, Illinois](#)
6. Other Agenda Items
 - a. [Motion to Approve an Ordinance Granting Variations from Sections 157.147\(B\)\(2\), 157.149\(B\), and 157.140\(D\) Requiring Off-Street Parking Paving and Required Lighting Illumination Located at 590 Healy Road, East Dundee, IL 60118 \(Pin 01-30-300-009-0000\) Located in the M-1 Manufacturing District](#)
 - b. [Discussion of Elements that should be Incorporated into the Request for Proposals \(RFP\) for the former Haeger Pottery Site \(7 Maiden Lane, East Dundee, IL 60118\) that the Village is Purchasing for Redevelopment](#)
 - c. [Motion to Authorize the Village Administrator to execute a contract with Gerald Heinz & Associates to prepare a Request for Proposals \(RFP\) for the design and Construction of a Parking Garage in Downtown East Dundee in the Amount of \\$21,500](#)
 - d. [Discussion of Proposed Changes to the Village's On-street Parking Regulations during the Snow Season and/or Snow and Ice Events](#)

- e. [Motion to Approve an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2023 and Ending December 31, 2023 for the Village of East Dundee, Kane and Cook Counties, Illinois](#)
 - f. [Downtown TIF Extension Update](#)
 - g. [Motion to Approve a Resolution Accepting Public Improvements Related to the 855 East Main Street Apartments Development](#)
7. Financial Reports
- a. [Warrants List \\$280,161.00](#)
8. Village President and Board Reports
9. Staff Reports
10. Executive Session
- Closed to the public and media under the provisions of the Illinois Open Meetings Act, 5ILCS, 120/2, (c)(21) Discussion of Minutes, (c)(11) Pending Litigation, (c)(1) Personnel and Legal Counsel, (c)(5) Acquisition of Property, (c)(6) Sale of Property, (c)(3) Appointments and (c)(2) Collective Negotiating Matters.
11. Adjournment

Memorandum



To: Village President and Board of Trustees

From: Phil Cotter, Director of Public Works

Subject: Consideration of a Proposal to Develop a Riverfront Master Plan

Date: December 19, 2022

Action Requested:

Staff recommends Village Board approval of a resolution authorizing the Village Administrator to execute an agreement with Hitchcock Design Group for the development of a Riverfront Master Plan for East Dundee's riverfront corridor in the amount of \$62,400.

Funding Source:

Downtown TIF #3 - Fund #39

Summary:

During the Village Board's December 5, 2022 regular meeting, the Board discussed a proposal from Hitchcock Design Group ("HDG") to develop a Riverfront Master Plan for East Dundee's riverfront corridor. The Village Board subsequently formed a consensus authorizing staff to proceed with entering into a contract agreement to develop the Riverfront Master Plan.

Attachments:

Resolution
Proposal from Hitchcock Design Group

RESOLUTION NUMBER ____-22

**A RESOLUTION OF THE VILLAGE OF EAST DUNDEE,
COOK AND KANE COUNTIES, ILLINOIS,
AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO AN AGREEMENT
WITH HITCHCOCK DESIGN GROUP, OF NAPERVILLE, ILLINOIS, TO DEVELOP A
RIVERFRONT MASTER PLAN FOR THE VILLAGE OF EAST DUNDEE IN THE
AMOUNT OF \$62,400**

WHEREAS, the Village of East Dundee ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village desires to retain the planning services of Hitchcock Design Group to develop a Riverfront Master Plan;

WHEREAS, the Village desires to enhance and improve the appearance and functionality of East Dundee's riverfront corridor;

WHEREAS, Village Staff recommends Village Board approve a resolution authorizing the Village Administrator to enter into an agreement with Hitchcock Design Group of Naperville, Illinois to develop a Riverfront Master Plan in the amount \$62,400.

NOW THEREFORE BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: The Village's corporate authorities approve a resolution authorizing the Village Administrator to enter into an Agreement with Hitchcock Design Group of Naperville, Illinois to develop a Riverfront Master Plan in the amount \$62,400 and further authorize and direct the Village Administrator to execute the Agreement and for the Village Clerk to attest the Agreement.

ADOPTED this 19th day of December, 2022, pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this 19th day of December, 2022.

Jeffrey J. Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Published in pamphlet form this ____ day of _____, 2022, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on _____, 2022.



November 7, 2022

Erika Storlie
Village Administrator
Village of East Dundee
120 Barrington Avenue
East Dundee, IL 60118

RE: East Dundee Riverfront Master Plan

Dear Erika,

Thank you for the opportunity to provide you with a proposal to assist the Village with planning for the East Dundee Fox River Corridor! Each community along the river is unique, and that could not be truer of East Dundee. We understand the importance of the riverfront to your community, the value it brings today, and the potential that can still be unlocked. Hitchcock Design Group has a dedicated group of experienced planners and designers that focus solely on municipal and recreational planning including in-depth expertise on riverfront planning and design. Our goal is to help you develop an attainable vision for the riverfront that builds upon activities of today, promotes ongoing stewardship, is exciting and engaging.

PROJECT UNDERSTANDING

Based on our discussions, we understand this is a priority initiative and the timing is right to proceed with planning for the East Dundee Riverfront Master Plan. The goal of the project is to develop a plan that builds upon the natural beauty of the Fox River while enhancing recreation, public access, and connections to downtown.

SCOPE OF SERVICES

The project will be conducted in five primary phases including Analyze, Connect, Envision, Prioritize, and Implement. We will begin with a kick-off meeting and a site visit for us to conduct a photographic inventory of the project site. The Analyze Phase will identify the issues and opportunities to meet the Village's goals and objectives based on in-depth analysis and data gathering of the corridor's natural, physical, and cultural characteristics. The Connect Phase will build on Staff input and Analyze outcomes, we will solicit the interests of individual stakeholders, community at large, and organized group input on the river corridor planning project. Using the information and input learned from the previous phases, the Envision Phase will develop draft approaches to the riverfront framework plan to address connectivity, circulation, access, recreation, branding, environmental and water quality improvements, and acquisition. Using the alternative framework plans and input gathered to date, the Prioritize Phase will further refine and finalize the Framework Plan, then develop implementation recommendations to identify costs and guide sequencing in the final Implement Phase.

Please see the Scope of Services for our step-by-step approach.

PROFESSIONAL FEES

Based on the Scope of Services, the fees to complete the work as outlined are as follows:

Riverfront Master Plan:

Analyze Phase	Fixed Fee	\$13,400
Connect Phase	Fixed Fee	\$9,400
Envision Phase	Fixed Fee	\$16,400
Prioritize Phase	Fixed Fee	\$14,000



November 7, 2022
Village of East Dundee – Riverfront Master Plan
Page 2

<u>Implement Phase</u>	<u>Fixed Fee</u>	<u>\$9,200</u>
	Total:	\$62,400

Other Services:

Additional Community/Board Meeting	Per Meeting	\$1,000
------------------------------------	-------------	---------

Reimbursable expenses (printing, mileage, and courier) will be invoiced in addition to the professional service fees. We recommend setting aside \$1,500 for these expenses.

PROJECT TEAM

I will be the Project Manager and lead designer, a 15-year Senior Associate with an environmental specialty from HDG. I will be your day-to-day contact for the project with the full support of our Recreation Studio members to advance the work according to schedule.

Wills Burke Kelsey Associates will join our team to add their riverfront engineering and environmental expertise. They will lend their expertise to floodplain/floodway regulation, traffic circulation, calming, and routing considerations, and environmental/water quality improvements, shoreline treatment, and native restoration.


Thank you for the opportunity to work with you and the Village of East Dundee. If you have any questions or wish to discuss this proposal further, please do not hesitate to call. To authorize this work, please sign and return this Agreement to Hitchcock Design Group. A countersigned agreement will be returned to you. Thank you for your business!

Sincerely,
Hitchcock Design Group

Lacey Lawrence, RLA, LEED-AP
Senior Associate

Please note our mailing address: PO Bo 5126, Naperville, Illinois 60567-5126

Accepted: _____
Erika Storlie, Village Administrator, Village of East Dundee **Date:** _____

Accepted:  _____
Steve Konters – Senior Principal, Hitchcock Design Group **Date:** _____

Attached: Scope of Services and Hitchcock Design Group Standard Terms and Conditions, which are made part of this agreement



Scope of Services

Riverfront Master Plan

Village of East Dundee

A. ANALYZE: Inventory and Analysis Phase

Process: Identify the issues and opportunities to meet the Village's objectives based on inventory and analysis of the characteristics of the corridor's natural, physical, and cultural characteristics, and the interests of a variety of related stakeholders.

The Hitchcock Design Group team will:

1. **[MEETING #1: Staff]** Meet with Staff and conduct an administrative **Kick-off Meeting and Staff Input Workshop**:
 - a. Administrative Kick-off Meeting:
 - i. Project synopsis (purpose, team members, scope)
 - ii. Project area (including review of preliminary base map)
 - iii. The goals and probable usage of the final deliverables
 - iv. Public and stakeholder input strategy
 - v. Available existing data
 - vi. Preliminary schedule
 - b. Staff Input Workshop:
 - i. Participants: Department heads and key staff
 - ii. Method: Focus group, identify primary success measurements
2. **Visit the Corridor Study Area** with Staff to observe, photograph and gather firsthand opinions about readily apparent conditions and patterns of use.
3. Collect other available **Study Area Data** such as:
 - a. Village of East Dundee, Village of West Dundee, Dundee Township Park District, and Kane County Forest Preserve District comprehensive planning documents
 - b. GIS data for public property ownership, sizes, uses and condition
 - c. Flood studies and storm water management concerns and data
 - d. Historically significant sites and structures
 - e. Motorist, pedestrian and bicycle circulation routes, facilities, usage, and condition
 - f. Truck routes and volumes
 - g. Capital improvement plans and budgets
 - h. TIF, SSA, and other financial tools in place or available
4. Collect **Jurisdictional Data** such as:
 - a. Zoning, land use and development ordinances
 - b. Storm water management regulations
5. Investigate and assess existing available **River and Riverfront Data**, including:
 - a. Topography
 - b. Floodplain and Floodway limits
 - c. Natural areas delineations
 - d. Environmental considerations
6. Research **Trends in River Corridor Activity** that align with project program, including:
 - a. Sports and Fitness Industry Association – Topline Participation Report
 - b. National Sporting Goods Association – Sports Participation Report



7. Prepare **Inventory and Analysis Summary** and mapping, including:
 - a. Inventory and Analysis summary
 - b. Site analysis mapping
8. **[MEETING #2: Staff / Virtual]** Meeting with Staff to review ANALYZE: Inventory and Analysis Phase findings and deliverables and discuss approach for CONNECT: Needs Assessment and Community Engagement Phase approach and deliverables

B. **CONNECT: Needs Assessment and Community Engagement Phase**

Process: Building on Staff input and Inventory and Analysis activities, solicit individual and organized group input on the river corridor planning project.

The Hitchcock Design Group Team will:

1. Develop **Community Engagement Tools**, including:
 - a. Logo and tagline
 - b. Web platform
 - c. Survey tool
2. **[COMMUNITY ENGAGEMENT EVENT #1]** Conduct an **Online Survey**:
 - a. Preparation:
 - i. Establish web platform
 - ii. Upload and engage written survey tool
 - b. Participants:
 - i. Community-at-large
 - c. Method:
 - i. Online web-platform, linked to each agency's website
 - ii. Survey Monkey instrument (multiple choice)
 - iii. Survey promoted by agency
 - iv. Four-week post period
 - v. Tabulated response summary deliverable
3. **[COMMUNITY ENGAGEMENT EVENT #2]** Conduct **Stakeholder Meetings** during a ½ day stakeholder interview session to mine constituent interests.
 - a. Identify Stakeholders:
 - i. Local business organization leaders
 - ii. Service organizations
 - iii. Specialized associations
 - iv. Friends Group(s)
 - b. Method:
 - i. Interview with standardized questions
 - ii. Written summary deliverable
4. Prepare written **Needs Assessment Summary**, including:
 - a. Process summary
 - b. Response data
 - c. Preliminary response prioritization
5. **[MEETING #3: Staff / Virtual]** Meeting with Staff to review the CONNECT: Needs Assessment and Community Engagement Phase findings and deliverables, and discuss priorities, thoughts, and preferences.



C. ENVISION: Alternative Strategies Phase

Process: Using the information and input learned from the previous phases, develop draft approaches to the riverfront framework plan.

The Hitchcock Design Group Team will:

1. Prepare and submit a draft **Strategy Statement** that identifies an integrated approach to achieving project goals and objectives including:
 - a. A logical time horizon
 - b. Goals and objectives
 - c. Supported commercial, institutional, and public magnets/attractions (primary destinations)
 - d. Supported complementary amenities and uses
 - e. Multi-modal mobility requirements to activate and connect uses
 - f. Other promising opportunities to strengthen visitor and resident hospitality
2. Prepare **Key Sites Mapping** identifying favorable locations to implement the Strategy Statement. Characteristics to potentially include:
 - a. Proximity to users
 - b. Proximity to services and overnight accommodations
 - c. Topography and natural amenities
 - d. Physical limitations and constraints
 - e. Relationships to surrounding uses
3. Prepare **Alternative Framework Plans**, or concepts that illustrate location, scale, and interrelationship of existing and proposed land-uses, features, program areas, amenities, and river improvements, including:
 - a. Active and passive recreation facilities including multi-use trail
 - b. Vehicular, pedestrian, bicycle, and transit connections, circulation, safe crossings, and traffic calming measures
 - c. Truck routing alternatives
 - d. Brand identity with recurring materials, signage, lighting, public art
 - d. Environmental and water quality improvements, shoreline improvements, and native plant palette for restoration along the river
 - e. Potential acquisition parcels for expansion of public open space along the river
2. **[MEETING #4: Staff / In-Person]** Meet with Staff to review the ENVISION: Alternative Strategies Phase recommendations and deliverables.
3. Refine the preferred **Alternative Framework Plan**, including **Image Boards** to facilitate passive sticker voting.
4. **[VILLAGE BOARD MEETING #1]** Conduct a workshop to review the ENVISION: Alternative Strategies Phase findings and deliverables, and discuss priorities, thoughts, and preferences.
5. **[COMMUNITY ENGAGEMENT EVENT #3]** Conduct a **Community Open House** event to gather passive community input on the Alternative Framework Plan.
 - a. Participants: Community-at-large
 - b. Method:
 - i. Open House
 - ii. Sticker voting, written comments



- iii. Support tools (sign-in, notecards, stickers, pens) for meeting operation
- iv. Written summary with input ranks by popularity

D. PRIORITIZE: Preferred Strategies Phase

Process: Using the alternative framework plans and input gathered to date, further refine, and finalize the Framework Plan, then develop implementation recommendations to identify costs and guide sequencing.

The Hitchcock Design Group Team will:

1. Refine and finalize the preferred **Framework Plan**, including:
 - a. Plan view drawings
 - b. Comparable project images
2. Prepare written **Strategy Summary**, identifying:
 - a. Improvement descriptions
 - b. Implementation factors:
 - i. Public policy considerations
 - ii. Operational considerations
 - iii. Preliminary Capital improvement budgets
3. Finalize a group of closely correlated, short term (3-5 year) capital and operational implementation projects (plus mid and long-term outlook projects) in an **Action Plan** considering:
 - a. Identified priorities
 - b. Potential community and economic impacts
 - c. Potential costs
 - d. Primary financial resources
 - e. Ability to leverage other resources and partners
 - f. Initiation and management responsibility
 - g. Complexity and duration of the approval, permitting, and implementation process
4. **[MEETING #5: Staff / In-Person]** Meet with Staff to review the PRIORITIZE: Preferred Strategies Phase recommendations and deliverables. Deliver one hard copy and digital copy of deliverables.

E. IMPLEMENT: Final River Corridor Master Plan Phase

Process: The Hitchcock Design Group Team will:

1. Develop the draft **Riverwalk Master Plan** deliverable by assembling all information from the planning process in a booklet format, following the following general format:

a. Executive Summary:	process, primary goals, and objectives
b. Introduction	document description, credits
c. Chapter One: ENVISION:	Alternative Strategies
d. Chapter Two: PRIORITIZE:	Action Plan
e. Chapter Three: ANALYZE:	Inventory & Analysis
f. Chapter Four: CONNECT:	Community Engagement
g. Chapter Five: Appendix	Supporting Information
2. **[MEETING #6: Staff / Virtual]** Meet with Staff to review the IMPLEMENT: Final Comprehensive Master Plan Phase recommendations and deliverables. Deliver one hard copy and digital copy of deliverables.



3. **[VILLAGE BOARD MEETING #2]** Prepare for and conduct final presentation of the IMPLEMENT: Final Comprehensive Master Plan Phase recommendations and deliverables.
4. Receive comments from Staff and Board; make one round of **Final Revisions** to the Master Plan deliverable.
5. Print and deliver **Hard Copies** of the Final Master Plan deliverable (as a reimbursable expense) and deliver to Staff.

ADDITIONAL SERVICES

We may provide additional services, at your approval that are not included in the Basic Services, such as:

1. Revisions to previously completed and approved phases of the Basic Services
2. The services of additional consultants not specified in the proposal documents
3. Meetings with you or presentations to other parties not specified in the Basic Services
4. Detailed quantity estimates and construction cost opinions using data or formats other than our own
5. Detailed written summaries of our work or our recommendations
6. Services rendered after the time limitations set forth in this contract
7. Services required due to the discovery of concealed conditions, actions of others, or other circumstances beyond our control
8. Services required to restart the project if you suspend our work at your convenience for more than 90 days during the performance of our services

AUTHORIZATION

Services or meetings not specified in this scope of services will be considered additional services. If circumstances arise during our performance of the outlined services that we believe require additional services, we will promptly notify you about the nature, extent, and probable additional cost of the additional services, and perform only such additional services following your written authorization.



HITCHCOCK DESIGN GROUP STANDARD TERMS AND CONDITIONS

1. **CONTRACT** – These Standard Terms and Conditions, and the accompanying Proposal Letter and Scope of Services constitute the full and complete Agreement (Agreement) between the Client (Client) and Hitchcock Design, Inc., dba Hitchcock Design Group (HDG), and may be amended, added to, superseded, or waived only if both parties agree in writing. The Project title is identified in the Proposal Letter.
2. **DOCUMENTS** – All reports, notes, drawings, specifications, data, calculations, and other documents prepared by HDG (“Documents”) are **instruments of HDG’S services that shall remain HDG’S property**. The Client agrees not to use the Documents for future additions or alterations to this Project or for other projects without HDG’S express written consent. Any unauthorized use of the Documents will be at the Client’s sole risk and without liability to HDG’S or its subconsultants. Accordingly, Client shall defend, indemnify, and hold harmless HDG from and against any and all losses, claims, demands, liabilities, suits, actions, and damages whatsoever arising out of or resulting from such unauthorized use.
3. **CONSTRUCTION PHASE SERVICES** – When construction-phase services are included in HDG’s scope, HDG will visit the site periodically to determine in general whether construction is proceeding in a manner consistent with the intent of the Documents. HDG is not responsible for the contractor’s construction means, methods, techniques, sequencing, or procedures, or for safety or programs in connection with the Project.

In the event that HDG’S scope of services does not include construction phase services and our work is used for construction by the Client, HDG shall not be responsible for the interpretation, accuracy, or completeness of the Documents. Client agrees to defend, indemnify, and hold harmless HDG from and against losses, claims, demands, liabilities, suits, actions, and damages arising out of or resulting from the design Documents.
4. **STANDARD OF CARE** – HDG and its subconsultants (if applicable) will exercise that degree of care and skill ordinarily exercised by other landscape architects and planners on similar projects at the time and locations such services are rendered. Client agrees that services provided will be rendered without warranty, express or implied.
5. **OPINION OF PROBABLE COSTS** – When required as part of HDG’s services, HDG will furnish opinions of probable cost, but does not guarantee, warrant or represent the accuracy of such estimates. Opinions of probable cost prepared by HDG hereunder will be made based on HDG’s experience and qualifications and will represent HDG’s judgment as an experienced and qualified design professional. Client agrees that HDG does not have control over the cost of labor, materials, equipment, or services furnished by others, or over market conditions, or contractors’ methods of determining prices, or performing the work.
6. **SUSPENSION/TERMINATION OF WORK** – The Client may, upon seven (7) days written notice, suspend or terminate the Agreement with HDG. The Client shall remain liable for and shall promptly pay HDG for all services performed to the date of suspension or termination. HDG may suspend or terminate the Agreement with Client upon seven (7) days written notice if the Client fails to perform in accordance with this Agreement.
7. **LIABILITY** – HDG will furnish general and professional liability insurance certificates upon request. The Client agrees that HDG’S total aggregate liability to the Client for injuries, claims, losses, expenses, or damages, including attorney’s fees, arising out the Project or this Agreement, including, but not limited to, HDG’s negligence, errors, omissions, strict liability, breach of contract, or breach of warranty shall be limited to the compensation actually paid to HDG under this Agreement.
8. **BILLING AND PAYMENT** – Client shall pay HDG in accordance with the professional service fees identified in the Proposal Letter, plus expenses at 115% of actual cost. HDG will submit to Client, on a monthly basis, an invoice for services performed and expenses incurred during the previous period. **Payment will be due within thirty (30) days of the invoice date.** In the event Client fails to pay HDG within thirty (30) days of the due date, Client agrees that HDG shall have the right to consider that event a breach of this Agreement, and upon seven (7) days written notice, HDG’s services and responsibilities may be either suspended or terminated. Client agrees to compensate HDG for services performed regardless of Client’s ability to secure loans, mortgages, additional equity, grants, payment from Client’s client, or other supplementary financing for the project. Client agrees to pay HDG with ACH digital check. Instructions will be sent with the invoice(s). If Client requires HDG to receive payment by mailed-check, Client agrees to mail check payments to the PO Box Payment Remittance Address below.
9. **Permits** - Unless specifically described in this Agreement, Client agrees to obtain and pay for all necessary permits from authorities with jurisdiction over the Project.
10. **CONSEQUENTIAL DAMAGES** – HDG and the Client waive consequential damages, including but not limited to damages for loss of profits, loss of revenues and loss of business of business opportunities, for claims, disputes or other matters in question arising out of this Agreement.
11. **MISCELLANEOUS**

Governing Law: The substantive laws of **Illinois** shall govern any disputes between HDG and the Client arising out of the interpretation and performance of this Agreement.

Mediation: HDG and the Client agree that any disputes arising under this Agreement and the performance thereof shall be subject to nonbinding mediation as a prerequisite to further legal proceedings.

HDG Reliance: Unless otherwise specifically indicated in writing, HDG shall be entitled to rely, without liability, on the accuracy and completeness of information provided by Client, Client’s consultants and contractors, and information from public records, without the need for independent verification.

Certifications: HDG will not sign documents requiring HDG to certify, guaranty, or warrant existence of conditions that would require knowledge, services or responsibilities beyond this Agreement.

Third Parties: Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Client or HDG. HDG’s services hereunder are being performed solely for the benefit of the Client, and no other entity shall have any claim against HDG because of this Agreement or HDG’s performance of services hereunder.

Waiver of Subrogation - Both parties to this Agreement waive all rights of subrogation and for damages during construction except to the extent covered by property insurance or other insurance applicable to the work or the project.

Authorization - If HDG is authorized to provide these services, either orally or in writing, prior to the execution of this Agreement, such authorization will be deemed an acceptance of this Agreement and agrees to compensate HDG for such services in accordance with the payment terms outlined herein.

Memorandum



To: Village President and Board of Trustees

From: Erika Storlie, Village Administrator

Subject: Appointment of Deputy Village Clerk

Date: December 19, 2022

Action Requested:

Staff recommends Village Board approval of a resolution appointing Franco Bottalico as Deputy Village Clerk.

Summary:

Currently Katherine Diehl serves the Village of East Dundee as Village Clerk. At times when coverage is needed due to planned or unplanned time off, a back up is needed to ensure Village functions can continue. The attached resolution appoints Franco Bottalico as the Deputy Village Clerk so that he can execute the functions of the Clerk in cases where the Clerk is unavailable.

Attachments:

Resolution

RESOLUTION NUMBER ____-22

**A RESOLUTION APPOINTING FRANCO BOTTALICO AS
DEPUTY VILLAGE CLERK FOR THE VILLAGE OF EAST DUNDEE, ILLINOIS**

WHEREAS, the Village of East Dundee is a home rule municipal corporation pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, Title III, Section 31.16(G) of the Village of East Dundee Municipal Code (“**Village Code**”) states that the Village Clerk may appoint one Deputy Village Clerk, subject to the Village Board’s approval, as necessary to discharge the functions and duties of the office of the Village Clerk; and

WHEREAS, pursuant to Section 31.16(G) of the Village Code, the Deputy Village Clerk is hereby permitted to perform such other acts incidental to carrying-out said position, and to perform any other duties under the direction and supervision of the Village Administrator; and

WHEREAS, pursuant to Section 31.16(G) of the Village Code, the Deputy Village Clerk shall be compensated in an amount as set, and approved, by the Village Board; and

WHEREAS, should the Village Clerk be absent or unavailable to carry-out official duties, the Deputy Village Clerk shall be able to perform the functions and duties of the Village Clerk in order to continue efficient operations of the Village; and

WHEREAS, the Village Board finds it in the best interests of the Village of East Dundee to officially appoint a Deputy Village Clerk; and

WHEREAS, the Village Clerk and Village Administrator highly recommend that the Village President and Board of Trustees appoint Franco Bottalico as Deputy Village Clerk.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, as follows:

SECTION ONE: Recitals: The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the Village Board.

SECTION TWO: Approval of Appointment: The Village Board does hereby approve the Village Clerk’s appointment of Franco Bottalico as Deputy Village Clerk. The appointment shall be effective as of December 19, 2022.

SECTION THREE: Execution. The Village President and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, this Resolution approving of the appointment of Franco Bottalico as Deputy Village Clerk.

SECTION FOUR: Effective Date. This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

PASSED THIS ____ DAY OF _____, 2022 pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this _____ day of _____, 2022.

Jeffrey J. Lynam, Village President

ATTEST: _____
Katherine Diehl, Village Clerk

Memorandum



To: Village President and Board of Trustees
From: Franco Bottalico, Management Analyst
Subject: 590 Healy, LLC Special Use and Variances Request
Date: December 19, 2022

Action Requested:

Staff recommends, but the Planning, Zoning and Historic Preservation Commission ("PZHC") does not recommend, Village Board approval of an ordinance granting variations from Sections 157.147(B)(2), 157.149(B), and 157.149(D) of the Village Code requiring off-street parking paving and required lighting illumination for the property located at 590 Healy Road, East Dundee, IL, 60118 (PIN 01-30-300-009-0000) in the M-1 Manufacturing District.

This item was originally heard at the December 5, 2022 Village Board meeting. The Special Use for Outside Vehicle and Equipment Parking & Storage was granted by the Village Board at that time and the two requested variances were tabled to the December 19th meeting to allow the applicant to be present to answer questions.

Summary:

Staff has received an application from Tracy Lampignano, manager of 590 Healy, LLC along with their engineering firm, Mackie Consultants, LLC ("Petitioner") regarding the property located at 590 Healy Road ("Property"). Petitioner is requesting two special use permits and two variance requests which are outlined below. The PZHC held a public hearing on November 3, 2022 to review these requests. Below are the recommendations by the PZHC as well as staff recommendations:

Petitioner Requests	Type	PZHC Recommendation	Votes	Staff Recommendation
#1	Special Use	Grant	(5 Ayes, 0 Nays)	Grant with a condition
#2	Special Use	Table to January Meeting	(5 Ayes, 0 Nays)	No recommendation yet, waiting for additional information from petitioner
#3	Variance	Deny	(5 Ayes, 0 Nays)	Grant
#4	Variance	Deny	(5 Ayes, 0 Nays)	Grant

Special Use #1 - Request for Special Use for Outside Vehicle and Equipment Parking & Storage

In May of 2022, the Village Board approved a special use for outside vehicle and equipment parking storage for the property located at 507 Rock Road Dr. with a condition of a 10-year sunset only pertaining to a portion of the parcel where the parking is located. Because of this, staff recommended PZHC approval and recommends Village Board approval.

Heinz Road is currently planned to be extended from Commonwealth Drive (which is to the west of the Property) to Healy Road (which is on the east side of the property). Heinz Road will bisect the property, dividing the Property in two portions, approximately at the middle. Around the same time, Petitioner anticipates building two industrial buildings on the south portion of the Property abutting Rt. 72.

Because of these upcoming developments, the road project, and to be consistent with the Board's approval of 507 Rock Road, staff recommends approval of the special use permit with the following conditions: 1) a ten-year sunset for the north portion of the future Heinz Road extension; and 2) a one-year sunset for the south portion of the future Heinz Road extension. As an attachment to the draft ordinance for this special use is the map representing these conditions.



Special Use 2- Special Use for Salvage and Reprocessing Activity

Petitioner is requesting a special use for the salvage and reprocessing activity on site known as clean construction or demolition debris, commonly referred to as CCDD.

At staff's recommendation this item has been tabled by the PZHC and shall continue its public hearing on this item at the January PZHC meeting, should staff receive the additional information requested from the Petitioner regarding.

Variation 1 – Required Paving of Parking Areas

The Petitioner is seeking a variance from Sections 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material.

Staff recommends Village Board approval of this variance request to remain consistent with 507 Rock Road with an expiration date of 10 years. The PZHC recommended denial of this variance request.

Variation – Required Lighting of Off-Street Parking Area

The Petitioner is seeking a variance from Section 157.149(D) requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street. All lighting shall be extinguished not later than 30 minutes after the close of business of the use being served.

Staff recommends Village Board approval of this variance request to remain consistent with 507 Rock Road with an expiration date of 10 years. The PZHC recommended denial of this variance request.

Attachments:

Draft Ordinances –Variations

Future Concept Plan Map

Published Public Notice

Redacted Application

Signed Findings of Facts

ORDINANCE NUMBER 22 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS GRANTING VARIATIONS FROM SECTIONS
157.147(B)(2), 157.149(B), AND 157.140(D) REQUIRING OFF-STREET PARKING
PAVING AND REQUIRED LIGHTING ILLUMINATION LOCATED AT 590 HEALY
ROAD, EAST DUNDEE, IL 60118 (PIN 01-30-300-009-0000) LOCATED IN THE M-1
MANUFACTURING DISTRICT**

WHEREAS, the Village of East Dundee ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, 590 Healy, LLC ("Applicant") is the owner of the property with PIN 01-30-300-009-0000 located in East Dundee, Illinois, legally described in Section 2 below ("Subject Property"); and

WHEREAS, the Applicant filed an application with the Village seeking variations from the Zoning Chapter of the East Dundee Village Code as described in the application; and

WHEREAS, pursuant to Section 157.207 of the Zoning Ordinance, and the Village's home rule authority, the President and Board of Trustees of the Village (collectively the "Corporate Authorities") may provide for and allow variances to the requirements of the Zoning Ordinance when there are practical difficulties or a particular hardship with the strict compliance with the Zoning Ordinance; and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Sections 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material as described in the application; and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Section 157.149(D) requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street; and

WHEREAS, the Planning and Zoning Commission of the Village convened and held a public hearing on November 3, 2022 to consider the Application pursuant to the variances; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 157.207 of the Zoning Ordinance for variations and recommended denial of the Application, and related findings of fact; and

WHEREAS, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission and find it to be in the best interests of the health, safety and welfare of its residents to approve the requested variations subject to the conditions contained within Section 3 of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, as follows:

SECTION 1: Incorporation. That each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Variations. That the Corporate Authorities hereby grant the Application for the Subject Property, legally described as:

PIN 01-30-300-009-0000

LOT 2 IN FINAL PLAT OF SUBDIVISION OF VCNA PRAIRIE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 2014 AS DOCUMENT 1404429095

Variation 1

A variation from Section 157.147(B)(2) AND 157.149(B) of the Zoning Chapter of the East Dundee Village Code requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property.

The variation will allow use of crushed stone base or asphalt shavings.

Variation 2

A variation from Section 157.149(D) of the Zoning Chapter of the East Dundee Village Code requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property.

The variation will allow existing lighting on site to be sufficient or at the discretion of the Building Inspector and Village Administrator.

SECTION 3: Conditions of Approval. That the variances granted herein shall be constructed, operated and maintained in accordance with any plans and diagrams

submitted as part of the Application, and shall be subject to the following terms and conditions:

1. The Variances cannot be transferred and shall expire at such time 590 Healy, LLC ceases outside storage at PIN 01-30-300-009-0000.
2. The variances will automatically expire after 10 years. The petitioner can then reapply at that time.

SECTION 4: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

SECTION 6: Effect. That this Ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

PASSED this 5th day of December 2022 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this 5th day of December 2022.

Jeffrey Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Published in pamphlet form this 5th day of December 2022, under the authority of the

Village President and Board of Trustees.

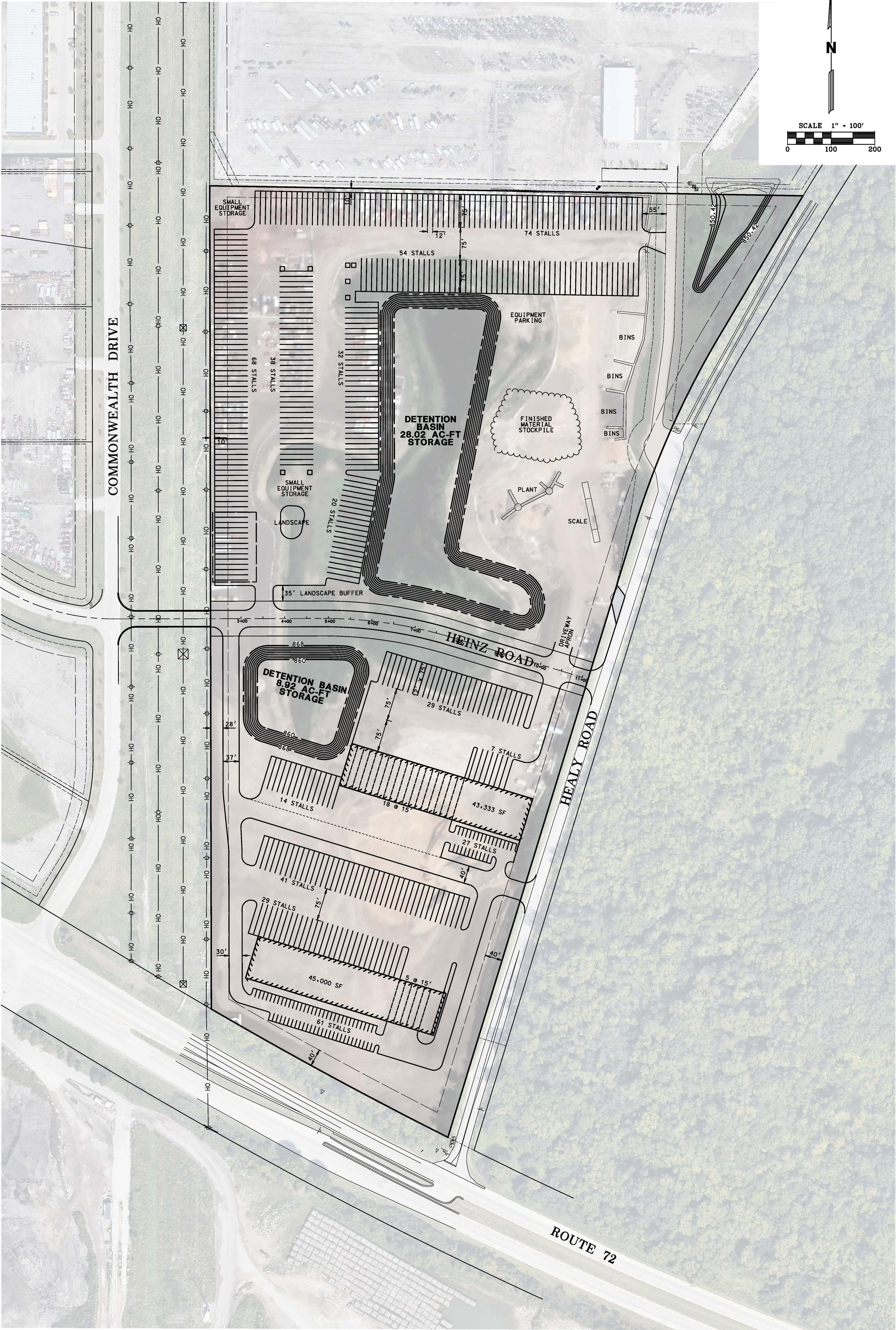
Recorded in the Village records on December ____, 2022.

The Applicant acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: _____

Applicant

Date: December __, 2022



9/30/2022 4:57:41 PM
M:\13822\Engineering\Drawings\Concept\Exhibits\220922P-Concept\Plan.dwg



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

			DESIGNED	MRM
			DRAWN	MRM
			APPROVED	SRK
			DATE	09/30/2022
			SCALE	1" = 100'
DATE	DESCRIPTION OF REVISION		BY	

CONCEPT SITE PLAN
590 HEALY ROAD
EAST DUNDEE, ILLINOIS

SHEET	
1	OF 1
PROJECT NUMBER: 3692	
© MACKIE CONSULTANTS, LLC, 2022	
ILLINOIS FIRM LICENSE 184-002694	

State of Illinois)
 Counties of Kane and Cook) SS
 Village of East Dundee)

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of East Dundee will hold a public hearing on November 3, 2022, at 6:00 P.M. at the East Dundee Police Station 2nd Floor Meeting Room, 115 E. 3rd Street, East Dundee, Illinois, to consider the following requests:

1. A request for a Special Use for outside vehicle and equipment parking and storage for the property with 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.
2. A request for a Special Use for CCDD Salvage and Reprocessing of concrete and asphalt for the property 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.
3. A variance request from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material at 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.
4. A variance from Section 157.149(D) requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street. All lighting shall be extinguished not later than 30 minutes after the close of business of the use being served, except as may be otherwise authorized by the Village Board of Trustees. 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.

Property Legal Description:

LOT 2 IN FINAL PLAT OF SUBDIVISION OF VCNA PRAIRIE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 2014 AS DOCUMENT 1404429095.

All interested persons will be given an opportunity to be heard. Any questions regarding this public hearing process may be directed to Franco Bottalico, Management Analyst, 120 Barrington Avenue, East Dundee, Illinois, 60118 via email at FBottalico@eastdundee.net, or by phone at 847-426-2822 extension 6102.



October 14, 2022

Mr. Chris Ranieri
Building & Zoning Department
Village of East Dundee
120 Barrington Ave.
East Dundee, IL 60118

**Re: Special Use Request
590 Healy Road
East Dundee, Illinois**

Dear Mr. Ranieri:

On behalf of our client 590 Healy, LLC, please find enclosed a Special Use request associated with the 590 Healy site. The applications for both Truck Parking and CCDD Salvage and Reprocessing are enclosed. Because the application references legal description of the entire property and the special uses requested are limited to specific areas, we have prepared exhibits and narrative to document the extents of each.

Truck Parking

The truck parking special use request is broken into two areas as illustrated on the Special Use Areas Exhibit, enclosed. We request a permanent special use approval for the area North of the Proposed Heinz Road extension and that it be allowed as the principal use of the site.

The areas south of Heinz Road are expected in the long run to be developed as shown in the attached Concept Plan which has not yet been formally submitted for an entitlement process. In this current request, we are asking that the Village convey a temporary principal use for truck parking until such time as the building planned for the south end of the site is constructed. At that time, the truck parking special use would revert to an accessory use.

CCDD Salvage and Reprocessing

We request special use approval in the area identified as CCDD Salvage and Reprocessing on the Special Use Areas Exhibit to conduct import, stockpiling, crushing, processing and sales of concrete and asphalt materials. Currently such loads are imported to the site under an IEPA CCDD permit, but the noted operations are expected to continue even after the mass import of CCDD material as fill is completed. If the operator seeks to close the CCDD permit but continue operating the concrete and asphalt recycling operations, the operator will procure necessary permits from Cook County and/or IEPA.

As a courtesy, we have also enclosed the Concept Site plan for the overall future development after CCDD operations have concluded, but the applicant acknowledges that at this time the exhibit is informational and does not constitute any entitlements until final engineering and final plats of subdivision are provided.

Please contact me if you should have any questions or require additional information.

Very truly yours,
MACKIE CONSULTANTS, LLC

Steven R. Kaminski, PE
Senior Project Manager

N:\3692\Correspondence\221014.Ltr. to E.Dundee.Special Use Request.SRK.docx



Project Address: 590 Healy Road
East Dundee, Illinois 60118

PROPERTY DESCRIPTION:

LOT 2 IN FINAL PLAT OF SUBDIVISION OF VCNA PRAIRIE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 2014 AS DOCUMENT 1404429095.



Project Address: 590 Healy Road
East Dundee, Illinois 60118

List of properties within 250':

01-30-300-003-0000
Commonwealth Edison Company
3 Lincoln Center FL4
Oakbrook Ter, Illinois

01-30-100-016-0000
Nation Retail Prop
2 Westbook CP CTR500
Westchester, IL

01-30-300-008-0000
Beverly Lake Forest Preserve of Cook County
536 North Harlem Ave.
River Forest, IL



P&Z File # _____

**APPLICATION FOR DEVELOPMENT APPROVAL:
SPECIAL USE, REZONING AND VARIANCE REVIEW AND APPROVAL**

This form is to be used for all special use applications (except Planned Developments) to be heard by the Village of East Dundee. To complete the form properly, please review the accompanying *Village of East Dundee Instruction Manual for Application for Development Review*. **Failure to complete this form properly will delay its consideration.**

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: 590 Healy Road, LLC
2. Project Location: 590 Healy Road, East Dundee, IL
3. Brief Project Description:
Special Use requests to permit rock crushing, and recycling and resale of clean construction and demolition debris ("CCDD"). The existing stone and gravel quarry and CCDD facility will
continue operating at the subject site in conjunction with the requested Special Uses.
4. Project Property Legal Description:
See survey, attached, for overall project site legal description.
See Special Use Area Exhibit for breakdown of use areas within property.
5. Project Property Size in Acres and Square Feet: Approximately 42 Acres, per survey
6. Current Zoning Status: M1
7. Current Use Status: Stone and gravel quarry, and clean construction and demolition debris facility
8. Surrounding Land Use Zoning: M1 zoning located north of Illinois Route 72
9. Zoning District Being Requested (if applicable): N/A
10. Parcel Index Numbers of Property: 01-30-300-009-0000

B. Owner Information

1. Signature: _____
2. Name: 590 Healy Road, LLC c/o Tracy Lampignano, Manager

C. Billing Information (Name and address all bills should be sent to)

1. Name/Company: 590 Healy Road, LLC c/o Tracy Lampignano, Manager

PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

Please answer all questions but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers. **Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.**

IF YOU ARE APPLYING FOR A REZONING PLEASE WRITE A PARAGRAPH ON WHAT THE CURRENT ZONING IS AND WHY YOU ARE REQUESTING A REZONING

FOR A SPECIAL USE COMPLETE THE FOLLOWING, FOR VARIANCES ONLY SKIP TO PAGE #4:

1. Will the Special Use be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will the special use substantially diminish and impair property values within the neighborhood?

No. The requested Special Uses will permit area-compatible uses at the

subject property. The subject property has operated as stone and gravel quarry, and

clean construction and demolition debris facility for over 50 years. The subject

property is located in and surrounded by the M1 zoning district where uses are of similar appearance.

2. Will the establishment of the Special Use, impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

No the proposed Special Used will support redevelopment of a stone and gravel quarry and CCDD facility

that has operated at the subject property for over 50 years. Compatible manufacturing uses have been

established around the subject property over the last 50 years, and will presumably continue to do so

independent of the requested Special Uses.

3. Have or will adequate utilities, access roads, drainage or necessary facilities be provided for?

Adequate utilities, access roads, drainage, and all necessary facilities already exist and serve the subject

property. The proposed Special Uses will benefit from the existing lot conditions, and will not alter or change

those facilities.

4. Have or will adequate measures be taken to provide ingress and egress to minimize traffic congestion in the public streets?

The proposed Special Uses will facilitate development that will include connection of Heinz Road from Healy Road

to Commonwealth Drive that will provide a significant benefit to traffic routing and reduce existing U-turn

movements on Route 72. Traffic congestion and safety will improve as a result.

5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?

The Special Uses proposed and locations as illustrated in the Special Use Area Exhibit are compatible with the M-1

zoning district and quite consistent with existing and expected future development in the immediate

vicinity. The Special Uses will facilitate the provision of needed support services for the region that

are necessary for ongoing regional construction capacity and logistical support for commercial and

industrial operations and, as such, constitute a net benefit to the Village and surrounding area.

IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:

1. From which specific standard of the Village Code is a Variance requested (include Code section number)?

Landscaping Section 157.149 (C), Paving Section 157.147 (B) (2) & 157.149 (B), and
Lighting Section 157.147 (D) for Vehicle/Truck Parking.

2. For this site, what does the Code require?

The code requires access (section 157.147) for off-street parking facilities. It is anticipated to use the same ingress and egress points so no new traffic patterns appear necessary or are proposed to accommodate the uses that would be established by the requested variance. The code also requires Design and Maintenance (157.149) for Surfacing, landscaping, and lighting, Landscaping Section 157.149 (C), Paving Section 157.147 (B) (2) & 157.149 (B), and

3. What is proposed?

Please see the attached

4. What unique circumstances have caused the need for a variance?

Please see the attached

5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

Please see the attached

6. Specifically, how do the particular physical surroundings, shape, or topographical condition of the property result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are carried out?

Please see the attached

7. Specifically, what conditions are present on the property that would not be applicable generally to other property within the same zoning classification? (Suitability of Zoning)

Please see the attached

8. Other than financial return, what other purposes is the variance request based on?

Please see the attached

9. Has the alleged difficulty been created by any person presently having an interest in the property?

No alleged difficulty has been created by any person presently having an interest in the property.

10. Please give an explanation for any questions answered YES .

- a. Will the granting of the variation be detrimental to the public welfare? (Circle)
- b. Injurious to surround properties? (Circle)
- c. Impair an adequate supply of light and air to adjacent property? (Circle)
- d. Endanger public health and safety? (Circle)
- e. Substantially diminish property values within the neighborhood? (Circle)
- f. Conformance to the Land Use Plan? (Circle)

<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO



PLANNING AND ZONING & HISTORIC COMMISSION MEETING SCHEDULE
MEETING TIME 7:00PM

***THURSDAY EVENING UNLESS DENOTED**

Planning & Zoning petitions must be received 35 days prior to meeting date for petitions requiring Public hearings. 15 days prior when no Public hearing is required.

Historic Commission Meetings (as needed)

Applications submittals must be received & approved by the Building official for presentation to the Commission minimum of 15 days prior to meeting date.

Per ordinance, the Historic Commission must meet within 15 days of application submittal acceptance date and be duly considered by the Commission or a Certificate of Appropriateness would be deemed issued for failure to meet in the designated time.



**APPLICATION AGREEMENT
TO PAY COSTS INCURRED AND HOLD THE VILLAGE HARMLESS**

The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as those provided by the Village Staff, Village Attorney, Village Engineer, Planner and Fire Protection District.

The applicant further acknowledges that testimony of all witness at Public Hearings may be recorded before a court reporter and that full transcripts of the proceedings may be prepared and retained by the Village of East Dundee as part of the official record concerning the said applicant and the applicant's costs.

As an express condition in making the said application and the consideration thereof by the Village of East Dundee, the undersigned, both personally and on behalf of the applicant, agrees to hold the Village harmless and agrees to pay forthwith the costs and expenses that may be incurred by the Village of East Dundee for such professional services, including the costs and expenses of recording and transcribing any testimony at Public Hearings in connection with the said application.

The owner hereby authorizes, support and consents to this request for variation, and further authorizes, agrees and consents to allow the temporary installation and display by the Village of East Dundee of Public Notice (signage) upon the subject property.

The applicant, having read this application and fully understanding the purpose thereof, declares that the proceeding statement made are true and that the information provided herein is complete to the best of the applicant's knowledge and belief.

Individually and for the Applicant

10.17.22
Date

590 Healy Road, East Dundee, IL

Address

Project Description:

Special Uses proposed at 590 Healy Road, East Dundee, IL



Affidavit of Ownership & Control

I (We), Tracy Lampignano, as Manager of 590 Healy Road, LLC. do hereby certify or affirm that I am the owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: [Signature]

Owner: 590 Healy Road, LLC

SUBSCRIBED AND SWORN TO before me this
17 day of Oct, 2022.

[Signature]
(NOTARY SIGNATURE)



(NOTARY STAMP)



Affidavit & Disclosure Agreement

To cover the Village expenses relating to applications for site plans, Subdivisions, Annexations, Zoning Amendments, Special Uses, Variations and the like:

Applications shall deposit the sum required based on the type and extent of the applicants project. Any bills received by the village and any costs incurred by the Village related to the project will be billed to the applicant. Upon payment of all bills to the Village the applicant will receive their deposit back.

Signature: 

Print Name: 590 Healy Road, LLC c/o Tracy Lampignano, Manager

Project Address: 590 Healy Road, East Dundee, IL

IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:

1. From which specific standard of the Village Code is a Variance requested (include Code section number)?

Paving Section 157.147 (B) (2) & 157.149 (B), and Lighting Section 157.147 (D) for Vehicle/Truck Parking.

2. For this site, what does the Code require?

The code requires access (section 157.147) for off-street parking facilities. It is anticipated to use the same ingress and egress points so no new traffic patterns appear necessary or are proposed to accommodate the uses that would be established by the requested variance. The code also requires Design and Maintenance (157.149) for Surfacing, landscaping, and lighting, Paving Section 157.147 (B) (2) & 157.149 (B), and lighting section 157.147 (D)

3. What is proposed?

Please see the attached

4. What unique circumstances have caused the need for a variance?

Please see the attached

5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

Please see the attached



3. What is proposed?

Paving Requirements (157.147 (B) (2) & 157.149 (B)): Variation is requested to permit recycled asphalt grindings as a drive aisle and parking pavement surface within Truck Parking and CCDD Recycling Special Use areas. This variation does not apply to the permanent Accessory Use Truck Parking area.

Lighting Section (157.149 (D)): Variation to release the applicant from requirements to install permanent lighting in the CCDD Recycling and Principal Use Truck Parking use areas.

4. What unique circumstances have caused the need for a variance?

Paving Requirements (157.147 (B) (2) & 157.149 (B)): Prior to reclamation, the site was a sand and gravel quarry. Such sites have been traditionally not readily developable after reclamation via CCDD materials because the cost of evenly conducting compaction of the fill soils across the entire site results in land costs in excess of its retail value. The requirement of rigid pavements such as concrete or conventional asphalt would result in the site being economically non-productive after the completion of mine reclamation. When flexible pavement such as recycled asphalt are an allowed pavement, soil compaction can be focused on critical building envelopes, public roadways and utility corridors at limited cost and no adverse impact on resident or consumer use of the area.

Lighting Section (157.149 (D)): CCDD recycling operations typically occur during daylight hours to avoid noise impacts during night hours. Because the truck parking areas are not accessible to the general public, there is not a need to provide security lighting and its omission is a benefit to the preserved open spaces of the forest preserve property East of Healy Road.

5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

Paving Requirements (157.147 (B) (2) & 157.149 (B)): The applicant's operations at the CCDD recycling site include loaders and other heavy equipment readily suited for the maintenance of smooth, clean and attractive surfaces in the recycled asphalt pavement (RAP) areas, thus addressing the maintenance difficulties typically cited in the reasons such materials are not ordinarily permitted as the pavement surface. In fact, the RAP is a pervious surface when compared to conventional asphalt pavement which produces less storm water runoff.

Lighting Section (157.149 (D)): Since the operational needs of the Special Use users do not benefit from the provision of permanent fixed lighting, the omission has no negative impacts, but the positive impacts include less spillover effects on the adjacent Forest Preserve natural habitat areas to the East.

6. Specifically, how do the particular physical surroundings, shape, or topographical condition of the property result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are carried out?

Paving Requirements (157.147 (B) (2) & 157.149 (B)): As noted above, the prior use of the site as a sand and gravel mine poses a high hazard of settling and pavement breakup to conventional pavements. RAP surfaces are more flexible and adapt better to the soil conditions on sites such as this one.

Lighting Section (157.149 (D)): Surroundings pose no extra hardship for the owner of compliance, but normal compliance would pose more negative effects on the adjacent forest preserve natural habitats.

7. Specifically, what conditions are present on the property what would not be applicable generally to other property within the same zoning classification? (Suitability of Zoning)

Paving Requirements (157.147 (B) (2) & 157.149 (B)): As noted above the prior mining history of the site and CCDD fill pose extraordinary challenges for the provision of conventional pavements and their maintenance.

Lighting Section (157.149 (D)): None. The variation is based on the fact that no benefit is provided to the property use and the omission of fixed permanent lighting enhance the function of the adjacent Forest Preserve property.

8. Other than financial return, what other purposes is the variance request based on?

Paving Requirements (157.147 (B) (2) & 157.149 (B)): As noted above the RAP surface is expected to provide a superior performance, appearance and reliability outcome than conventional pavement given the fill soils placed in this former mine site.

Lighting Section (157.149 (D)): Aside from the reduced cost of omitting fixed lighting, its omission will provide a net benefit to the adjacent Forest Preserve site compared to a standard installation.



Planning and Zoning & Historic Commission Meeting

Findings of Fact – Special Use

Property Location: 590 Healy; PIN 01-30-300-009-0000 in the M- 1 Manufacturing District

Hearing Date: November 3, 2022

Special Use

Requested: Outside vehicle and equipment parking and storage

Staff has determined the below findings of fact for the PZHHC's consideration and review:

- 1. The use is not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; Circle one; Yes/No/Not Applicable (N.A.), Explain:**
Yes.
- 2. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; Yes/No/N.A.**
Yes
- 3. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**
Yes
- 4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; Yes/No/N.A.**
Yes
- 5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village? The 2002 office/industrial development comp. plan goal states: "To ensure a strong diversified employment base which will provide jobs and strengthen the economy of East Dundee". This aligns with the proposed special use.**

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested special use(s) resulting in the following vote:

5 ayes ____ nays ____ absent ____ abstain

Date: 11-03-2022

Signature: 
Chair, Planning and Zoning & Historic Commission

EAST DUNDEE

Planning and Zoning & Historic Commission Meeting

Findings of Fact – Variance

Property Location: 590 Healy, LLC: PIN 01-30-300-009-0000

Hearing Date: November 3, 2022

Variance

Requested: A variance request from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material at 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District

Staff has determined the below findings of fact for the PZHHC's consideration and review:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district; Circle one; Yes/No/Not Applicable (N.A.), Explain:
No
2. The plight of the owner is due to unique circumstances; Yes/No/N.A.
No
3. The variation, if granted, will not alter the essential character of the locality; Yes/No/N.A.
Yes
4. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the regulations were strictly enforced; Yes/No/N.A.
No
5. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.
No
6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property; Yes/No/N.A.
No yes

7. The alleged difficulty or hardship has not been created by any person presently having an interest in the property; Yes/No/N.A.

No

8. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; Yes/No/N.A.

Yes

9. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood; Yes/No/N.A.

Yes

Due to the usual nature of the operation of special uses that may give rise to unique problems with respect to their impact upon neighboring property or public facilities, the Village may stipulate conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the use as deemed necessary for the protection of the public interest. In addition, the Commission may require such conditions and restrictions by a variation(s) as may be necessary to comply with the standards set forth in the Village Code or reduce or minimize the injurious effect of the variation(s) upon the other property in the neighborhood. If the Planning and Zoning Commission were to consider approval of this special use and variances, Village staff would recommend the following minimum condition:

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested variance resulting in the following vote:

5 ayes ___ nays ___ absent ___ abstain

Date:

11-03-2022

Signature:


Chair, Planning and Zoning & Historic Commission

EAST DUNDEE

Planning and Zoning & Historic Commission Meeting

Findings of Fact – Variance

Property Location: 590 Healy, LLC: PIN 01-30-300-009-0000

Hearing Date: September 1, 2022

Variance

Requested: A variance from Section 157.149(D) requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street. All lighting shall be extinguished not later than 30 minutes after the close of business of the use being served, except as may be otherwise authorized by the Village Board of Trustees. 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District

Staff has determined the below findings of fact for the PZHHC's consideration and review:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district; Circle one; Yes/No/Not Applicable (N.A.), Explain:
No
2. The plight of the owner is due to unique circumstances; Yes/No/N.A.
No
3. The variation, if granted, will not alter the essential character of the locality; Yes/No/N.A.
Yes
4. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the regulations were strictly enforced; Yes/No/N.A.
No
5. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.
No
6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property; Yes/No/N.A.

No ~~Yes~~ No

7. The alleged difficulty or hardship has not been created by any person presently having an interest in the property; Yes/No/N.A.

No

8. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; Yes/No/N.A.

Yes

9. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood; Yes/No/N.A.

Yes

Due to the usual nature of the operation of special uses that may give rise to unique problems with respect to their impact upon neighboring property or public facilities, the Village may stipulate conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the use as deemed necessary for the protection of the public interest. In addition, the Commission may require such conditions and restrictions by a variation(s) as may be necessary to comply with the standards set forth in the Village Code or reduce or minimize the injurious effect of the variation(s) upon the other property in the neighborhood. If the Planning and Zoning Commission were to consider approval of this special use and variances, Village staff would recommend the following minimum condition:

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested variance resulting in the following vote:

5 ayes ____ nays ____ absent ____ abstain

Date:

11-03-2022

Signature:



Chair, Planning and Zoning & Historic Commission

Memorandum



To: Village President and Board of Trustees

From: Erika Storlie, Village Administrator

Subject: 7 Maiden Lane Site RFP

Date: December 19, 2022

Action Requested:

Staff requests Village Board discussion of elements that should be incorporated into the Request for Proposals (RFP) for the former Haeger Pottery Site (7 Maiden Lane, East Dundee, IL 60118) that the Village is purchasing for redevelopment. Staff anticipates issuing the RFP in January 2023.

Funding Source:

N/A

Summary:

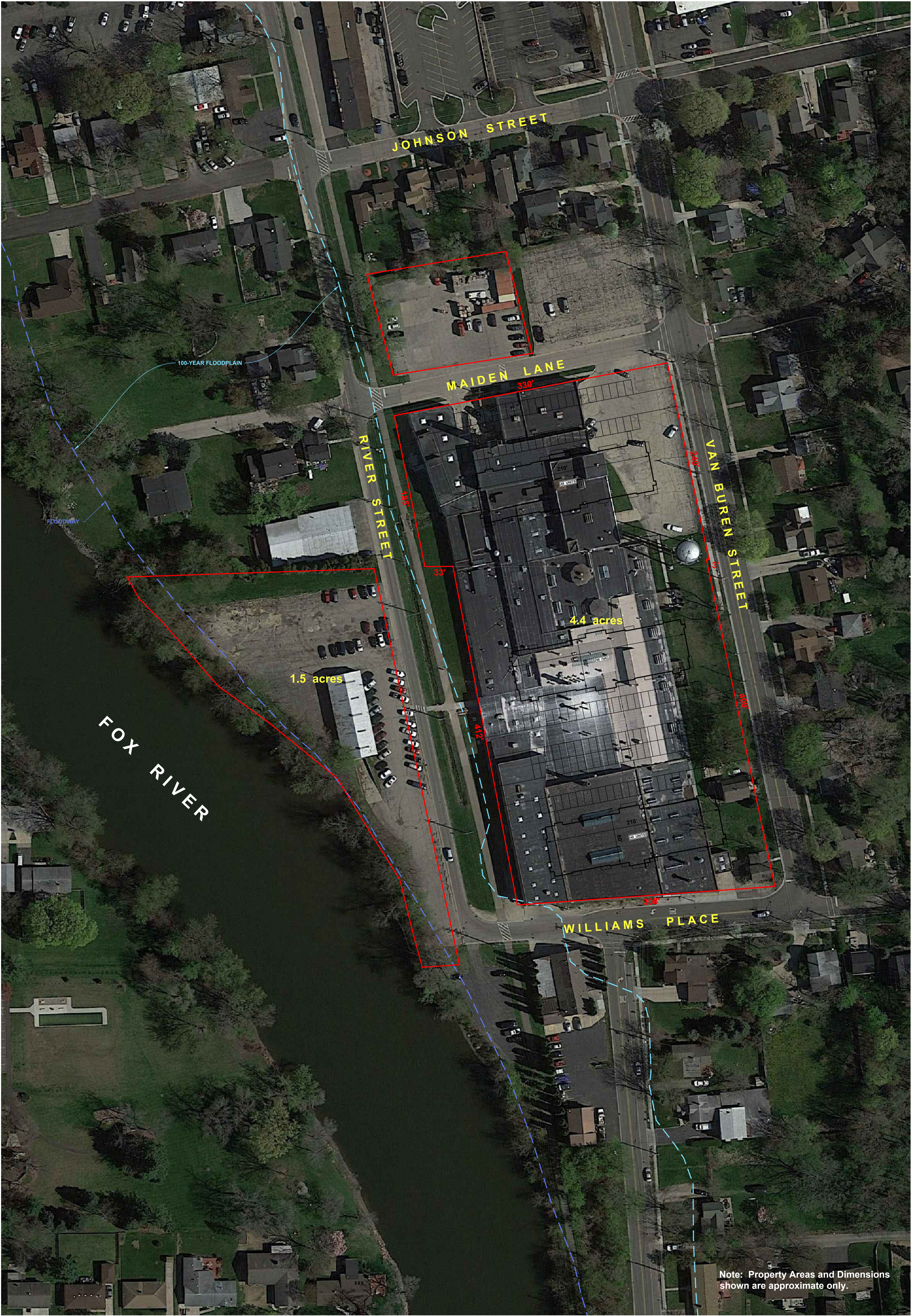
The Village has been in the process of acquiring the former Haeger Pottery factory site for the past year. At its last meeting, the Village Board authorized the purchase of the property, and the transaction is set to close later this month. The property has been in a state of disrepair for many years and is located in the middle of a residential neighborhood. Some of the parcel is also in the floodplain.

The purchase of this property represents a transformational opportunity to redevelop this parcel to benefit the community and to revitalize the area. Many ideas have been mentioned as desires for the new development and staff seeks input from the board on what to incorporate into the RFP. The target date to issue the RFP is in January 2023 and the RFP will be open for at least 3 months to give adequate time for proposals to be developed. Once proposals are received, they will be reviewed by staff and the Village Board at a meeting tentatively to be held in the late spring.

Incorporating as much feedback and detail as possible into the RFP will ensure that developers who respond to the RFP are proposing to build something that is likely to be welcomed by the community and approved by the board.



Attachments:
Aerial Site Photo



Note: Property Areas and Dimensions shown are approximate only.

BASE SITE
PLAN EXHIBIT

**HAEGER
POTTERY**
EAST DUNDEE, IL

HAEGER ENGINEERING
consulting engineers • land surveyors
1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No. Date Revision



Scale: 1" = 50'

Memorandum



To: Village President and Board of Trustees

From: Erika Storlie, Village Administrator

Subject: Downtown Parking Garage RFP

Date: December 19, 2022

Action Requested:

Staff recommends that the Village Board authorize the Village Administrator to execute a contract with Gerald Heinz & Associates (206 N. River St, East Dundee, IL 60118) to prepare a Request for Proposals (RFP) for the design and construction of a parking garage in downtown East Dundee in the amount of \$21,500.

Funding Source:

Capital Projects Fund #32

Summary:

Earlier this year staff presented options for the addition of parking to serve the downtown area in East Dundee. One of those recommendations was to construct a contextually appropriate 2 story parking garage with a historic façade at the corner of Jackson & River St. Discussions continue with the property owner for the acquisition of the property and staff is optimistic that a property transfer will occur in 2023.

Understanding that there is a lot of potential development in the pipeline for both the core downtown and the adjacent areas, staff is recommending that the Village obtain more accurate pricing for a potential garage in order to inform decision making about the addition of new parking in the Village. Staff has heard many estimates for the construction of additional parking but none of them have been concrete or solidified.

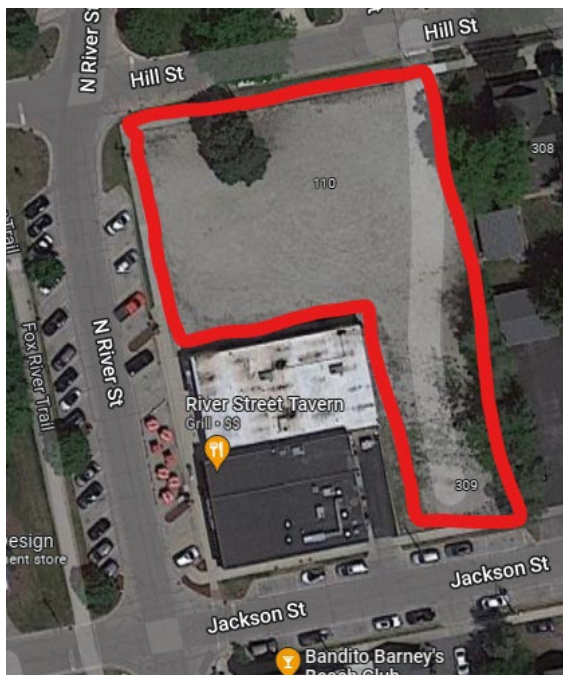
If approved, the proposal before the board this evening will allow the Village Engineer to draft documents for an RFP to be released in early 2023. Proposals received after the release of the RFP will provide detailed pricing information and estimated construction timelines. With the current environment of supply chain issues and labor unavailability, it is pertinent to understand timeframe and costs involved.

Once proposals are received, the Village Board can review the options and decide whether or not to move forward. Releasing the RFP in no way binds the Village to anything, it only provides information and an opportunity to move forward if that is the direction the board wishes to go.

While the RFP is open, staff will continue to research all available grants that can assist with funding the project. Additionally, staff continues to work on the extension of the Downtown TIF which will likely be one of several funding sources for the project, in addition to funds already allocated from the State Capital Bill.

If the Downtown TIF extension is approved, the TIF will have a 20+ year timespan with which to continue generating increment to pay for public amenities, including a parking facility. Attached to this memo is a draft bond proposal from Baird detailing what a \$4M parking facility payback would look like in a scenario where the TIF was extended.

The identified goal remains to add additional parking to the downtown to allow for appropriate growth of downtown businesses while also securing as much grant proceeds as possible to fund all public improvements. Any additional funding necessary would be recommended to be funded from the TIF.



Proposed Site of Parking Garage at 110 N. River

Attachments:

RFP Proposal

Parking Garage Rendering

Bond Analysis



Gerald L. Heinz & Associates, Inc.

Consulting Engineers and Professional Land Surveyors

PREPARING REQUEST FOR PROPOSAL AGREEMENT FOR VILLAGE OF EAST DUNDEE DOWNTOWN PARKING STRUCTURE

THIS AGREEMENT is made and entered into this ____ day of _____, 2022 between the Village of East Dundee (VILLAGE) and Gerald L. Heinz & Associates, Inc. (ENGINEERS) and covers certain professional engineering services in connection with the preparation of a request for proposal (RFP) for the design-build of a parking structure in the downtown.

Description of Improvement: The preparation of RFP documents for soliciting design-build firm proposals for the construction of a new parking structure between Hill Street and Jackson Street east of River Street.

Agreement Provisions

THE ENGINEERS AGREE,

1. To perform or be responsible for the performance of the following engineering services for the VILLAGE in connection with the proposed improvement hereinbefore described, and noted below:
 - a. Make such detailed surveys as are necessary for the preparation of a topographic survey of the site.
 - b. Obtain a soils report from a geotechnical engineer, containing at least five (5) soil borings.
 - c. Meet with VILLAGE to discuss the proposed project and determine what project parameters are to be included in the RFP.
 - d. Contact a minimum of four (4) design build firms to obtain qualifications and references pertaining to experience with similar projects.
 - e. Review design build firm qualifications submittal and meet with the VILLAGE to determine which firms should receive the RFP.
 - f. Prepare an RFP packet including general project specifications, timeline requirements, design aesthetics, budget and other appurtenant information.

- g. Send out the RFP to the qualified design build firms.
 - h. Review and assist the VILLAGE in the interpretation of the design build firms' proposals.
 - i. Schedule and attend VILLAGE interviews with the top two (2) or three (3) firms to determine which firm will be offered a contract.
 - j. Assist the VILLAGE with the review of the contract and contract bond documents for work to be undertaken.
- 2. In the event plans or surveys are found to be in error during construction of the project and revisions of the plans or survey corrections are necessary, the ENGINEERS agree that they will perform such work without expense to the VILLAGE even though final payment has been received by them. They shall give immediate attention to these changes so there will be a minimum delay to the Contractor.
 - 3. That all plans and other documents furnished by the ENGINEERS pursuant to this AGREEMENT will be endorsed by them and will show their professional seal where such is required by law.

THE VILLAGE AGREES,

- 1. To pay the ENGINEERS as compensation for all services performed under the ENGINEERING PHASE as stipulated in paragraphs 1a-j, 2 and 3 under THE ENGINEERS AGREE at a fixed design fee of \$21,500.
- 3. That payments due the ENGINEERS for services rendered in accordance with this AGREEMENT will be made as soon as practicable after the services have been performed and invoices submitted.
- 4. That, should the improvement be abandoned at any time after the ENGINEERS have performed any part of the services provided for in paragraphs 1a through 1j and prior to the completion of such services, the VILLAGE shall reimburse the ENGINEERS at their hourly rates per attached Exhibit "A".

Traveling and other out-of-pocket expenses will be reimbursed to the ENGINEERS at their actual cost.

- 5. The VILLAGE will compensate the ENGINEERS for requested plan review or construction services involvement during the design-build process at their hourly rates per attached Exhibit "A".

IT IS MUTUALLY AGREED,

1. That any difference between the ENGINEERS and the VILLAGE concerning the interpretation of the provisions of this AGREEMENT shall be referred to a committee of disinterested parties consisting of one member appointed by the ENGINEERS, one member appointed by the VILLAGE, and a third member appointed by the two appointed members for disposition and that the committee's decision shall be final.
2. This AGREEMENT may be terminated by the VILLAGE upon giving notice in writing to the ENGINEERS at their last known post office address. Upon such termination, the ENGINEERS shall cause to be delivered to the VILLAGE all surveys, permits, agreements, drawings, specifications, partial and completed estimates, and data, if any, from soil survey and subsurface investigations with the understanding that all such material becomes the property of the VILLAGE. The ENGINEERS shall be paid for any services completed and any services partially completed in accordance with Section 4 of THE VILLAGE AGREES.
3. That the ENGINEERS warrant that they have not employed or retained any company or person other than a bona fide employee working solely for the ENGINEERS to solicit or secure this contract and that they have not paid or agreed to pay any company or person other than a bona fide employee working solely for the ENGINEERS any fee, commission, percentage, brokerage fee, gifts or any other consideration contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty, the VILLAGE shall have the right to annul this contract without liability.

IN WITNESS WHEREOF, the parties have caused this AGREEMENT to be executed in duplicate counterparts, each of which shall be considered as an original by their duly authorized officers.

Executed by the VILLAGE:

The Village of East Dundee
of the State of Illinois,
acting by and through its

ATTEST:

By: _____

_____ Village Clerk By: _____

Title:

(Seal)

Executed by the ENGINEERS:

_____ Gerald L. Heinz & Associates, Inc.

_____ 206 North River Street

_____ East Dundee, Illinois 60118

By: _____

(P.E. Seal)

Title: President



Gerald L. Heinz & Associates, Inc.

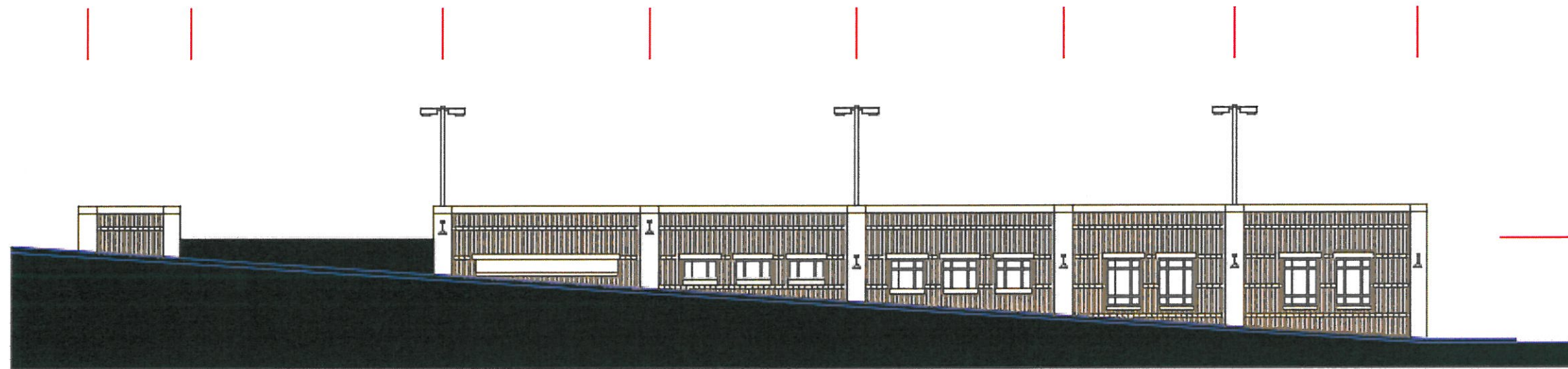
Consulting Engineers and Professional Land Surveyors

EXHIBIT "A"

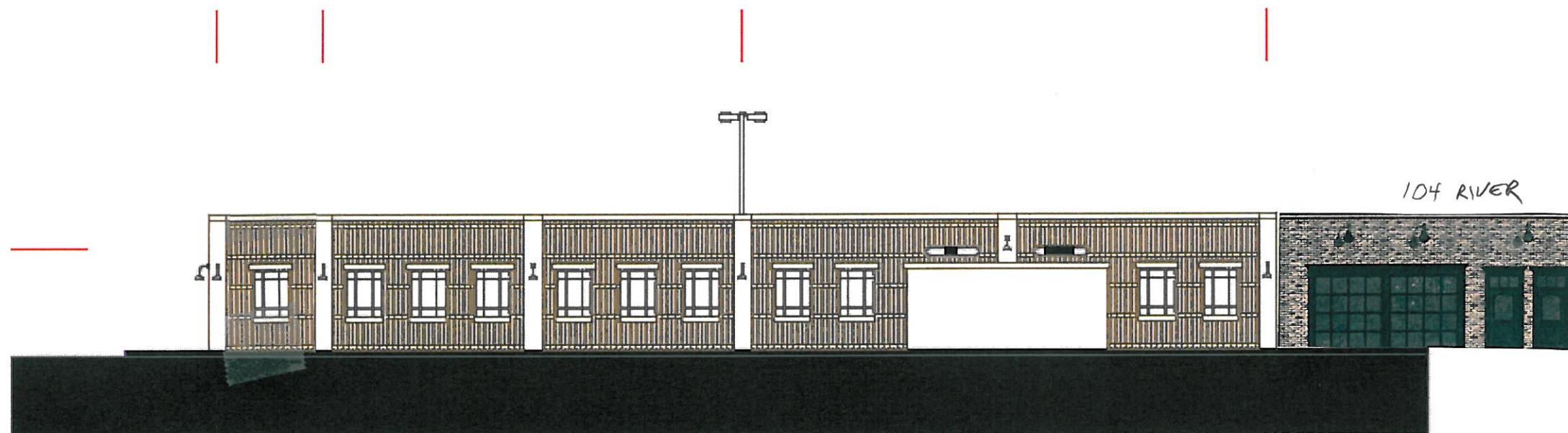
SCHEDULE OF HOURLY RATES FOR EMPLOYEE CLASSIFICATION - 2022

Principal Engineer - Managing Director, Licensed P.E.	\$150.00 - \$170.00
Principal Engineer - Project Manager, Licensed P.E.	\$150.00 - \$160.00
Associate Engineer - Project Engineer, Licensed P.E.	\$101.00 - \$122.00
Assistant Engineer - Project Engineer, Engineering Intern	\$ 85.00 - \$ 96.00
Engineering Tech., III - Party Chief, Senior Draftsman, Inspector	\$ 81.00 - \$ 93.00
Engineering Tech., II - Instrument Man, Draftsman, Inspector	\$ 67.00 - \$ 80.00
Engineering Tech., I - Rodman, Junior Draftsman	\$ 48.00 - \$ 74.00
Stenographer/Office Manager	\$ 64.00 - \$ 74.00
Robotic Geodimeter/Global Positioning System	\$ 52.50 / \$59.00
Non-Salary Direct Costs: Printing & Reproduction	110% Actual Cost or In-House Established Rates

The above hourly rates include all equipment and office overhead, insurance, employee fringe benefits, taxes, interest on invested capital and profit. Transportation costs and computer time are included in the above hourly rates.

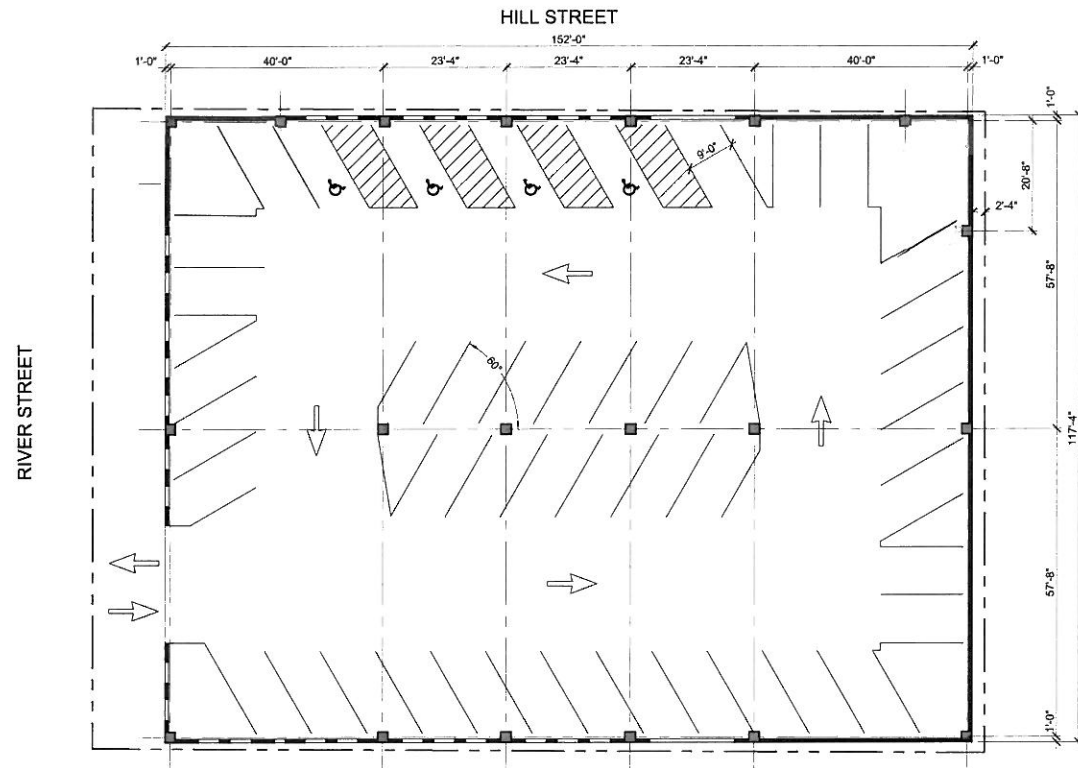


1 NORTH ELEVATION

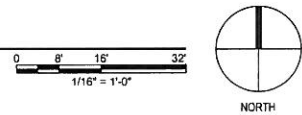


2 WEST ELEVATION

J:\31-8007-00-HILL&RIVER_ST_PARKING\ACAD\05-ARCH\H007-A-101A.DWG 5/26/2016 10:17:39 AM MORECRAFT, CHRIS

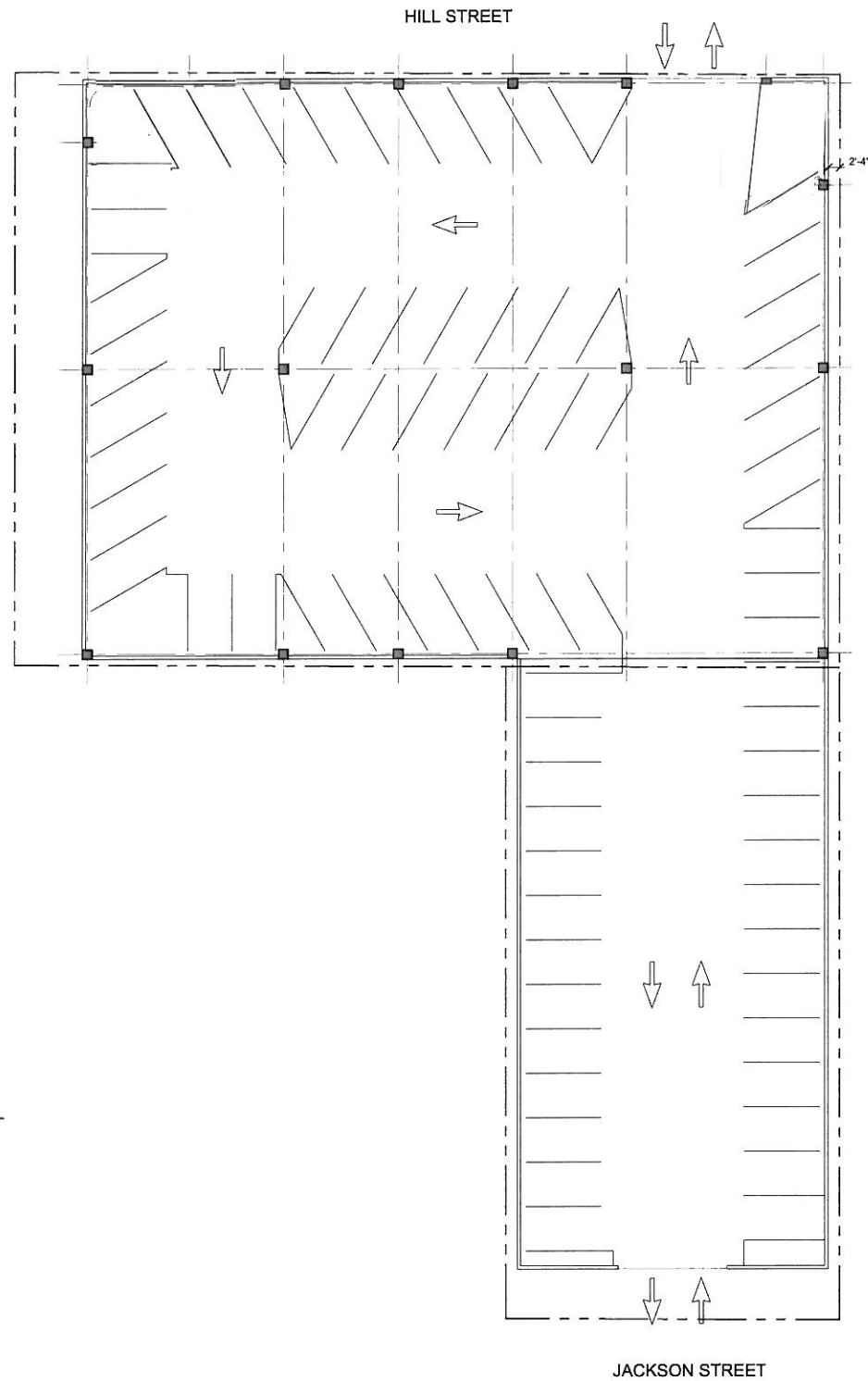


1 GROUND TIER PLAN

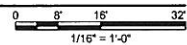


CAR COUNT
9'-0" 60° & 90° STANDARD SPACE

TIER	STANDARD	VAN ACCESSIBLE	CAR ACCESSIBLE	TOTAL
GROUND	41	1	3	45
TOP	65	0	0	65
TOTAL	106	1	3	110



2 TOP TIER PLAN





WALKER
PARKING CONSULTANTS
505 Davis Road
Evan, IL 60123
847.697.2640 Ph
847.697.7439 Fax
www.walkerparking.com

Walker Parking Consultants/Engineers, Inc.
Firm Certificate of Authority Number: XXXXX

OWNER'S AND/OR SUBS LOGO

EAST DUNDEE
PARKING STRUCTURE

EAST DUNDEE,
ILLINOIS

Printed Name & Discipline
EOR / AOR License Number: XXXXX

PROJECT NO.	31-8007.00
DRAWN BY	JPD
CHECKED BY	DWR
SHEET TITLE	GROUND AND SECOND TIER PLANS

A-101A

ISSUED FOR REVIEW	DESCRIPTION	ISSUE
06-17-16	DATE	MARK

Village of East Dundee, Illinois

Hypothetical Illustration for General Obligation Bonds, Series 2023 ⁽¹⁾

\$4 Million Project

Bond Year Ending December 1	General Obligation Bonds, Series 2023 ⁽¹⁾				
	Principal	Assumed Coupon	Assumed Yield	Assumed Interest	Total Debt Service
	(12/1)			(6/1 & 12/1)	
2023	\$165,000	5.50%	3.59%	\$164,588	\$329,588
2024	\$120,000	5.50%	3.69%	\$210,375	\$330,375
2025	\$125,000	5.50%	3.73%	\$203,775	\$328,775
2026	\$135,000	5.50%	3.77%	\$196,900	\$331,900
2027	\$140,000	5.50%	3.86%	\$189,475	\$329,475
2028	\$145,000	5.50%	3.95%	\$181,775	\$326,775
2029	\$155,000	5.50%	4.03%	\$173,800	\$328,800
2030	\$165,000	5.50%	4.10%	\$165,275	\$330,275
2031	\$175,000	5.50%	4.32%	\$156,200	\$331,200
2032	\$185,000	5.50%	4.32%	\$146,575	\$331,575
2033	\$195,000	5.50%	4.65%	\$136,400	\$331,400
2034	\$205,000	5.50%	4.65%	\$125,675	\$330,675
2035	\$215,000	5.50%	4.87%	\$114,400	\$329,400
2036	\$225,000	5.50%	4.87%	\$102,575	\$327,575
2037	\$240,000	5.50%	5.04%	\$90,200	\$330,200
2038	\$250,000	5.50%	5.04%	\$77,000	\$327,000
2039	\$265,000	5.50%	5.16%	\$63,250	\$328,250
2040	\$280,000	5.50%	5.16%	\$48,675	\$328,675
2041	\$295,000	5.50%	5.26%	\$33,275	\$328,275
2042	\$310,000	5.50%	5.26%	\$17,050	\$327,050
	<u>\$3,990,000</u>			<u>\$2,597,238</u>	<u>\$6,587,238</u>

Assumed Sources and Uses	
Sources of Funds	
Par Amount	\$3,990,000
Reoffering Premium	\$182,587
Total Sources	\$4,172,587
Uses of Funds	
Deposit to Project Fund	\$4,000,000
Assumed Costs of Issuance ⁽²⁾	\$170,187
Rounding Amount	\$2,400
Total Uses of Funds	\$4,172,587
Potential True Interest Cost ⁽³⁾	4.95%
Potential True Interest Cost Minus 10 Basis Points ⁽³⁾	4.85%
Potential True Interest Cost Plus 10 Basis Points ⁽³⁾	5.05%

(1) This illustration represents a mathematical calculation of potential interest cost, assuming hypothetical rates based on current bank qualified rates for general obligation bonds rated Baa1 with AA rated insurance as of September 13, 2022 plus 50 basis points (0.50%). Actual rates may vary. If actual rates are higher than those assumed, the interest cost would be higher. This illustration provides information and is not intended to be a recommendation, proposal or suggestion for a financing or otherwise be considered as advice. Structure assumes twenty year amortization level debt service with delivery date of March 1, 2023. Preliminary, subject to change.

(2) Assumed costs of issuance of \$25 per \$1,000 of bonds and a bond insurance premium of 100 basis points. Preliminary, subject to change.

(3) True Interest Cost is the rate of interest, compounded semi-annually, required to discount the payments of principal and interest to bondholders to the original purchase price.

Robert W. Baird & Co. Incorporated ("Baird") is not recommending any action to you. Baird is not acting as an advisor to you and does not owe you a fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934. Baird is acting for its own interests. You should discuss the information contained herein with any and all internal or external advisors and experts you deem appropriate before acting on the information. Baird seeks to serve as an underwriter (or placement agent) on a future transaction and not as a financial advisor or municipal advisor. The primary role of an underwriter (or placement agent) is to purchase, or arrangement for the placement of, securities in an arm's length commercial transaction with the issuer, and it has financial and other interests that differ from those of the issuer. The information provided is for discussion purposes only, in seeking to serve as underwriter (or placement agent). See "Important Disclosures" contained herein.

Important Disclosures

Robert W. Baird & Co. Incorporated ("Baird") is not recommending that you take or not take any action. Baird is not acting as financial advisor or municipal advisor to you and does not owe a fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to you with respect to the information contained herein and/or accompanying materials (collectively, the "Materials"). Baird is acting for its own interests. You should discuss the Materials with any and all internal or external advisors and experts that you deem appropriate before acting on the Materials.

Baird seeks to serve as underwriter in connection with a possible issuance of municipal securities you may be considering and not as financial advisor or municipal advisor. Baird is providing the Materials for discussion purposes only, in anticipation of being engaged to serve as underwriter (or placement agent).

The role of an underwriter includes the following: Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors. An underwriter's primary role is to purchase the proposed securities to be issued with a view to distribution in an arm's length commercial transaction with the issuer. An underwriter has financial and other interests that differ from those of the issuer. An underwriter may provide advice to the issuer concerning the structure, timing, terms, and other similar matters for an issuance of municipal securities. Any such advice, however, would be provided in the context of serving as an underwriter and not as municipal advisor, financial advisor or fiduciary. Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the issuer under the federal securities laws and is therefore not required by federal law to act in the best interests of the issuer without regard to its own financial or other interests. An underwriter has a duty to purchase securities from the issuer at a fair and reasonable price but must balance that duty with its duty to sell those securities to investors at prices that are fair and reasonable. An underwriter will review the official statement (if any) applicable to the proposed issuance in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the proposed issuance.

The Materials do not include any proposals, recommendations or suggestions that you take or refrain from taking any action with regard to an issuance of municipal securities and are not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or Rule 15Ba1-1 thereunder. The Materials are intended to provide information of a factual, objective or educational nature, as well as general information about Baird (including its Public Finance unit) and its experience, qualifications and capabilities.

Any information or estimates contained in the Materials are based on publicly available data, including information about recent transactions believed to be comparable, and Baird's experience, and are subject to change without notice. Baird has not independently verified the accuracy of such data. Interested parties are advised to contact Baird for more information.

If you have any questions or concerns about the above disclosures, please contact Baird Public Finance.

IRS Circular 230 Disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that the Materials do not constitute tax advice and shall not be used for the purpose of (i) avoiding tax penalties or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

Memorandum



To: Village President and Board of Trustees
From: Phil Cotter, Director of Public Works
Subject: Winter On-Street Parking Regulations
Date: December 19, 2022

Action Requested:

Staff requests Village Board discussion of proposed changes to the Village's on-street parking regulations during the snow season and/or snow and ice events.

Summary:

Staff would like to present the following options for creating safer on-street parking environments during snow and ice events. These proposed options include amending an existing parking restriction and creating a new parking restriction that will facilitate a more effective snow removal response by Public Works when some or all parked vehicles are removed from the street.

Amendment to the Village Code

Currently vehicles are prohibited from parking on all Village streets after three (3") (or more) inches of snow have fallen. The parking restriction is as follows:

§ 70.04 AMENDMENTS.

8. (a) It shall be unlawful to park any vehicle on any public street in the village at any time within 12 hours after a snowfall of three inches or more has occurred.

Staff recommends amending the current Code from three inches of snow to two inches as on-street parking is prohibited after two inches of snow in Elgin, West Dundee, and Algonquin, and one inch of snow in Carpentersville. These restrictions will assist Public Works' efforts to safely and effectively remove snow in a timelier manner. The proposed language is as follows:

§ 70.04 AMENDMENTS.

8. (a) It shall be unlawful to park any vehicle on any public street in the village at any time within 12 hours after a snowfall of two inches or more has occurred.

In conjunction with this proposed Code amendment, staff recommends establishing a parking restriction that allows on-street parking, on one side of the street in designated residential areas only, during snow events with up to two inches snow. This will allow Public Works trucks

(equipped with plows 10 and 12 feet in width), fire trucks, garbage trucks, etc. to more safely and effectively reach their destinations in snowy conditions.

The following is a summary of how the odd/even parking restriction would work in designated residential neighborhoods/subdivisions, and is similar to odd/even parking restrictions implemented in other suburban communities:

- Designated for the Flats, Terrace, downtown, and Reserves, River Haven and Balmoral neighborhoods. In lieu of designating neighborhoods, specific streets could be identified to be subject to additional restrictions.
- When snowfall begins, and after an accumulation of 0.5 inches of snow up to 2 inches of snow, the proposed odd/even parking regulation goes into effect.
- Vehicle owners either:
 - Park on home driveways or in garages
 - When parking on the street:
 - Park on the side of the street with home addresses ending in an odd number (one, three, five, etc.) on odd numbered days (first, third, fifth, etc.).
 - Park on the side of the street with home addresses ending in an even number (zero, two, four, six, etc.) on even numbered days (second, fourth, sixth etc.).
 - A \$50 citation will be issued to those not in compliance.

Alternatively, an option could be to designate one sided parking on specific streets for the duration of the snow season from December 1 – March 30 due to the narrow nature of select streets in these areas. For example, in the downtown and the Flats residential areas pavement widths range from 21 feet to 28 feet. Public Works' truck fleet utilizes snowplows 10 foot and 12-foot wide. More specifically, the pavement width on Wenholtz Ave is approximately 22 feet and could accommodate a 12-foot snowplow and 10-foot parking lane, but that is a tight scenario. When snowfall accumulates and causes parked cars to encroach closer to the center of the road, the travel lane is diminished greatly and in some cases is impassable for plows or emergency response vehicles. Restricting parking to one side of the street during the winter season will ensure that these vehicles can travel down these narrower streets.

Staff seeks feedback on these proposals and if consensus is reached to move forward with any recommendations, staff will return at a future meeting with code updates.

Memorandum



To: Village President and Board of Trustees

From: Brandiss Martin, Finance Director

Subject: 2022 Tax Levy

Date: December 19, 2022

Action Requested:

Staff recommends Village Board adoption of an ordinance authorizing the levy and assessment of taxes for the fiscal year beginning May 1, 2023 and December 31, 2023 in the amount of seven hundred twenty-five thousand, two hundred forty-one and 00/00 Dollars (\$725,241). This represents a 5% increase over the prior year tax levy and the entire collection will be used to fund the Village's police pension contribution. Last year's levy was \$690,706, so this is an increase of \$34,535. With new growth occurring within the village and absorbing some of this increase, the increase represents an average of an additional \$20 per year for residential properties and an average increase of \$60 per year for commercial properties (on the village's portion of the tax bill).

Funding Source:

General Fund #01 Account 01-09-4025

Summary:

Property Tax Levy Background

The 2022 property tax levy must be filed annually by the last Tuesday in December. The 2022 levy is a request for property tax revenue that the Village will receive during FY 2023 Stub Year (May 1, 2023 – December 31, 2023) as we continue towards converting to a calendar year fiscal year in 2024.

Attached, please find a spreadsheet that illustrates the history of the Village's tax levy since 2010. Please note the following:

- The tax levy amount essentially remained flat from levy year 2009 - 2016.
- In the 2017 levy year, the Village increased the levy by 13% to increase the Village's contribution to the Police Pension Fund.
- Since 2017, 100% of the tax levy has been dedicated towards the Village's contribution to the Police Pension Fund.

- In levy years 2020 and 2021 (FY 2022 and FY 2023), the Village increased the levy by the PTELL increase of 2.3%, and 1.4% respectively to comply with Ordinance 18-01, a self-imposed limitation on property tax increases.
- The Village's taxable EAV is expected to increase by 4.45% (excluding TIF Districts).
- The Village's total EAV is expected to increase by 8.41% (including TIF Districts).
- The Village's total EAV has increased by 60% since 2014 because of property tax increases and new investment primarily occurring in the TIF Districts.
- The Village's total bond abatement has increased significantly since tax levy 2012 with the addition of new debt but has held steady since tax levy year 2017 due to no new debt.
- The recommended 2022 levy will not be sufficient to cover the required Police Pension contribution and General Fund revenues will need to be utilized to meet the required contribution.

Police Pension Contribution

Beginning in 2022, majority of Illinois police pensions have started the process of consolidating their pension funds into the Illinois Police Officers' Pension Investment Fund (IPOPIF). Since the State-wide consolidation, IPOPIF will now provide the actuarial report that was typically provided by the Illinois Department of Insurance (DOI). This actuarial report of the Police Pension Fund is used to determine the amount that the Village will need to levy in December for the subsequent police pension contribution. The report also determines the ratio of unfunded liability to the value of the fund's assets.

IPOPIF uses several assumptions to determine the amount that the Village must contribute. State law requires that the Police Pension Fund be 90% funded by 2040 and, therefore, the report uses this target to determine the required contribution. For Tax Year 2022, IPOPIF's recommended contribution is \$768,612.

The Police Pension Board has the authority to hire an independent actuary to set their own assumptions and recommend to the Village an alternative amount to contribute to the Pension Fund. This year, the Police Pension Fund hired Lauterbach and Amen (L&A) for this purpose. The primary difference between the actuarial reports is that L&A's recommended contribution is based upon the assumption that the Police Pension Fund be 100% funded by 2036 and is therefore more fiscally conservative. L&A also provides the Village with a statutory minimum contribution that using the same funded by date as IPOPIF actuarial but with more conservative assumptions. The statutory minimum contribution amount the Village has been using is the L&A recommendation. The Village may use IPOPIF or the statutory minimum recommended amount provided by the Village actuarial report for its annual Police Pension contribution.

L&A Statutory Contribution:	\$ 756,825
<u>L&A Recommended Contribution:</u>	<u>\$ 1,106,679</u>
Differential:	\$ 349,854

As shown, there is a significant difference between the required contribution and the recommended contribution. Last year, the statutory minimum required contribution was \$790,478 and the Village levied \$690,706 (a 1.4% increase in the levy) to decrease the unfunded liability in the Police Pension Fund (see the attached spreadsheet).

Recommendation for 2022 Levy

As you recall, the Village Board approved Ordinance 18-01, the Home Rule Property Tax Cap and Bond Limitations Policy. The policy, codified as Section 35.15 of the Village Code, restricts the annual increase in the property tax levy. Essentially, the policy requires that the Village Board levy an increase that is no greater than the Property Tax Extension Limitation Law (PTELL) applicable to non-home rule municipalities. The CPI for December 2020 to December 2021 was 7%. However, the state Statute indicates the lesser of 5% or the actual percentage increase. In this case, PTELL for 2022 is 5%.

As such, I am recommending that the Village Board consider increasing the levy by 5% to \$725,241. Furthermore, the Village Board will need to budget at least an additional \$43,371 in FY 2023 Stub Year from General Fund revenues to meet IPOPIF's statutory minimum required contribution of \$768,612. During the FY 2023 Stub Year Budget process, staff will review revenues and anticipated expenditures to determine whether to recommend budgeting even greater General Fund revenues for the purposes of contributing to the Police Pension Fund above the required contribution. As a reminder, the reason for making an additional contribution to the Police Pension Fund is to avoid spikes in the required contribution down the road and work towards decreasing the unfunded liability in the fund. Ultimately, the Village is responsible for contributing any funds that are not otherwise generated by investment proceeds or received from employee contributions.

Debt Service Bond Abatement

The Village has historically abated the property taxes required to make debt service payments. Through the abatement process, the debt service that the Village is required to levy from the residents through property taxes is abated and the Village makes debt service payments from other revenues sources instead of collecting it directly from its residents. As shown on the attached historical spreadsheet, the debt service has increased significantly over the past few years. In FY 2022 and FY 2023, this abatement totaled approximately \$1.9 million and is expected to remain at \$1.9 million for FY 2024.

At this time, due to healthy reserves acquired over the past four years and conservative expenditures in FY 2023, I am projecting that the Village will be able to once again fund this \$1.9 million in debt service from other revenue sources (primarily TIF and home rule sales taxes). Therefore, I am recommending that the Village Board abate the levy required for these debt service payments. The abatement ordinance will be presented to you for your consideration in February.

Administrative Services Director's Recommendation

Given the aforementioned information, below please find a summary of my recommendations for the 2022 tax levy.

- Increase the property tax levy by 5% to \$725,241 with anticipation of continuing to increase the annual amount until the full pension contribution is funded entirely by the tax levy.
- Budget a minimum additional contribution of \$43,471 to the Police Pension Fund to meet the IPOPIF statutory recommended contribution as part of the FY 2023 Stub Year Budget process and consider an additional contribution if there is a surplus in the General Fund.
- In February, approve an ordinance abating the estimated \$1.94 million in property taxes required to make debt service payments for FY 2024 and make these payments from other revenue sources including TIF and home rule sales taxes.

Attachments

1. An Ordinance for the Levy and Assessment of Taxes for the 2023 Stub Year Fiscal Year Beginning May 1, 2023 and Ending December 31, 2023
2. Property Tax Levy Historical Information Spreadsheet
3. Police Pension Fund Contribution Spreadsheet

ORDINANCE NO. _____

**AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES
FOR THE FISCAL YEAR BEGINNING MAY 1, 2023
AND ENDING DECEMBER 31, 2023 FOR THE VILLAGE OF EAST DUNDEE,
KANE AND COOK COUNTIES, ILLINOIS**

BE IT ORDAINED by the President and Board of Trustees of the Village of East Dundee, Kane and Cook Counties, Illinois:

Section 1: That the total amount of appropriations for all corporate purposes legally made to be collected from the tax levy of the current fiscal year is hereby ascertained to be the sum of seven hundred twenty-five thousand, two hundred forty-one and 00/00 Dollars (\$725,241).

Section 2: That the sum of seven hundred twenty-five thousand, two hundred forty-one and 00/00 Dollars (\$725,241), being the total of appropriations heretofore legally made that are to be collected from the tax levy of the current fiscal year of the Village of East Dundee for all corporate purposes of said Village, as appropriated for the current fiscal year by an ordinance adopting the 2022-2023 Annual Budget of the Village of East Dundee for the May 1, 2022 through April 30, 2023 Fiscal Year, originally passed by the President and Board of Trustees of said Village at the legally convened meeting of April 18, 2022 , as Ordinance No. 22-15, be and the same is hereby levied on all of the taxable property in the Village of East Dundee subject to taxation for the current year, the specific amounts as levied for the certain tax levy purposes being included herein by being placed under separate column under the heading "To Be Raised by Tax Levy" that appears over them, the tax so levied being for the current fiscal year of said Village, and for the said appropriation to be collected from said tax levy, the total of which has been ascertained as aforesaid

and being as follows:

Police Pension: \$725,241

Section 3: Notwithstanding the requirements set forth in Section 35.15 of the East Dundee Municipal Code, that the total amount of seven hundred twenty-five thousand, two hundred forty-one and 00/00 Dollars (\$725,241), ascertained above, be and is hereby levied and assessed on all property subject to taxation within the Village of East Dundee according to the value of said property as assessed and equalized for State and County purposes for the current year.

Section 4: That there is hereby certified to the County Clerks of Kane and Cook Counties, Illinois, the several sums above, constituting said total amount, and the total amount seven hundred twenty-five thousand, two hundred forty-one and 00/00 Dollars (\$725,241), which total amount the Village of East Dundee requires to be raised by taxation for the current fiscal year of the Village, and the Village Clerk is hereby ordered and directed to file with the County Clerks of the Counties of Kane and Cook on or before the time required by law, a certified copy of this Ordinance.

Section 5: If any section, paragraph or provision of this ordinance shall be held invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 6: That this Ordinance shall take effect and be in full force and effect immediately upon and after its passage, approval, and publication in pamphlet form as provided by law.

ADOPTED this ____ day of _____, 2022, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, 2022.

Village President

Published in pamphlet form this ____ day of _____, 2022.

ATTEST:

Village Clerk

**Village of East Dundee
Police Pension Fund 2017-2022 Levy Years**

POLICE PENSION FUND CONTRIBUTION										
Levy Year	Fiscal Year (Appropriation)	Fiscal Year (Received)	Statutory Minimum Contribution*	L&A Recommendation	Actual Levy	Levy vs. Statutory Minumum	Village Contribution	Investment Return Actuarial Value	Unfunded Liability Following Contribution	% Funded Following Contribution
2017	2018	2019	\$ 561,154	\$ 749,982	\$ 640,000	\$ 78,846	\$ 653,029	4.9%	\$ 8,642,158	50.7%
2018	2019	2020	\$ 581,129	\$ 789,177	\$ 653,440	\$ 72,311	\$ 789,177	4.5%	\$ 9,453,962	50.9%
2019	2020	2021	\$ 618,660	\$ 841,720	\$ 665,855	\$ 47,195	\$ 665,855	8.5%	\$ 10,418,281	50.0%
2020	2021	2022	\$ 726,107	\$ 992,699	\$ 681,170	\$ (44,937)	\$ 726,107	-7.9%	\$ 10,420,000	50.6%
2021	2022	2023	\$ 790,478	\$ 1,119,740	\$ 690,706	\$ (99,772)	\$ 790,478	TBD	TBD	TBD
2022	2023	2024	\$ 768,612	\$ 1,106,679	\$ 681,170	\$ (87,442)	TBD	TBD	TBD	TBD

**Statutory minimum contribution is calculated by Lauterbach & Amen; it is not the Department of Insurance recommendation. The DOI recommendation for FY2023 is \$740,650.*

**Village of East Dundee
Property Tax Levy Historical Information**

YEAR		TAX LEVY			PTELL	TAX RATE		
Levy Year	Fiscal Year	Total Levy	Increase (Decrease)	% Change	PTELL %	Village's Tax Rate	Total Tax Rate	Village % of Total
2012	2014	565,226	(1,559)	-0.28%	3.00%	0.5859	9.5305	6.15%
2013	2015	561,591	(3,635)	-0.64%	1.70%	0.6528	10.6034	6.16%
2014	2016	566,396	4,805	0.86%	1.50%	0.6930	11.1445	6.22%
2015	2017	566,396	-	0.00%	0.80%	0.6540	10.7773	6.07%
2016	2018	566,396	-	0.00%	0.70%	0.6072	10.1038	6.01%
2017	2019	640,000	73,604	13.00%	2.10%	0.6593	9.5186	6.93%
2018	2020	653,440	13,440	2.10%	2.10%	0.6351	9.3364	6.80%
2019	2021	665,855	12,415	1.90%	1.90%	0.6148	9.0530	6.79%
2020	2022	681,170	15,315	2.30%	2.30%	0.6065	8.7696	6.92%
2021	2023	690,706	9,536	1.40%	1.40%	0.6004	8.7588	6.85%
2022	2024	725,242	34,535	5.00%	5.00%	0.6036	TBD	#VALUE!

YEAR		RATE SETTING EAV				TOTAL EAV		
Levy Year	Fiscal Year	Rate Setting Taxable Value	Rate Setting EAV	Increase (Decrease)	% Change	Total EAV	Increase (Decrease)	% Change
2011	2013	319,188,831	106,396,277	(16,318,326)	-13.30%	121,283,838	(10,344,920)	-7.86%
2012	2014	314,011,443	104,670,481	(1,725,796)	-1.62%	121,907,154	623,316	0.51%
2013	2015	260,465,373	86,821,791	(17,848,690)	-17.05%	110,361,871	(11,545,283)	-9.47%
2014	2016	247,368,342	82,456,114	(4,365,677)	-5.03%	98,045,204	(12,316,667)	-11.16%
2015	2017	261,210,474	87,070,158	4,614,044	5.60%	103,397,683	5,352,479	5.46%
2016	2018	277,220,706	92,406,902	5,336,744	6.13%	112,141,099	8,743,416	8.46%
2017	2019	291,217,926	97,072,642	4,665,740	5.05%	121,264,207	9,123,108	8.14%
2018	2020	304,805,586	101,601,862	4,529,220	4.67%	130,651,044	9,386,837	7.74%
2019	2021	320,945,166	106,981,722	5,379,860	5.30%	144,229,167	13,578,123	10.39%
2020	2022	336,958,497	112,319,499	5,337,777	4.99%	152,558,998	8,329,831	5.78%
2021	2023	345,136,359	115,045,453	2,725,954	2.43%	161,669,451	9,110,453	5.97%
2022*	2024	360,482,163	120,160,721	5,115,268	4.45%	175,257,786	13,588,335	8.41%

*Levy Year 2021 is based on the *Estimated Equalized Assessed Value (EAV) Report* from Kane County.

YEAR		POLICE PENSION		DEBT SERVICE BOND ABATEMENT		
Levy Year	Fiscal Year	Police Pension Contribution	% of Levy	Abatement Amount	Increase (Decrease)	% Change
2011	2013	385,647	68%		-	
2012	2014	390,488	69%	358,746	358,746	
2013	2015	387,389	69%	982,597	623,851	173.9%
2014	2016	448,635	79%	942,028	(40,569)	-4.1%
2015	2017	570,288	101%	1,166,628	224,600	23.8%
2016	2018	543,025	96%	1,264,469	97,841	8.4%
2017	2019	653,029	102%	1,942,741	678,272	53.6%
2018	2020	789,177	121%	1,949,311	6,570	0.3%
2019	2021	665,855	100%	1,948,668	(643)	0.0%
2020	2022	726,107	107%	1,909,884	(38,784)	-2.0%
2021	2023	790,478	114%	1,900,086	(9,798)	-0.5%
2022	2024	768,612	106%	1,938,708	38,622	2.0%

Notes:

2022 levy is recommendation of 5% increase and abatement

2022 EAV is Assessor's Estimate

2022 Police Pension Contribution is IPOPIF statutory minimum

Memorandum



To: Village President and Board of Trustees

From: Erika Storlie, Village Administrator

Subject: Downtown TIF Update

Date: December 19, 2022

Action Requested:

Staff will provide a verbal update on the Downtown TIF extension and answer any questions.

Funding Source:

N/A

Summary:

Earlier this year the Village Board authorized a contract with Johnson Research Group (JRG) to evaluate the existing Downtown TIF, providing a strategy to maximize the redevelopment potential of the area, and to assist with the process of designating a new TIF or other recommended alternatives.

JRG completed the analysis and recommended the Village pursue a 12-year extension to the Downtown TIF and leave it intact. Their analysis is attached. Staff will give a verbal update on next steps for this process and other options available to the Village.

Attachments:

EAV & Revenue Analysis

TIF Map

East Dundee Downtown TIF TIF EAV and Revenue Analysis

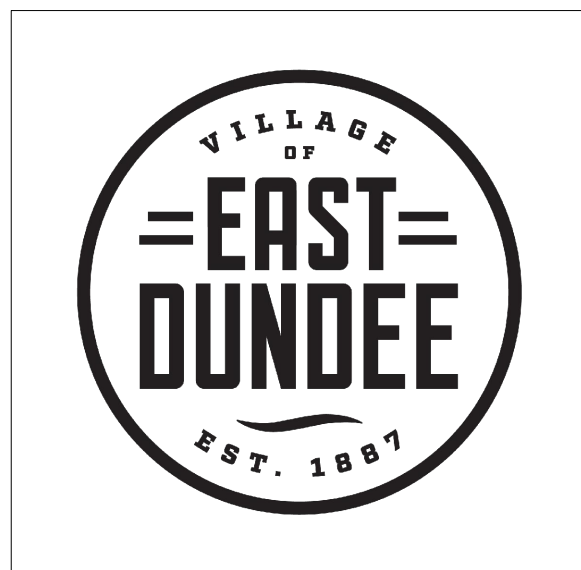
Actual and Projected EAV and Incremental Property Tax Revenue

Assessmt Year	Current EAV	Base EAV	Incremental EAV	Tax rate	IPT generated	PIN count underwater	Total Negative EAV	% of Total current EAV
2017	9,323,293	10,338,169	1,623,782	9.518577%	\$ 154,561	126	(2,638,658)	63%
2018		10,338,169		9.336363%	\$ -			
2019		10,338,169		9.053008%	\$ -			
2020		10,338,169		8.769592%	\$ -			
2021	13,216,851	10,338,169	4,398,163	8.758798%	\$ 385,226	52	(2,121,769)	21%
2022	13,541,236	10,338,169	5,189,978	8.758798%	\$ 454,580	38	(1,986,911)	17%
<i>Future Estimated EAV*</i>								
2032	16,420,474	10,338,169	8,069,216	8.758798%	\$ 706,766	*Inflation Only		
2044	36,136,778	10,338,169	25,798,609	8.758798%	\$ 2,259,648	*Inflation + 2 redevelopment projects		

Comparison of Taxing District Revenues

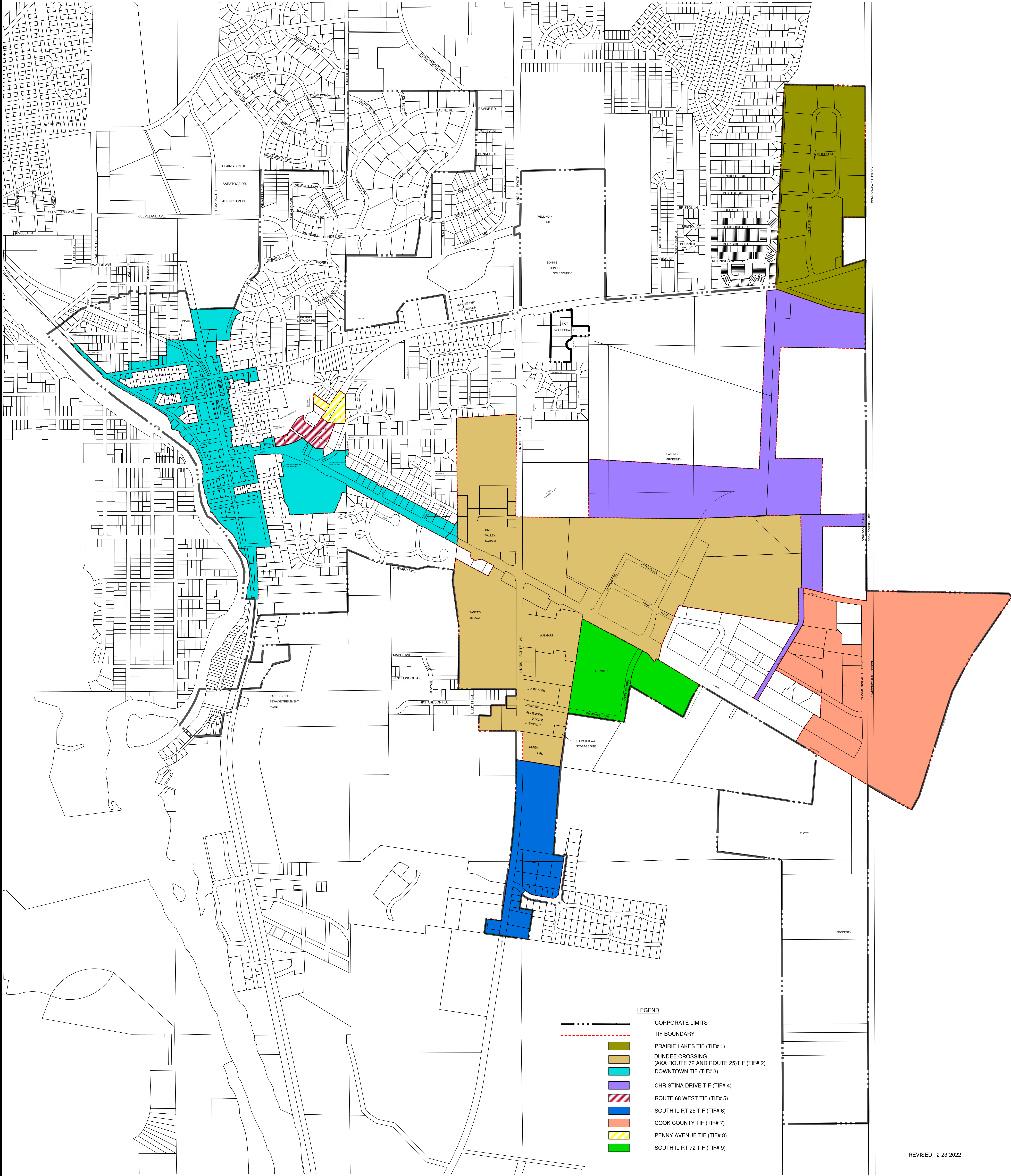
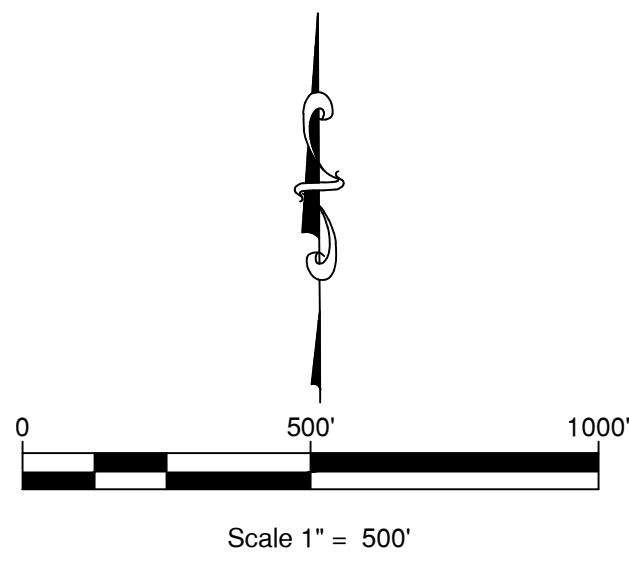
Taxing District	2021 tax rate	2021 Revenue from Base EAV	2032 Revenue from Released EAV	2044 Revenue from Released EAV **
Dundee School Dist	5.325254%	437,544	874,432	1,924,375
East Dundee Fire Dist	1.041374%	85,563	170,999	376,319
E Dundee Village	0.600377%	49,329	98,585	216,957
dundee Twp Park Dist	0.512668%	42,123	84,183	185,262
Elgin College 509	0.451426%	37,091	74,126	163,131
Kane County	0.352161%	28,935	57,827	127,260
Fox River Valley Public Library	0.170364%	13,998	27,975	61,564
Kane forest Preserve	0.143516%	11,792	23,566	51,862
Dundee Twp Road Dist	0.089831%	7,381	14,751	32,462
Dundee Towhship	0.071827%	5,902	11,794	25,956
Total	8.758798%	719,658	1,438,236	3,165,147

** assumes two multi-family developments are completed, plus 2% inflation rate.



EAST DUNDEE

TAX INCREMENT FINANCING DISTRICT MAP



Memorandum



To: Village President and Board of Trustees

From: Chris Ranieri, Building Inspector

Subject: Maintenance Bond for 853 & 855 E. Main St Apartments

Date: December 19, 2022

Action Requested:

Staff recommends Village Board approval of a resolution accepting the public improvements and authorizing the reduction of the maintenance bond for 853 & 855 E. Main St, East Dundee, IL 60118 to \$13,176.90.

Funding Source:

N/A

Summary:

The Village engineer has approved the public improvements at 853 & 855 E. Main St Apartments. 855 Main St. Apts. LLC has submitted their Final Waiver of Lien, Certification Statement, and the Bill of Sale. They have requested a reduction in their Bond to 15% for Maintenance for 15 months. The Maintenance Bond amount shall be \$13,176.90.

Attachments:

Resolution
Bill of Sale
Bond
SSA Waiver of Objection

RESOLUTION NUMBER ____-22

**A RESOLUTION OF THE VILLAGE OF EAST DUNDEE,
COOK AND KANE COUNTIES, ILLINOIS, ACCEPTING PUBLIC IMPROVEMENTS
RELATED TO THE 855 EAST MAIN STREET APARTMENTS DEVELOPMENT**

WHEREAS, the Village of East Dundee (“Village”) is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the owner of 855 East Main Street (“Property”) redeveloped the Property with multifamily apartment dwellings; and

WHEREAS, the redevelopment of the Property required that the Property be improved with certain public improvements, including _____; and

WHEREAS, it is deemed necessary and desirable for the Village to accept the public improvements related to the Property development depicted in **Exhibit A** attached hereto and made a part hereof (“Public Improvements”), pursuant to Village’s authority to do so in Section 155.099 of the Village of East Dundee Village Code;

NOW THEREFORE BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each of the recitals in the Whereas paragraphs set forth above are incorporated into Section 1 of this Resolution.

SECTION 2: Acceptance. Subject to the conditions in Section 3 below, the President and Board of Trustees of the Village accept the Public Improvements. The Village President and the Village Clerk, and their designees, are authorized and directed to execute such documents as necessary to accept the Public Improvements on behalf of the Village.

SECTION 3: Conditions. The Village’s acceptance of the Public Improvements in conditioned upon the following, and the Village’s acceptance shall not occur until all of the following conditions have been met:

A. A maintenance guarantee in the amount of Fifteen Percent (15%) of the value of the Public Improvements, as determined by the Village Engineer, has been posted covering fifteen (15) months from the date of acceptance of the Public Improvements by the Village.

B. A bill of sale has been given to the Village executed by the owner of the Public Improvements, in a form acceptable to the Village Attorney, conveying the Public Improvements to the Village.

C. The owner of the Property has signed a waiver of objection to the creation by the Village of a dormant special service area ("SSA") for the Property for the maintenance of the stormwater facilities on the Property.

D. All conditions for conveyance of the Public Improvements in the Village of East Dundee Village Code have been satisfied.

SECTION 4: Severability. If any Section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 5: Repeal. All resolutions, motions or parts thereof in conflict with this Resolution shall be and the same are hereby repealed.

SECTION 6: Publication. This Resolution shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

ADOPTED this ____ day of _____, 20____, pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this ____ day of _____, 20____.

Jeff Lynam, Village President

ATTEST:

Katherine Holt, Village Clerk

Published in pamphlet form this ____ day of _____, 20____, under the authority of the Village President and Board of Trustees.

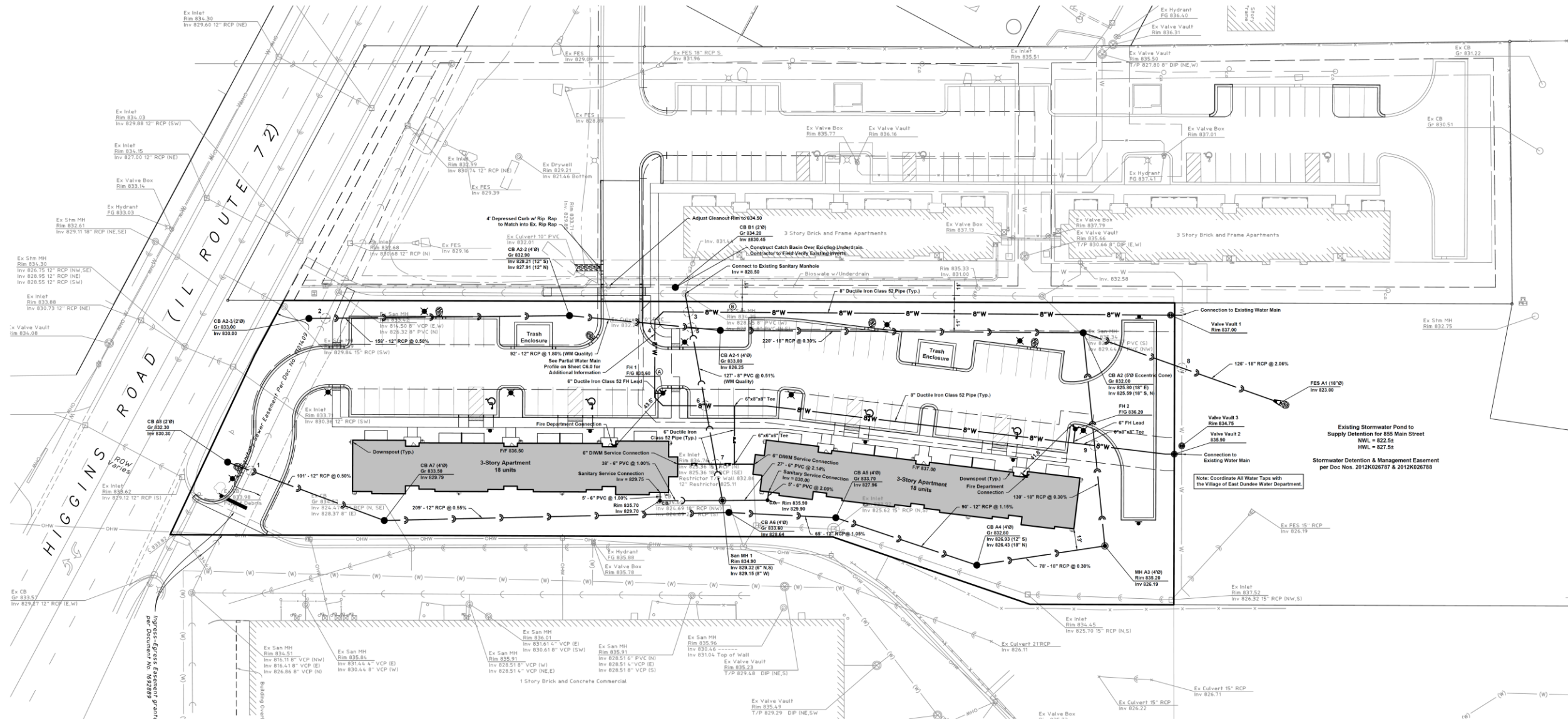
Recorded in the Village records on _____, 20____.

EXHIBIT A

PUBLIC IMPROVEMENTS

(attached)

Public Improvements / Water Main



UTILITY PIPE CROSSING TABLE						
CROSSING	GROUND ELEVATION	PIPE #1	PIPE #2	SEPARATION (inches)	NOTES	
1	833.4	T/12" Storm = 831.39	T/8" Sanitary = 816.12	167.2		
		B/12" Storm = 830.06	B/8" Sanitary = 815.46			
2	833.7	T/12" Storm = 831.12	T/8" Sanitary = 815.31	173.7		
		B/12" Storm = 829.78	B/8" Sanitary = 814.64			
3	834.3	T/8" Sanitary = 829.25	T/8" Water = 827.03	18.0	Sanitary sewer to be water main quality. Water main to be dipped	
		B/8" Sanitary = 828.53	B/8" Water = 826.31			
4	835.4	T/8" Water = 829.35	T/12" Storm = 828.14	5.8		
		B/8" Water = 826.63	B/12" Storm = 826.81			
5	834.7	T/8" Sanitary = 829.30	T/12" Storm = 827.74	10.0		
		B/8" Sanitary = 828.58	B/12" Storm = 826.41			

6	835.3	T/8" Sanitary = 829.55	T/8" Water = 827.33	18.0	Sanitary sewer to be water main quality. Water main to be dipped
		B/8" Sanitary = 828.83	B/8" Water = 826.60		
7	835.4	T/8" Sanitary = 829.73	T/8" Water = 827.51	18.0	Sanitary sewer to be water main quality. Water main to be dipped
		B/8" Sanitary = 829.01	B/8" Water = 826.96		
8	837.0	T/8" Water = 831.00	T/18" Storm = 827.26	36.2	
		B/8" Water = 830.28	B/18" Storm = 825.35		
9	836.0	T/8" Water = 830.00	T/18" Storm = 827.72	18.8	
		B/8" Water = 829.28	B/18" Storm = 825.80		

THE HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 • Tel. 817.394.6600 Fax 817.394.6608
Illinois Professional Design Firm License No. 184-000152
www.haengerengineering.com

UTILITY
PLAN

Project Manager: J D
Engineer: J D
Date: 2021-03-24
Project No. 20-016
Sheet C5.0

BILL OF SALE

Seller, 855 Main St. Apts. LLC in consideration of TEN AND 00/100 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to the Village of East Dundee, a unit of local government, the following described property, to wit:

All public site improvements within the boundaries of, 855 E Main Street, East Dundee, IL., a parcel of land with the legal description as follows:

LOT 5 IN RIVER HAVEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 26 TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2012 AS DOCUMENT NO. 2012K026783, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

common address: 855 E Main St. East Dundee, IL.

Seller hereby represents and warrants to the Village of East Dundee that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority of make this Bill of Sale.

IN WITNESS WHEREOF, Seller has signed and sealed this bill of sale in the Village of East Dundee this 14th day of November, 2022.

By: [Signature]

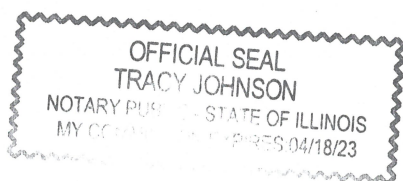
State of Illinois)

)

County of Kane)

I, Tracy Johnson a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Joseph Billitteri 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 and delivered the said instrument as his free and voluntary act, for the uses and purposed therein set forth.

GIVEN under my hand and official seal this 14th day of November, 2022.



[Signature]
Notary Public

Commission expires 4/18/23

CERTIFICATION STATEMENT

By signature below, we certify that the site improvements constructed upon 855 E Main St. East Dundee, Illinois, being a parcel of land with a legal description as follows:

LOT 5 IN RIVER HAVEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 26 TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2012 AS DOCUMENT NO. 2012K026783, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

Have been constructed in significant accordance with the approved plans and specifications, and therefore request that they be accepted by the Village of East Dundee.

OWNER: 855 Main St. Apts., LLC

By: _____

Print name below

Attest: _____

Print name below

DATE: 11/14/22

ENGINEER: Haeger Engineering

By: _____

Josh Terpstra, P.E.

Title

Associate

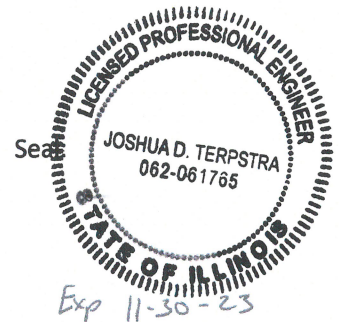
Attest: _____

Michele Small

Title

Office Manager

DATE: Nov. 7, 2022





STATE OF ILLINOIS } ss.
COUNTY OF McHenry

FINAL WAIVER OF LIEN

Gty # _____
Escrow # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by United Construction Services
to furnish Sewer & Sanitary
for the premises known as 855 Main St Apts
of which 855 Main St Apts LLC is the owner.

The undersigned, for and in consideration of Fifteen Thousand Five Hundred Forty-Three & 00/100
15,543.00 Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby
waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with
respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery
furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services,
material, fixtures, apparatus or machinery, heretofore furnished, or which may be furnished at any time hereafter, by the
undersigned for the above-described premises, INCLUDING EXTRAS.*

DATE April 14, 2022 COMPANY NAME Abitua Sewer, Water & Plumbing, Inc.
ADDRESS 8705 Pyott Rd. Lake In The Hills, IL 60156

SIGNATURE AND TITLE [Signature] PRESIDENT

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS } ss.
COUNTY OF McHenry

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED (NAME) Frank Abitua BEING DULY SWORN, DEPOSES
AND SAYS THAT HE OR SHE IS (POSITION) President OF
(COMPANY NAME) Abitua Sewer, Water & Plumbing Inc. WHO IS THE
CONTRACTOR FURNISHING Sewer & Sanitary WORK ON THE BUILDING
LOCATED AT 855 Main St Apts
OWNED BY 855 Main St Apts LLC

That the total amount of the contract including \$197,925.00 on which he or she has received payment of
182,382.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that
there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties
who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work
or for material entering into the construction thereof and the amount due or become due to each, and that the items mentioned include all
labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLDG. EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Abitua Sewer, Water & Plumbing	Sewer & Water	130,732.05	182,382.00	(51,649.95)	-
A&A Cartage	Hauling	4,104.54		4,104.54	-
Beverly Materials	Aggregate	10,344.14		10,344.14	-
Cobra Concrete Cutting	Concrete Cutting	908.00		908.00	-
EJ USA	Materials	2,976.77		2,976.77	-
Mid American Water	Materials	48,859.50		48,859.50	-
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE		197,925.00	\$182,382.00	15,543.00	-

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material,
labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE April 14, 2022 SIGNATURE [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF April, 2021.

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE
ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

NOTARY PUBLIC
OFFICIAL SEAL
MARY A RUIZ
NOTARY PUBLIC, STATE OF ILLINOIS
McHENRY COUNTY
MY COMMISSION EXPIRES 09/15/2023

NGM INSURANCE COMPANY

SITE IMPROVEMENT
Performance Bond

Bond # S-225415

KNOW ALL PERSONS BY THESE PRESENTS: That we 855 Main Street Apts LLC
of East Dundee IL

Principal, and NGM INSURANCE COMPANY, a corporation authorized to do surety business in the State of IL as Surety, are held and firmly bound unto Village of East Dundee 120 East Barrington Ave East Dundee IL 60118 as Obligee, in the sum of One Hundred Ninety Nine Thousand Five Hundred Seventy Two** Dollars (\$ 199,972.00) lawful money of the United States of America, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns firmly by these presents.

WHEREAS, the Principal has entered into an agreement with the Obligee, guaranteeing only that the Principal will complete site improvements as per estimate prepared by: Haeger Engineering

attached to and made a part hereof at certain land known as
855 Main Street Apartments - Soil Erosion & Sediment Control, Storm Sewer, Water Main
Sanitary Sewer Improvements all of which improvements shall be completed on or before the date set forth in the agreement or any extension thereof, and the Principal provides this bond as security for such agreement.

NOW, THEREFORE, the condition of this obligation is such, that if the Principal shall carry out all the terms of said agreement relating to the site improvements only and perform all such work as set forth in the attached agreement, then this obligation shall be null and void; otherwise, to remain in full force and effect.

No party other than the Obligee shall have any rights hereunder as against the Surety.
The aggregate liability of the Surety on this bond obligation shall not exceed the sum stated above for any reason whatsoever.

SIGNED, SEALED AND DATED THIS 4th DAY OF June, 2021.

PRINCIPAL:

855 Main Street Apts LLC

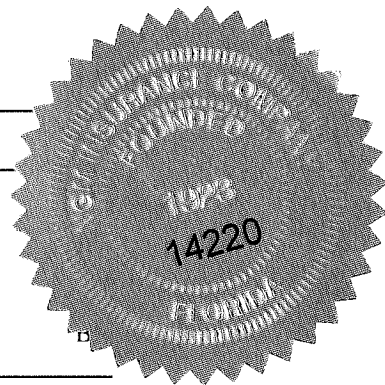
By: Joseph Billitteri, Managing Member

SURETY:

NGM INSURANCE COMPANY

Cliff Surges

, Attorney-in-Fact





NGM INSURANCE COMPANY
A member of The Main Street America Group

POWER OF ATTORNEY

S-225415

KNOW ALL MEN BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"SECTION 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them."

does hereby make, constitute and appoint Cliff Surges its true and lawful Attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed bond number S-225415 dated June 4, 2021, on behalf of 855 Main Street Apts LLC in favor of Village of East Dundee, IL for One Hundred Ninety Nine Thousand Five Hundred Seventy Two ----- Dollars (\$199,572.00****) and to bind NGM Insurance Company thereby as fully and to the same extent as if such instrument was signed by the duly authorized officers of NGM Insurance Company; this act of said Attorney is hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such officer and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Senior Vice President, General Counsel and Secretary and its corporate seal to be hereto affixed this 7th day of January, 2020.

NGM INSURANCE COMPANY By: *Kimberly K. Law*

Kimberly K. Law
Vice President, General Counsel and Secretary

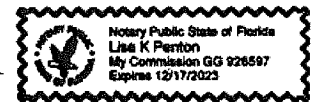


State of Florida,
County of Duval

On this 7th day of January, 2020 before the subscriber a Notary Public of State of Florida in and for the County of Duval duly commissioned and qualified, came Kimberly K. Law of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, depose and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

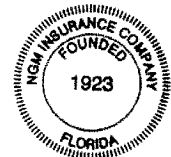
IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal at Jacksonville, Florida this 7th day of January, 2020.

Lisa K. Penton



I, Nancy Giordano-Ramos, Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in force and effect. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Jacksonville, Florida this 4th day of June 2021.

Nancy Giordano-Ramos



WARNING: Any unauthorized reproduction or alteration of this document is prohibited.

TO CONFIRM VALIDITY of the attached bond please call 1-603-358-1343.

TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431 Attn: Bond Claim Dept. or call our Bond Claim Dept. at 1-603-358-1229.

SSA WAIVER OF OBJECTION

Property: That certain property identified in the Development Agreement by and between the Village of East Dundee, Cook and Kane Counties, Illinois and 855 Main St. Apts LLC.

Village of East Dundee, Illinois, an Illinois municipal corporation (the "Village")

855 Main St Apts LLC, an Illinois limited liability company (the "LLC")

The LLC hereby waives any objections to the creation by the Village of a dormant special service area ("SSA") for the 855 Main St. Apartments for the maintenance of the stormwater facilities on the Property and the premises of 855 Main St. Apartments.

Dated: 12.19.22

855 Main St Apts LLC

By: 

Joseph Billitteri

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
170 PRAIRIE LAKE INVESTORS					
1569000	FINAL BILL OVERPAYMENT	12/08/2022	177.03		99-00-1005
Total 170 PRAIRIE LAKE INVESTORS:			177.03		
855 MAIN STREET LLC					
121222	REFUND - ESCROW REDUCTI	12/12/2022	16,150.50		85-01-2380
Total 855 MAIN STREET LLC:			16,150.50		
ACE HARDWARE					
113022	PD GARAGE	11/30/2022	91.94		01-21-5121
Total ACE HARDWARE:			91.94		
ALARM DETECTION SYSTEMS					
229066-1007	QUARTERLY SERVICE - WTP	12/11/2022	356.43		60-33-5290
Total ALARM DETECTION SYSTEMS:			356.43		
ALTORFER INDUSTRIES					
44671	BOBCAT FITTINGS	12/09/2022	77.09		01-31-5120
Total ALTORFER INDUSTRIES:			77.09		
AMERICAN WATER WORKS ASSOCIATION					
7002069762	AWWA MEMBERSHIP	10/26/2022	383.00		60-33-5410
Total AMERICAN WATER WORKS ASSOCIATION:			383.00		
AT&T					
112522	ATT VILLAGE	11/25/2022	276.65		01-12-5320
112522	ATT W/S	11/25/2022	40.72		60-33-5320
Total AT&T:			317.37		
B&F CONSTRUCTION CODE SERVICES INC					
16785	INSPECTIONS	11/30/2022	225.00		01-25-5290
16786	INSPECTIONS	11/30/2022	180.00		01-25-5290
Total B&F CONSTRUCTION CODE SERVICES INC:			405.00		
CINTAS FIRST AID & SAFETY					
4139719083	MATS - VH	12/07/2022	28.02		01-12-5110
Total CINTAS FIRST AID & SAFETY:			28.02		
COMED					
120722	COM ED VILLAGE	12/07/2022	1,631.16		28-01-5510
Total COMED:			1,631.16		
CONSTELLATION NEW ENERGY					
63917177501	CONSTELLATION W/S	11/30/2022	357.33		01-31-5510
63917177501	CONSTELLATION PW	11/30/2022	8,550.10		60-33-5510

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total CONSTELLATION NEW ENERGY:			8,907.43		
COVERALL NORTH AMERICA DBA					
1010705560	CLEANING VH	11/28/2022	329.00		01-12-5110
1010705560	CLEANING POLICE	11/28/2022	595.00		01-21-5121
1010705560	CLEANING DEPOT	11/28/2022	95.00		01-31-5110
1010705560	CLEANING PW PRAIRIE LAKE	11/28/2022	236.00		01-31-5110
1010705560	CLEANING PW 401 ELGIN AVE	11/28/2022	236.00		60-33-5111
1010705560	CLEANING PW 446 ELGIN AVE	11/28/2022	95.00		60-33-5111
Total COVERALL NORTH AMERICA DBA:			1,586.00		
CREATIVE PROMOTIONAL APPAREL					
18282	PW LOGO ON ITEMS	12/09/2022	50.00		01-31-5080
18282	PW LOGO ON ITEMS	12/09/2022	55.00		60-33-5080
Total CREATIVE PROMOTIONAL APPAREL:			105.00		
DONEGAL SERVICES, LLC					
54812	DEMO 408 BARRINGTON	12/01/2022	74,325.00		39-01-5968
Total DONEGAL SERVICES, LLC:			74,325.00		
DUNDEE FORD					
4039452	SQUAD HEADLIGHT	10/08/2022	15.74		01-21-5120
Total DUNDEE FORD:			15.74		
DUNDEE NAPA AUTO PARTS					
432694	TRUCK CLEAN SUPPLIES	12/13/2022	50.85		01-31-5630
431763	PW HOLIDAY LIGHTS	12/02/2022	6.96		01-37-5631
431806	PD HOLIDAY LIGHTS	12/05/2022	26.48		01-37-5631
431852	PD HOLIDAY LIGHTS	12/03/2022	40.99		01-37-5631
Total DUNDEE NAPA AUTO PARTS:			125.28		
EARLY, COLLISON, TOUSEY,					
12012022	LEGAL PROSECUTION	12/01/2022	750.00		01-21-5230
Total EARLY, COLLISON, TOUSEY,:			750.00		
ED'S RENTAL & SALES, INC					
376111-3	ROLLER	10/31/2022	828.00		01-31-5530
Total ED'S RENTAL & SALES, INC:			828.00		
ELGIN KEY & LOCK CO. INC.					
221960	NEW FINANCE SAFE KEY PAD L	11/30/2022	502.62		01-14-5130
Total ELGIN KEY & LOCK CO. INC.:			502.62		
ENTERPRISE FM TRUST					
11032022	PD LEASE	11/03/2022	5,873.20		32-21-5942
Total ENTERPRISE FM TRUST:			5,873.20		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
FASTSIGNS					
97-62888	CHROME MIRROR DECALS	12/08/2022	218.07		01-12-5630
Total FASTSIGNS:			218.07		
FEHR GRAHAM					
111866	SPEEDWAY	11/30/2022	2,102.25		85-01-2381
Total FEHR GRAHAM:			2,102.25		
FIRST COMMUNICATIONS					
124711471	PHONE DEPOT	12/06/2022	18.58		01-12-5320
124711471	VH PHONES	12/06/2022	229.76		01-21-5320
124711471	PHONES PD	12/06/2022	251.26		01-21-5320
124711471	PHONES WATER	12/06/2022	424.82		01-31-5320
124711471	PHONES P/W	12/06/2022	102.61		01-31-5320
124711471	PHONES SEWER	12/06/2022	459.98		60-33-5320
Total FIRST COMMUNICATIONS:			1,487.01		
FLOOD BROTHERS					
6523079	PICK UP ROLL OFF BOX	12/07/2022	475.00		01-31-5570
120922	REFUSE COLLECTION	12/09/2022	21,935.13		01-33-5180
Total FLOOD BROTHERS:			22,410.13		
FOX VALLEY FIRE & SAFETY					
566902	STROBE RELOCATION	12/07/2022	336.00		01-21-5121
Total FOX VALLEY FIRE & SAFETY:			336.00		
GARDINER KOCH WEISBERG & WRONA					
11871	LEGAL SERVICES	12/09/2022	770.00		01-12-5230
Total GARDINER KOCH WEISBERG & WRONA:			770.00		
GORDON FLESCH COMPANY, INC					
13992939	COPIER TONER DEPOT	12/11/2022	45.16		01-37-5340
Total GORDON FLESCH COMPANY, INC:			45.16		
H&H ELECTRIC CO.					
40301	STREET LIGHT MAINT	11/30/2022	1,398.41		01-31-5150
Total H&H ELECTRIC CO.:			1,398.41		
HAWKINS, INC.					
6350427	W CHEMICALS	12/01/2022	1,079.45		60-33-5650
Total HAWKINS, INC.:			1,079.45		
HEINZ, GERALD & ASSOC.					
20502	MISC ENGINEERING	12/05/2022	2,015.00		01-12-5220
20536	2 & 4 VAN BUREN	12/06/2022	1,177.50		01-12-5290
20510	2022 STREET PROGRAM	12/05/2022	3,702.00		28-01-5950
20508	4TH ST IMPROVEMENT - ENGIN	12/05/2022	8,344.00		32-31-6090
20509	PENNY RD/RT 68	12/05/2022	542.50		85-01-2378

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
20506	855 E MAIN STREEET	12/05/2022	155.00		85-01-2380
20503	TERRA LOT 5	12/05/2022	310.00		85-01-2382
20511	TERRA LOT 5	12/05/2022	387.50		85-01-2382
20507	ALT CAT	12/05/2022	310.00		85-01-2394
20505	590 HEALY	12/05/2022	387.50		85-01-2395
20504	HIGH STREET	12/05/2022	2,227.50		85-01-2401
Total HEINZ, GERALD & ASSOC.:			19,558.50		
HELPING HAND IT					
22-41642	IT SERVICES	11/30/2022	87.50		01-12-5286
2241732	IT SERVICES	12/01/2022	1,427.26		01-12-5286
22-41766	IT SERVICES	12/08/2022	70.00		01-12-5286
22-41791	IT SERVICES	12/12/2022	70.00		01-12-5286
Total HELPING HAND IT:			1,654.76		
HUB INTERNATIONAL MIDWEST LTD					
2647697	NOTARY BOND JK	12/08/2022	20.00		01-21-5630
Total HUB INTERNATIONAL MIDWEST LTD:			20.00		
HUGHES ENVIRONMENTAL CONSULTING					
1049	CLASS 1 WW OPERAT	12/02/2022	9,562.50		60-33-5291
Total HUGHES ENVIRONMENTAL CONSULTING:			9,562.50		
IDEMIA IDENTITY & SECURITY USA LLC					
152885	RENEWAL 12/22-12/23	12/05/2022	1,990.00		01-21-5130
Total IDEMIA IDENTITY & SECURITY USA LLC:			1,990.00		
ILLINOIS ASSOC OF CHIEFS OF POLICE					
12037	DC ASSESSMENT	12/12/2022	5,000.00		01-21-5290
Total ILLINOIS ASSOC OF CHIEFS OF POLICE:			5,000.00		
ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK					
1957	IPWMAN MEMBERSHIP	12/02/2022	100.00		01-31-5410
Total ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK:			100.00		
ILLINOIS STATE POLICE					
01052022	FORFEITURE CASE 21-2738	01/05/2022	1,528.00		01-09-4717
Total ILLINOIS STATE POLICE:			1,528.00		
IMPACT NETWORKING					
2805916	C454E ADMIN OVERAGE	12/07/2022	310.62		01-12-5340
Total IMPACT NETWORKING:			310.62		
ITRON, INC					
634829	METER READ SOFTWARE ADD	11/21/2022	387.75		60-33-5290
Total ITRON, INC:			387.75		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
JOHNSON RESEARCH GROUP					
1936	TIF ANALYSIS	12/08/2022	1,400.00		39-01-5290
Total JOHNSON RESEARCH GROUP:			1,400.00		
JOSEPH D. FOREMAN & CO.					
332002	B-BOXES	12/01/2022	617.00		60-33-5140
Total JOSEPH D. FOREMAN & CO.:			617.00		
KANE COUNTY RECORDER					
100622	ANNEX ORD	10/06/2022	74.00		01-12-5290
Total KANE COUNTY RECORDER:			74.00		
KLEIN, THORPE AND JENKINS, LTD					
11262022	PROFESSIOINAL SERVICES	11/26/2022	7,614.23		01-12-5230
11262022	POLICE LEGAL SERV	11/26/2022	3,244.33		01-21-5230
11262022	DUNDEE CROSSING TIF	11/26/2022	2,407.50		38-01-5230
11262022	TIF #3 DOWNTOWN	11/26/2022	2,115.00		39-01-5230
11262022	RTE 68 TIF	11/26/2022	270.00		42-01-5230
11262022	590 HEALY RD	11/26/2022	1,372.50		85-01-2395
Total KLEIN, THORPE AND JENKINS, LTD:			17,023.56		
KURITA AMERICA INC.					
INV720765	WTP FILTER AND ION EXCHAN	11/23/2022	4,800.00		60-33-5130
Total KURITA AMERICA INC.:			4,800.00		
LURVEY LANDSCAPE SUPPLY					
T7-10118805	PAVERS ON RIVER PALLOT DE	02/02/2000	22.00		01-31-5150
Total LURVEY LANDSCAPE SUPPLY:			22.00		
M.W. HOPKINS & SONS INC					
91422	CABOOSE GREASE TRAP SER	10/27/2022	200.00		01-31-5195
Total M.W. HOPKINS & SONS INC:			200.00		
MAYRA CORONA					
22-11-04	REIMB CERT OF OCC FEE - NO	12/02/2022	100.00		01-25-5290
Total MAYRA CORONA:			100.00		
METRO WEST COUNCIL OF GOVERNMENT					
4866	BOARD MEETINGS JL	11/30/2022	50.00		01-12-5410
Total METRO WEST COUNCIL OF GOVERNMENT:			50.00		
MIDWEST SALT					
465485	COARSE SALT	12/13/2022	3,251.89		60-33-5650
Total MIDWEST SALT:			3,251.89		
MOCKINGBIRD PROJECT LLC					
121422	FACADE GRANT REIM	12/14/2022	20,622.50		34-01-5876

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total MOCKINGBIRD PROJECT LLC:			20,622.50		
NATIONAL PELRA					
2862	MEMBERSHIP BJM	12/02/2022	230.00		01-14-5410
Total NATIONAL PELRA:			230.00		
NICOR GAS					
12192022	NICOR S/W	12/19/2022	1,798.08		60-33-5510
Total NICOR GAS:			1,798.08		
NORTHERN KANE COUNTY CHAMBER OF COMMERCE					
4239-14893	HOLIDAY PARADE SUPPLIES	12/05/2022	250.00		01-37-5631
Total NORTHERN KANE COUNTY CHAMBER OF COMMERCE:			250.00		
PACE ANALYTICAL SERVICES, LLC					
9537629	WATER TESTING	11/30/2022	209.06		60-33-5290
9537630	WW TESTING	11/30/2022	2,662.06		60-33-5291
Total PACE ANALYTICAL SERVICES, LLC:			2,871.12		
PAUL SWEIGERT					
300	DICKENS/PARADE DRONE FOO	12/07/2022	75.00		01-37-5631
Total PAUL SWEIGERT:			75.00		
QUAD COM 9-1-1					
22-EDPD-12	DISPATCH SERV-DEC	12/02/2022	14,656.63		01-21-5360
Total QUAD COM 9-1-1:			14,656.63		
QUADIENT FINANCE USA, INC					
11232022	ADMIN POSTAGE	11/23/2022	153.70		01-12-5680
11232022	FINANCE POSTAGE	11/23/2022	115.81		01-14-5680
11232022	POLICE POSTAGE	11/23/2022	85.55		01-21-5680
11232022	BLDG POSTAGE	11/23/2022	133.72		01-25-5680
11232022	COM EVENTS POSTAGE	11/23/2022	3.42		01-37-5680
11232022	PW POSTAGE	11/23/2022	71.27		60-33-5610
Total QUADIENT FINANCE USA, INC:			563.47		
RAY O'HERRON CO. INC					
2236993	UNIFORM RS	11/03/2022	270.00		01-21-5080
Total RAY O'HERRON CO. INC:			270.00		
REGIONAL TRUCK EQUIPMENT					
58788	LIGHTS AND HITCH	11/30/2022	695.00		01-31-5120
58788	LIGHTS AND HITCH	11/30/2022	695.00		60-33-5120
Total REGIONAL TRUCK EQUIPMENT:			1,390.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
RILEIGHS OUTDOOR DECOR					
INV6657	HOLIDAY BOWS	11/28/2022	765.00		01-31-5110
Total RILEIGHS OUTDOOR DECOR:			765.00		
SHERWIN WILLIAMS					
1985-3	PD GARAGE	12/09/2022	146.58		01-21-5121
1997-8	PD GARAGE	12/09/2022	44.64		01-21-5121
Total SHERWIN WILLIAMS:			191.22		
STAPLES ADVANTAGE					
8068400662	OFFICE SUPPLIES PD	11/26/2022	102.35		01-21-5610
8068485407	OFFICE SUPPLIES	12/03/2022	51.01		01-21-5610
Total STAPLES ADVANTAGE:			153.36		
SUMMIT SQUARE ASSOCIATION					
120122	ASSOCIATION DUES	12/01/2022	1,910.27		01-12-5410
Total SUMMIT SQUARE ASSOCIATION:			1,910.27		
SYNAGRO TECHNOLOGIES					
34572	CAKE LAND APP	12/01/2022	1,892.63		60-33-5287
Total SYNAGRO TECHNOLOGIES:			1,892.63		
THIRD MILLENNIUM ASSOCIATES					
28443	UB REFUSE	11/30/2022	15.46		01-33-5340
28443	UTILITY BILLING	11/30/2022	139.12		60-33-5340
Total THIRD MILLENNIUM ASSOCIATES:			154.58		
THOMPSON ELEVATOR SERVICE					
22-2790	ELEVATOR INSP GAT GUNS	11/29/2022	43.00		01-01-1112
22-2790	ELEV INSP IMM LUTH	11/29/2022	43.00		01-01-1112
22-2790	ELEVATOR INSP 105 PRAIRIE L	11/29/2022	50.00		01-01-1112
22-2790	ELEVATOR INSP 220 RIVER ST	11/29/2022	50.00		01-01-1112
22-2790	ELEVATOR INSP 543 MAIN	11/29/2022	50.00		01-01-1112
22-2790	ELEVATOR INSP PD	11/29/2022	50.00		01-21-5130
22-2790	ELEVATOR INSP 611 E MAIN	11/29/2022	100.00		01-31-5197
Total THOMPSON ELEVATOR SERVICE:			386.00		
TLO LLC					
259286-202211	MEMBERSHIP	12/01/2022	75.00		01-21-5410
Total TLO LLC:			75.00		
TRUE BLUE CAR WASH LLC					
INV-4514	PD CAR WASH	11/30/2022	63.00		01-21-5120
Total TRUE BLUE CAR WASH LLC:			63.00		
ULINE					
157306187	TRASH CAN LINERS	12/06/2022	137.39		60-33-5630

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total ULINE:			137.39		
US BANK					
5221 112522 B	ADOBE	11/25/2022	254.85		01-12-5286
5221 112522 B	COMCAST	11/25/2022	394.85		01-12-5320
5221 112522 B	COMCAST	11/25/2022	534.50		01-12-5320
5221 112522 B	MEMBERSHIP	11/25/2022	200.00		01-14-5410
5221 112522 B	SAMS FRAUD CREDIT	11/25/2022	100.00-		01-14-5410
1500 112522 A	OVERWEIGHT INVESTIGATION	11/25/2022	52.00		01-21-5130
5221 112522 B	COMCAST	11/25/2022	31.56		01-21-5320
1500 112522 A	ILACP MEMBERSHIP	11/25/2022	115.00		01-21-5410
1500 112522 A	FBI LEEDDA	11/25/2022	50.00		01-21-5410
2107 112522 J	TRAINING LUNCH	11/25/2022	34.93		01-21-5420
1500 112522 A	TRAINING	11/25/2022	4,400.00		01-21-5430
2107 112522 J	OFFICE SUPPLIES	11/25/2022	27.99		01-21-5610
2107 112522 J	AMAZON	11/25/2022	108.98		01-21-5611
2107 112522 J	OVERWEIGHT TRUCKS	11/25/2022	26.00		01-21-5630
5541 112522 J	OVERWEIGHT	11/25/2022	13.00		01-21-5630
3999 112522 P	HOLIDAY LIGHTS	01/11/2522	3,892.80		01-31-5110
3999 112522 P	PODS	01/11/2522	269.00		01-31-5195
3999 112522 P	APWA	01/11/2522	25.00		01-31-5290
3999 112522 P	APPLE	01/11/2522	.99		01-31-5320
5221 112522 B	COMCAST	11/25/2022	407.54		60-33-5320
5221 112522 B	COMCAST	11/25/2022	407.54		60-33-5320
5824 112522 G	APPLE STORAGE	11/25/2022	.99		60-33-5320
5824 112522 G	AMAZON	11/25/2022	47.67		60-33-5630
Total US BANK:			11,195.19		
US BANK EQUIPMENT FINANCE					
1680 112522 k	ICMA CREDIT DUE	11/25/2022	200.00-		01-12-5410
1680 112522 k	MAILCHIMP	11/25/2022	39.99		01-12-5410
1680 112522 k	XM RADIO	11/25/2022	16.56		01-12-5410
1680 112522 k	VILLAGE HALL SUPPLIES	11/25/2022	62.72		01-12-5610
1680 112522 k	AMAZON	11/25/2022	262.87		01-12-5610
1680 112522 k	WALMART	11/25/2022	10.26		01-12-5645
1680 112522 k	AMAZON	11/25/2022	16.99		01-14-5610
1680 112522 k	DEPOT SUPPLIES	11/25/2022	43.21		01-37-5631
1680 112522 k	AMAZON	11/25/2022	1,089.32		01-37-5631
1680 112522 k	WAL	11/25/2022	40.76		01-37-5631
1680 112522 k	AMAZON	11/25/2022	95.98		32-15-5948
Total US BANK EQUIPMENT FINANCE:			1,478.66		
US BANK/VOYAGER FLEET SYSTEMS, INC.					
120822	BZ FUEL	12/08/2022	61.91		01-25-5620
120822	PW FUEL	12/08/2022	1,286.73		01-31-5620
120822	GAS WTR/SWR	12/08/2022	451.01		60-33-5620
Total US BANK/VOYAGER FLEET SYSTEMS, INC.:			1,799.65		
USA BLUEBOOK					
203400	WW LAB SUPPLIES	12/13/2022	230.68		60-33-5630
Total USA BLUEBOOK:			230.68		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
WAGeworks, INC					
INV4457517	HEALTHCARE BENEFIT	11/23/2022	170.00		01-12-5060
Total WAGeworks, INC:			170.00		
Xylem Water Solutions USA					
401215369	PUMP RENTAL	12/02/2022	2,369.40		39-01-5968
401215024	GODWIN PUMP REPAIR	11/30/2022	870.30		60-33-5141
52838	SPARE VFD FOR HILL ST LS	12/07/2022	2,774.00		60-33-5141
3556C52474	LIFT STATION CLOUD SYSTEM	12/05/2022	685.00		60-33-5291
Total Xylem Water Solutions USA:			6,698.70		
Grand Totals:			280,161.00		

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.