



MEETING AGENDA

Village Council

Mayor John Mahoney

Village Clerk Marie Arrigoni

Commissioner Dan Polk

Commissioner Nicole Milovich-Walters

Commissioner G. Darryl Reed

Commissioner James Pavlatos

REVISED 6/25/2021

Monday, June 28, 2021

7:30 PM

Kaptur Administrative Center

1) CALL TO ORDER

2) ROLL CALL

3) PLEDGE OF ALLEGIANCE

4) APPROVAL OF MINUTES

A. Regular Council meeting of June 14, 2021

5) RECOGNITION/PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS

A. To appoint Diana Campbell to Sergeant of the Palos Park Police Department. Sworn in by Commissioner Dan Polk

B. Presentation of the Western Growth Area – Design Guidelines & Planned Unit Development District by John Houseal of Houseal Lavigne Associates

6) HEARINGS

7) CONSENT AGENDA

All items on the consent agenda are routine or have been brought forward at the direction of the Board of Commissioners and will be enacted with one motion. If discussion is desired, that item will be removed from the consent agenda and considered separately

A. To approve payment of membership dues to Southwest Conference of Mayors in the amount of \$5,500.00 for Fiscal Year 2022 (July 1, 2021 – June 30, 2022)

D. To approve payment of invoices on the Warrant List dated June 28, 2021 in the amount of \$86,037.43

8) OLD BUSINESS

9) BOARD, COMMISSION AND COMMITTEE RECOMMENDATIONS

- A. To consider the Plan Commission recommendation to approve Ordinance 2021-17 - An Ordinance Approving A Western Growth Area Master Plan Design and Development Guidelines Amendment to the Comprehensive Plan for the Village of Palos Park, Cook County, Illinois, and Amending Part Twelve, Title Two, Chapter 1222, Section 1222.02 of the Palos Park Village Code in Relation Thereto. The ordinance states that on May 20, 2021, the Plan Commission of the Village of Palos Park held a public hearing in regard to the proposed Western Growth Area Master Plan Design and Development Guidelines amendment to the Comprehensive Plan for the Village of Palos Park. The Plan Commission recommended the adoption of the Western Growth Area Master Plan Design and Development Guidelines amendment to the Comprehensive Plan and that the Village Council approves and adopt the findings and recommendations of the Plan Commission and incorporates such findings and recommendations

- B. To consider the Plan Commission recommendation to approve Ordinance 2021-18 - An Ordinance Amending Part Twelve, Title Six of the Palos Park Village Code in regard to the Creation of a Western Growth Area Planned Unit Development Zoning District. The ordinance states that on May 20, 2021 the Plan Commission of the Village of Palos Park held a public hearing relative to the Zoning Code amendment. The Plan Commission recommended the Zoning Code amendment and that the Village Council approves and adopts the findings and recommendation of the Plan Commission and incorporates such findings and recommendations

10) INFORMATION & UPDATES

- A. Public Works and Streets, Recreation Report

- B. Building and Public Property Report
 - 1. Building Department Report

- C. Public Health and Safety Report
 - 1. Police Activity Report

- D. Accounts and Finances Report

- E. Mayor's Report

- F. Clerk's Report

- G. Manager's Report
 - 1. To approve the Village's August 1, 2021, annual renewal employee health care program: Blue Cross Blue Shield for medical, and core life/AD&D coverage; MetLife for the dental portions of the health program; BCBS for voluntary life insurance, and VSP for voluntary vision insurance

 - 2. To approve Ordinance 2021-22 – An Ordinance Approving Second Amendment To Tower Lease Agreement Between The Village of Palos Park and Chicago SMSA Limited Partnership d/b/a Verizon Wireless. The Ordinance states Verizon Wireless requests the ability to change out certain equipment in the Lessee's ground mounted equipment shelter along with the removal of three of six existing antenna on the tower and the addition of nine new antenna. The Second Amendment offers an additional \$300/month (\$3,600/annual) rent increase

3. To approve Ordinance 2021-21 – An Ordinance Authorizing Award Of The Aggregation Program For Electrical Load. The Ordinance states that the Village will renew an energy contract with MC Squared Energy at a rate equal to the ComEd energy rate for a period of twelve (12) months

4. To consider AT&T Cellular Site Retention Offer for the Communications Facility located at 9540 W. 123rd Street (water tower site)

11) ANNOUNCEMENTS

12) CITIZENS AND VISITORS COMMENT PERIOD

13) ADJOURNMENT OF REGULAR MEETING

**MINUTES OF THE BOARD OF COMMISSIONERS'
REGULAR MEETING
HELD ON JUNE 14, 2021**

The Board of Commissioners of the Village of Palos Park, Cook County, Illinois held its regular meeting on Monday, June 14, 2021. Mayor Mahoney called the meeting to order at 7:30 p.m. Answering to roll call were Commissioners Milovich-Walters, Polk, Reed, Pavlatos, and Mayor Mahoney. Everyone was physically present except for Commissioners Reed and Pavlatos who was participating remotely.

Also in attendance were Marie Arrigoni, Village Clerk; Rick Boehm, Village Manager; Tom Bayer, Village Attorney; Howard Jablecki, Assistant Village Attorney; Michael Sibrava, Public Works Director; Allen Altic, Finance Director; Joe Miller, Police Chief; Kathie May, Community Development Coordinator; and Lisa Boyle, Deputy Clerk.

APPROVAL OF MINUTES OF THE REGULAR COUNCIL MEETING HELD ON May 10, 2021: Commissioner Polk moved, seconded by Commissioner Milovich-Walters, to approve the minutes of the Regular Council Meeting held on May 10, 2021 as presented.

On the call of the roll, the vote was as follows:

AYES: -4- Commissioners Polk, Milovich-Walters, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -0-

ABSTAIN: -1- Commissioner Reed

RECOGNITIONS/PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS:

LIBRARY BOARD REAPPOINTMENTS: Reappointments of Mary Lou Bareither and Kathy Finan to the Palos Park Library Board of Trustees with a term to expire June 1, 2025.

NATIONAL SAFE BOATING MONTH: Mayor Mahoney proclaimed the month of June National Safe Boating Month. Increased public participation in this healthy outdoor sport has emphasized the need for greater attention to courtesy, safety, and education to minimize incidents which lead to boating mishaps.

MONARCH PLEDGE DAY: Mayor Mahoney proclaimed June 14, 2021 as Monarch Pledge Day in the Village of Palos Park and encouraged all residents to participate in community activities that support and celebrate monarch conservation.

UPDATED DISASTER PREPAREDNESS PLAN PRESENTATION: Palos Park Police Officer, Frank Flores presented the Updated Disaster Preparedness Plan.

HEARINGS: None

CONSENT AGENDA

All items on the consent agenda are routine or have been brought forward at the direction of the Board of Commissioners and will be enacted with one motion. If discussion is desired, that item will be removed from the consent agenda and considered separately.

Commissioner Polk moved, seconded by Commissioner Milovich-Walters to:

- A. pass a resolution authorizing the Village Clerk to make certain closed session minutes available for public inspection-First Review 2021-the resolution states the Village has reviewed closed session minutes and determined that a need for confidentiality still exists as to the executive session minutes set forth on Exhibit "C".
- B. approve the Intergovernmental Agreement with Palos Heights to pay for paving the Palos Park portion of 123rd Place east of McCarthy Road.
- C. ratify approval for a proposal and engineering agreement from Hancock Engineering to complete a drainage study of the Dells area for a lump sum fee of \$22,900.00.
- D. ratify approval for Community Association Institute – Illinois Chapter Raffle License and Raffle Manager Bond Waiver request for a raffle to be held on June 8, 2021 at Cog Hill Golf and Country Club.
- E. ratify approval for Ronald McDonald House Charities-Chicagoland and Northwest Indiana Raffle License and Raffle Manager Bond Waiver request for a raffle to be held on June 9, 2021 at Cog Hill Golf and Country Club.
- F. approve True Value Foundation’s Raffle License and Raffle Manager Bond Waiver request for a raffle to be held June 24, 2021 at Cog Hill Golf and Country Club.
- G. approve the liquor license application and license for Tavern on LaGrange and to approve Ordinance 2021-20 – An Ordinance Amending Part Eight, Title Two, Chapter 808, Section 808.23(a) of the Palos Park Village Code in Regard to Class A Liquor License Category. The Ordinance states a decrease in the number of Class A liquor licenses by one (1) due to a change in ownership of McDivott’s Sports Bar & Grill and an increase in the number of Class A liquor licenses by one (1) due to the issuance of a new liquor license to Tavern on LaGrange located at 12900 S. LaGrange Rd., Palos Park, IL.
- H. ratify payment of invoices on the Warrant List dated May 24, 2021 in the amount of \$99,815.83
- I. approve payment of invoices on the Warrant List dated June 14, 2021 in the amount of \$178,574.42
- J. approve the Supplemental Warrant List dated June 14, 2021 for manual checks, payroll, and recurring wire transfers in the amount of \$397,406.54

On the call of the roll, the vote was as follows:

AYES: -5- Commissioners Polk, Milovich-Walters, Reed, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -0-

OLD BUSINESS: None

BOARD, COMMISSION AND COMMITTEE RECOMMENDATIONS:

WESTERN GROWN AREA ORDINANCES ANNOUNCEMENT: Mayor Mahoney made an announcement that the Western Growth Area Development and Design Guidelines and the Western Growth Area Planned Unit Development ordinances, as recommended by the Village Plan Commission following its hearing on May 20, 2021, will be considered by the Village Council at its meeting of June 28, 2021.

INFORMATION & UPDATES:**COMMISSIONER OF PUBLIC WORKS AND STREETS/RECREATION & PARKS, NICOLE MILOVICH-WALTERS:**

100th AVENUE PAVING: Commissioner Milovich-Walters presented a proposal from Irish Castle Paving in the amount of \$9,900.00 to repair 5,265 square feet of pavement on 100th Avenue. One section of the street from 12550 to 12555 is crumbling and needs to be repaired. Public Works received three proposals to complete the work: Shamrock, for \$10,360.00, C&C Asphalt Paving, \$19,400.00 and Irish Castle, \$9,900.00. Public Works would like to award the job to Irish Castle.

Commissioner Milovich-Walters moved, seconded by Commissioner Polk to approve the proposal from Irish Castle Paving in the amount of \$9,900.00 to repair 5,265 square feet of 100th Avenue.

On the call of the roll, the vote was as follows:

AYES: -5- Commissioners Milovich-Walters, Polk, Reed, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -0-

CHIPPER SERVICE BEGINS JUNE 21, 2021

Chipping Service through Public Works will begin on the west side of the Village on Monday, June 21, 2021. Branches should be placed out by 7:00 a.m. on June 21st. Once the chipper services your street the chipper will not return until the next chipping date. Please see the complete list of dates and the regulations on the Village Website under the Department of Public Works – Tree Branch Pick-Up.

CONCERT IN THE PARK: Commissioner Milovich-Walters announced that Thursday, June 17th is Concert In The Park. The band is “Brass form the Past”. The band covers tunes from the 60s, 70s, and 80s. The grounds open at 6:00pm and the band plays from 7:00 to 9:00 pm. The event is a bring your own food, beverages, blankets, and chairs event.

COMMISSIONER OF BUILDING & PUBLIC PROPERTY, G. DARRYL REED:

HIGH GRASS & WEEDS: Commissioner Reed announced that the Building Department has been working hard lately to make sure that lawns are being cut and maintained. Please keep your lawns maintained. Chapter 692.02 of the Village Code requires property owners to cut high grass and weeds on their property as grass and weeds cannot exceed eight inches in height.

BUILDING DEPARTMENT REPORT: Commissioner Reed reported that the Building Department processed sixteen (75) permits from May 1, 2021 – June 8, 2021 resulting in \$115,084.55 in permit fees. Twenty-two (22) inspections were completed during this time period. Last fiscal year ended with \$216,964.87 in permit fees.

ORDINANCE 2021-19 SIX MONTH EXTENSION OF TIME-FRONT YARD SETBACK

VARIATION: Commissioner Reed presented an ordinance to approve a six-month extension of the time limit for the validity of a front yard setback variation at (12100 South 88th Avenue). The owner filed a timely request for a six (6) month extension request for a Front Yard Setback Variation and the owner of the subject property has shown good cause for the approval of the Extension request.

Commissioner Reed, moved, seconded by Commissioner Milovich-Walters to adopt Ordinance 2021-19 - An Ordinance Extending the Time Period for Compliance with Section 1264.09(a) of the Palos Park Village Code by Six (6) Months, with respect to the Front Yard Setback Variation Approved Pursuant to Ordinance No. 2020-17, Adopted June 22, 2020, entitled "An Ordinance Approving a Front Yard Setback Variation (12100 South 88th Avenue)".

On the call of the roll, the vote was as follows:

AYES: -5- Commissioners Reed, Milovich-Walters, Polk, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -0-

COMMISSIONER OF PUBLIC HEALTH AND SAFETY, DANIEL POLK:

POLICE ACTIVITY REPORT: Commissioner Polk reported the Police Department received 5046 calls for service from May 10, 2021 through June 14, 2021. Palos Park Police also issued 110 adjudication tickets, 15 traffic tickets, 33 written warnings, 41 verbal warnings, completed 63 case reports, arrested 4 adults, 0 juvenile, 2 impounds, 36 senior checks, 68 citizen assists.

MEDICAL IDENTIFICATION BRACELETS: Commissioner Polk informed residents of the MyID program - medical identification bracelets. MyID medical bracelets allows First Responders to access your medical profile in five seconds or less, telling them who you are, who to contact, medications, conditions and more to help save your life. Contact PPPD at 708-671-3770, Sgt. Hughes #1260 chughes@palospark.org or Officer Scaccia #1232 dscaccia@palospark.org for more information and assistance getting set-up with MyID.

COFFEE WITH A COP: Commissioner Polk reported that Coffee with a Cop is back up and running and that it was a success. It is a chance to share your concerns and issues with the Police Department. Also, Coffee with the Chief is the last Friday of the month if you cannot make the Coffee with a Cop program.

COMMISSIONER OF ACCOUNTS AND FINANCES, JAMES PAVLATOS: Commissioner Pavlatos had no formal report this evening.

MAYOR'S REPORT: Mayor Mahoney had no formal report this evening.

CLERK'S REPORT: Clerk Arrigoni had no formal report this evening.

MANAGER'S REPORT:

AT&T CELLULAR SITE RETENTION OFFER: Village Manager Boehm presented criteria for Cellular Site Retention as found in the May 24th, 2021 letter from AT&T/MD7. The offer is to reduce the rent from \$21,280/year to \$15,660/year commencing January 1, 2022; decrease the escalator from 12% every 5 years to 7.5% every 5 years; and extend the lease from 2045 to 2055 and guarantee rental income of \$79,474.56. In the alternative, AT&T is offering a one-time lump sum payment of \$229,755 for a 99-year easement or \$255,922 paid in five (5) equal installments of \$51,184.40. Discussion was had by the council and it was decided to continue the discussion at the next council meeting of June 28, 2021.

Commissioner Polk moved seconded by Commissioner Milovich-Walters to continue the consideration of the AT&T Cellular Site Retention Offer for the Communications Facility located at 9540 W 123rd Street (water tower site) until the June 28, 2021 council meeting.

On the call of the roll, the vote was as follows:

AYES: -4- Commissioners Polk, Milovich-Walters, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -0-

ABSTAIN: -1- Commissioner Reed

CITIZENS AND VISITORS COMMENT PERIOD:

JUNETEETH: Commissioner Milovich-Walters informed the public of a new Court Holiday of Juneteenth and that all circuit courts will be closed.

ADJOURNMENT OF REGULAR COUNCIL MEETING: There being no further business, Commissioner Polk moved, seconded by Commissioner Milovich-Walters, to adjourn the meeting at 8:37 p.m.

On the call of the roll, the vote was as follows:

AYES: -5- Commissioners Polk, Milovich-Walters, Reed, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -0-

Respectfully submitted,

Lisa M. Boyle
Deputy Village Clerk



VILLAGE OF
PALOS PARK

Village Council

Mayor John Mahoney

Village Clerk Marie Arrigoni

Commissioner James Pavlatos

Commissioner Dan Polk

Commissioner Nicole Milovich-Walters

Commissioner G. Darryl Reed

Meeting of: June 28, 2021

7:30 PM

Kaptur Administrative Center

AGENDA MATTER:

Appointment of Officer Diana Campbell to the rank of Sergeant of the Village of Palos Park Police Department – Sworn in by Commissioner Dan Polk.

BACKGROUND/HISTORY:

Diana Campbell has twenty (20) years of service as a police officer and investigator, with many assignments and ranks. Diana Campbell earned her B.A. Law and Society degree at Purdue University. Commissioner Dan Polk commented “I am overjoyed with this promotion, Diana Campbell’s wide range of experience and trusted leadership reflects our core public service values. I’m excited for what the future holds for Diana”.

Monday June 28, 2021 in a ceremony at the Village of Palos Park Kaptur Center municipal building, the Palos Park Police Department promoted Officer Diana Campbell to the rank of Sergeant.

In particular the sergeants work closest with the rank-and-file patrol officers & provide supervision and mentorship to the women and men under their command

Standing with her as she take her oath of office is her husband Retired Tinley Park Police Commander Tony Campbell. Please join The Village of Palos Park in congratulating Sergeant Campbell on her new role within the Palos Park Police Department.

Sergeant Diana Campbell, 20 years of service as a police officer and investigator.

Previous assignments and ranks:

- **Police officer**
- **Investigator**
- **K 9 Officer (partner K 9 Nero End of Watch 10-28-10)**
- **Illinois State Police Ruse Burglary Task Force investigator (Task Force Officer)**
- **Police officer / Field Training officer program coordinator**
- **Evidence Technician / Crime Scene processing / Police training officer**
- **Bike Patrol officer**
- **Investigator assigned to the South- West Major Case Unit**
- **Juvenile officer**
- **Asset Forfeiture Manager working with the CCSAO (for seizures under State law), U.S. Attorney's Office (for seizures under Federal and State law) & applicable departmental policy,**
- **B.A. Law & Society Purdue University**

Police Commissioner Dan Polk said, "I am overjoyed with this promotion, Diana Campbell's wide range of experience and trusted leadership reflects our core public service values. I am excited for what the future holds for Diana."



VILLAGE COUNCIL
Mayor John Mahoney
Village Clerk Marie Arrigoni
Commissioner James Pavlatos
Commissioner Dan Polk
Commissioner Nicole Milovich-Walters
Commissioner G. Darryl Reed

Meeting of: June 28, 2021

7:30 PM

Kaptur Administrative Center

AGENDA MATTER

Western Growth Area Master Plan Design Guidelines and Planned Unit Development District Guidelines presentation by John Houseal of Houseal Lavigne Associates.

BACKGROUND AND DISCUSSION

John Houseal has presented the Western Growth Area - Design Guidelines and Planned Unit Development District at the Village of Palos Park's Open House on May 14, 2021 and at the Plan Commission Public Hearing on May 20, 2021. He will again present the Western Growth Area - Design Guidelines and Planned Unit Development District as the ordinances are to be considered by the Village Council on June 28, 2021.



VILLAGE OF
PALOS PARK

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Mayor John Mahoney
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Commissioner G. Darryl Reed

Meeting of: June 28, 2021

7:30 PM

Kaptur Administrative Center

AGENDA MATTER:

Southwest Conference of Mayors FY 2022 Membership Dues.

BACKGROUND/HISTORY:

The Southwest Conference of Mayors (SCM) is our local Council of Government (COG) representing twenty-one communities in southwest suburban Cook County. The annual dues along with certain fundraisers like the golf outing, pay to support the staff and programs of the organization. The annual dues are in excess of \$5,000.00 which requires Village Council action.

RECOMMENDED MOTION:

I move to approve payment of membership dues to Southwest Conference of Mayors in the amount of \$5,500.00 for FY 2022 (July 1, 2021 – June 30, 2022)

**THE VILLAGE OF PALOS PARK
ACCOUNTS PAYABLE WARRANT**

FOR JUNE 28, 2021

**THE MAYOR AND THE COMMISSIONERS OF THE VILLAGE OF PALOS PARK
APPROVE THE FOLLOWING ACCOUNTS PAYABLE WARRANT AS STATED
BELOW, AND AUTHORIZE THE TREASURER TO FORWARD PAYMENT.**

MAYOR JOHN F. MAHONEY SIGNATURE

ATTEST:

VILLAGE CLERK MARIE ARRIGONI SIGNATURE

DATE: 06/22/21
 TIME: 14:02:53
 ID: AP441000.WOM

-- Village of Palos Park --
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 06/28/2021

INVOICE #	VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT

ACC00002		1241214-20210531	01	CNTRCT FEE/MAY2021, 9 PHN SRCH	0122606990			06/28/21	34.50
									34.50
									VENDOR TOTAL: 34.50

AIR00001		24869	01	8" SWR RPR 123RD & 86TH AVE	5124606740			06/28/21	2,967.86
									2,967.86
									VENDOR TOTAL: 2,967.86

		24870	01	6" WTR MAIN BRK RPR 124TH&91ST	5224606750			06/28/21	3,008.12
									3,008.12
									VENDOR TOTAL: 3,008.12

		24886	01	6" WTR MAIN BRK 11524 ALPINE	5224606750			06/28/21	6,574.76
									6,574.76
									VENDOR TOTAL: 12,550.74

		P58C0001422	01	TAG#26 CAP END LDR, HS, GRMNT	0124606708			06/28/21	489.52
									489.52
									VENDOR TOTAL: 489.52

		8807	01	2021 S-31 SPPLMNT EDT PG, SHPG	0120606580			06/28/21	304.75
									304.75
									VENDOR TOTAL: 304.75

		102421A	01	3 TRUCK WASHES 05/24/21	5224606700			06/28/21	18.75
									18.75
									VENDOR TOTAL: 18.75

		102421B	01	*TRUCK WASH 04/15/21*	5224606700			FY21/FY22 06/28/21	6.35
									6.35
									VENDOR TOTAL: 25.10

AUT00002 AUTO SPA

DATE: 06/22/21
 TIME: 14:02:53
 ID: AP441000.WOW

-- Village of Palos Park --
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 06/28/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT

AMP00001	AMP CUSTOM UNIFORMS							
8795	06/17/21	01	PW T-SHIRTS, GREY&ORG SHIRTS	5224707300			06/28/21	245.80
		02	PW T-SHIRTS GREY&ORG SHIRTS	0124707300				574.00
								819.80
								819.80

BAL00007	B ALLAN GRAPHICS							
97666	06/17/21	01	4500 2020 WATER QUALITY RPTS	5224707020			06/28/21	785.00
								785.00
								785.00

BET00003	BETTENHAUSEN							
DOCS564218	06/22/21	01	*VEH#266 AC INSPECTION*	0122606700			FY21/FY22 06/28/21	149.00
								149.00
								1,006.46
								1,006.46
								1,155.46

BOE00003	JIM BOERSMA							
578	06/22/21	01	REFUND ROW BOND, #20200350	8000002100			06/28/21	3,500.00
								3,500.00
								3,500.00

BTS00001	BTS SOLUTIONS							
16885	06/22/21	01	*JAN-APR MONTHLY MAINTENANCE*	0120707200			FY21/FY22 06/28/21	202.26
		02	*JAN-APR MONTHLY MAINTENANCE*	0122707200				156.61
		03	*JAN-APR MONTHLY MAINTENANCE*	0124707200				69.52
		04	*JAN-APR MONTHLY MAINTENANCE*	0125707200				43.31
		05	*JAN-APR MONTHLY MAINTENANCE*	0126707200				16.66
		06	*JAN-APR MONTHLY MAINTENANCE*	0129707200				16.66

DATE: 06/22/21
 TIME: 14:02:53
 ID: AP441000.WOM

-- Village of Palos Park --
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 06/28/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
BTS00001	06/22/21	07	*JAN-APR MONTHLY MAINTENANCE*	5124707200		FY21/FY22	06/28/21	16.66
		08	*JAN-APR MONTHLY MAINTENANCE*	5224707200		FY21/FY22		63.32
						INVOICE TOTAL:		585.00
						VENDOR TOTAL:		585.00

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
CAL00001	06/22/21	01	708-923-6021 6/15-7/14/21	5224707200			06/28/21	2,506.60
		02	SCADA SYSTEM 6/15-7/14/21	5224707200				285.39
		03	F-1 LINE 6/15-7/14/21	0120707200				277.76
		04	F-1 LINE 6/15-7/14/21	0122707200				217.00
		05	F-1 LINE 6/15-7/14/21	0124707200				104.16
		06	F-1 LINE 6/15-7/14/21	0125707200				69.44
		07	F-1 LINE 6/15-7/14/21	0126707200				34.72
		08	F-1 LINE 6/15-7/14/21	0129707200				34.72
		09	F-1 LINE 6/15-7/14/21	5124707200				34.72
		10	F-1 LINE 6/15-7/14/21	5224707200				95.48
		11	ISDN LINE 6/15-7/14/21	0120707200				681.80
		12	LONG DISTANCE 6/15-7/14/21	0120707200				1.85
		13	LONG DISTANCE 6/15-7/14/21	0122707200				1.17
		14	LONG DISTANCE 6/15-7/14/21	0124707200				0.20
		15	LONG DISTANCE 6/15-7/14/21	0125707200				0.17
						INVOICE TOTAL:		4,345.18
						VENDOR TOTAL:		4,345.18

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
CAS00001	06/17/21	01	SAFETY GLASSES BOX	0126707300			06/28/21	30.00
		02	NITRILE GLOVES CASE	0127927760				169.90
		03	INST CLD PCK, FLX BMDG, STNG RLF	0126707920				132.52
						INVOICE TOTAL:		332.42
						VENDOR TOTAL:		332.42

CHI00040 CHICAGO PARTS & SOUND, LLC

DATE: 06/22/21
 TIME: 14:02:53
 ID: AP441000.WOW

-- Village of Palos Park --
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 06/28/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
CHI000040 CHICAGO PARTS & SOUND, LLC								
1-0207472	06/17/21	01	VEH#257-1 SWITCH OIL	0122606700			06/28/21	8.39
			INVOICE TOTAL:					8.39
1-0207668	06/17/21	01	VEH#250-MOTOR&FAN, RLEAY A/C	0122606700			06/28/21	443.03
			INVOICE TOTAL:					443.03
1-0207843	06/17/21	01	VEH#267-DEXOSI GEN, OIL FILTER	0122606700			06/28/21	80.36
			INVOICE TOTAL:					80.36
1-0207911	06/17/21	01	VEH#265-1 OIL FILTER	0122606700			06/28/21	7.65
			INVOICE TOTAL:					7.65
			VENDOR TOTAL:					539.43
CIN00001 CINTAS								
4087067986	06/17/21	01	MATS, TOWELS	01224606990			06/28/21	68.79
		02	UNIFORM RNTL W/E 06/14/21	5224707300				49.02
		03	UNIFORM RNTL W/E 06/14/21	0124707300				63.18
			INVOICE TOTAL:					180.99
			VENDOR TOTAL:					180.99
CIN00002 CINTAS								
5065532823	06/17/21	01	RESTOCK PW GARAGE FIRST AID	0124707300			06/28/21	44.68
			INVOICE TOTAL:					44.68
5065532833	06/17/21	01	RESTOCK VILLAGE HALL FIRST AID	0127917920			06/28/21	49.78
			INVOICE TOTAL:					49.78
			VENDOR TOTAL:					94.46
CLE00003 CLEAR LOSS PREVENTION INC								
66637	06/22/21	01	*APRIL MAINTENANCE AGRMNT*	0122606990			FY21/FY22 06/28/21	26.67
		02	MAY/JUNE MAINTENANCE AGRMNT	0122606990				53.33

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INVOICE #	VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
CLEAR LOSS PREVENTION INC									
66637		06/22/21	03	*APRIL MAINTENANCE AGRMNT*	5324606990		FY21/FY22	06/28/21	26.67
			04	MAY/JUNE MAINTENANCE AGRMNT	5324606990				53.33
			05	*APRIL MAINTENANCE AGRMNT*	5224606990		FY21/FY22		26.67
			06	MAY/JUNE MAINTENANCE AGRMNT	5224606990				53.33
									INVOICE TOTAL:
									240.00
66678		06/17/21	01	*REPLACED DVR/POLICE*	0122707011		FY21/FY22	06/28/21	527.39
									INVOICE TOTAL:
									527.39
									VENDOR TOTAL:
									767.39
COM00017 COM ED									
210602		06/17/21	01	ELECTRIC SRV 04/29-05/28/21	0130606410			06/28/21	105.62
									INVOICE TOTAL:
									105.62
210615		06/22/21	01	05/14-06/5/21 1 ST MORITZ	0124606731			06/28/21	17.47
									INVOICE TOTAL:
									17.47
									VENDOR TOTAL:
									123.09
COO00019 COOK COUNTY SHERIFF'S POLICE									
MAPAPRMAY2021									
		06/22/21	01	*MAR2021 DISPATCH SERVICE*	0122606800		FY21/FY22	06/28/21	5,864.17
			02	*APRIL2021 DISPATCH SERVICE*	0122606800		FY21/FY22		5,864.17
			03	MAY2021 DISPATCH SERVICE	0122606800				5,864.17
									INVOICE TOTAL:
									17,592.51
									VENDOR TOTAL:
									17,592.51
COO0003 COOK COUNTY DEPARTMENT									
210524		06/22/21	01	*JAN-MAR2021 HEALTH INSPCTNS*	0120606990		FY21/FY22	06/28/21	1,700.00
									INVOICE TOTAL:
									1,700.00
									VENDOR TOTAL:
									1,700.00
COR00011 CORE & MAIN LP									

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CORR00011 CORE & MAIN LP								
P000262	06/22/21	01	BARE WIRE	5224606750			06/28/21	194.00
		02	COUPLING CLAMPS	5224606752				1,241.56
								1,435.56
								VENDOR TOTAL: 1,435.56
CRY00003 CRYSTAL OAK TREE SERVICES								
51921	06/17/21	01	RSTR 86 OLD CRK AFTR WTR MN BR	5224606750			06/28/21	700.00
		02	REMOVE 12 TREES	0124606786				4,280.00
								4,980.00
								VENDOR TOTAL: 4,980.00
EBE0001 PALOS ACE HARDWARE								
204022	06/17/21	01	SHOVEL, SPRAY PAINT	0124606788			06/28/21	51.27
								51.27
								INVOICE TOTAL: 51.27
204258	06/17/21	01	2 5GAL BUCKETS, 1 WASP SPRAY	0122707990			06/28/21	12.21
								12.21
								INVOICE TOTAL: 12.21
204278,204277	06/17/21	01	ZIP TIES	0122707990			06/28/21	8.99
								8.99
								INVOICE TOTAL: 8.99
204283	06/17/21	01	SINGLE CUT KEYS	0127926711			06/28/21	13.45
								13.45
								INVOICE TOTAL: 13.45
								VENDOR TOTAL: 85.92
FOS00004 LORI FOSTER								
210621	06/22/21	01	MUSIC TOGETHER#142.31	0126606991			06/28/21	330.00
								330.00
								INVOICE TOTAL: 330.00
								VENDOR TOTAL: 330.00
GAH00001 G & H IMPORT AUTO PARTS INC.								

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LINDAHL BROTHERS, INC									
37957		06/22/21	01	TICKET#337746 EMULSION	2328848060			06/28/21	135.00
			02	TICKET#337747 N50 SURFACE	2328848060				160.50
INVOICE TOTAL:									295.50
VENDOR TOTAL:									295.50
MENARDS									
90721		06/17/21	01	PW GARAGE DISHWAND, REFILL	0127936711			06/28/21	5.94
			02	REC CTR SAND, SLNT, FBLCX FOAM	0127926780				151.82
			03	PD CALLRM CNTRTP RPLCMNT	0127916711				69.55
INVOICE TOTAL:									227.31
VENDOR TOTAL:									440.91
METROPOLITAN INDUSTRIES INC									
INV028702		06/22/21	01	JUNE METRO CLOUD DATA	5124606990			06/28/21	195.00
INVOICE TOTAL:									195.00
VENDOR TOTAL:									195.00
NICOR GAS									
210602C		06/17/21	01	GAS SERVICE 05/03-06/01/21	0130606410			06/28/21	246.22
INVOICE TOTAL:									246.22
210607		06/17/21	01	05/05-06/04/21 10057 125TH ST	5224606410			06/28/21	138.80
INVOICE TOTAL:									138.80
210607A		06/17/21	01	05/06-06/07/21 KAPTRR	0127916410			06/28/21	432.29
INVOICE TOTAL:									432.29

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NIC0001	NICOR GAS							
210614	06/22/21	01	05/14-06/13/21 8201 RT83	5124606410			06/28/21	42.00
								42.00
								859.31
INVOICE TOTAL:								
VENDOR TOTAL:								
OBR00004	RAINA O'BRIEN							
210622	06/22/21	01	REFUND VARIANCE APPLICTN FEE	0105303011			06/28/21	300.00
								300.00
								300.00
INVOICE TOTAL:								
VENDOR TOTAL:								
OFF00008	THE OFFICE CONNECTION							
751421-0	06/17/21	01	LETTERS/NUMBERS	0120707010			06/28/21	62.99
								62.99
								62.99
INVOICE TOTAL:								
VENDOR TOTAL:								
751771-0	06/17/21	01	PAPER TOWELS	5224606711			06/28/21	25.99
		02	INR, KY TG, PSWRD JRNL, CRDSTK	0120707010				85.56
								111.55
INVOICE TOTAL:								
VENDOR TOTAL:								
752060-0	06/22/21	01	BINDER, MSSGE STAMP, CARD REEL	0120707010			06/28/21	62.81
								62.81
								237.35
INVOICE TOTAL:								
VENDOR TOTAL:								
OKE00002	OKEH ELECTRIC COMPANY							
6685	06/22/21	01	*93RD AVE LIFT STATION REPAIR*	5124808010			FY21/FY22 06/28/21	8,650.00
								8,650.00
								8,650.00
INVOICE TOTAL:								
VENDOR TOTAL:								
QUT0002	QUTLL CORPORATION							
17030641, 17025491	06/17/21	01	WIPEES, AA BATTERY, SOAP, TISS	0122707010			06/28/21	86.45
								86.45
								86.45
INVOICE TOTAL:								
VENDOR TOTAL:								

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RAY0001 RAY O'HERRON CO., INC.								
2120026-IN	06/17/21	01	MILLER/SHOES, BLT, CSE, PNT, SCK	0122707300			06/28/21	236.92
INVOICE TOTAL:								236.92
2122948-IN	06/22/21	01	PANTS, 5 TRAFFIC VESTS	0122707300			06/28/21	329.94
INVOICE TOTAL:								329.94
VENDOR TOTAL:								566.86
RIZ00001 JOE RIZZA								
428850	06/17/21	01	VEH#262-WHL&HB ASY,KT BSH,KNCK	0122606700			06/28/21	914.00
INVOICE TOTAL:								914.00
VENDOR TOTAL:								914.00
ROS0001 ROSCOE								
1701084	06/17/21	01	MATS/REC 06/09/21	0127926990			06/28/21	35.00
INVOICE TOTAL:								35.00
1702964	06/17/21	01	MATS/METRA 06/16/21	5324606990			06/28/21	75.61
INVOICE TOTAL:								75.61
1702965	06/17/21	01	MATS/KAC 06/16/21	0127916990			06/28/21	210.56
INVOICE TOTAL:								210.56
VENDOR TOTAL:								321.17
RUD00002 MARISSA RUDOLPH								
2004169.002	06/22/21	01	REFUND/RUDOLPH	0100003000			06/28/21	27.00
INVOICE TOTAL:								27.00
VENDOR TOTAL:								27.00
SCH0001 SCHROEDER MATERIAL								
51157748	06/22/21	01	3 YARDS PULVERIZED SOIL	2328848020			06/28/21	96.00
INVOICE TOTAL:								96.00

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SCH0001		06/22/21	01	2 YARDS MULCH	0127926780			06/28/21	78.28
INVOICE TOTAL:									78.28
VENDOR TOTAL:									174.28
SHA00016		06/17/21	01	MONTHLY SHREDDING/JUNE2021	0122606990			06/28/21	42.00
INVOICE TOTAL:									42.00
VENDOR TOTAL:									42.00
SIR00001		06/17/21	01	1 MAGNETIC LPP BLK	0122707510			06/28/21	44.95
INVOICE TOTAL:									44.95
VENDOR TOTAL:									44.95
SOU00022		06/17/21	01	*PBLC HRNG NOT ZNNG BRD APPL*	0125606590			06/28/21	244.87
INVOICE TOTAL:									244.87
VENDOR TOTAL:									244.87
23169		06/17/21	01	*PBLC HRNG NOT ZNNG BRD APPL*	0125606590			06/28/21	97.95
INVOICE TOTAL:									97.95
VENDOR TOTAL:									342.82
SUB00002		06/17/21	01	TAG#1208 AC MCHN-VEH CMPSR OL	0124606700			06/28/21	68.78
INVOICE TOTAL:									68.78
VENDOR TOTAL:									68.78
TTR0001		06/17/21	01	TAG#51 GRSSHPPR-RIB, DSPPL FEE	0124606708			06/28/21	49.00
INVOICE TOTAL:									49.00
VENDOR TOTAL:									49.00

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INVOICES DUE ON/BEFORE 06/28/2021

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
00	GENERAL FUND		
RUD00002	MARISSA RUDOLPH		27.00
	GENERAL FUND		27.00
05	BUILDING DEPARTMENT		
OBR00004	RAINA O'BRIEN		300.00
	BUILDING DEPARTMENT		300.00
20	ADMINISTRATION DEPARTMENT		
AME00008	AMERICAN LEGAL PUBLISHING CORP	447.30	304.75
BTS00001	BTS SOLUTIONS		202.26
CAL00001	CALL ONE	4,356.15	961.41
COO0003	COOK COUNTY DEPARTMENT		1,700.00
LEA00006	LEAF		1,018.36
OFF00008	THE OFFICE CONNECTION	2,055.29	211.36
	ADMINISTRATION DEPARTMENT		4,398.14
21	PUBLIC AFFAIRS DEPARTMENT		
LIB00002	LIBERTY FLAG & BANNER		260.00
	PUBLIC AFFAIRS DEPARTMENT		260.00
22	POLICE DEPARTMENT		
ACC00002	ACCURINT	32.00	34.50
BET00003	BETTENHAUSEN	1,021.58	1,155.46
BTS00001	BTS SOLUTIONS		156.61
CAL00001	CALL ONE	4,356.15	218.17
CHI00040	CHICAGO PARTS & SOUND, LLC	348.87	539.43
CLE00003	CLEAR LOSS PREVENTION INC		607.39
COO00019	COOK COUNTY SHERIFF'S POLICE		17,592.51
EBE0001	PALOS ACE HARDWARE	21.89	21.20
GAL0002	GALLS, LLC		171.99
JCM00001	JCM UNIFORMS INC.	504.83	398.75
LEA00006	LEAF		1,609.51

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VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
22	POLICE DEPARTMENT		
QUI0002	QUILL CORPORATION	140.97	86.45
RAY0001	RAY O'HERRON CO., INC.	960.94	566.86
RIZ00001	JOE RIZZA	181.25	914.00
SHA00016	SHARK SHREDDING, INC	468.00	42.00
SIR00001	SIRCHIE	337.72	44.95
TIR0001	TIRE SERVICES COMPANY	900.07	155.24
	POLICE DEPARTMENT		24,315.02
24	PUBLIC WORKS DEPARTMENT		
ALT00004	ALTORFER INDUSTRIES, INC	2,421.00	489.52
AWP00001	AWP CUSTOM UNIFORMS		574.00
BTS00001	BTS SOLUTIONS		69.52
CAL00001	CALL ONE	4,356.15	104.36
CIN00001	CINTAS	1,123.95	131.97
CIN00002	CINTAS	913.32	44.68
COM00017	COM ED	308.76	17.47
CRY00003	CRYSTAL OAK TREE SERVICES	2,700.00	4,280.00
EBE0001	PALOS ACE HARDWARE	21.89	51.27
G&H00001	G & H IMPORT AUTO PARTS INC.	1,115.39	435.00
INT00019	INTERSTATE BILLING SERVICE,	117.22	1,480.80
LEA00006	LEAF		514.18
MEN00005	MENARDS	906.39	19.96
SUB00002	SUBURBAN TRUCK PARTS	348.51	68.78
TIR0001	TIRE SERVICES COMPANY	900.07	49.00
	PUBLIC WORKS DEPARTMENT		8,330.51
25	BUILDING DEPARTMENT		
BTS00001	BTS SOLUTIONS		43.31
CAL00001	CALL ONE	4,356.15	69.61
HAN00015	HANCOCK ENGINEERING		862.50
LEA00006	LEAF		257.09
SOU00022	SOUTHWEST REGIONAL PUBLISHING		342.82
	BUILDING DEPARTMENT		1,575.33
26	RECREATION DEPARTMENT		

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VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
26	RECREATION DEPARTMENT		
BTS00001	BTS SOLUTIONS		16.66
CAL00001	CALL ONE	4,356.15	34.72
CAS00001	CASE LOTS, INC.	119.80	162.52
FOS00004	LORI FOSTER		330.00
LEA00006	LEAF		514.18
	RECREATION DEPARTMENT		1,058.08
27	PUBLIC GROUNDS		
CAS00001	CASE LOTS, INC.	119.80	169.90
CIN00002	CINTAS	913.32	49.78
EBE0001	PALOS ACE HARDWARE	21.89	13.45
MEN00005	MENARDS	906.39	420.95
NIC0001	NICOR GAS	3,055.76	432.29
ROS0001	ROSCOE	1,259.52	245.56
SCH0001	SCHROEDER MATERIAL	96.00	78.28
	PUBLIC GROUNDS		1,410.21
28	CAPITAL EXPENDITURE DEPARTMENT		
WAT00007	WATCH GUARD		5,020.00
	CAPITAL EXPENDITURE DEPARTMENT		5,020.00
29	FINANCE DEPARTMENT		
BTS00001	BTS SOLUTIONS		16.66
CAL00001	CALL ONE	4,356.15	34.72
	FINANCE DEPARTMENT		51.38
30	SLUIS PROPERTY		
COM00017	COM ED	308.76	105.62
NIC0001	NICOR GAS	3,055.76	246.22
	SLUIS PROPERTY		351.84

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VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

1/2% SALES TAX FUND			
28			
GAL00002	GALLAGHER MATERIALS, INC.		1,853.80
LIN00001	LINDAHL BROTHERS, INC		295.50
SCH0001	SCHROEDER MATERIAL	96.00	96.00
			2,245.30
POLICE ASSET FORFEITURE FUND			
28	CAPITAL EXPENDITURES		
WAT00007	WATCH GUARD		5,020.00
	CAPITAL EXPENDITURES		5,020.00
SEWER FUND			
24	SEWER FUND		
AIR00001	AIRY'S INC.	49,865.69	2,967.86
BTS00001	BTS SOLUTIONS		16.66
CAL00001	CALL ONE	4,356.15	34.72
MET0001	METROPOLITAN INDUSTRIES INC	40,705.00	195.00
NIC0001	NICOR GAS	3,055.76	42.00
OKE00002	OKEH ELECTRIC COMPANY		8,650.00
	SEWER FUND		11,906.24
WATER FUND			
24	WATER FUND		
AIR00001	AIRY'S INC.	49,865.69	9,582.88
AUT00002	AUTO SPA		25.10
AWP00001	AWP CUSTOM UNIFORMS		245.80
BAL00007	B ALLAN GRAPHICS	110.00	785.00
BTS00001	BTS SOLUTIONS		63.32
CAL00001	CALL ONE	4,356.15	2,887.47
CIN00001	CINTAS	1,123.95	49.02
CLE00003	CLEAR LOSS PREVENTION INC		80.00
COR00011	CORE & MAIN LP	11,562.68	1,435.56
CRY00003	CRYSTAL OAK TREE SERVICES	2,700.00	700.00
NIC0001	NICOR GAS	3,055.76	138.80
OFF00008	THE OFFICE CONNECTION	2,055.29	25.99
VER00001	VERIZON WIRELESS	2,162.11	93.83
	WATER FUND		16,112.77

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VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

COMMUTER LOT FUND			
24	COMMUTER LOT FUND		
CLE00003	CLEAR LOSS PREVENTION INC		80.00
ROS0001	ROSCOE	1,259.52	75.61
	COMMUTER LOT FUND		155.61
ESCROW FUND			
00			
BOE00003	JIM BOERSMA		3,500.00
			3,500.00
	TOTAL ALL DEPARTMENTS		86,037.43



**VILLAGE OF
PALOS PARK**

Village Council

*Mayor John Mahoney
Village Clerk Marie Arrigoni
Commissioner James Pavlatos
Commissioner Dan Polk
Commissioner Nicole Milovich-Walters
Commissioner G. Darryl Reed*

Meeting of: June 28, 2021

7:30 PM

Kaptur Administrative Center

AGENDA MATTER:

An Ordinance Approving a Western Growth Area Master Plan Design and Development Guidelines Amendment to the Comprehensive Plan for the Village of Palos Park, Cook County, Illinois, and Amending Part Twelve, Title Two, Chapter 1222, Section 1222.02 of the Palos Park Village Code in Relation Thereto.

BACKGROUND:

With the recent annexation of Cog Hill, Gleneagles, Mid-Iron Golf Club, and Ludwig Farms, it is anticipated that the Village will begin to experience development pressure within the foreseeable future. The Village recently adopted an amendment to the Comprehensive Plan, to incorporate the Western Growth Area Master Plan which provides land use recommendations for the recently annexed western growth area. Following adoption, the Master Plan recommended several next steps:

1. Adoption of Design Guidelines
2. Adoption of a Planned Unit Development Ordinance specific to the Western Growth Area (WGAPUD)
3. Jurisdictional and organization cooperation
4. Capital improvements – water main extension
5. Exaction fee review
6. User fee review
7. Capital improvement plan update
8. Development infrastructure capacity analysis
9. Review and update subdivision regulations
10. Regular updates.

A number of these items are underway, including right of way acquisition for the extension of water service, a user fee review and development infrastructure analysis. With the completion of the Design Guidelines and WGAPUD ordinance amendments to Chapters 1222 and 1273 are necessary.

RECOMMENDATION:

The Plan Commission held a public hearing regarding the proposed Design and Development Guidelines on May 20, 2021. No residents spoke at the hearing and no correspondence has been received.

Concurring with the findings as outlined in the Staff Report, a motion was made to recommend that the Village Council approve the proposed amendment to Chapter 1222 – Official Village Comprehensive Plan, of the Village Code, to revise the Comprehensive Plan adopted on December 7, 2009 and to add the Western Growth Area Master Plan Design and Development Guidelines as an official document. The motion was made subject to the condition that the Guidelines be revised to remove the second bullet on page 4 (the language prohibited modern architecture and shipping container homes), and to permit precast construction panels in commercial buildings. The vote was five (5) yes, zero (0) no. The Guidelines attached to this memo have been revised in accordance with this recommendation.

MOTION:

I make a motion to approve the Ordinance Approving a Western Growth Area Master Plan Design and Development Guidelines Amendment to the Comprehensive Plan for the Village of Palos Park, Cook County, Illinois, and Amending Part Twelve, Title Two, Chapter 1222, Section 1222.02 of the Palos Park Village Code in Relation Thereto.

Attachments:

Ordinance 2021 – 17

Western Growth Area Master Plan Design and Development Guidelines

Staff Report to Plan Commission

Letter from Thomas P. Bayer dated May 25, 2021

ORDINANCE NO. 2021-17

**AN ORDINANCE APPROVING A WESTERN GROWTH AREA MASTER PLAN
DESIGN AND DEVELOPMENT GUIDELINES AMENDMENT
TO THE COMPREHENSIVE PLAN FOR
THE VILLAGE OF PALOS PARK, COOK COUNTY, ILLINOIS, AND
AMENDING PART TWELVE, TITLE TWO, CHAPTER 1222, SECTION 1222.02
OF THE PALOS PARK VILLAGE CODE IN RELATION THERETO**

BE IT ORDAINED by the Village Council of the Village of Palos Park, Cook County, Illinois, as follows:

SECTION 1:

- A. That, on May 20, 2021, the Plan Commission of the Village of Palos Park (the "Plan Commission") held a public hearing in regard to the proposed Western Growth Area Master Plan Design and Development Guidelines amendment to the Comprehensive Plan for the Village of Palos Park (the "Village"), with said hearing being held pursuant to the publication of proper notice in compliance with 65 ILCS 5/11-12-7.
- B. That, on May 20, 2021, the Plan Commission of the Village recommended the adoption of the Western Growth Area Master Plan Design and Development Guidelines amendment to the Comprehensive Plan for the Village to the Village Council.
- C. The Village Council approves and adopts the findings and recommendations of the Plan Commission and incorporates such findings and recommendations herein by reference as if they were fully set forth herein.

SECTION 2: That the Western Growth Area Master Plan Design and Development Guidelines amendment to the Comprehensive Plan for the Village, attached hereto as Exhibit A and made part hereof, is hereby approved as an amendment to and part of the Comprehensive Plan for the Village.

SECTION 3: That, to the extent of any conflicts between the provisions of the Western Growth Area Master Plan Design and Development Guidelines amendment to the Comprehensive Plan for the Village, and provisions of the current Comprehensive Plan for the Village, the provisions of the Western Growth Area Master Plan Design and Development Guidelines amendment to the Comprehensive Plan for the Village shall prevail.

SECTION 4: That Part Twelve, Title Two, Chapter 1222, Section 1222.02 of the Palos Park Village Code is amended by adding a new subsection (d) thereto, which shall read in its entirety as follows:

“(d) The Western Growth Area Master Plan Design and Development Guidelines amendment to the Village of Palos Park Comprehensive Plan, dated May 26, 2021. (Ordinance No. 2021-17).”

SECTION 5: That the Village Clerk is directed to record, with the Recorder of Deeds of Cook County, Illinois, the Notice attached hereto as Exhibit B, so as to comply with 65 ILCS 5/11-12-7.

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

ADOPTED this 28th day of June, 2021, pursuant to a roll call vote as follows:

AYES: -0-

NAYS: -0-

ABSENT: -0-

APPROVED by me this 28th day of June, 2021.

John Mahoney, Mayor

ATTEST:

Marie Arrigoni, Village Clerk

Published by me in pamphlet form this 29th day of May, 2021.

Marie Arrigoni, Village Clerk

Exhibit A

**Western Growth Area Master Plan
Design and Development Guidelines Amendment
to the Comprehensive Plan for the Village**

(attached)

Exhibit B

**NOTICE OF ADOPTION OF
A WESTERN GROWTH AREA MASTER PLAN
DESIGN AND DEVELOPMENT GUIDELINES AMENDMENT
TO THE COMPREHENSIVE PLAN,
VILLAGE OF PALOS PARK, COOK COUNTY, ILLINOIS**

Pursuant to 65 ILCS 5/11-12-7, notice is hereby given that, on June 28, 2021, the Village Council for the Village of Palos Park, Cook County, Illinois, pursuant to Ordinance No. 2021-17, adopted a Western Growth Area Master Plan Design and Development Guidelines Amendment to the Comprehensive Plan for the Village of Palos Park, Cook County, Illinois, copies of which are available in the Village Clerk's Office, Palos Park Village Hall, 8999 West 123rd Street, Palos Park, Illinois.

Marie Arrigoni, Village Clerk

Prepared by:

Thomas P. Bayer
Klein, Thorpe and Jenkins, Ltd.
20 North Wacker Drive, Suite 1660
Chicago, Illinois 60606-2903

Return to:

Village of Palos Park
8999 West 123rd Street
Palos Park, Illinois 60464
Attention: Deputy Village Clerk

Village of Palos Park

Western Growth Area

Design & Development Guidelines

May 26, 2021



WORKING DRAFT FOR DISCUSSION PURPOSES ONLY

Executive Summary

These guidelines are intended to assist the Village and developers in the creation of attractive residential and commercial developments in the Palos Park Western Growth Area (WGA) in a manner that supports and reinforces the overall charm and character of the community. These guidelines provide illustrations and language highlighting best practices for building and site design elements that should be utilized in all new development in the WGA. In addition, the document also identifies prohibited and deterred design elements that are not consistent with the Palos Park Development Code or design best practices.

The document is broken into three chapters, the first being the Introduction. The Introduction provides key background related to the WGA and overall Design Guidelines purpose. Chapter two, Residential Design Guidelines provides guidance on important residential design elements including Architectural Style and Monotony, Building Materials and Color, Massing and Rooflines, Garages, Access, and Driveways, Lighting, Building Orientation, Setback, and Height, Block Configuration, Façade Design, Landscaping, and Environment, Open Space, Conservation and Stormwater Considerations. Chapter three provides general guidelines for all commercial areas in the WGA and includes guidance on Building Materials and Architectural Design, Access and Circulation, Parking and Loading, Rooflines, Lighting, Signs, Landscaping, and Stormwater Management and Low Impact Development Practices. In addition to the general design guidelines, this chapter also separates the commercial areas of the WGA into three character zones 1.) Archer Avenue Site & Mid Iron Club Site, 2.) Golf Course Resort & Town Center, and 3.) Business Park and provides specific design guidelines that support the desired development for each of these areas. Lastly, the final chapter four Appendix includes a map identifying where these commercial character zones are within the WGA.

This document is designed to address new residential and commercial development that may occur in the WGA and is intended to be a complementing document to the *Western Growth Area Master Plan* to support and strengthen land-use and development recommendations found within.

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Introduction

The Western Growth Area (WGA) covers approximately 1,446 acres of land located west of Bell Road. Any and all new development in the Western Growth Area of Palos Park should be held to high-quality standards, in terms of design, materials, construction, site amenities, and overall appearance. To ensure new development in the Western Growth Area aligns with the vision of the Village and positively contributes to its character, it is important to establish, implement, and apply design guidelines for all new development consistent with the recommendations of the Western Growth Area Master Plan.

The following guidelines establish standards related to aesthetic and design components for residential and commercial development within the Western Growth Area. The guidelines focus on promoting high quality development that will complement and enhance the overall character of the Village. These Design and Development Guidelines do not attempt to dictate architectural styles or “make all the buildings look the same.” They are not intended to restrict creativity or limit design solutions, but to improve and enhance the overall scale, quality and character of development within the Western Growth Area of the Village.

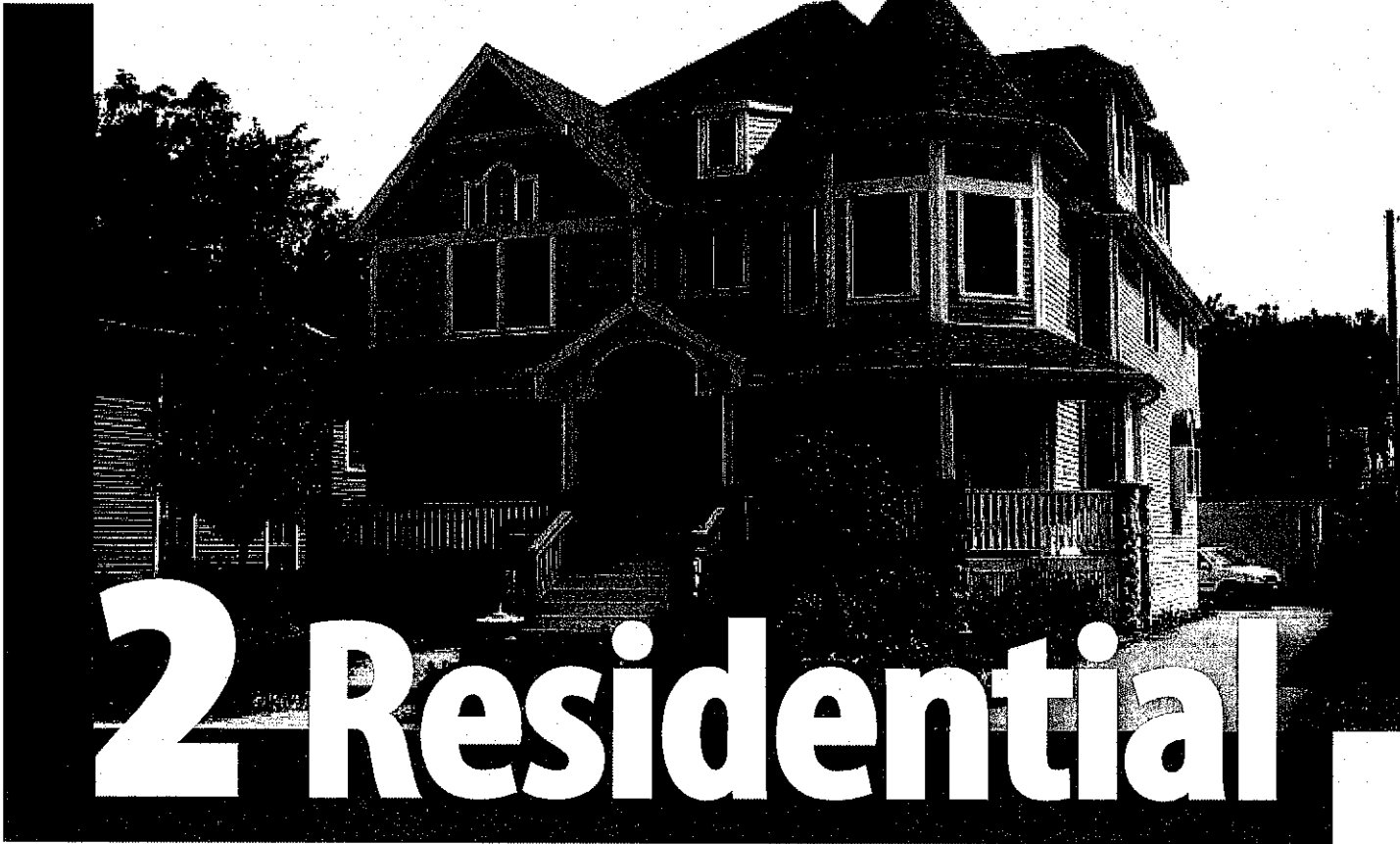
More specifically, this document provides guidance on building design elements such as massing, orientation, building materials, access, and fenestration. In addition, this document also provides direction on site design, addressing open space and stormwater management, transportation improvements, right-of-way design and street lighting. The guidelines strive to promote a level of quality, compatibility, and consistency that will help keep the Village of Palos Park attractive and distinguishable from other surrounding areas. It should be emphasized that the Design and Development Guidelines are for overall guidance only. Each individual development project should be reviewed and considered by the Village on a case-by-case basis. The Design Guidelines should be used to inform decisions related to development approval and long-term planning.

Design Guidelines Purpose and Objectives

These guidelines address both the public and the private improvements within the Western Growth Area and are intended to support and strengthen land-use and development recommendations found within the Western Growth Area Master Plan. In general, the design and development guidelines strive to:

1. Promote residential and commercial development that will help create and reinforce the desired character and identity for the Village of Palos Park.
2. Promote new development that complements the character of the Village.
3. Ensure high-quality and compatible building and site design throughout the Western Growth area.
4. Establish a development pattern that recognizes the existing natural resources in the community, and foster development that is in harmony with the natural environment.
5. Foster development that respects pedestrian and bicycle activity, while still accommodating automobile and truck traffic.

These guidelines will be used by the Village in reviewing plans and proposals for all new development within the Western Growth Area. They should be considered “supplements” to the Village’s Comprehensive Plan, Zoning Ordinance, and other applicable codes and ordinances. Developers, architects, and property owners should also use these guidelines as a reference as they prepare plans for new development projects.



2 Residential

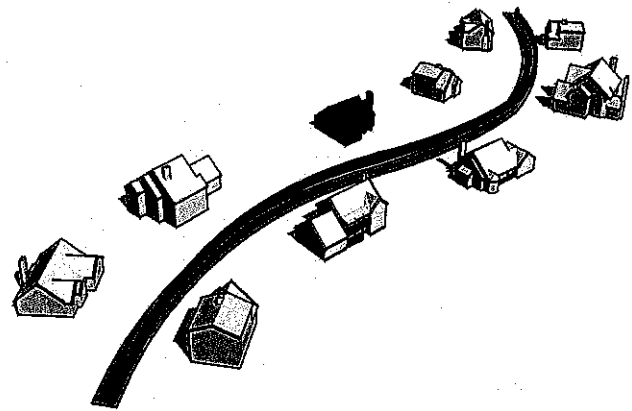
Residential Design Guidelines

The following set of design guidelines for residential development outline the forms of development and amenities residents expected in Palos Park, such as a great quality of life, attractive and well-constructed buildings, beautiful and accessible outdoor spaces, and access to dependable services and infrastructure. The character and charm of Palos Park should be both safeguarded and extended to new areas in the Village through adherence to these core principles and guidelines.

Architectural Style and Monotony

Planned communities often can get caught up in monotonous architectural designs due to economies of scale for building materials and construction lead time. This leads to cookie cutter neighborhoods with little variety in aesthetic or character also known as “suburbia.” The existing residential neighborhoods in Palos Park consists of a variety of housing types utilizing traditional architectural styles and materials. These areas have established a sense of place and character that should be continued into new developments. These guidelines promote new construction that complements this traditional building style and prevent monotony.

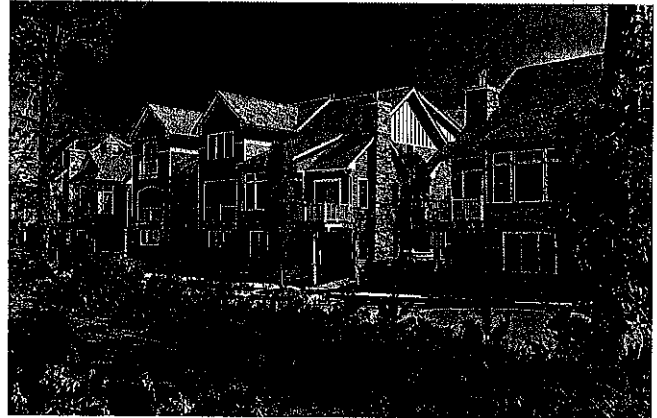
- New homes do not need to be historic replicas, but should offer high quality and compatible interpretations of the traditional styles present within historic and traditional neighborhoods. Mixing of architectural styles within a single residence is strongly discouraged.
- Monotonous development should be avoided. A variety of architectural styles and floor plans should be promoted throughout the community. With the exception of attached residential units, no home should be excessively similar to any other home along a street or cul-de-sac.
- Minor changes such as changing colors and building materials, mirroring elevations, and changing interior floor plans in and of themselves, are not acceptable practices for circumventing anti-monotony objectives. These can result in monotonous patterns or appearance. However, floor plans may be repeated if exterior facades are suitably redesigned to avoid similarity. The priority concern is with the front façade addressing the public right-of-way.
- Determination of similarity should be at the reasonable discretion of the Village, based on these design and development guidelines. The Village of Palos Park recognizes the need for efficient development achieved through economies of scale, however, these economies can still be achieved without monotonous development practices. The Village will determine excessively similar homes by evaluating floor plans, rooflines, facades, windows, doors, entry features, primary building materials and primary colors. Architectural design schemes for single subdivision neighborhoods or phases are encouraged to be submitted for informal review to establish conformity and appropriateness before developing final construction drawings.



Building Orientation, Setback, and Height

The placement and orientation of homes can encourage a sense of community and collectiveness. Orientation of buildings can also increase sun/shade and climate effects on a home as well as provide scenic views for residents of the surroundings.

- All single-family detached housing should be oriented with its main entrance facing the street. This encourages interaction with neighbors and fosters a greater sense of community.
- Multi-family housing should have a single dedicated main entrance or gateway that is oriented facing the street. If building is U or L shaped a single entry way or gateway should still be provided with a walkway in a courtyard type design to the inset units.
- Cottage and cluster housing developments that are around a communal open space and do not have direct access from a public road should be oriented towards the shared open space.
- Attached single-family units such as townhomes or villas should be oriented to the street or central courtyard. Ground level units should have front porches to encourage a sense of community. These units should have all parking and loading access from the rear of the building along a service road.
- Front facing garages on attached dwelling units should be discouraged in residential neighborhoods. In cases where development restricts alternative garage layouts front facing garages should be allowed to protrude from the front building line a maximum of six feet.
- Structures and landscaping should be placed in a manner that protects the desired privacy of a home while not obstructing views from neighboring properties across the site. For example, a property owner may plant a row of trees, bushes, or grasses along their driveway. However, in the front of the property this row should be thin enough to permit cars, pedestrians, or cyclists on the sidewalk/street to see a vehicle if it were to back out of this driveway.
- All housing development in a neighborhood should follow a similar setback from the street for the entire block, no more than a five foot allowance for articulation between buildings in traditional residential neighborhoods should be permitted. The use of a uniform setback protects both sight lines for driveways and intersections providing better visibility for both vehicles and pedestrians along the street/sidewalk. Porches should be allowed to protrude into required setback.



Building Orientation, Setback, and Height Continued...

- When residential development is adjacent to commercial, the larger setback should be used to provide adequate protection from adverse impacts. In addition to a setback, a landscaped buffer should be utilized to further separate these uses.
- Dwelling units along arterial and collector roads should be set back further from the right-of-way than homes along local circulation roads. Further, landscape buffering should be used adjacent all arterial streets.
- House additions should be allowed only within the approved building pad area.
- Maximum height for single-family and multi-family should be four to five stories or 35 feet.



Accessory Uses and Amenities

- Accessory buildings, such as garden sheds are allowed and should be limited in size on lots less than 1/3 acres and conform to Village of Palos Park zoning setback constraints. All swimming pools should comply with the Village of Palos Park and Cook County regulations.
- Any pool should be rendered invisible from the street and adjacent properties using fences and landscape screening.
- Outdoor play structures should be placed so as to not obstruct views of adjacent property owners. If obstruction of adjacent property owners views is unavoidable, play structures should be screened with appropriate landscape material so adjacent properties are not forced to view the play equipment.
- Basketball hoops and portable play equipment structures should not be allowed in the front yard setback. Basketball hoops, when used, should be pole mounted and not attached to a roof or building structure.



Mechanical Equipment

- Mechanical equipment for utilities and HVAC should be screened so that they are not visible from the street or adjacent property. All utility cables should be underground.
- Satellite dishes under 24 inches should be permitted as long as they are not visible from the front of a home. Antennas for TV and other uses should not be attached to the exterior of a home, when possible should be placed in the attic. Larger dishes should not be allowed.



Senior Housing

Special considerations should be taken with the design of developments for senior housing to ensure these properties support opportunities to age-in-place in the Village.

- Senior housing developments should provide extensive sidewalk and pathway connections within the development and nearby commercial destinations, parks, and open spaces. Sidewalks and pathways should be paved and avoid the use of gravel, woodchips, or other potentially uneven material that would be difficult to navigate in a wheelchair. In addition, sidewalks and paths should be finished with a slip resistant finish such as brushed concrete.
- Developments should be well landscaped and provide a vibrant outdoor experience that includes street furniture and places to rest. In addition, lighting should be integrated into all pathways within the development to support visibility and overall safety.
- Developments should minimize steps and steep slopes on pathways in the public realm. In addition, sidewalks should follow ADA standards and be a minimum of five feet in width throughout the development.
- Buildings should have entrances as grade and avoid steps, however when steps are needed to enter a ADA ramp at the primary entrance should be provided with handrails on both sides.
- Crosswalks should be painted or paved for high visibility and utilize tactile pavers at corners and provide crossing signals with audible timers and flashing lights where appropriate.
- For wide streets areas of refuge such as planted medians should be utilized.
- Multifamily senior housing facilities should integrate covered drop off areas at the entrances.
- Senior housing development should utilize universal design best practices to support aging in-place. Universal design encourages the integration of at grade building entrances that avoid steps and thresholds as well as the use of ADA standards in the interior building layout design to make units accessible for residents with limited mobility.



Building Materials and Color

All new construction should be of high-quality utilizing natural materials and traditional architectural styles so the New Growth Area reflects the character of Palos Park. The building materials and color of a home are important considerations, low quality materials or unsuitable colors can impact the value of a home and the aesthetic of a block. Repetitive materials and colors much like repetitive architectural style should be avoided to prevent monotony. The Village of Palos Park incorporates a variety of traditional colors and materials where no one is more predominate than another, this aesthetic should be promoted with all new construction.

- Exterior finishes should be natural with heavy use of masonry, stone, wood, or engineered wood. Aluminum or vinyl siding, concrete blocks, or poured concrete should not be permitted as finish materials.
- Natural brick facades are permitted, but painted brick should be prohibited.
- Exterior finishes should utilize appropriate accents to highlight entries, windows, dormers, porches and other architectural details using historic models. Acceptable accent materials include stone, through body* engineered stone, hardee board, trex, terra cotta, copper, and wood and metal trim. Exterior Insulation and Finish Systems (EIFS) should not be permitted. (*Through body, meaning the material has the same coloring on both its surface and within its body. This type of material does not show scratches or other types of damage as much as a product with a printed veneer.)
- The same materials should be uniformly used on all sides of the building. Elevations of different colors and materials should not be permitted, including brick or stone front facades with wood slated siding on side and rear elevations.
- Columns, banisters, balusters, shutters, and other architectural details are encouraged provided they are compatible with the architectural style of the home.
- Roofing materials and color should complement the architectural style and color of a home.
- The predominant color of new homes should be neutral or earthtones reflecting natural materials. Contrasting and complementary colors can be used for accents and should be utilized to help distinguish or highlight architectural elements.
- All patios, decks, and terraces should be constructed within the approved building envelope and on the final building pad. They should be incorporated into the architectural style of the house and should complement the structure in material and color.



Massing and Rooflines

In keeping with the character of Palos Park, the overall massing and rooflines of new development should reflect the existing context. The focus should be on design and balance over maximizing lot build out. All buildings should not be uniform but their overall massing should not shadow or be in the shadow of neighboring buildings. Ultimately, massing of building should be to scale with the character of surrounding developments.

- To fit with the overall character of the Village, new construction should follow the height, mass and scale of existing homes. The height of residential single-family and attached homes should be measured from the established finish grade determined and approved by the Engineering Drawings up to the mid-point of the roof. If the home has a “walk out” or “English basement” the height should be measured from the average between the lowest grade and the first floor level.
- The massing of the building should incorporate portions that are articulated with step backs or protrusions to create visual interest. No elevation larger than 30 feet should be flush for the entirety of the face. Exceptions may be made by the Village Building Department.
- Historical architectural elements such as bay windows, turrets and other architectural features deemed appropriate are encouraged. These architectural features soften the appearance and break up wall masses of a home.
- Other architectural details such as exterior trim can also add interest, scale and dimension to a home. Wide casings around windows, shutters, corner and frieze boards, balusters and columns should all be compatible with the home’s architectural style and are highly encouraged in the design of the building. Horizontal details such as trim bands are also encouraged and should be appropriately scaled to the home.
- Foundations should not be elevated in order to avoid adding additional height to a building. Any exposed foundations should be finished with brick or stone.
- Front porches create semi-public space for interactions with neighbors and help to foster a sense of community in a place. Front porches are encouraged in the design of all new homes and should incorporate the architectural style of the building and be appropriately scaled. Front porches should also have a minimum depth of six to eight feet.
- Appropriately articulated rooflines add architectural interest and break up the mass that can be created by a large imposing roof. Chimneys, dormers, roof shape and architectural style are aesthetic considerations that can reduce the perceived height and mass of a home.



Massing and Rooflines Continued...



- Articulation of the roof is encouraged, variation breaks up the massing of the building adding greater aesthetic appeal. This can be done with the addition of dormers or variations in the height of segments of the building, ie. using a lower pitch for the garage roof and a high pitch for the roof above a family room.
- All homes should have roofs that complement the overall design of the building with considerations of creating architectural interest from all sides of the building.
- Varying roof types are an easy way to implement variety and break monotony across multiple buildings in a development. Permitted roof types include gabled, hipped, saltbox, cross gabled, gambrel, and pyramid hip. Roofs without a pitch or flat are not permitted on single-family homes.
- Dormers are encouraged to create visual interest and break up the roof line, however they should be appropriately scaled and placed on the roof with respect to the architectural style.
- Roofs should have overhangs and eaves that create shadow and accent the articulation of the building, these overhangs should also vary to add to this appeal. In addition, overhangs should be sized to provide a functional purpose to protect lower levels from the weather and not merely be ornamental.
- Roofing materials should complement the architectural style of the home and utilize natural materials such as slate, clay, or terra cotta tiles. Asphalt shingles may be used if high quality architectural grade with a 30-40 year laminate.
- Any perforation to the roof such as vents for sewer, plumbing, or attic should be combined. The use of continuous ridge vents or gable vents are encouraged. All vents should not be visible from the street and should blend with the building materials and colors.
- Non-traditional design elements like skylights should not be visible from the street and never placed on the front elevation of a building. Skylights should be flush with the roof and should similarly complement the color on the roof.
- Chimneys should be incorporated into the design of the roof and complement the roofline. Chimneys can reduce the overall bulk of a building and break up the massing and should be encouraged. All chimneys should utilize natural stone material and complement the architectural style of the building. Wood veneer on chimneys should not be allowed. Any galvanized flues should always be covered with a decorative cap or screening and never exposed.

Façade Design (entrances and windows)

Accents and articulation of the architectural design are important elements to stylize and complement the established residential character of Palos Park. These elements although small, add to the overall aesthetic and sense of place.

- The façade of the home should articulate appropriate architectural accents to highlight entries, windows, dormers, porches and other detailing. Traditional building designs should be the point of reference for new residential construction. All openings including windows and doorways should be specifically articulated in this manner as well and complement the architectural style of the home. All homes should be attractive within the community and inviting; the installation of different styles of windows on the same façade should be discouraged.
- All elevations of a home should have windows. Windows should be placed with a frequency appropriate to the architectural style. The design should err on the side of too many windows over too few. The scale of windows and doors on the façade should also be appropriate to the architectural style of the building.
- All accessory buildings should utilize natural materials and reflect the architectural design of the main structure.
- Foundations should be at grade, raising the top of the foundation to create a lookout or walkout basement by creating a berm should not be permitted. Exposed foundations should be finished with brick or stone. Walkout basements should only be permitted where the site naturally slopes and allows for such design with minimal to no cut and fill.
- Mechanical equipment and connections should not be visible on the street facing façade of any buildings.
- All entry stairs over three steps should have handrails and should follow the building code requirements of Palos Park.
- Porches, decks, balconies, and window boxes should use the same materials and accents appropriate to the architectural style of the building.
- Handrails or guardrails should utilize natural materials and have sturdy connections to the building.
- Front entrance should be no higher than 4 feet above grade to maintain a visual connection with the street.
- Exterior doors should be of high quality finished material and the inclusion of windows and design elements are encouraged.
- Shutters on the façade of the building should be made of high quality materials such as solid wood or engineered wood and be appropriately sized to windows. Shutter-dogs, and hinges should be used even with decorative non-functional shutters. The use of plastic or other low quality materials shutters is highly discouraged.

Covenants

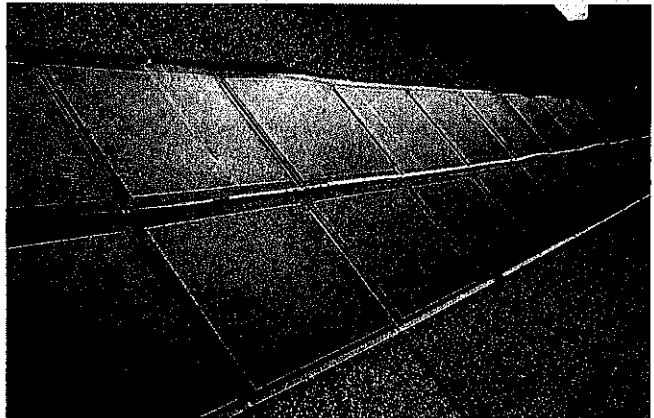
- Damaged and deteriorated exterior building materials should be repaired or replaced within a reasonable period of time that takes into consideration the amount and type of damage/deterioration. For example, broken windows may be replaced in a matter of weeks while replacing siding may take months due to weather and contractor availability.
- Handrails should be maintained and replaced when showing signs of splintering, rot, or other damage.



Solar Panels

Solar panel installation on residential buildings and properties must go through the Village's Solar Permit Review process and be approved before construction. The following offers guidance on solar energy system design based on best practices for new construction and reroofing.

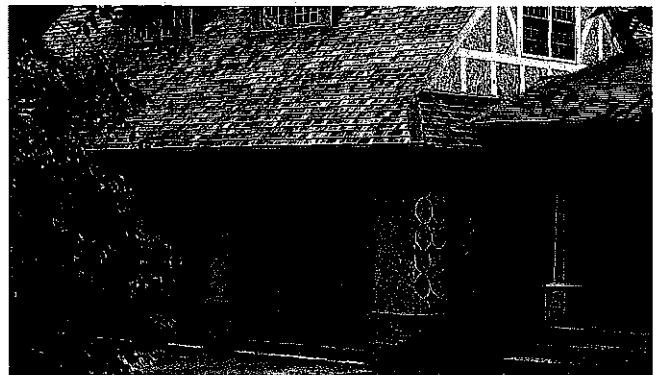
- Building placement on the site should consider shade from adjacent properties and maximize efficiency of the solar system. In addition, placement should also be considered to minimize the need to cut mature trees in the Village and preserve the tree canopy wherever possible.
- Developers should choose trees and plantings for the site that will not grow to shade and impact the efficiency of the solar installation system.
- The arrangement of solar panels should be integrated into the roof and avoid interruptions in the array from rooftop projections such as vents or skylights.
- Solar panel installations should be encouraged on south-facing angled roofs.
- Solar installations with high public visibility should be well-integrated into the overall design of the building. The use of photovoltaic shingles or tiles are highly recommended in these cases.
- Properties with "flat" roofs should include architectural elements in the overall building design such as parapets to attractively screen solar energy systems on the roof.
- Solar panel systems should complement the building color and pattern as much as possible and avoid high contrast.
- Panel systems should use non-reflective coatings to reduce glare. In addition, frames and other elements should also utilize non-reflective materials.
- Solar panel installations should be oriented to avoid reflecting light into windows of neighboring properties and public areas.
- System infrastructure such as supports and conduits if visible should be designed to match the roof color and avoid contrasting.



Garages, Access, and Driveways

The storage of vehicles is not the primary function of a residential house. "Snout houses," where the garage is projected out front beyond the residence, have dominated many suburban developments since the 1950's. This design detracts from the overall aesthetic of the residence. All new development should understand that the garage should not be the leading feature in the design.

- Garages whether attached or detached should follow the same façade treatment as the house and utilize the same materials.
- Attached and detached garages are permitted.
- Rear or side access garages are preferable to frontloading. However, frontloading garages should be allowed and may project between four and six feet from the main building facade.
- Garage door material and design should complement the architectural design of the house. Carriage style garage doors are preferred. Garage doors with windows are encouraged and should complement the architectural style of the house. Solid aluminum, metal, or wood paneled garage doors should be discouraged.
- The offsite storage of seasonal or periodically used vehicles is strongly encouraged. Storage of Recreational Vehicles (RVs), boats, trailers, or other vehicles on driveways in front of the front building line is prohibited by the current code. Cars stored seasonally or periodically and covered on driveways should also be prohibited.
- Driveway materials consisting of gravel, tar and chip or other loose material should not be permitted. All single-family homes should have driveways constructed of asphalt, concrete or brick pavers. The use of pattern stamping and/or coloring may be appropriate in some cases provided the color and pattern complements the architectural style of the home. The surface area of a driveways should be minimized. Large areas of hardscape should be discouraged including large aprons, turnarounds, and excess parking areas. The construction of two driving strips for wheels, with a landscaped or turf center known as "strip-drives" are encouraged.
- Carports should not be permitted unless they are incorporated into the primary structures architectural design as a port cohere.
- Where front-loading garages are permitted architectural design elements that provide relief to the facade and soften the overall face of the garage door should be provided. This may include the use of windows, columns, roof details, and other architectural accents.
- Garages that are front-facing but side-loading should be permitted but rear-loading garages, attached or detached, are preferred. All detached garages should be located behind a home.
- Garages with multiple bays should have separate garage doors for each bay. One large garage door for all parking stalls within the garage should not be permitted. Separations or fenestrated columns providing the appearance of separate garage doors are encouraged for all doublewide doors. All two car and two-and-half car garages should have separate garage doors for each bay. 3-car garages are preferred to have separate doors per bay; however, one singlewide door and one doublewide door may be acceptable.
- Residential living spaces above a detached garage should be prohibited. Guidelines discouraging monotony apply to the size, color, placement, and appearance of detached garages.
- Attached garages should include windows in their design to visually break up the flat blank walls and door. Any windows should follow the spacing and style of the residential building and read as intentional in the overall design of the site.
- Design elements to create visual interest and soften the massing are encouraged on all garages. Such elements include but are not limited to dormers, trim, windows, corner and frieze boards, balusters, and columns all of which should be respectfully scaled to the building.



Lighting

Palos Park is uniquely situated within and adjacent to large nature preserves. These natural areas make lighting a key concern for any new development. Lighting should be attractive yet minimal, high-lighting development design, providing safety and security while at the same time preserving the night skies from unnecessary illumination and spillover.

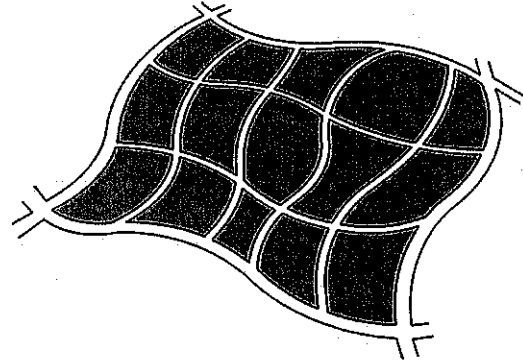
- Decorative streetlights within residential areas should provide adequate light for public safety and only use downward directional illumination to minimize light pollution.
- Exterior building lighting to highlight architectural elements including up lighting or spotlighting should be discouraged.
- Lighting on buildings should be subtle and understated. Entry lighting and subtle building lighting should utilize low glare light bulbs. LED and energy efficient lights are encouraged as long as they mimic the warm atmosphere created from an incandescent bulb, no bright white or daylight blubs should be used. Fluorescent bulbs, creating harsh flat light should be discouraged.
- Motion activated flood lights/security lights are permitted only if downward facing directional fixtures are used. Light from motion activated flood lights/security lights cannot extend past individual owners property line and should not illuminate adjacent neighbors property.
- Outdoor lighting of "Sport Courts" such as tennis or basketball courts and other privately owned recreation facilities should not be permitted.



Block Configuration and Circulation

Transportation considerations are extremely important in the design of new developments and residential neighborhoods. Circulation and access to Palos Park and amenities should factor into the street configuration of residential areas. A clear hierarchy of roadways is necessary to provide the appropriate circulation service to an area and should be visible in the site development design.

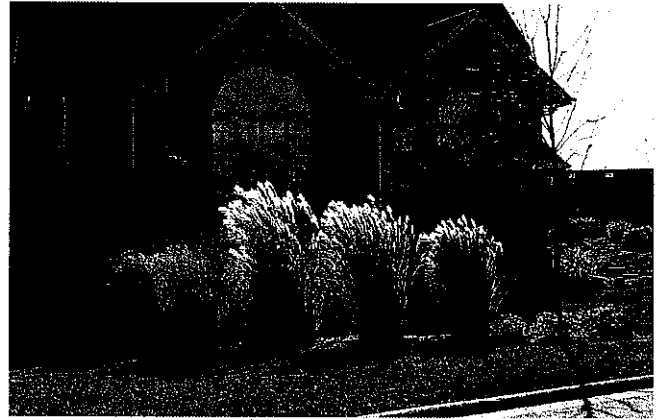
- New development subdivisions should incorporate circulation and lot patterns that reflect the street system of existing development and the established neighborhoods in Palos Park, such as Palos Dells, Shadow Ridge, and Post Rail Farms.
- Treelines along collector and arterial streets should be maintained and established in along new roadways.
- Site design should be specific to the area and determine a street configuration that works with the existing topography and drainage of the site. All fire and emergency service access requirements should be met by the given design.
- Preferably the street configuration should follow a blocked, or curved grid structure with a clear hierarchy of access and circulation throughout the site.
- Minimize the use of cul-de-sacs in neighborhood design and use only when necessary. Cul-de-sacs decrease accessibility and access within neighborhoods.
- Private driveways serving more than two dwelling units should be discouraged unless made in an effort to limit curb cuts in the right-of-way for a desired development.
- Subdivisions are connected via a network of roadways that feed into arterial roads and avoid the use of cul-de-sacs and other road configurations that dead-end.
- Appropriately scaled public access roads; street widths should be in general conformance to the roadway width cross sections recommended in the Western Growth Area Master Plan.
- Minimize curb cuts onto arterial roads from residential developments. This reduces the risk of traffic conflict merging onto major roads.
- All new developments should provide a minimum level of connectivity to create a pedestrian friendly neighborhood. New development should reflect a street hierarchy for sidewalks. Denser neighborhoods with houses developed on lots under 1 acre should provide sidewalks on all roads and connections to adjacent neighborhoods and destinations. Larger lot developments in lower traffic areas should provide at minimum sidewalks on arterials roads that fill gaps in connections between neighborhoods and key destinations in Palos Park.
- Trail network connections should be provided where appropriate to provide access to and through open space and natural areas, and to connect to other local and regional trails within the area.
- New arterial and collector roads should be fully landscaped on both sides. Heavy landscape buffers should be provided when a road abuts an undeveloped area.
- Site design should incorporate open space, focal points and a variety of gathering places for residents.



Landscaping

Curbside appeal and overall attractiveness of a home also includes its front lawn. Lawns provide open space that supports the ecology of a place, absorb stormwater, provide habitats and recreation space and serve as a buffer for developments from the street. Developments should provide landscaping that incorporates environmentally considerate design.

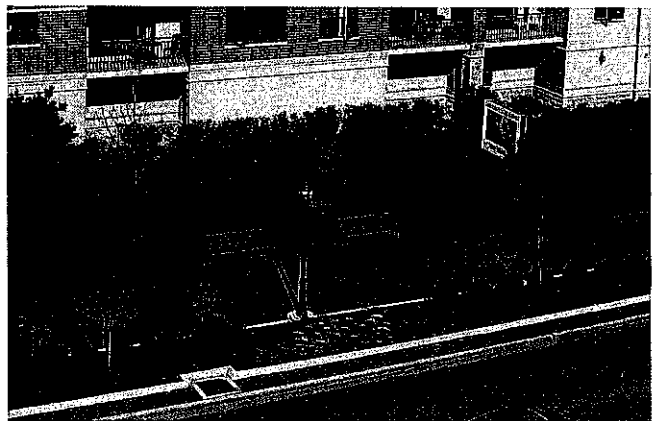
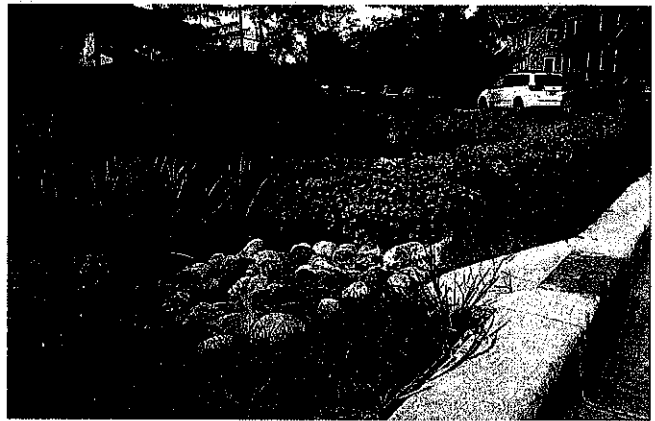
- All new development should use native plants on site and never invasive species in the planting plan.
- Planting materials including soil, mulch, trees, shrubs, turf, and other vegetation should be locally sourced and preferably obtained within a 60 mile radius of the site to minimize the introduction of harmful foreign insects or funguses to the local ecosystem.
- Green stormwater infrastructure considerations should be made for implementation on parkways and wherever appropriate on site.
- Landscaping or screening should buffer any utilities visible on properties from the public right-of-way and adjacent properties.
- Street trees should all be native to the northwestern Illinois region and also be salt resistant species as approved in the Village Code Appendix 1460-F: Specimen Trees.
- Each lot should be planted with foundation plant species and at least two trees identified on the Village's "Specimen Trees" list (excluding parkway trees).



Environment, Open Space, Conservation and Stormwater Considerations

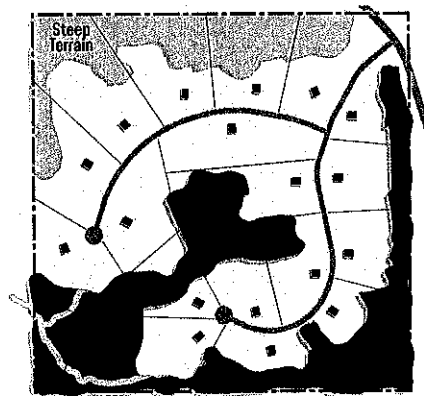
Conservation design promotes the use of development patterns that aim to preserve contiguous areas of open space by grouping housing structures together. This environmental site design approach enables the use of naturalized stormwater management techniques to minimize or eliminate stormwater runoff. It also establishes areas of open space that can be used as neighborhood or community parkland. Conservation design minimizes the amount of roadway and utility infrastructure needed to serve a given development, which saves money and reduces the overall development footprint.

- All development should complement the character of adjacent buildings and the existing landscape.
- Natural features and systems, including large existing trees, topography, wetlands, and drainage characteristics, should be protected and incorporated into the planning and design of the subdivision and individual residential lots. Developers must consult with the Village concerning any removal of trees, shrubs and other plants on Village owned property or public right-of-ways. Developers must also consult the Village regarding tree removal as part of the development process. In addition, all new development must also follow the Arboricultural Specifications Manual prepared by the Village Arborist.
- Wetlands, floodplains, mature woods, and areas of ecological or archaeological significance should be preserved as open space. Open space should be kept contiguous to allow for greenbelt/wildlife corridors. Where feasible multi-use trails should be implemented through these open spaces to create and connect a greenway network throughout the WGA.
- Cut and fill grading techniques should be minimized with new construction. Developments should be designed to work with the existing topography of the area and minimize the need for cut and fill for building pads.
- All new utilities should be placed underground or “trenched” in the right-of-way. Place all public and private utilities in collective trenching under the right-of-way, this more cost effective and provides fewer environmental hazards than overhead utility structures.
- Preserve open space and access to open space when possible. The layout of developments should preserve open space for community recreation as well as allow easements for multiuse pathway connections to forest preserve land and habitats for wildlife.
- All new developments should provide accessible parks and open space that reflect the desires of residents of the development and the Village as a whole. Parks and open space should be walkable from residences and provide linkages to area-wide facilities which provide active recreation. These spaces should also be appropriately scaled for the neighborhood they are within.

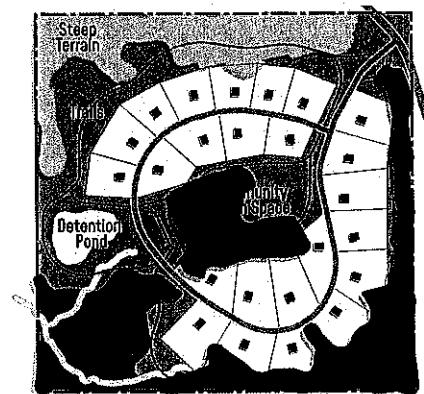


Environment, Open Space, Conservation and Stormwater Considerations Continued...

- Conservation design practices should be encouraged for stormwater infrastructure. Techniques that should be utilized in all new development include but are not limited to the use of bioswales, water retention ponds/cisterns, rain barrels, green roofs, and pervious pavers and concrete for parking areas.
- A stormwater management plan is required for all new development to mitigate the potential impact the development may have on the hydrology and watershed in the area. Careful site planning, appropriate landscape materials, proper wetland buffers and sedimentation basins and filters, erosion control, and tree preservation should be important components of a comprehensive storm water management plan.
- Retention areas should be designed to consider maintenance requirements, water quality, visual characteristics, recreational and wildlife values, as well as hydrologic criteria. Shoreline erosion mitigation techniques should also be implemented.
- Developments should include the use of effective and attractive buffers to protect residential areas from adjacent arterial roadways and non-residential development.
- Public access to the Calumet Sag Trail, Palos Park area forest preserves, and other environmental resources should be provided for recreational purposes and for the general enjoyment of residents and visitors. Where possible, scenic views and vistas from public right-of-way should be preserved to enhance the unique image and character of the area.
- Parkways and other public right-of-ways should utilize green infrastructure that mitigates storm water runoff. This includes but is not limited to the use of pervious pavement, rain gardens, bioswales, and planted parkways with curb cuts that collect and absorb runoff from sidewalks, parking lots, and streets.



Conventional Development Pattern



Conservation Design Development Pattern



Commercial Guidelines

Commercial development plays an important role in the quality of life in Palos Park. The Western Growth Area presents new opportunities to strengthen the Village's economic position and provide attractive and desirable commercial development offering a variety of shopping, dining, entertainment, service, and employment. All new commercial development is expected to meet the high standards for quality and character reflective of Palos Park, providing gathering places and amenities to the community and serve as an attraction to the area.

The Western Growth Area has three distinct commercial areas:

1. The vehicular oriented Archer Avenue Site and Mid Iron Club Site;
2. The Golf Course Resort & Town Center area designated for the area adjacent to the Cog Hill golf course; and
3. The area north of Mount Vernon Memorial Park stretching to Archer Avenue designated for a potential Business Park.

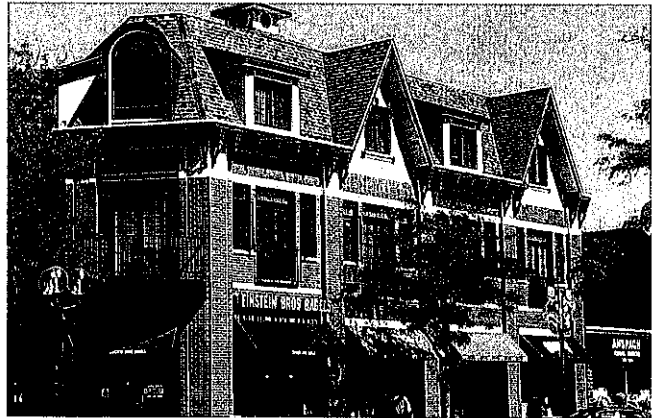
Each of these will support different types of commercial but still need to fit into the context and character of the community. See chapter 4 Appedix for a map from the Palos Park Western Growth Area Master Plan highlighting these commercial areas in the community.

General Guidelines for all Commercial Areas

The following section outlines general design guidelines that should be applied to all new development in the Western Growth Area. The guidelines are not intended to restrict or dictate architectural style or limit creativity but to ensure new development utilizes appropriate building materials and colors, circulation patterns, and other features for compatible new commercial development in the Village.

Building Materials and Architectural Design

- Predominate colors for new buildings should reflect natural tones utilizing brick and stone colors ranging from red to cream. Contrasting and complementary colors should be used exclusively for accents to buildings and to highlight architectural features and entrances.
- All sides of new commercial buildings should be constructed primarily of traditional masonry building materials, such as natural stucco, brick, or stone, or tilt-up concrete/precast panels that exhibit high quality craftsmanship, material, and installation. The building should be attractive from all angles.
- Recommended accent materials include stone, terra cotta, wood and metal trim. Engineered materials may be used if they are through body materials and not printed or laminate.
- Nontraditional building materials such as aluminum siding, vinyl, plastic and metal panels should be discouraged.
- Awnings and canopies can be used for weather protection and as visual elements to the street level of the building. They should be permanently fixed to the façade and should be original to the architectural design and appropriately scaled for the space. Awnings and canopies should utilize natural materials, vinyl is not permitted.
- Dryvit or other synthetic cladding is not permitted on the first floor of commercial buildings and should only be utilized as an accent material on upper floors. No more than 10% of the building elevation should consist of synthetic cladding.
- Any damage to exterior façade elements should be repaired and replaced in a timely manner.

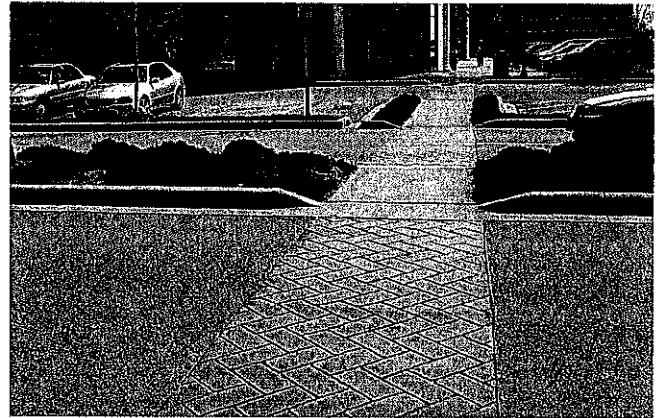


Access and Circulation (pedestrian and vehicular)

- All lots should provide a planted sidewalk adjacent to the main roadway with a minimum 5 foot planted parkway and a minimum 5 foot sidewalk.
- Sidewalks within the development should connect to sidewalks along public right-of-ways and adjacent neighborhoods.

Parking and Loading

- All parking lots should be designed for proper drainage and implement green stormwater infrastructure in landscaped medians or islands and use pervious pavers/concrete on hardscape.
- All parking should be bricked and/or paved and consistently maintained and kept in good condition.
- Parking striping and crosswalks should be well marked and maintained.
- All parking lots should have curbed perimeters and ADA access to pedestrian pathways and sidewalks.
- All parking should provide clearly marked pedestrian walkways within the interior of parking areas.
- All parking lots should provide planted medians and islands between bays of parking to break up the expanse of continuous asphalt/hardscape parking surface area.
- All loading, services, and garbage should be screened from view utilizing evergreen plantings and/or decorative masonry walls.
- Loading and all other back of house activity should not be located in front of any building or visible from the main roadway and preferably integrated into the building design. In addition, loading and other back of house program should always be screened from adjoining residential areas.
- All new development should address internal site circulation. The strategy should deal with parking, loading and pedestrian access into and within the site.
- Decorative design features such as brick sidewalks and decorative brick on street or driveway inlays should be utilized to support wayfinding on site.



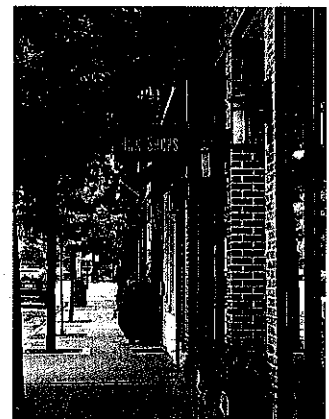
Rooflines

- False parapets should be avoided. Parapets should be a part of the design wherever flat roofs are utilized to add interest to the building profile and hide all rooftop mechanical equipment and vents from ground view.
- Detailing, such as cornices and other elements along the roofline are encouraged.
- Rooflines, detail elements, materials, and colors should all complement the architectural style of the building and contribute the character of the development and complement existing commercial in the Village.
- Rooftop equipment should be fully screened on all sides by a parapet or other architectural element. Fencing as screening is prohibited.



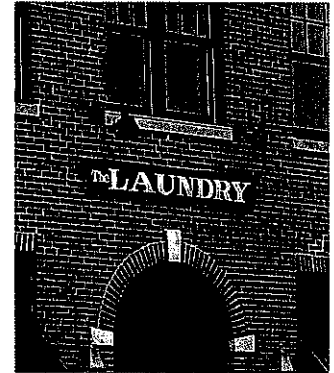
Lighting

- Lighting should be incorporated into entries, signage, displays and pedestrian walkways and parking areas for wayfinding and general safety.
- Crosswalks should be illuminated by streetlamps for safety.
- Lighting should only be used to highlight architectural features if it is subtle and does not use spotlights or causes significant glare and light pollution.
- All lighting on site should be directional down-lighting with the exception of architectural feature lighting.
- Sodium light fixtures are not permitted. All fixtures should use diffused, soft white light LED; high energy saving bulbs are encouraged.
- The use of diffused soft white light is preferred, no bright white lighting should be allowed.
- Exterior light fixtures should be concealed and in cases where not possible the can or fixture should be coordinated with the architectural style of the building.
- Bollard and wall seat lighting should be used in pedestrian areas.
- Pedestrian lighting should be designed to fit with the "traditional" style of the development and be scaled for pedestrian walkways, not to exceed 10 feet in height.
- Communal open spaces that are utilized for programming, sidewalks, and crosswalks should be illuminated by streetlamps.
- Parking lots should be lit in all commercial areas with lamps properly scaled to the development. These lamps should be directional down-lights.
- Development lighting should not extend past it's the property boundary onto neighboring properties.



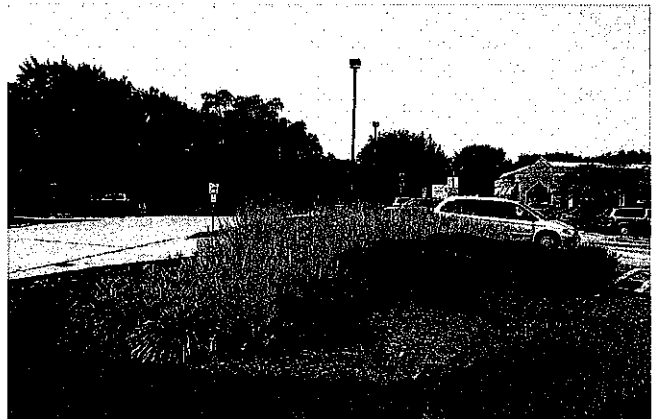
Signs

- New development should provide “gateway” signage and design features at key locations along the corridors. “Gateway” treatments may include special signage, landscaping, and/or lighting.
- Ground signs shall be monument style with a base equal to the width of the sign. Pole signs are prohibited.
- All ground signs shall be fully landscaped with a variety of native perennials and optional annuals.
- Monument sign lighting should be externally illuminated with a soft white light when appropriate for engraved and projected lettering. Letters internally illuminated should use a soft white light source and not cause glare.
- Signs should be sized proportionate to the scale of the building and complement the façade.
- Exterior building signs should be limited to business identification and description. Electronic message boards and advertising signs are prohibited.
- Exterior sign design and color should complement the architectural style of the building and be integrated into the façade of the building.
- Wall mounted signs, blade signs, and projecting signs are encouraged. Box signs are prohibited.
- Raised lettering on wall mounted signs are encouraged and should utilize font styles and colors that maximize readability.
- Illumination for building mounted signs should utilize lighting fixtures that complement the overall architectural style of the building.
- Signs for developments should not include the name of developer.
- It is encouraged for a developer to submit a complete sign package and guidelines for commercial development to ensure cohesive design.



Landscaping

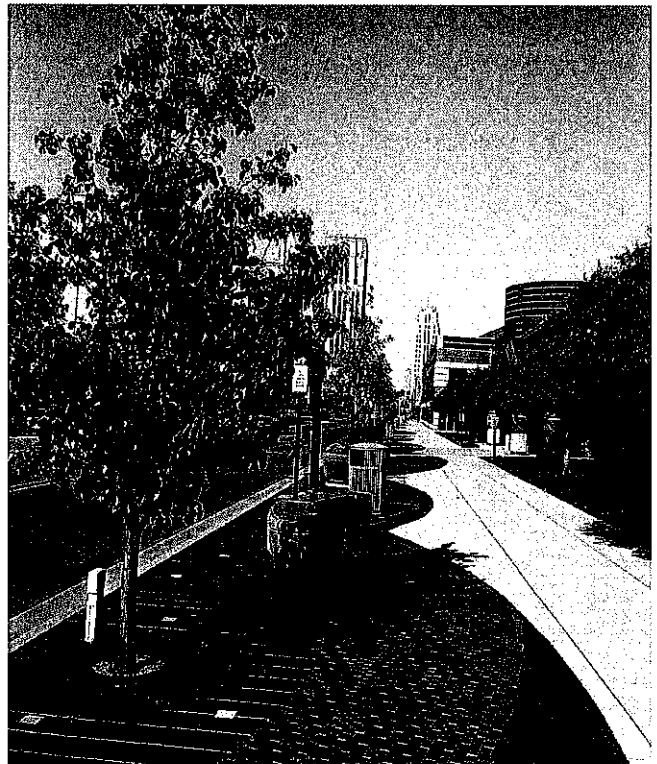
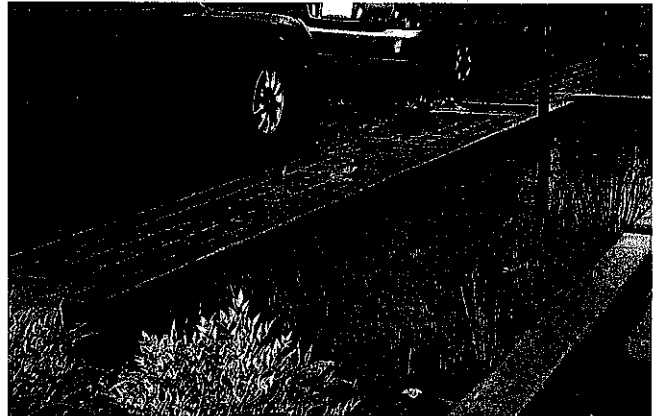
- All landscaping should utilize native plants to the Northern Illinois Region. Invasive plants are prohibited anywhere on the site.
- Plantings in parkways along the public right-of-way and in parking medians or islands should be salt resistant species.
- To create defensible spaces in the site design, shrubs and grasses adjacent to streets, driveways, sidewalks, or paths should not be taller than 4 feet or obstruct views at pedestrian height or enable a person to hide behind. Taller shrubs and grasses are permitted if setback a minimum of 5 feet from sidewalk or path adjacent to a building structure. Trees should have their lowest branches trimmed from grade to a minimum of 6 feet along sidewalks to prevent obstructing the pedestrian path and allow visibility.
- Planters and landscaped areas should buffer parking and service areas. Evergreen plantings are preferred and large areas of mulch should be avoided.
- Parking and service area landscaped buffers should be a minimum of 5 feet in width and provided around the perimeter of the lots.
- All landscaping should be well maintained and kept in an attractive condition. Maintenance and care program should be established as part of the site development approval process. Required maintenance includes but is not limited to mowing, clearing litter, pruning, and periodic fertilizing. Internal irrigation systems are encouraged.
- Areas adjacent to entrances, monument signs and other site features should be considered for seasonal flowers, native prairie grasses, or colorful groundcover.
- All landscaping within the public right-of-way and adjacent areas should be consistent with existing plant materials in the area and utilize salt resistant native species.



Stormwater Management and Low Impact Development Practices

New commercial development is expected to be conscious of the environmental assets in the Palos Park area. This is why low impact development practices are encouraged with all new commercial construction this includes capturing stormwater on site to preserve the quality of the surrounding waterways as well.

- New development should incorporate green stormwater infrastructure to capture stormwater runoff on site. Green stormwater infrastructure includes but is not limited to pervious pavement or concrete on hardscapes, bioswales, rain gardens, water cisterns, green, blue, or purple roofs.
- All cut and fill grading techniques on the development site should be minimized to preserve the natural topography and open space of the area.
- Parking lots should utilize pervious paving and include water retaining planters and tree beds within the lot boundary.



Commercial Areas (Archer Avenue Site & Mid Iron Club Site)

These two sites are positioned adjacent to major roadways that connect beyond Palos Park. New commercial development here should leverage the high traffic volumes along Archer Avenue and Bell Road by constructing well-designed commercial establishments with outdoor seating and other activity areas that catch the eye of passing drivers.

Building Placement and Orientation

Commercial development along these two corridors will significantly contribute to the image of the community for locals and motorists passing through. New development should maintain a "traditional" scale in line with the character of the community while creating a unique sense of place within the development.

- New development should be oriented facing the street and have a strong visual and physical relationship with the main arterial road; either Bell Road or Archer Avenue.
- Garbage, loading and other back of house uses are placed behind the building and never oriented toward the street.
- Long blank facades with no articulation of design or windows that front on Archer Avenue or Bell Road should not be permitted.
- Covered walkways or arcades allow both shade and shelter for shopping year round are encouraged along the fronts of multi-tenant buildings to create pedestrian friendly environments. Columns should be aligned with the design of the buildings architectural facade and fenestration.
- Buildings with a drive-thru feature should not have the order or pickup windows as a predominate architectural element and should be accessed at the side or the rear of the building.



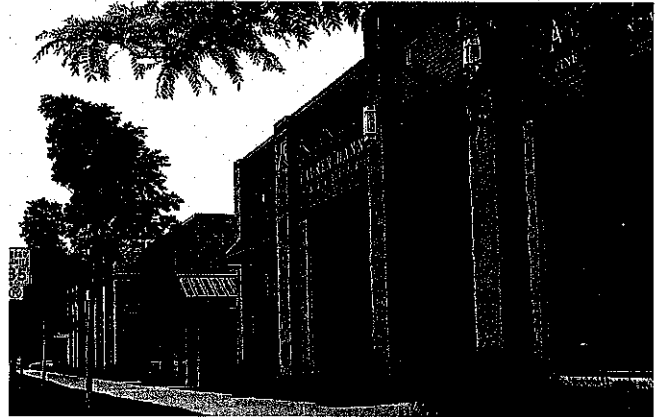
Massing and Height

- Buildings should be attractive at both a pedestrian and vehicular scale.
- Multiple buildings on the site should have matching setbacks and present as a collective destination with similar heights and massing.
- Stand alone commercial in these corridors is typically one to two stories in height with the exception of mixed use residential buildings and hotels which are four to five stories in height.
- Massing of any singular building should not dwarf or shadow adjacent buildings.



Building Materials and Architectural Design

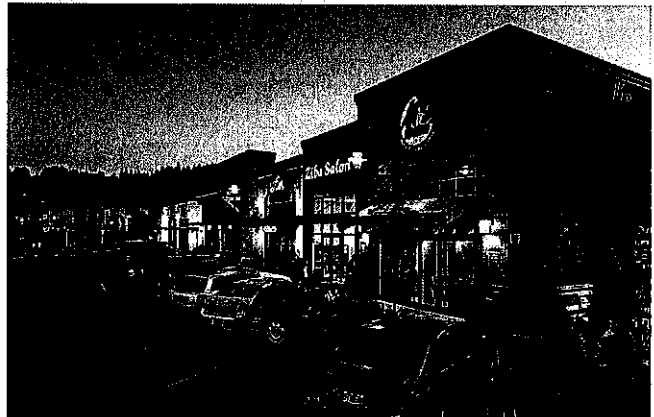
- Even though commercial buildings along Archer Avenue are oriented towards high traffic vehicular visibility the buildings should still have pedestrian oriented display windows with attractive treatments and hospitable entrances.
- Window glazing should not be tinted or fritted with an opacity that prevents a visual connection from the public realm into a storefront.
- Big box retail should utilize hard materials such as brick or masonry on the bottom eight feet of the buildings and avoid the use of soft exterior building materials that can be dented by carts, forklifts, or cars.
- Big box retail should integrate landscaping into the front of the building and avoid the use of cement aprons along the entire frontage.
- Big box retail should utilize articulation in the architectural façade design to visually break up the building and better fit with the surrounding "traditional" scale of the community.



Access, Parking, and Loading

Parking is an essential element of vehicular oriented commercial development. Having adequate, safe and accessible lots with proper circulation add to the appeal of a destination shopping center.

- Parking areas of no more than 60 feet in depth should be located between the building and the public rights-of-way. This depth is enough to accommodate a single driving aisle with 90° parking on both sides. The purpose of limiting parking depth along public rights-of-way is to ensure the commercial buildings on the site remain highly visible from both the sidewalk and street. Additional parking areas can be provided adjacent to the building on interior portions of the lot.
- Curb cuts to access the site from main arterial roads such as Bell Road and Archer Avenue should be minimized to prevent conflict with traffic. When possible access to parking should be from secondary roads.
- Commercial developments housing food and beverage or entertainment uses should have a designated public drop off and pick up area for food pick up and rideshare services that does not conflict with the parking circulation.
- Where possible parking lots should be shared between multiple stores and businesses with thought to peak popular times.
- Decorative lighting should be utilized in all parking lots and adjoining pedestrian access paths. Lamps should be properly scaled to the development and use directional down-lights.
- Vehicular and pedestrian access should be provided to the Glen Eagles property to the West.
- Developments should be interconnected to neighboring commercial and residential areas via sidewalks and roadways.



Pedestrian Amenities

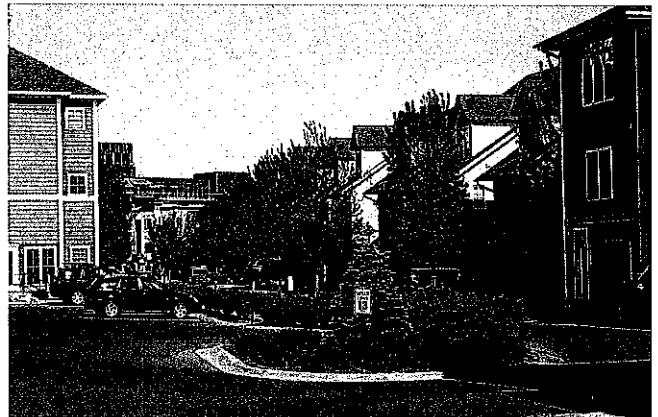
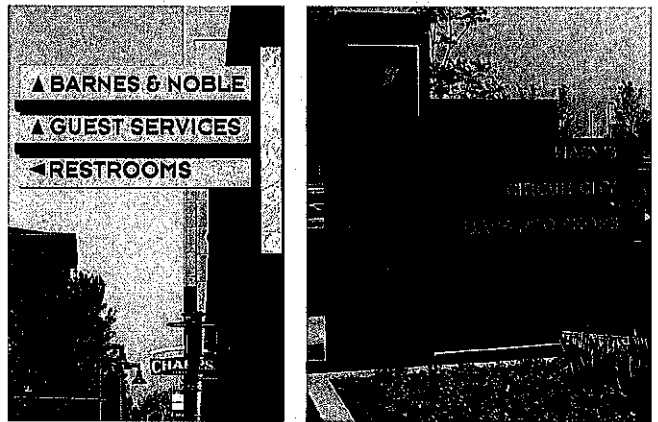
- Mid Iron Club future development should provide for trail connections to the adjacent Gleneagles Country Club property.
- Any outdoor dining area should be well landscaped and incorporated in the overall site design. These areas should be set back and screened from parking areas and driving aisles. The orientation of these areas should incorporate overlooks of the adjacent natural areas and open spaces where possible.
- Outdoor areas should provide street furniture such as benches, tables, and garbage and recycle bins that are coordinated with the architectural design of the buildings.
- Community gathering spaces should be incorporated into the site design that utilize open space and programming.

Signs

- When a building contains multiple ground-floor tenants, signage for all businesses should be compatible in design and consistent in placement.
- Monument signs are permitted along the corridor and should not exceed 5 feet in height. Monument signs should utilize natural materials and masonry and be attractively landscaped similar to the building site.
- Pole signs, pylon signs, and billboards should not be permitted within the corridor commercial area.

Landscaping

- Evergreens, berming, and other "vertical" landscaping elements should be used to screen intense commercial activity from adjacent residential properties. Masonry walls may be considered as a screening device where landscaping alone is incapable of providing an effective screen. A non-contiguous berm could screen uses and at the same time provide attractive views into the commercial development.

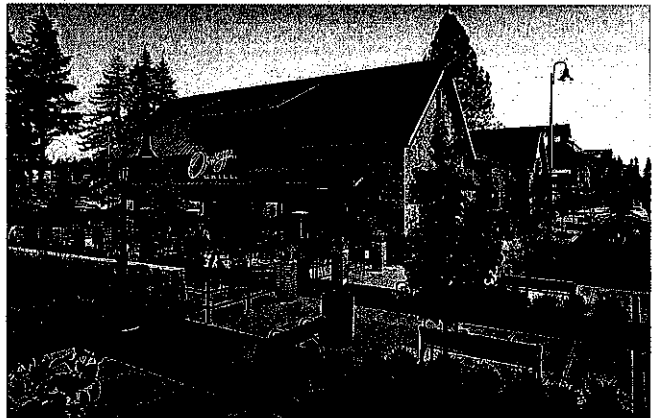
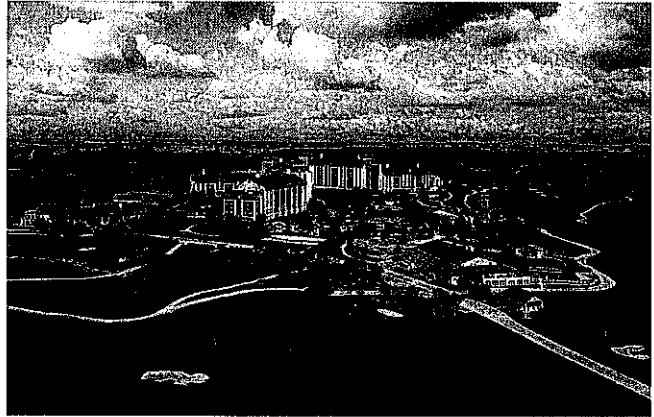


Commercial Areas (Golf Course Resort & Town Center)

The Golf Course Resort & Town Center is a regional commercial destination adjacent to a world-class golf course at the Cog Hill Golf & Country Club property. All new development should take advantage of this proximity to surrounding scenic natural areas. The restaurants, bars, and shops in this area should complement the resort. This being said, the commercial area should still respect the traditional vernacular and complement the current look and feel of the golf course while creating a sense of place that draws and keeps visitors and residents. A resort style shopping and dining experience should be created here.

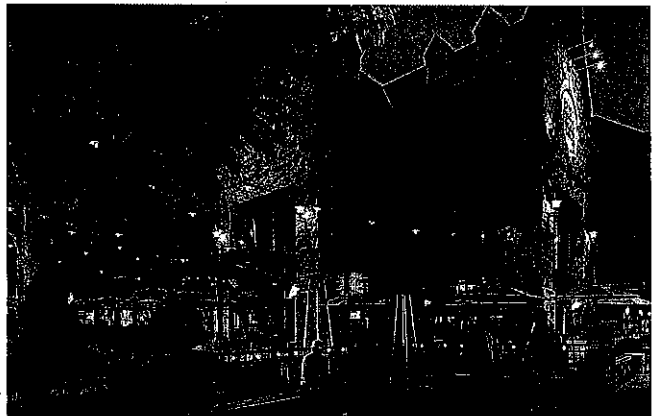
Building Placement and Orientation

- Buildings and main entrances should be oriented towards the main access way or communal open space on the site and follow a uniform setback.
- Buildings should be clustered together around communal open space to reduce walking distance between storefronts and promote a resort “village” shopping experience.
- Open space should be large enough to work as a town square and be able to support entertainment programming.
- The placement of buildings at irregular angles and orientations should be avoided as well as side or rear primary entrances.
- Building placement should allow for continuous and harmonious flow of golf course operations.



Massing, Height, and Rooflines

- The development should be scaled to promote a quaint and comfortable town shopping experience and be inviting to pedestrians.
- Multiple buildings on the site should have complementary setbacks and present as a collective destination with similar heights and massing.
- Commercial buildings respecting the character of the resort & town should typically be no more than two stories in height but allow for hotel and mixed use of up to five stories.
- Taller building should be respectful of day lighting and shadows on the communal open spaces in the development.
- The “resort” commercial theme encourages the use of pitched roofs over flat roofs to fit the commercial area in with existing and proposed residential development.



Building Materials and Architectural Design

- The general aesthetic of the Golf Resort & Town Center should give a high end resort feel.
- New commercial should complement existing buildings on the site and be constructed primarily of traditional building materials such as natural stucco, brick or stone. These materials should be used on all sides of the building. The building should reflect high quality materials and be attractive from all angles.
- Recommended accent materials include stone, terra cotta, wood and metal trim. Engineered materials may be used if they are through body materials and not printed or laminate.
- Window glazing should not be tinted or fritted with an opacity that prevents a visual connection from the public realm into a storefront.
- Attention should be paid towards the pedestrian environment. Special emphasis should be given to the use of street furniture, decorative lighting fixtures and paving treatments for streets, pedestrian and parking areas.

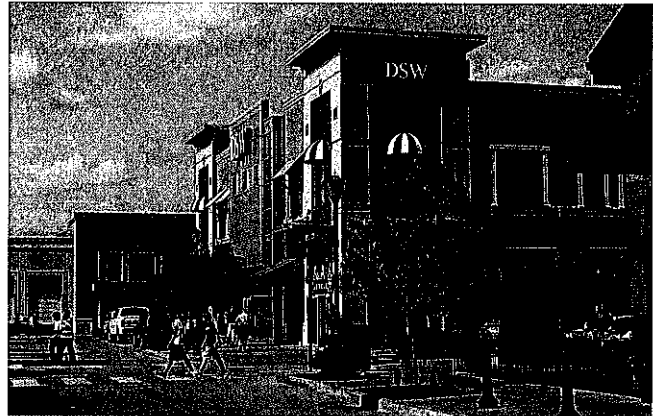


Parking and Loading

- Parking and vehicular circulation should not occur through the communal town center area, to promote a pedestrian oriented destination shopping experience within the development.
- Parking facilities should take into consideration game play and possible conflict with stray golf balls with regards to where they are located on the site.
- Parking and loading should be clustered outside the village shopping area.
- Parking structures are preferred wherever feasible, to encourage a dense walkable commercial destination.
- Parking structures should be screened at the ground floor or be wrapped in active frontage uses such as retail or food and beverage storefronts.
- Pedestrian access to shopping areas should be provided via a collector sidewalk that runs through the parking lot and joins up to the development sites sidewalk network with clear wayfinding towards the town center and shopping.

Landscaping

- Evergreens, berming, and other "vertical" landscaping elements should be used to screen intense commercial activity from adjacent residential properties. Masonry walls may be considered as a screening device where landscaping alone is incapable of providing an effective screen. A non-contiguous berm could screen uses and at the same time provide attractive views into the commercial development.



Commercial Areas (Business Park)

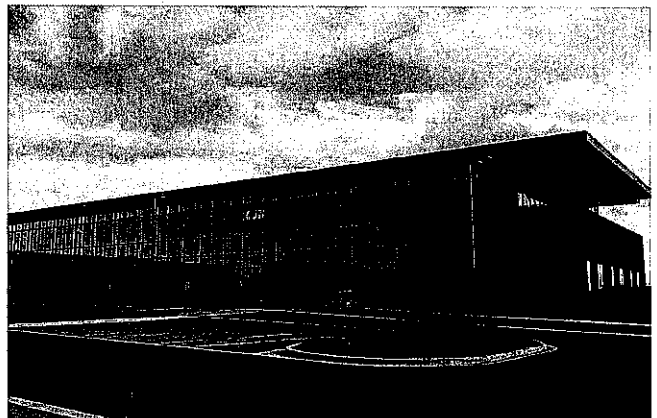
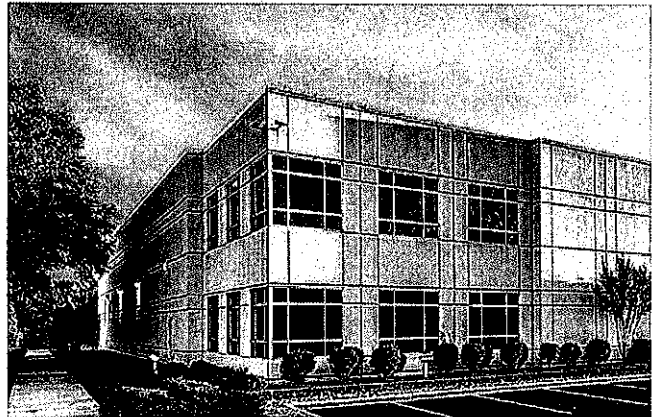
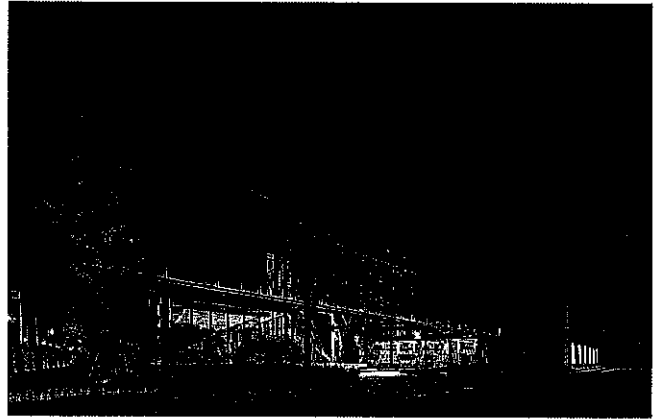
The commercial Business Park typology is a new form for the Palos Park area. The following guidelines are intended to ensure that the construction of the Business Park not only provides a desirable location to attract new businesses and employees but that the development is in line with the character of the community. The Business Park includes uses such as light manufacturing, offices, and flex space that should be developed in a high-tech, attractive campus environment that is well buffered from surrounding residential neighborhoods and incorporates environmentally sensitive development practices.

Building Placement and Orientation

- Buildings should be oriented towards the main access road or communal open space on the site and follow a uniform setback.
- The placement of buildings at irregular angles and orientations should be avoided as well as side or rear primary entrances.
- Commercial campus areas should be designed as a collection of buildings with shared access and frontages. Buildings should read as a unified place and not a scattering of random facilities.
- Communal open spaces should be integrated into the overall site design of the campus. These open spaces should provide a range of spaces for individuals to large groups with seating, benches, and tables as well as paths and green space for respite.

Massing, Height, and Rooflines

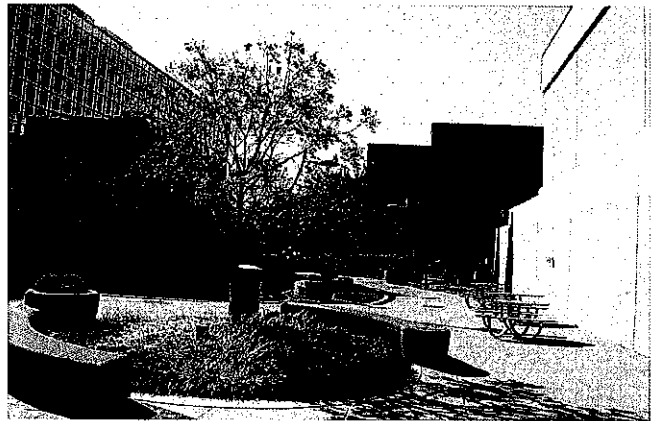
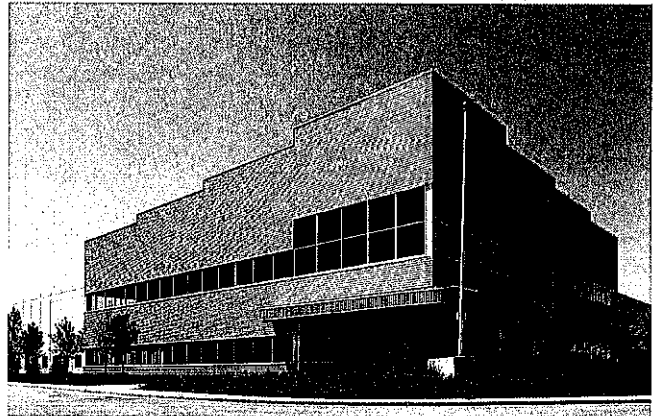
- Multiple buildings on the site should have similar setbacks and present as a collective campus.
- Similar massing, height or roofline articulation should be utilized to foster a sense of character.
- The height of taller buildings should be respectful of day lighting and shadows on the communal open spaces in the development.
- Massing should also respect neighboring residential and lower density development by stepping back building height in these areas to prevent shadows or obstruct view sheds.



Building Materials and Architectural Design

Commercial buildings in the Business Park should be innovative and attract new businesses. More flexibility is given to materials and design in this commercial area than any other in the design guidelines because of this and the large foot print needs of these industries. This being said, the architectural design of new development should still be contextual and respect nature and the existing vernacular of the community.

- All buildings within a campus should present as a collection with similar architectural styles, colors, details, walkways, complementary roof forms, and materials.
- All buildings should relate visually and not obstruct desirable views of natural open spaces adjacent to and within the site.
- Building entrances should be architecturally emphasized.
- Building footprints and facades should express articulation and avoid being simple rectangular extrusions. Large blank walls should be avoided.
- Building design should create visual interest from both the vehicular and pedestrian view.
- Ground floors of buildings should have active frontages that host cafes or amenity spaces for tenants to create a connection with the public realm.
- Equipment and storage areas should be screened.
- Natural materials and colors are preferred. High quality finishes are expected.
- The building should be attractive from all angles. Buildings should not use cheaper or lower quality material on sides or rear.
- Tilt-up concrete/precast panels may be used if they exhibit high quality craftsmanship, material, and installation.



Parking, Loading, and Circulation

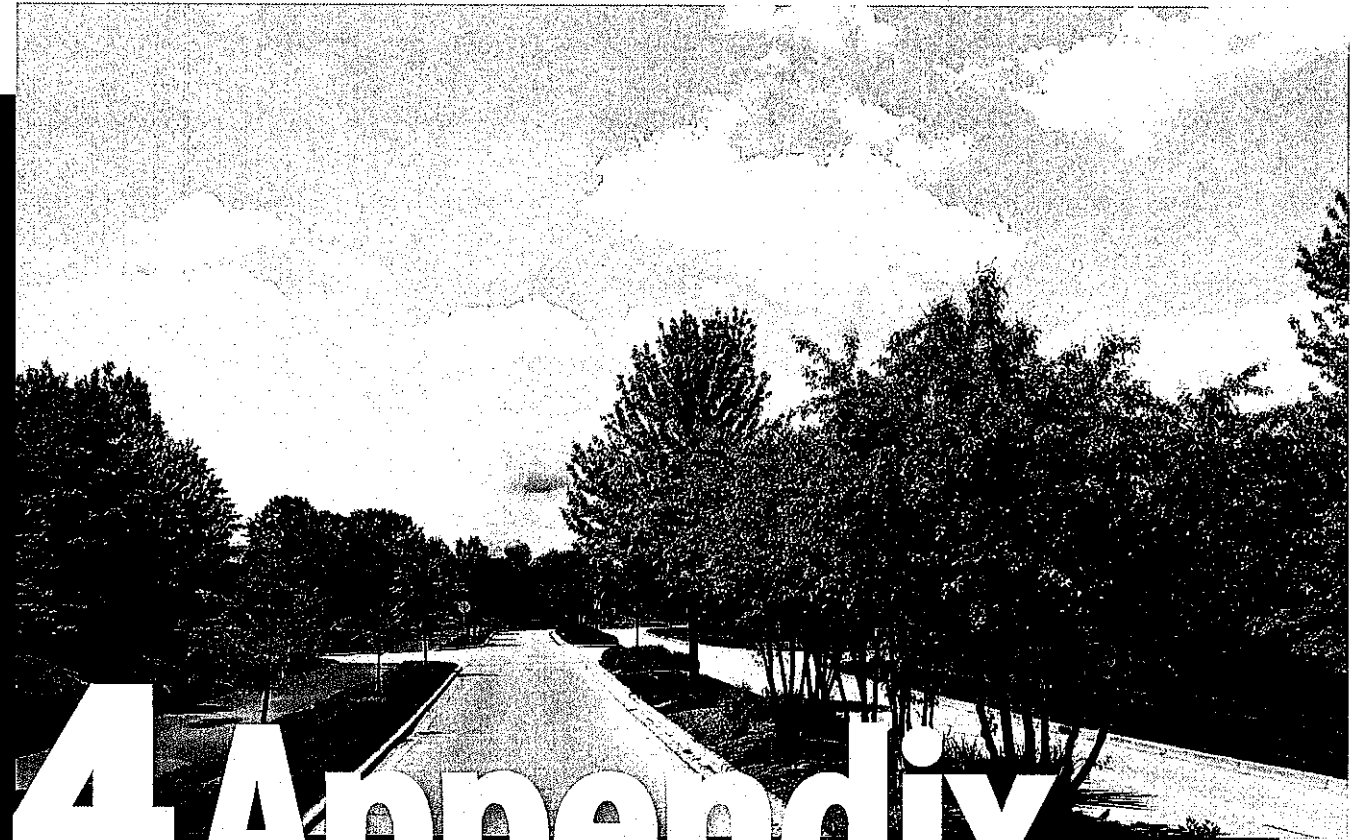
- Parking areas should not dominate the building frontage and should be screened by plantings.
- Where possible parking lots should be shared between multiple buildings to minimize the development impact of the site.
- Pedestrian sidewalks should connect throughout, including transit stops and to building entrances.
- Green infrastructure such as pervious pavement and rain gardens should be integrated into all parking lots, parkways, and medians to provide natural stormwater management on site.



Landscaping

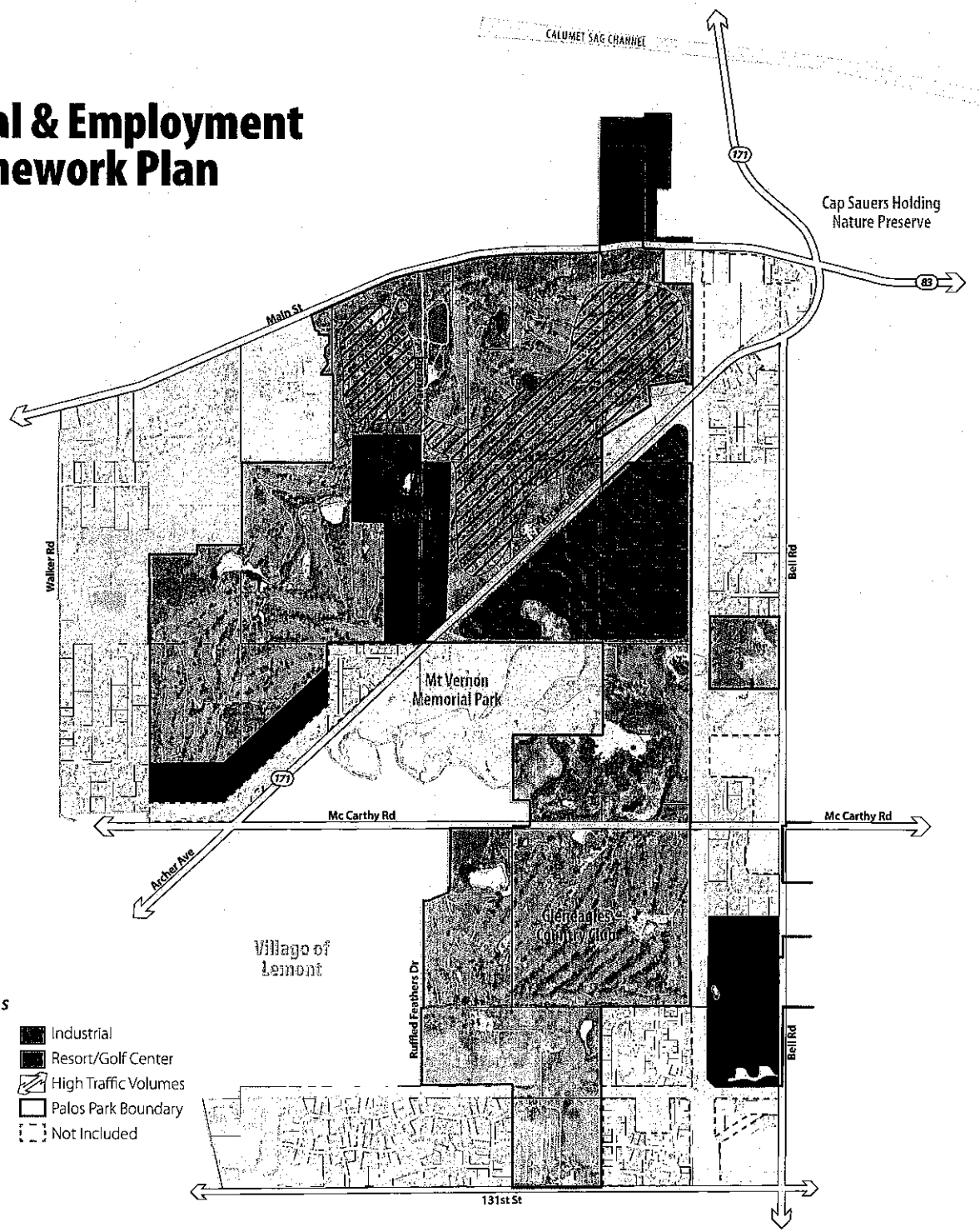
- Landscaped buffers should be constructed between different land uses to minimize both noise and the visual impact of higher activity uses such as parking and loading from lower activity uses such as residential. Evergreens, berming, and other "vertical" landscaping elements should be used to screen these uses and masonry walls may be considered as a screening device where landscaping alone is incapable of providing an effective screen.
- Ensure buffering is provided along Archer Avenue and adjacent properties to screen future office or light manufacturing uses from view.





4 Appendix

Commercial & Employment Areas Framework Plan



Land Use Classifications

- Archer Avenue Commercial
- Mid Iron Commercial
- Residential / Business Park Development Opportunity
- Golf Course
- Industrial
- Resort/Golf Center
- High Traffic Volumes
- Palos Park Boundary
- Not Included



TO: G. Darryl Reed, Building Commissioner
MEETING DATE: May 20, 2021 at 7:30 pm
FROM: Ed Marcyn, Chair
SUBJECT: Transmittal of Plan Commission Recommendation

PROJECT TITLE

PC 2021 – 05: A proposed amendment to Chapter 1222 – Official Village Comprehensive Plan, of the Village Code, to revise the Comprehensive Plan adopted on December 7, 2009 and to add the Western Growth Area Master Plan Design and Development Guidelines as an official document.

PC 2021 – 06: A proposed amendment to Title Six – Zoning, to replace Chapter 1273 S-1 Planned Unit Development District (repealed) with a new Chapter 1273 WGA - PUD Western Growth Area Planned Unit Development District.

PUBLIC HEARING

The Plan Commission held a public hearing regarding application #PC 2021 – 05 and PC 2021 – 06 on May 20, 2021. No residents spoke at the hearing and no correspondence has been received.

RECOMMENDATION

Concurring with the findings as outlined in the Staff Report, a motion was made to recommend that the Village Council approve the proposed amendment to Chapter 1222 – Official Village Comprehensive Plan, of the Village Code, to revise the Comprehensive Plan adopted on December 7, 2009 and to add the Western Growth Area Master Plan Design and Development Guidelines as an official document. The motion was made subject to the condition that the Guidelines be revised to remove the second bullet on page 4 (the language prohibited modern architecture and shipping container homes), and to permit precast construction panels in commercial buildings. The vote was five (5) yes, zero (0) no.

Concurring with the findings as outlined in the Staff Report, a motion was made to recommend that the Village Council approve the proposed amendment to Title Six – Zoning, to replace Chapter 1273 S-1 Planned Unit Development District (repealed) with a new Chapter 1273 WGA - PUD Western Growth Area Planned Unit Development District.



TO: Village of Palos Park Plan Commission
HEARING DATE: May 20, 2021 at 7:00pm
FROM: Community Development Department
SUBJECT: Staff Report – Western Growth Area Master Plan

PROJECT TITLE

PC 2021 – 05: A proposed amendment to Chapter 1222 – Official Village Comprehensive Plan, of the Village Code, to revise the Comprehensive Plan adopted on December 7, 2009 and to add the Western Growth Area Master Plan Design and Development Guidelines as an official document.

PC 2021 – 06: A proposed amendment to Title Six – Zoning, to replace Chapter 1273 S-1 Planned Unit Development District (repealed) with a new Chapter 1273 WGA - PUD Western Growth Area Planned Unit Development District.

APPLICANT INFORMATION

APPLICANT(s): Village of Palos Park
8999 W. 123rd Street
Palos Park, Illinois 60464

EXHIBITS:

1. Draft Western Growth Area Master Plan Design and Development Guidelines (Design Guidelines)
2. Draft Western Growth Area Planned Unit Development Ordinance

ANALYSIS

BACKGROUND

With the recent annexation of Cog Hill, Gleneagles, Mid-Iron Golf Club, and Ludwig Farms, it is anticipated that the Village will begin to experience development pressure within the foreseeable future. The Village recently adopted an amendment to the Comprehensive Plan, to incorporate the Western Growth Area Master Plan which provides land use recommendations for the recently annexed western growth area. Following adoption, the Master Plan recommended several next steps:

1. Adoption of Design Guidelines
2. Adoption of a Planned Unit Development Ordinance specific to the Western Growth Area (WGAPUD)
3. Jurisdictional and organization cooperation
4. Capital improvements – water main extension
5. Exaction fee review
6. User fee review
7. Capital improvement plan update
8. Development infrastructure capacity analysis
9. Review and update subdivision regulations
10. Regular updates.

A number of these items are underway, including right of way acquisition for the extension of water service, a user fee review and development infrastructure analysis. With the completion of the Design Guidelines and WGAPUD ordinance amendments to Chapters 1222 and 1273 are necessary.

DISCUSSION

The proposed Design Guidelines establish standards related to aesthetic and design components for residential and commercial development within the Western Growth Area. The guidelines focus on promoting high quality development that will complement and enhance the overall character of the Village. The Design Guidelines do not attempt to dictate architectural styles or “make all the buildings look the same.” They are not intended to restrict creativity or limit design solutions, but to improve and enhance the overall scale, quality and character of development within the Western Growth Area of the Village.

The proposed WGAPUD ordinance is largely modeled after the Village’s existing R-5 Planned Unit Development District with modifications specifically tailored for the Western Growth Area. The purpose of the WGAPUD District is to provide locations for commercial, employment, and diverse housing options that are integrated within an extensive network of preserved natural areas that foster a strong sense of place through high quality development in keeping with the core values of the Village as detailed in the Western Growth Area Master Plan. The ordinance is structured to permit a three step approval process: Concept Plan Approval, Formal Petition for Preliminary Plan Approval, and Final Plat Approval. This will allow the applicant the ability to request a concept approval for large tracts of land that can be built upon in stages over time and can provide flexibility in the exact placement of uses as the property builds out. Following the approval of the text amendment, the Village will undertake a zoning map amendment to rezone the portion of the Village west of Bell Road in the WGAPUD District. This will require any property owner in that District to apply for WGAPUD approval to develop their property.

STAFF RECOMMENDATION

Staff recommends approval of both the Design Guidelines and the WGAPUD ordinance.

PLAN COMMISSION RECOMMENDATION

Please note two separate motions and votes will need to be made:

I make a motion to recommend approval of **PC 2021 – 05**: A proposed amendment to Chapter 1222 – Official Village Comprehensive Plan, of the Village Code, to revise the Comprehensive Plan adopted on December 7, 2009 and to add the Western Growth Area Master Plan Design and Development Guidelines as an official document.

-and-

I make a motion to recommend approval of **PC 2021 – 06**: A proposed amendment to Title Six – Zoning, to replace Chapter 1273 S-1 Planned Unit Development District (repealed) with a new Chapter 1273 WGA - PUD Western Growth Area Planned Unit Development District.

KTJ

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May 25, 2021

Lauren Pruss
Director of Community Development
Village of Palos Park
8999 West 123rd Street
Palos Park, Illinois 60464

Via email only

**Re: Adoption of the Western Growth Area Master Plan
Design and Development Guidelines Amendment
to the Village's Comprehensive Plan**

Dear Lauren:

As you know, the Village's Comprehensive Plan is scheduled to be amended to include the Western Growth Area Master Plan Design and Development Guidelines at the June 14, 2021 Village Council meeting. In this regard, please be advised that 65 ILCS 5/11-13-3.1 provides as follows:

"In municipalities of less than 500,000 inhabitants no change shall be made in the zoning ordinance nor shall any zoning variation be granted within 6 months after the date upon which an official plan is adopted by the corporate authorities unless such change in the zoning ordinance or such variation is approved by a two-thirds vote of the corporate authorities or the zoning board of appeals then holding office, as the case may be."

While the Western Growth Area Master Plan Design and Development Guidelines is only an amendment to the existing Comprehensive Plan, it, along with the existing Comprehensive Plan, now constitutes the Village's new updated "official plan." As such, amendments to the Village's Zoning Ordinance (Part Twelve, Title Six of the Village Code) and variations from the provisions of the Village's Zoning Ordinance, which occur on or before December 14, 2021, will require an Ordinance approved by no less than four (4) of the five (5) members of the Village Council. Please share this letter with the members of the Village Council.

If there are any questions, please feel free to contact me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

Tom

Thomas P. Bayer

cc: Richard Boehm, Village Manager (via email)
Lisa Boyle, Deputy Village Clerk (via email)
Howard C. Jablecki, KTJ (via email)



**VILLAGE OF
PALOS PARK**

Village Council

*Mayor John Mahoney
Village Clerk Marie Arrigoni
Commissioner James Pavlatos
Commissioner Dan Polk
Commissioner Nicole Milovich-Walters
Commissioner G. Darryl Reed*

Meeting of: June 28, 2021

7:30 PM

Kaptur Administrative Center

AGENDA MATTER:

An Ordinance Amending Part Twelve, Title Six of the Palos Park Village Code in regard to the Creation of a Western Growth Area Planned Unit Development Zoning District.

BACKGROUND:

With the recent annexation of Cog Hill, Gleneagles, Mid-Iron Golf Club, and Ludwig Farms, it is anticipated that the Village will begin to experience development pressure within the foreseeable future. The Village recently adopted an amendment to the Comprehensive Plan, to incorporate the Western Growth Area Master Plan which provides land use recommendations for the recently annexed western growth area. Following adoption, the Master Plan recommended several next steps:

1. Adoption of Design Guidelines
2. Adoption of a Planned Unit Development Ordinance specific to the Western Growth Area (WGAPUD)
3. Jurisdictional and organization cooperation
4. Capital improvements – water main extension
5. Exaction fee review
6. User fee review
7. Capital improvement plan update
8. Development infrastructure capacity analysis
9. Review and update subdivision regulations
10. Regular updates.

A number of these items are underway, including right of way acquisition for the extension of water service, a user fee review and development infrastructure analysis. With the completion of the Design Guidelines and WGAPUD ordinance amendments to Chapters 1222 and 1273 are necessary. This item is for the Planned Unit Development Ordinance only. The approval of the Development and Design Guidelines will be acted upon separately.

RECOMMENDATION:

Staff recommends approval of the proposed Western Growth Area Planned Unit Development Ordinance.

PLAN COMMISSION RECOMMENDATION:

The Plan Commission held a public hearing regarding the proposed WGAPUD Ordinance on May 20, 2021. No residents spoke at the hearing and no correspondence has been received.

Concurring with the findings as outlined in the Staff Report, a motion was made to recommend that the Village Council approve the proposed amendment to Title Six – Zoning, to replace Chapter 1273 S-1 Planned Unit Development District (repealed) with a new Chapter 1273 WGA - PUD Western Growth Area Planned Unit Development District. The vote was five (5) yes, zero (0) no.

MOTION:

I make a motion to approve the Ordinance Amending Part Twelve, Title Six of the Palos Park Village Code in regard to the Creation of a Western Growth Area Planned Unit Development Zoning District.

Attachments:

Ordinance 2021 – 18

ORDINANCE NO. 2021-18

**AN ORDINANCE AMENDING PART TWELVE, TITLE SIX
OF THE PALOS PARK VILLAGE CODE IN REGARD TO
THE CREATION OF A WESTERN GROWTH AREA
PLANNED UNIT DEVELOPMENT ZONING DISTRICT**

BE IT ORDAINED by the Village Council of the Village of Palos Park, Cook County, Illinois, as follows:

SECTION 1:

- A. That, on May 20, 2021, the Plan Commission of the Village of Palos Park (the “Plan Commission”) held a public hearing, pursuant to proper notice, relative to the Zoning Code amendment set forth below.
- B. That, on May 20, 2021, the Plan Commission recommended the Zoning Code amendment, hereinafter set forth, to the Village Council.
- C. The Village Council approves and adopts the findings and recommendations of the Plan Commission, and incorporates such findings and recommendations herein by reference as if they were fully set forth herein.

SECTION 2: That Part Twelve, Title Six of the Palos Park Village Code is hereby amended by adding a new Chapter 1273 thereto, which shall read in its entirety as set forth on EXHIBIT A attached hereto and made part hereof.

SECTION 3: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form, as provided by law.

ADOPTED this 28th day of June, 2021, pursuant to a roll call vote as follows:

AYES: -0-

NAYS: -0-

ABSENT: -0-

APPROVED by me this 28th day of June, 2021.

John F. Mahoney, Mayor

ATTEST:

Marie Arrigoni, Village Clerk

Published by me in pamphlet form this 29th day of June, 2021.

Marie Arrigoni, Village Clerk

EXHIBIT A

**New Part Twelve, Title Six, Chapter 1273
of the Palos Park Village Code**

(attached)

Chapter 1273. Western Growth Area Planned Unit Development District

1273.01 Purpose..... 1

1273.02 Procedure for Approval 1

1273.03 Final Preparation 5

1273.04 Construction of Improvements 6

1273.05 Building Permits 6

1273.06 Design Standards..... 7

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1273.10 Approval of Plats Required Prior to Recording 11

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1273.01 Purpose

The purpose of the WGA Planned Unit Development District is to provide locations for commercial, employment, and diverse housing options that are integrated within an extensive network of preserved natural areas that foster a strong sense of place through high quality development in keeping with the core values of the Village as detailed in the Western Growth Area Master Plan. Commercial and employment areas shall include shopping plazas with outdoor dining and public spaces that create walkable places that are complementary with adjacent residential areas through high development standards. Residential areas shall be predominately single-family detached housing complemented by a mix of higher-density development including but not limited to zero-lot line housing, clustered homes, townhomes, and villas.

1273.02 Procedure for Approval

(a) **Concept Plan Approval.** The applicant may request the approval of a Concept Plan of the proposed planned unit development. The concept plan shall include such exhibits and written information as may be necessary to fully acquaint the Commission with the proposed development, such exhibits and information to include, but not necessarily be limited to, the following:

- (1) A tentative sketch plan showing the location, proposed density, and extent of the types of land uses proposed;
- (2) The existing topography at five-foot contour intervals which may be taken from U.S.G.S. information;
- (3) Existing streets surrounding the subject property;

- (4) Existing utilities including storm drainage facilities;
- (5) Existing sewage facilities;
- (6) Existing water supply facilities;
- (7) The following, to be provided by either graphic exhibits or a written statement:
 - A. The density of residential uses and the number of dwelling units by type;
 - B. The anticipated square footage of nonresidential uses by use type;
 - C. Off-street parking and other service facilities proposed; and
 - D. Exceptions or variations to the Zoning Code or the Subdivision Regulations being requested as part of the planned unit development application;
- (8) A complete property survey and legal description of the site proposed for development;
- (9) A natural resources inventory plan identifying, for all areas designated for preservation and/or conservation, open space, and buildable areas, existing natural features including but not limited to wetlands, floodplains, creeks, riparian corridors, wooded areas (including species and caliper of significant trees), and steep slopes (greater than fourteen percent); and a narrative description of the overall environmental character and features of the site.
- (10) Preliminary architectural concepts for the development presented to indicate the proposed character of the buildings in the development;
- (11) A preliminary school and tax impact study indicating the impact of the development on the local taxing bodies;
- (12) A preliminary market study giving evidence of the need and feasibility of the proposed development;
- (13) A preliminary development schedule indicating the approximate dates when construction of various stages of the development can be expected to begin and be completed;
- (14) A preliminary stormwater analysis; and
- (15) A preliminary traffic analysis.

The Concept Plan application shall be accompanied by a filing fee of two thousand five hundred (2,500) dollars paid to the Clerk at the time of such filing. Within thirty (30) days after adjournment of the public hearing held pursuant to Chapter 1262.10 of this code, the Commission shall submit to Council its report in writing containing recommendations and requesting Council's approval, approval with conditions, or denial of proposed basic entitlements. Upon receipt of the assent of Council, the Commission shall request the applicant to submit his or her formal petition.

(b) **Formal Petition.**

- (1) A formal petition for the planned unit development with twelve copies, shall be addressed to Council and be filed with the Village Clerk, the original and each copy to have attached to it copies of the supporting documents and exhibits provided for in this section.
- (2) A filing fee of two thousand five hundred (2,500) dollars shall be paid to the Clerk at the time of such filing.
- (3) All requests for residential planned unit development shall be reviewed by Village staff for completeness, and then forwarded in a timely manner to the Plan Commission, who shall consider said request at a public hearing, and make recommendations to the applicant and to the Village Council, who shall approve or deny said request. The notices and public hearing procedures shall conform to Section 1262.10 (e) of the Village Code.
- (4) The Clerk shall forward a copy of the petition to the Mayor and to each member of Council and of the Commission.
- (5) Within thirty (30) days after the public hearing date, the Commission shall report to Council its findings and recommendations in writing, accompanied by such plats, exhibits and agreements as have been presented to the petitioner, each identified for reference by letter or number, together with any suggested changes therein. The Commission shall certify that the final plat meets the requirements of this Zoning Code.

(c) **Contents of Formal Petition.** The formal petition shall contain, in addition to all other requirements, the following:

- (1) A planned unit development plat, as prepared by a qualified land planner and/or a licensed architect. Such plat shall be at a scale not less than one inch equals 100 feet and shall show all proposed streets (public and private), all principal and accessory buildings and their use, off-street parking, service areas, open space, recreational facilities and any other information necessary to clearly show the proposed elements of the development.
- (2) Preliminary architectural plans for all multifamily-buildings, submitted in sufficient detail to show the basic building planning, the number of units per building and the number of bedrooms per dwelling unit. When architectural plans are not submitted, preliminary design guidelines for architectural and site design shall be provided:
- (3) A topographic survey and a boundary survey of the subject area, including contours at five-foot intervals, locations of all major trees, and natural amenities such as creeks, soil test data, etc., prepared and certified by a registered State surveyor;
- (4) A plan of the development area, showing in contrasting colors, or by other means, the respective proposed streets, street classifications, lot sizes, rights of way, building lines, easements for utility services, existing buildings or structures and the location of all categories of land use;
- (5) A map of the Village showing the development area and its relation to the existing streets and use districts in and immediately adjacent to the Village;
- (6) Preliminary plans and outline specifications, as prepared by a licensed engineer, of the following improvements:
 - A. Roads, streets and alleys, including classification, widths of rights of way, widths of paved surfaces and construction details;
 - B. Sidewalks, including widths of paved surfaces and construction details;
 - C. The sewage disposal system;
 - D. The water supply system;
 - E. Preliminary stormwater calculations and design;

- F. A natural resources inventory plan identifying, for all areas designated for preservation and/or conservation, open space, and buildable areas, existing natural features including but not limited to wetlands, floodplains, creeks, riparian corridors, wooded areas (including species and caliper of significant trees), and steep slopes (greater than fourteen percent); and a narrative description of the overall environmental character and features of the site.
 - G. The street and public area lighting system; and
 - H. Recommended installations for electric, gas and telephone facilities and distribution;
- (7) Schematic drawings illustrating the design and character of the building elevations, building materials, building heights, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.
 - (8) A statement of alignment with the Western Growth Area Master Plan. Such statement shall include a description of how the proposed development adheres to the Core Values and how the character of the proposed development and the rationale behind the assumptions and choices of the developer align with the Framework Plans established in the Master Plan.
 - (9) A statement of present and proposed ownership of all land within the project, including present tract designation according to official records in the offices of the County Recorder of Deeds. A certificate shall be furnished that there are no delinquent taxes constituting a lien on the property or any part thereof.
 - (10) The names and addresses of the persons to whom the notice of the hearing to be held by the Commission should be sent (i.e. the developer, the designer and the owners of the land immediately adjoining);
 - (11) A development schedule indicating:
 - A. Stages in which the project will be built, with emphasis on area, density, use and public facilities, such as open space, to be developed with each stage. The overall design of each stage shall be shown on the plat and through supporting graphic material.
 - B. Approximate dates for beginning and completion of each stage; and
 - C. The mix of uses built in each stage, if different land use types are to be included within the development;
 - (12) Proposed agreements, provisions or covenants which will govern the use, maintenance and continued protection of the planned development and any of its common open space;
 - (13) Information on the type and amount of ancillary and nonresidential uses, including the amount of common open space;
 - (14) Preliminary plans for plant materials, earth sculpturing, berming and aesthetic features;
 - (15) Information on the student load and financial impact on the local school districts, including expected scheduling of potential students;
 - (16) Information on the taxes to be generated by the proposed project and the cost to the various taxing bodies to provide the necessary services to the project;
 - (17) Information on the adequacy of the local transportation and thoroughfare system to handle anticipated traffic volumes generated by the planned unit development, as well as an analysis to show the adequacy of the internal vehicular circulation pattern; and
 - (18) An economic feasibility study of the proposed development, including information on land utilization and marketing potentials and evidence showing the need and feasibility of the proposed development.

- (d) **Approval of Plat.** Council, after receipt of the final plat from the Commission, shall approve or disapprove such plat within sixty days and, if approved, shall pass an ordinance authorizing the planned unit development and allowing the issuance of all necessary permits in accordance with this Zoning Code.

1273.03 Final Preparation

Upon final approval of the planned unit development by Council, the following items and documents shall be submitted to the Village Clerk:

- (a) **Final Plat.** A final planned unit development plat, suitable for recording with the County Recorder of Deeds, shall be prepared. The purpose of the final plat is to designate with particularity the land subdivided into conventional lots as well as the division of other land, not so treated, into common open areas and building areas. The final plat shall include, but not be limited to:
 - (1) An accurate legal description of the entire area under immediate development within the development;
 - (2) A subdivision plat of all subdivided lands in the same form as, and meeting all the requirements of, a normal subdivision plat;
 - (3) An accurate legal description of each separate unsubdivided use area, including common open space;
 - (4) A designation of the exact location of all buildings to be constructed;
 - (5) Certificates, seals and signatures required for the dedication of lands and the recording of the document; and
 - (6) A tabulation on the separate unsubdivided use area, including the land area, the number of buildings, the number of dwelling units and the number of dwelling units per acre.
- (b) **Common Open Space Documents.** All common open space shall be conveyed to a Municipal or public corporation, conveyed to a not-for-profit corporation or entity established for the purpose of benefiting the owners and residents of the planned development or retained by the developer with legally binding guarantees, in a form approved by the State's Attorney, that the common open space will be permanently preserved as open area. All land conveyed to a not-for-profit corporation or similar entity shall be subject to the right of such corporation to impose a legally enforceable lien for maintenance and improvement of the common open space.
- (c) **Public Facilities.** No public facilities and improvements for the planned unit development shall be constructed in advance of the approval of the final plat or until a subdivider's bond is posted to guarantee construction of the required improvements. The subdivider's bond, payable to the Village, shall be sufficient to cover the full cost of on-site improvements plus ten percent. Detail construction plans shall be submitted for all public facilities to be built.

In lieu of a subdivider's bond, the developer may deposit, with the Clerk, cash, a cashier's check or a certified check drawn upon an acceptable bank in the amount of ten (10) percent of the cost of such public facilities and improvements. Such cash or check shall be returned upon completion of such public facilities and improvements according to the approved site plan and upon acceptance by the Village Commissioner of Streets and Public Improvements.

No construction work shall be started until the building permit is issued and until such bond or deposit requirements are met.
- (d) **Construction Plans.** Detailed plans shall be submitted for the design, construction, or installation of site amenities, including buildings, landscaping, lakes and other site improvements. When architectural plans are not submitted, design guidelines for architectural and site design shall be provided as part of the covenants for the subdivision.
- (e) **Construction Schedule.** A final construction schedule shall be submitted for that portion of the planned unit development for which approval is being requested.

- (f) **Delinquent Taxes.** A certificate shall be furnished from the appropriate County official showing that no delinquent taxes exist and that all special assessments constituting a lien on the property, or any part thereof, of the planned unit development, have been paid.
- (g) **Covenants.** Final agreements, provisions or covenants which will govern the use, maintenance and continued protection of the planned unit development shall be recorded at the same time as the final planned unit development plat.

1273.04 Construction of Improvements

No work shall be started until the building permit is issued and a bond in the amount determined by the Village Administrator is posted in accordance with the following: The petitioner or developer shall construct and install the required improvements and must post with the Village a sum, in cash, negotiable securities or a surety bond running to the Village, in an amount sufficient to cover the full cost at the time of construction, including engineering and inspection fees and costs, to assure the satisfactory installation of such improvements. The amount of such deposit or bond shall be based upon the confirmed estimate of cost hereinabove provided for. If a surety bond is submitted, it shall have a good and sufficient surety thereon and shall not be accepted until approved by Council. The above total performance requirement may be waived at the discretion of Council, except that at no time may bond requirements for Municipal improvements be waived. The Building Commissioner and his or her inspectors shall have access to the development at all times during the period of construction. Upon completion, inspection shall be made by Council or its agent at the expense of the developer, and upon approval or acceptance of the improvements by Council the amount of the bond may be reduced to equal the cost of such improvements.

If the planned unit development is to be constructed in stages or phases, the deposit of cash or securities or the bond posted shall be in an amount based upon the confirmed estimated cost of installation of improvements in the respective stage or phase as approved by the Village Engineer.

1273.05 Building Permits

- (a) Building permits shall be issued only after the final planned unit development and supporting data have been recorded with the County Recorder of Deeds, and shall be issued in full conformity with this Zoning Code. Proof of the recording of the final plat shall be provided to the Village Clerk.
- (b) Building permits shall be issued by the Building Commissioner only after:
 - (1) All requirements of the Village Building Code are met;
 - (2) The deposit of the performance bond; and
 - (3) Approval by Council of the final plat.
- (c) No plans shall be approved for a permit unless such plans are in accordance with the IBC International Building Code for multifamily dwellings, are signed and sealed either by an architect licensed to practice architecture, as provided by the Illinois Architectural Act, by a structural engineer licensed to practice structural engineering, as provided by the Illinois Structural Engineering Act, or by a registered professional engineer licensed to practice professional engineering, as provided by the Illinois Professional Engineering Act.
- (d) All utilities shall be underground.

1273.06 Design Standards

- (a) **Density.** The total number of dwelling units shall not exceed six (6) per net acre. Net acreage is defined as the area within a development under one unified control devoted to residential uses including dwellings, internal streets, stormwater management areas, and required open space areas; but not including flood plains, wetlands, stands of mature trees intended for preservation, perimeter street right-of-way, or commercial and employment areas. The minimum and maximum density per housing type, as established in the Western Growth Area Master Plan, shall be as detailed in Table 1273.06(a) below.

Housing Type	Minimum Density per Net Acre	Maximum Density per Net Acre
Single-Family Estate	0.5	2
Traditional Single-Family Detached	2	5
Patio Home	3	7
Townhome	5	8
Rowhome	5	8
Cottage House	4	7
Multi-Family	8	12

- (b) **Dwelling Standards.** The minimum total floor area required for each housing type, as established in the Western Growth Area Master Plan, shall be as detailed in Table 1273.06(b) below.

Housing Type	Minimum Unit Size (sqft)	Maximum Unit Size (sqft)
Single-Family Estate	4,000	n/a
Traditional Single-Family Detached	2,100	3,300
Patio Home	1,300	2,200
Townhome	1,600	2,000
Rowhome	1,600	2,000
Cottage House	1,300	2,700
Multi-Family	800	1,600

- (c) **Commercial Use Areas.** If the development incorporates commercial use areas, such areas shall be identified on the proposed plan, and such commercial uses shall conform to the requirements of Section 1274.03 unless site development allowances are approved.
- (d) **Business Park Use Areas.** If the development incorporates business park use areas, such areas shall be identified on the proposed plan and a list of uses within the constraints of the definition of business park shall be provided.
- (e) **Open Space.** Between thirty percent and forty percent of the land area of a residential planned unit development, inclusive of areas subject to a conservation easement, shall be designated as open space. Conservation easement areas are not buildable due to protected natural features, such as creeks, floodplains, wetlands, swales, stands of mature and healthy trees, and steep slopes. The open space shall be graded for proper drainage and landscaped, for use by all residents of the planned unit development. The open space may include golf courses and/or contain buildings and structures for recreation or for other use by all residents of the planned unit development.

- (f) **Pathways.** The planned unit development shall include pedestrian and bicycle pathways, that connect all buildings and shared open space within the planned unit development and connect with pathways adjacent to the planned unit development.
- (g) **Trails.** The planned unit development shall provide new trails and trail connections as identified in the Open Space and Environmental Areas Framework Plan of the Western Growth Area Master Plan and/or the 2018 Palos Park Bikeways and Trails Plan, as amended.
- (h) **Parking.** Parking for shall be provided in accordance with Chapter 1282 of this Code unless site development allowances are approved.
- (i) **Signage.** Any signage on the site of the WGA Planned Unit Development shall be in conformity with Chapter 1480 of this Code unless site development allowances are approved.

1273.07 Standards for Review and Site Development Allowances

- (a) **Standards for Review.** Modifications in conventional zoning and subdivision regulations are privileges and will be considered by the Village only in direct response to the accrual of tangible benefits from the WGA Planned Unit Development to the Village or the Western Growth Area. These benefits shall be in the form of exceptional amenities, outstanding environmental, landscape, architectural or site design, or the conservation of special man-made or natural features of the site. In reviewing an application for a WGA Planned Unit Development, the Plan Commission and/or the Village Council, as the case may be, shall be required to make certain findings based on the following standards.
 - (1) **Required Findings.** No application for a WGA Planned Unit Development shall be approved unless all of the following findings are made relative to the proposal:
 - A. **Western Growth Area Master Plan and Design Guidelines.** The WGA Planned Unit Development shall conform with the general planning policies of the Village as set forth in the Western Growth Area Master Plan and Western Growth Area Design Guidelines.
 - B. **Public Welfare.** The WGA Planned Unit Development shall be so designed, located and proposed to be operated and maintained that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.
 - C. **Impact on Other Property.** The WGA Planned Unit Development shall not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the underlying zoning district, shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the underlying zoning district, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies set forth in the Western Growth Area Master Plan and Western Growth Area Design Guidelines, and shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.
 - D. **Impact on Public Facilities and Resources.** The WGA Planned Unit Development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The WGA Planned Unit Development shall include such impact donations as may be reasonably determined by the Village Council. These required impact donations shall be calculated in reasonable proportion to impact of the WGA Planned Unit Development on public facilities and infrastructure.
 - E. **Archaeological, Historical or Cultural Impact.** The WGA Planned Unit Development shall not substantially adversely affect a known archaeological, historical, or cultural resource located on or off of the parcel proposed for development.

- F. **Conservation.** The WGA Planned Unit Development shall preserve and protect sensitive environmental features of the site including but not limited to stands of mature and healthy trees, wetlands, floodplains, and steep slopes.
 - G. **Parking and Traffic.** The WGA Planned Unit Development shall have or make adequate provision to provide ingress and egress to and from the proposed use in a manner that minimizes traffic congestion in the public streets and provides adequate access for emergency vehicles.
 - H. **Adequate Buffering.** The WGA Planned Unit Development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.
 - I. **Performance.** The applicant shall demonstrate a successful history of having completed one or more recent projects of comparable value and complexity in order to provide the Village with reasonable assurance that, if authorized, the WGA Planned Unit Development can be completed according to schedule as designed.
 - J. **Appearance.** The design of all buildings, structures, and facilities on the site of the WGA Planned Unit Development shall generally meet the design and development guidelines set forth in the Western Growth Area Design Guidelines.
- (2) **Modification Standards.** In addition to the findings required above, the following standards shall be utilized in considering applications for modifications of the conventional zoning and subdivision regulations for a WGA Planned Unit Development. These standards shall not be regarded as inflexible, but shall be used as a framework by the Village to test the quality of the amenities, benefits to the community, and design and desirability of the proposal.
- A. **Integrated Design.** A WGA Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious grouping of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features.
 - B. **Beneficial Common Open Space.** Any common open space in the WGA Planned Unit Development shall be integrated into the overall design. Such spaces shall have a direct functional or visual relationship to the main building(s) and not be of isolated or leftover character. The following shall not be considered usable common open space:
 - (1) Areas reserved for the exclusive use or benefit of an individual tenant or owner;
 - (2) Dedicated streets, alleys and other public rights-of-way;
 - (3) Vehicular drives, parking, loading and storage area; and
 - (4) Irregular or unusable narrow strips of land less than fifteen (15) feet in width.
 - C. **Location of Higher Buildings.** Higher buildings shall be located within the WGA Planned Unit Development in such a way as to dissipate any material adverse impact on adjoining lower buildings within the development or on surrounding properties and shall not unreasonably invade the privacy of occupants of such lower buildings.
 - D. **Functional and Mechanical Features.** Exposed storage areas, trash and garbage containers, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be accounted for in the design of the WGA Planned Unit Development and made as unobtrusive as possible. They shall be subject to such setbacks, special landscaping or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
 - E. **Visual and Acoustical Privacy.** The WGA Planned Unit Development shall provide reasonable visual, and acoustical privacy for each commercial unit. Fences, insulations, walks, barriers and landscaping shall be used as

appropriate for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable view or uses, and reduction of noises.

- F. **Energy Efficient Design.** A WGA Planned Unit Development shall be designed with consideration given to various methods of site design and building location, architectural design of individual structures, and landscaping design capable of reducing energy consumption within the WGA Planned Unit Development and, to the extent feasible, the applicant will be encouraged to obtain Leadership in Energy and Environmental Design (LEED) certification for the project.
 - G. **Landscape Conservation and Visual Enhancement.** The existing landscape and trees in a WGA Planned Unit Development shall be conserved and enhanced, insofar as feasible, by minimizing tree and soil removal, and the conservation of special landscape features such as streams, ponds, groves and land forms. The addition or use of larger trees, shrubs, flowers, fountains, ponds and special paving amenities is encouraged to the extent of their appropriateness and usefulness to the WGA Planned Unit Development and the likelihood of their continued maintenance.
 - H. **Drives, Parking and Circulation.** Principal vehicular access shall be from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to the location and number of access points to the public streets, the width of interior drives and access points, the general interior circulation, the separation of pedestrian and vehicular traffic, the adequate provision for service by emergency vehicles, and the arrangement of parking areas that are safe and convenient, and, insofar as feasible, do not detract from the design of proposed buildings and structures and the neighboring properties.
 - I. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic.
- (3) **Site Development Allowances.** Notwithstanding any limitations on variations which can be approved as contained elsewhere in this Code, site development allowances (i.e., deviations or variations from the underlying zoning provisions set forth outside this section) may be approved provided the applicant specifically identifies each such site development allowance and demonstrates how each such site development allowance would be compatible with surrounding development, is in furtherance of the stated objectives of this section and is necessary for proper development of the site.

1273.08 Changes in the Development

The development project shall be developed only according to the approved and recorded final plat and all supporting data. The recorded final plat and supporting data, together with all recorded amendments, shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises and the location of structures in the planned unit development project as set forth therein.

- (a) **Major Changes.** Changes which alter the concept or intent of the planned unit development, including increases in density, increases in the height of the buildings, reductions of proposed open spaces, changes in the development schedule, changes in road standards or changes in the final governing agreements, provisions or covenants, or other changes, may be approved only by submission of a new final planned unit development plat and by supporting data and following the final plat procedure. All changes from the original final plat shall be recorded with the County Recorder of Deeds as amendments to the final plat or reflected in the recording of a new corrected final plat.
- (b) **Minor Changes.** The Building Commissioner may approve minor changes in the planned unit development which do not change the concept or intent of the development and are not defined as a major change.

1273.09 Submission Requirements; Construction Schedule

The final plats must be submitted for approval in accordance with agreed scheduling. The first final plat must be submitted not later than two years from the approval of the preliminary plat, and construction authorized by the issuance of a building permit must begin within two years of the date of the filing of the final plat dealing with such construction. If the same is not done, the approval shall be null and void and the Plan Commission shall initiate such zoning changes as it deems necessary to service the public interest. If construction falls more than three years behind the building schedule filed with the final plat, Council shall either extend the schedule period or initiate action to revoke approval of the planned unit development. Extensions in the building schedule for two-year periods may be recommended by the Commission and granted by Council.

1273.10 Approval of Plats Required Prior to Recording

No plat of a planned unit development shall be entitled to record in the County Recorder's Office or have any validity until it has been approved in a manner prescribed in this chapter.

1273.11 Record of Plats

All plats, after the same have been submitted and approved as provided in this chapter and recorded in the office of the County Recorder of Deeds, shall be filed and kept by the Village Clerk among the records of the Village.

1273.12 Conflict of Laws

Wherever any provision of this chapter is in conflict with another provision of this Zoning Code or another ordinance of the Village, the provision of this chapter shall prevail, except that the requirements of Chapter 1462 of the Building and Housing Code must be complied with.

1273.13 Small Wireless Facilities

In addition to other uses permitted within the WGA Planned Unit Development District, small wireless facilities, as defined and regulated in Chapter 1032, shall be a permitted use within an WGA Planned Unit Development District when located entirely within a public right-of-way, and shall be classified as a minor change under Section 1273.08.

To: G. Darryl Reed, Building Dept. Commissioner
 From: Building Department
 Date: June 23rd, 2021
 Subject: Building Department Report for Council Meeting June 28, 2021

BETTER BUSINESS BUREAU

When looking to hire a trust-worthy business, you can always contact the Better Business Bureau. The BBB helps people find and recommend businesses they can trust. People can be overwhelmed with choices and often unsure about where to find verified, unbiased information. There are thousands of websites that offer a range of information, including reviews, reports, directories, listings, and gripe sites. BBB is the one place you can find it all. Contact the BBB at (312) 832-0500 or www.bbb.org

PERMITS:

The Building Department processed Seventeen (17) permits from June 8th, 2021-June 21st resulting in \$2,785.00 in permit fees. Fifteen (15) inspections were completed during this time period.

ADDRESS	PERMIT TYPE	COST
12214 S. 88 th AVE	POD	\$75.00
12616 S. 83 rd STREET	CONCRETE REPAIR	\$75.00
11731 S BROOKSIDE DR	WINDOWS AND DOORS	\$150.00
10055 W 125 TH STREET	CONCRETE	\$261.00
8101 W 123 RD STREET	ROOF	\$50.00
9660 W 131 ST STREET	SIGN	\$25.00
12219 S 89 TH AVENUE	PAVING	\$225.00
3 ST MORITZ DRIVE	ELECTRIC	\$414.00
12900 S LAGRANGE	ROOF	\$150.00
9600 W 131 ST STREET	HVAC	\$60.00
33 BROOK LANE	ELECTRIC	\$175.00
12121 S 86 TH AVENUE	ELECTRIC	\$75.00
11740 BROOKSIDE DRIVE	ROOF	\$150.00
8506 W 119 TH STREET	WINDOWS AND DOORS	\$300.00
9101 W 123 RD STREET	ROOF	\$150.00
9404 W 123 RD STREET	PAVERS	\$300.00
12525 PAWNEE	PAVERS	\$150.00
	TOTAL	\$2,785.00
	PREVIOUS REPORT	\$115,084.55
	FISCAL YEAR TO DATE	\$117,869.55

With the Fourth of July arriving at the end of a long weekend, Palos Park Police are preparing for an increase in venturing out as it is anticipated that more people will venture out to visit family and friends after being separated for months due to COVID-19.

We are seeing more and more vehicles on our roadways and that will likely continue as people enjoy the long weekend with barbecues and other activities,

Palos Park officers will focus on identifying the “Fatal-4” traffic violations, according to the release, which include driving under the influence, speeding, driving distracted or aggressive driving. Be assured that PPPD officers will be patrolling roadways during the long weekend, and we remind drivers to: Buckle up, obey speed limits, don’t follow too close, remove distractions while driving, stay off the cellphone and never drink and drive.

Our advice is simple, Be safe, be smart, take your time, don’t drink and drive, wear your seat belts! Needless to say, one of our biggest concern for the July Fourth holiday weekend is impaired drivers and accidents.

Everyone likes to celebrate the 4th of July with their family and friends, but festivities can turn into tragedies on our roadways.

This iconic American holiday is also one of the deadliest holidays of the year due to impaired-driving crashes.



VILLAGE OF PALOS PARK

Village Council

Mayor John Mahoney
Village Clerk Marie Arrigoni
Commissioner James Pavlatos
Commissioner Dan Polk
Commissioner Nicole Milovich-Walters
Commissioner G. Darryl Reed

Meeting of: June 28, 2021

7:30 PM

Kaptur Administrative Center

AGENDA MATTER:

Renewal of Health, Dental, Life, and Vision Insurance

BACKGROUND/HISTORY:

The Village of Palos Park's health benefit plans renew on August 1st each year. Open enrollment will occur following employee informational presentations; those presentations are held following Council approval of the program plans.

As with the past, the Village utilized the services of the Horton Group (broker) to assist us with insurance, risk management, and employee benefits for full-time employees of the Village. There are 27 employees participating in the program along with their dependents (does not include working spouses who have other health insurance available). The overall negotiated price for the same plans as current for the Village's health, dental, and life policies for an August 1, 2021, renewal reflects an increase of \$26,445.60 or 5.93% over last year. Twenty-three (23) of the plan participants (85%) are on plans which require a 20% employee match. The other four (4) employees health plan participants match between 6%, HSA employee only, to 15% HMO employee only.

Through the Horton Group, the Village was quoted the medical component of the benefit plan by three (3) carriers including our current provider. The current provider, Blue Cross Blue Shield (BCBS) quoted the same plan as current, as well as some alternate plans. There was an initial pricing increase from BCBS for the medical component of 18.95%, which was renegotiated by Horton to 7.05%. That was further reduced by a little over 1% to 5.98% provided the Village retains its life insurance policy with BCBS, the pricing for the BCBS life insurance program is unchanged from last year. The other carriers that quoted, Humana submitted a quote that was 16.31% over current pricing; United Health Care, submitted a very aggressive rate that is 1.26% lower than the current BCBS policy. The Village's FY 22 budget anticipated an 7% increase in health, dental and life insurance premiums, the increase sought by BCBS is within the approved budget framework. It should be noted that BCBS provided the Village of Palos Park a slightly more than \$5,000 rebate for its medical plans during this past year.

The UHC quote is an attractive financial option, it is \$5,390.28/year less than the current medical plan. The Village had moved to UHC in 2016-17 and for the 2017-18 plan year. For the 2018-19 plan year UHC was initially quoted at 23.5% higher than the previous year and Horton negotiated that to a

15% increase. The Village moved back to BCBS for the 2018-19 year as they quoted premium increase of 4.7%. A concern is that moving to UHC for cost savings may be short lived and may disrupt medical care the employees rely on.

The alternate health care plans submitted by BCBS included moving employees to a two-tiered PPO system, each tier's deductible and out of pocket costs would be based on hospital affiliation. The projected savings are built on limiting PPO plan choices, and increasing the out-of-pocket costs, and in tier 2 the deductibles as well, to employees, and family members. Given favorable renewal rates for this year, it is recommended the Village save any plan redesign for a time when rates are quoted much higher.

For the dental component of the plan, six (6) providers quoted including the incumbent MetLife. Principal has quoted the dental plan at -2.91% or \$765.24/annual savings. While moving the dental plan to Principal is an attractive option, they have packaged that pricing with the life and voluntary life policies. The one-year quote from MetLife has an increase over current dental plan rate of 5.0% or \$1,315.68/ annually.

The core life/accidental death and dismemberment insurance policy received quotes from five (5) carriers including the incumbent provider BCBS. BCBS has quoted the same amount as last plan year for a 0% increase. As mentioned earlier, the BCBS health insurance rates will be discounted provided the Village keep its employee life insurance policies with BCBS. In addition to the Village policy, employees are offered optional (employee expense) additional life insurance beyond the \$50,000 policy the Village purchases, that insurance is available through BCBS with similar plan pricing as the other carriers. Therefore, the Village life/AD&D and its voluntary life insurance program would stay with BCBS.

Employees will also continue to be offered voluntary participation in a vision program. VSP, the current provider quoted an 3.97% increase; the other quote received from EyeMed had a 4.74% increase.

STAFF RECOMMENDATION:

Staff recommends the medical coverage be provided through the current plan design Blue Cross Blue Shield program, remain with BCBS for life/AD&D coverage, MetLife for dental coverage, BCBS for voluntary life, and VSP for the voluntary vision program.

RECOMMENDED MOTION:

I move to approve the following for the Village's August 1, 2021, annual renewal employee health care program: Blue Cross Blue Shield for the medical, and core life/AD&D coverage; MetLife for the dental portions of the health program; BCBS for voluntary life insurance, and VSP for voluntary vision insurance.

Village of Palos Park



VILLAGE OF
PALOS PARK

2020 - 2021 Medical, Dental, Voluntary Vision Contributions

BlueCross BlueShield PPO \$500 Plan Effective 8.1.2020 (PLAN #MIBPP2030)					
	Total/Month	EE/Month	ER/Month	EE/Pay Per	ER/Pay Per
20% Emp/Only	\$744.12	\$148.82	\$595.30	\$74.41	\$297.65
20% Emp/Sp	\$1,474.27	\$294.85	\$1,179.42	\$147.43	\$589.71
20% Emp/Ch	\$1,469.71	\$293.94	\$1,175.77	\$146.97	\$587.88
20% Emp/Fam	\$2,199.86	\$439.97	\$1,759.89	\$219.99	\$879.94

BlueCross BlueShield PPO \$1000 Plan Effective 8.1.2020 (PLAN #MIBPP2040)					
	Total/Month	EE/Month	ER/Month	EE/Pay Per	ER/Pay Per
20% Emp/Only	\$742.78	\$148.56	\$594.22	\$74.28	\$297.11
20% Emp/Sp	\$1,471.60	\$294.32	\$1,177.28	\$147.16	\$588.64
20% Emp/Ch	\$1,467.06	\$293.41	\$1,173.65	\$146.71	\$586.82
20% Emp/Fam	\$2,195.89	\$439.18	\$1,756.71	\$219.59	\$878.36

BlueCross BlueShield Blue Advantage HMO Plan Effective 8.1.2020 (PLAN #MIBAH2020)					
	Total/Month	EE/Month	ER/Month	EE/Pay Per	ER/Pay Per
15% Emp/Only	\$572.21	\$85.83	\$486.38	\$42.92	\$243.19
20% Emp/Sp	\$1,133.67	\$226.73	\$906.94	\$113.37	\$453.47
20% Emp/Ch	\$1,130.16	\$226.03	\$904.13	\$113.02	\$452.06
20% Emp/Fam	\$1,691.62	\$338.32	\$1,353.30	\$169.16	\$676.65

BlueCross BlueShield Embedded H.S.A. Plan Effective 8.1.2020 (PLAN #MIEEE2040)					
	Total/Month	EE/Month	ER/Month	EE/Pay Per	ER/Pay Per
6% Emp/Only	\$636.79	\$38.21	\$598.58	\$19.10	\$299.29
10% Emp/Sp	\$1,261.63	\$126.16	\$1,135.47	\$63.08	\$567.73
10% Emp/Ch	\$1,257.72	\$125.77	\$1,131.95	\$62.89	\$565.97
10% Emp/Fam	\$1,882.56	\$188.26	\$1,694.30	\$94.13	\$847.15

MetLife PPO Dental Effective 8.1.2020					
	Total/Month	EE/Month	ER/Month	EE/Pay Per	ER/Pay Per
20% Emp/Only	\$36.17	\$7.23	\$28.94	\$3.62	\$14.47
20% Emp/Sp	\$73.79	\$14.76	\$59.03	\$7.38	\$29.52
20% Emp/Ch	\$84.99	\$17.00	\$67.99	\$8.50	\$34.00
20% Emp/Fam	\$131.66	\$26.33	\$105.33	\$13.17	\$52.66

VSP Voluntary Vision PPO Effective 8.1.2020 (Policy #30028287)					
	Total/Month	EE/Month	ER/Month	EE/Pay Per	ER/Pay Per
100% Emp/Only	\$6.80	\$6.80	\$0.00	\$3.40	\$0.00
100% Emp/Sp	\$10.88	\$10.88	\$0.00	\$5.44	\$0.00
100% Emp/Ch	\$11.11	\$11.11	\$0.00	\$5.56	\$0.00
100% Emp/Fam	\$17.91	\$17.91	\$0.00	\$8.96	\$0.00

Employee deductions taken over 24 pay periods or two pay periods per month.
Months in which there are three pay periods, employee deduction will not be taken for the final pay period.

The Horton Group's

Marketing Spreadsheet

Prepared for: **Village of Palos Park**

August 2020 Renewal

Presented By:

Michael E. Wojcik

mike.wojcik@thehortongroup.com

Phone: 708-845-3126 / Cell: 708-650-1557

Insurance Risk Advisory Employee Benefits
HORTON

Village of Palos Park

August 1, 2021

The following Medical markets were approached:

<u>Carrier</u>	<u>Status</u>
Aetna	Declined
BCBS	Incumbent
Cigna	Declined
Humana	Quoted
UHC	Quoted

The following Dental markets were approached:

<u>Carrier</u>	<u>Status</u>
Delta	Quoted
BCBS	Incumbent
Guardian	Quoted
Lincoln Financial	Declined
MetLife	Quoted
Principal	Quoted
Standard	Quoted
UHC	Declined

The following Life markets were approached:

<u>Carrier</u>	<u>Status</u>
BCBS	Incumbent
Guardian	Declined
Lincoln Financial	Declined
MetLife	Quoted
Principal	Quoted
Reliance Standard	Declined
Standard	Quoted
UHC	Quoted

The following Vision markets were approached:

<u>Carrier</u>	<u>Status</u>
EyeMed	Quoted
VSP	Incumbent

Village of Palos Park
Health Review
August 1, 2021

Based on 2021 Renewal

	EE	ES	EC	FAM	Total
HMO	3	2	1	4	10
\$500 PPO	0	0	1	0	1
\$1000 PPO	7	1	4	3	15
\$2800 HSA	1	0	0	1	2
Total	11	3	6	8	28



Presented By: Mike Wojcik

Type of Plan	CURRENT BCBS				RENEWAL BCBS			
	HMO MIBAH2020	PPO MIBPP2030	PPO MIBPP2040	HSA (Emb) MIEEE2040	HMO MIBAH2020	PPO MIBPP2030	PPO MIBPP2040	HSA (Emb) MIEEE2041
In-Network Benefits								
Individual Deductible	\$0	\$500	\$1,000	\$2,800	\$0	\$500	\$1,000	\$2,900
Family Deductible	\$0	\$1,500	\$3,000	\$5,600	\$0	\$1,500	\$3,000	\$5,600
Co-Insurance	100%	80%	90%	100%	100%	80%	90%	100%
Individual Medical Out of Pocket	\$1,500	\$2,500	\$2,000	\$2,800	\$1,500	\$2,500	\$2,000	\$2,900
Family Medical Out of Pocket	\$3,000	\$7,500	\$6,000	\$5,600	\$3,000	\$7,500	\$6,000	\$5,800
Emergency Room Co-pay	\$250	\$150	\$150	\$150	\$250	\$150	\$150	\$150
Hospital Inpatient Co-pay	n/a	\$0/10/50/100/150/250	\$0/10/50/100/150/250	100% After Ded	n/a	\$0/10/50/100/150/250	\$0/10/50/100/150/250	100% After Ded
Retail Rx Co-pay	2 x Retail	2 x Retail	2 x Retail	100% After Ded	2 x Retail	2 x Retail	2 x Retail	100% After Ded
Mail Order Rx Co-pay	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med
Family Rx Out of Pocket	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Primary Physician Office Visit Co-pay	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
Specialists Office Visit Co-pay	N/A	\$0	\$0	Subject to Ded and Coinsurance	N/A	\$0	\$0	Subject to Ded and Coinsurance
Telemedicine	100%	100%	100%	100%	100%	100%	100%	100%
Preventative Services	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Lifetime Maximum								
Out of Network Benefits								
Individual Deductible	\$572.21	\$1,000	\$2,000	\$5,600	\$679.14	\$1,000	\$2,000	\$5,800
Family Deductible	\$1,133.67	\$3,000	\$6,000	\$11,200	\$1,340.88	\$3,000	\$6,000	\$11,600
Co-Insurance	100%	60%	70%	100%	100%	60%	70%	100%
Individual Out of Pocket	\$1,130.16	\$7,500	\$6,000	\$5,600	\$1,346.51	\$7,500	\$6,000	\$5,800
Family Out of Pocket	\$1,691.62	\$22,500	\$18,000	\$11,200	\$2,008.25	\$22,500	\$18,000	\$11,600
Emergency Co-pay	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150
Hospital Inpatient Co-pay	\$300, then 60% After Ded	\$300, then 60% After Ded	\$300, then 70% After Ded	100% After Ded	\$300, then 60% After Ded	\$300, then 60% After Ded	\$300, then 70% After Ded	100% After Ded
Physician Office Visit Services	60% After Ded	60% After Ded	70% After Ded	100% After Ded	60% After Ded	60% After Ded	70% After Ded	100% After Ded
Preventative Services	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Lifetime Maximum								
Medical Premium								
Employee	\$744.12	\$744.12	\$742.78	\$636.79	\$679.14	\$636.79	\$685.75	\$746.53
Employee + Spouse	\$1,471.60	\$1,471.60	\$1,471.60	\$1,261.63	\$1,340.88	\$1,340.88	\$1,738.59	\$1,473.91
Employee + Children	\$1,469.71	\$1,469.71	\$1,467.06	\$1,257.72	\$1,346.51	\$1,745.89	\$1,756.13	\$1,480.10
Family	\$2,199.86	\$2,199.86	\$2,195.89	\$1,882.56	\$2,008.25	\$2,603.90	\$2,619.18	\$2,207.49
Monthly Premium	\$11,850.61	\$1,469.71	\$19,126.97	\$2,519.35	\$14,098.69	\$1,745.89	\$22,831.11	\$2,954.02
Total Monthly Premium	\$34,996.64	\$34,996.64	\$419,959.68	\$41,629.71	\$41,098.69	\$41,745.89	\$499,556.52	\$41,473.91
Total Annual Premium	\$419,959.68	\$419,959.68	\$4,199,596.64	\$419,959.68	\$419,959.68	\$419,959.68	\$4,199,596.64	\$419,959.68
Percent Change by Year								
Premium Change from Previous								

Village of Palos Park
Health Review
August 1, 2021

Based on 2021 Renewal

	EE	ES	EC	FAM	Total
HMO	3	2	1	4	10
\$500 PPO	0	0	1	0	1
\$1000 PPO	7	1	4	3	15
\$2800 HSA	1	0	0	1	2
Total	11	3	6	8	28



Presented By: Mike Wojcik

Renegotiated 6.2

Type of Plan	CURRENT BCBS				RENEWAL BCBS			
	HMO MIBAH2020	PPO MIBPP2030	PPO MIBPP2040	HSA (Emb) MIEEE2040	HMO MIBAH2020	PPO MIBPP2030	PPO MIBPP2040	HSA (Emb) MIEEE2041
In Network Benefits								
Individual Deductible	\$0	\$500	\$1,000	\$2,800	\$0	\$500	\$1,000	\$2,900
Family Deductible	\$0	\$1,500	\$3,000	\$5,600	\$0	\$1,500	\$3,000	\$5,800
Co-Insurance	100%	80%	90%	100%	100%	80%	90%	100%
Individual Medical Out of Pocket	\$1,500	\$2,500	\$2,000	\$2,800	\$1,500	\$2,500	\$2,000	\$2,800
Family Medical Out of Pocket	\$3,000	\$7,500	\$6,000	\$5,600	\$3,000	\$7,500	\$6,000	\$5,800
Emergency Room Co-pay	\$250	\$150	\$150	100% After Ded	\$250	\$150	\$150	100% After Ded
Hospital Inpatient Co-pay	n/a	\$0/10/50/100/150/250	90% After Ded	100% After Ded	n/a	\$0/10/50/100/150/250	90% After Ded	100% After Ded
Retail Rx Co-pay	2 x Retail	2 x Retail	2 x Retail	100% After Ded	2 x Retail	2 x Retail	2 x Retail	100% After Ded
Mail Order Rx Co-pay	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med
Individual Rx Out of Pocket	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Family Rx Out of Pocket	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
Primary Physician Office Visit Co-pay	N/A	\$0	\$0	Subject to Ded and Coinsurance	N/A	\$0	\$0	Subject to Ded and Coinsurance
Specialists Office Visit Co-pay	100%	100%	100%	100%	100%	100%	100%	100%
Telemedicine	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Preventative Services								
Lifetime Maximum								
Out of Network Benefits								
Individual Deductible	\$572.21	\$744.12	\$742.78	\$636.79	\$649.47	\$842.10	\$847.05	\$713.91
Family Deductible	\$1,133.87	\$1,474.27	\$1,471.60	\$1,261.63	\$1,282.30	\$1,662.63	\$1,672.39	\$1,409.52
Co-Insurance	\$1,130.16	\$1,469.71	\$1,467.06	\$1,257.72	\$1,287.68	\$1,669.61	\$1,679.41	\$1,415.44
Individual Out of Pocket	\$1,691.62	\$2,199.86	\$2,195.89	\$1,882.56	\$1,920.51	\$2,490.14	\$2,504.75	\$2,111.05
Family Out of Pocket								
Emergency Co-pay								
Hospital Inpatient Co-pay								
Physician Office Visit Services	\$11,880.61	\$1,469.71	\$19,126.97	\$2,519.35	\$13,482.73	\$1,669.61	\$21,833.63	\$2,824.96
Preventative Services								
Lifetime Maximum								
Medical Premium								
Employee								
Employee + Spouse								
Employee + Children								
Family								
Monthly Premium								
Total Monthly Premium	\$34,996.64	\$419,959.66	\$39,810.93	\$477,731.16				
Total Annual Premium								
Percent Change by Year								
Premium Change from Previous								

Village of Palos Park
Health Review
August 1, 2021

Based on 2021 Renewal

	EE	ES	EC	FAM	Total
HMO	3	2	1	4	10
\$500 PPO	0	0	1	0	1
\$1000 PPO	7	1	4	3	15
\$2800 HSA	1	0	0	1	2
Total	11	3	6	8	28

7



Presented By: Mike Wojcik

Renegotiated 6.3

Carriers:	RENEWAL BCBS			
Type of Plan	HMO MIBAH2020	PPO MIBPP2030	PPO MIBPP2040	HSA (Emb) MIEEE2040
In Network Benefits				
Individual Deductible	\$0	\$500	\$1,000	\$2,800
Family Deductible	\$0	\$1,500	\$3,000	\$5,600
Co-Insurance	100%	80%	90%	100%
Individual Medical Out of Pocket	\$1,500	\$2,500	\$2,000	\$2,800
Family Medical Out of Pocket	\$3,000	\$7,500	\$6,000	\$5,600
Emergency Room Co-pay	\$250	\$150	\$150	\$150
Hospital Inpatient Co-pay	n/a	80% After Ded	90% After Ded	100% After Ded
Retail Rx Co-pay	\$0/10/50/100/150/250	2 x Retail	2 x Retail	100% After Ded
Mail Order Rx Co-pay	Included in Med	Included in Med	Included in Med	100% After Ded
Family Rx Out of Pocket	\$20	\$20	\$20	\$20
Primary Physician Office Visit Co-pay	\$40	\$40	\$40	\$40
Specialists Office Visit Co-pay	N/A	\$0	\$0	Subject to Ded and Coinsurance
Telemedicine	100%	100%	100%	100%
Preventative Services	Unlimited	Unlimited	Unlimited	Unlimited
Lifetime Maximum				
Out of Network Benefits				
Individual Deductible	\$572.21	\$1,000	\$2,000	\$5,600
Family Deductible	\$1,133.67	\$3,000	\$6,000	\$11,200
Co-Insurance	\$1,430.16	60%	70%	100%
Individual Out of Pocket	\$1,691.62	\$7,500	\$6,000	\$5,600
Family Out of Pocket		\$22,500	\$18,000	\$11,200
Emergency Co-pay		\$150	\$150	\$150
Hospital Inpatient Co-pay		\$300, then 60% After Ded	\$300, then 70% After Ded	100% After Ded, then \$300, then 100%
Physician Office Visit Services		60% After Ded	70% After Ded	100% After Ded
Preventative Services		60% After Ded	70% After Ded	100% After Ded
Lifetime Maximum		Unlimited	Unlimited	Unlimited
Medical Premium				
Employee	\$572.21	\$744.12	\$742.78	\$636.79
Employee + Spouse	\$1,133.67	\$1,474.27	\$1,471.60	\$1,206.75
Employee + Children	\$1,430.16	\$1,469.71	\$1,467.06	\$1,211.81
Family	\$1,691.62	\$2,199.86	\$2,195.89	\$1,807.36
Monthly Premium	\$11,880.61	\$1,469.71	\$19,126.97	\$12,688.35
Total Monthly Premium		\$34,996.64		\$37,465.40
Total Annual Premium		\$419,959.68		\$449,584.80
Percent Change by Year				7.05%
Premium Change from Previous				\$29,625.12

Village of Palos Park
Health Review
August 1, 2021

Based on 2021 Renewal

	EE	ES	EC	FAM	Total
HMO	3	2	1	4	10
\$500 PPO	0	0	1	0	1
\$1000 PPO	7	1	4	3	15
\$2800 HSA	1	0	0	1	2
Total	11	3	6	8	28



Presented By: Mike Wojcik

FINAL RATES from Heather 6.14
4% discount included for renewing Life

Carrier:	CURRENT BCBS					RENEWAL BCBS				
	HMO MIBAH2020	PPO MIBPP2030	PPO MIBPP2040	HSA (Emb) MIEEE2040	HMO MIBAH2020	PPO MIBPP2030	PPO MIBPP2040	HSA (Emb) MIEEE2041		
In Network Benefits										
Individual Deductible	\$0	\$500	\$1,000	\$2,800	\$0	\$500	\$1,000	\$2,900		
Family Deductible	\$0	\$1,500	\$3,000	\$5,600	\$0	\$1,500	\$3,000	\$5,800		
Co-Insurance	100%	80%	90%	100%	100%	80%	90%	100%		
Individual Medical Out of Pocket	\$1,500	\$2,500	\$2,000	\$2,800	\$1,500	\$2,500	\$2,000	\$2,900		
Family Medical Out of Pocket	\$3,000	\$6,000	\$6,000	\$5,600	\$3,000	\$7,500	\$6,000	\$5,800		
Emergency Room Co-pay	\$250	\$150	\$150	100% After Ded	\$250	\$150	\$150	100% After Ded		
Hospital Inpatient Co-pay	n/a	60% After Ded	90% After Ded	100% After Ded	n/a	80% After Ded	90% After Ded	100% After Ded		
Retail Rx Co-pay	\$0/10/50/100/150/250	\$0/10/50/100/150/250	\$0/10/50/100/150/250	100% After Ded	\$0/10/50/100/150/250	\$0/10/50/100/150/250	\$0/10/50/100/150/250	100% After Ded		
Mail Order Rx Co-pay	2 x Retail	2 x Retail	2 x Retail	100% After Ded	2 x Retail	2 x Retail	2 x Retail	100% After Ded		
Individual Rx Out of Pocket	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med		
Family Rx Out of Pocket	\$20	\$20	\$40	100% After Ded	\$20	\$40	\$20	100% After Ded		
Primary Physician Office Visit Co-pay	\$40	\$40	\$40	100% After Ded	\$40	\$40	\$40	100% After Ded		
Specialists Office Visit Co-pay	N/A	\$0	\$0	Subject to Ded and Coinsurance	N/A	\$0	\$0	Subject to Ded and Coinsurance		
Telemedicine	100%	100%	100%	100%	100%	100%	100%	100%		
Preventative Services Lifetime Maximum	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited		
Out of Network Benefits										
Individual Deductible	\$572.21	\$744.12	\$742.78	\$636.79	\$605.09	\$784.57	\$789.18	\$665.13		
Family Deductible	\$1,133.67	\$1,474.27	\$1,471.60	\$1,261.63	\$1,194.68	\$1,549.03	\$1,558.12	\$1,313.21		
Co-Insurance	\$1,130.16	\$1,469.71	\$1,467.06	\$1,257.72	\$1,199.69	\$1,555.53	\$1,564.66	\$1,318.73		
Individual Out of Pocket	\$1,691.62	\$2,198.86	\$2,195.89	\$1,882.56	\$1,789.29	\$2,320.00	\$2,333.61	\$1,966.81		
Family Out of Pocket										
-Emergency Co-pay										
Hospital Inpatient Co-pay										
Physician Office Visit Services										
Preventative Services Lifetime Maximum	\$11,860.61	\$1,469.71	\$19,126.97	\$2,515.35	\$12,561.48	\$1,555.53	\$20,341.85	\$2,651.94		
Medical Premium										
Employee										
Employee + Spouse										
Employee + Children										
Family										
Monthly Premium										
Total Monthly Premium		\$34,996.64	\$19,126.97	\$2,515.35	\$37,090.80	\$1,555.53	\$20,341.85	\$2,651.94		
Total Annual Premium		\$419,959.68			\$445,089.60					
Percent Change by Year					5.39%					
Premium Change from Previous					\$25,129.92					

Village of Palos Park
Health Review
August 1, 2021

Based on 2021 Renewal

	EE	ES	EC	FAM	Total
HMO	3	2	1	4	10
\$500 PPO	0	0	1	0	1
\$1000 PPO	7	1	4	3	15
\$2800 HSA	1	0	0	1	2
Total	11	3	6	8	28



Presented By: Mike Wojcik

Type of Plan	Final Underwritten Rates				OPTION UHC	
	EE	ES	EC	FAM		
Carriers:						
Current BCBS						
In Network Benefits	HMO MIBAH2020	HSA (Emb) MIEEE2040	HMO BF-DP Navigate	PPO BD-S5 Core	PPO BD-S6 Core	HSA (Emb) BD-CZ Core
Individual Deductible	\$0	\$2,800	\$0	\$500	\$1,000	\$2,800
Family Deductible	\$0	\$5,600	\$0	\$1,600	\$2,000	\$5,600
Co-Insurance	100%	100%	100%	80%	80%	100%
Individual Medical Out of Pocket	\$1,500	\$2,800	\$1,500	\$3,500	\$4,000	\$3,500
Family Medical Out of Pocket	\$3,000	\$5,600	\$3,000	\$7,000	\$6,000	\$7,000
Emergency Room Co-pay	\$250	\$150	\$300	\$250, then 80%	\$250, then 80%	\$7,000
Hospital Inpatient Co-pay	n/a	100% After Ded	n/a	80% After Ded	80% After Ded	100% After Ded
Retail Rx Co-pay	\$0/10/50/100/150/250	100% After Ded	\$10/35/60	\$10/35/60	\$10/35/60	100% After Ded
Mail Order Rx Co-pay	2 x Retail	100% After Ded	2.5 x Retail	2.5 x Retail	2.5 x Retail	100% After Ded
Individual Rx Out of Pocket	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med
Family Rx Out of Pocket	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med	Included in Med
Primary Physician Office Visit Co-pay	\$20	\$20	\$20	\$20	\$20	\$20
Specialists Office Visit Co-pay	\$40	\$40	\$40	\$40	\$40	\$40
Telemedicine	N/A	Subject to Ded and Coinsurance	\$0	\$0	\$0	Subject to Ded and Coinsurance
Preventative Services	100%	100%	100%	100%	100%	100%
Lifetime Maximum	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Out of Network Benefits						
Individual Deductible	\$1,000	\$5,600	\$5,000	\$5,000	\$5,000	\$5,000
Family Deductible	\$3,000	\$11,200	\$10,000	\$10,000	\$10,000	\$10,000
Co-Insurance	60%	100%	60%	60%	80%	80%
Individual Out of Pocket	\$7,500	\$5,600	\$10,000	\$10,000	\$10,000	\$10,000
Family Out of Pocket	\$22,500	\$11,200	\$20,000	\$20,000	\$20,000	\$20,000
Emergency Co-pay	\$150	\$150	\$250, then 80%	\$250, then 80%	\$250, then 80%	\$250, then 80%
Hospital Inpatient Co-pay	\$300, then 60% After Ded	100% After Ded	60% After Ded	60% After Ded	80% After Ded	100% After Ded
Physician Office Visit Services	60% After Ded	100% After Ded	60% After Ded	60% After Ded	80% After Ded	80% After Ded
Preventative Services	60% After Ded	100% After Ded	60% After Ded	60% After Ded	80% After Ded	80% After Ded
Lifetime Maximum	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Medical Premium	Employee	\$572.21	\$668.11	\$695.31	\$678.20	\$583.55
	Employee + Spouse	\$1,133.67	\$1,403.03	\$1,460.15	\$1,424.22	\$1,225.46
	Employee + Children	\$1,130.16	\$1,149.15	\$1,195.93	\$1,166.50	\$1,003.71
	Family	\$1,691.62	\$2,017.69	\$2,099.84	\$2,048.16	\$1,762.32
Monthly Premium		\$11,880.61	\$14,030.30	\$1,195.93	\$16,982.10	\$2,345.87
Total Monthly Premium		\$34,996.64				\$34,554.20
Total Annual Premium		\$419,959.68				\$414,650.40
Percent Change by Year						-1.26%
Premium Change from Previous						-\$5,309.28

Village of Palos Park
Health Review
August 1, 2021

Based on 2021 Renewal

	EE	ES	EC	FAM	Total
HMO	3	2	1	4	10
\$500 PPO	0	0	1	0	1
\$1000 PPO	7	1	4	3	15
\$2800 HSA	1	0	0	1	2
Total	11	3	6	8	28



Presented By: Mike Wojcik

Preliminary Rates

Carrier:	CURRENT BCBS	OPTION HUMANA
Type of Plan	HMO MIBAH2020 PPO MIBPP2030 PPO MIBPP2040 HSA (Emb) MIEEE2040 Smptcy HMO 20 Opt 1 HMO Opt 11 PPO IL PPO 16 Copay Opt 34 PPO IL PPO 16 Copay Opt 31 HSA (Emb) IL EHDHP 16 NPOS Opt 13	
In Network Benefits	Individual Deductible Family Deductible Co-insurance Individual Medical Out of Pocket Family Medical Out of Pocket Emergency Room Co-pay Hospital Inpatient Co-pay Retail Rx Co-pay Mail Order Rx Co-pay Individual Rx Out of Pocket Family Rx Out of Pocket Primary Physician Office Visit Co-pay Specialists Office Visit Co-pay Telemedicine Preventative Services Lifetime Maximum	Individual Deductible Family Deductible Co-insurance Individual Medical Out of Pocket Family Medical Out of Pocket Emergency Room Co-pay Hospital Inpatient Co-pay Retail Rx Co-pay Mail Order Rx Co-pay Individual Rx Out of Pocket Family Rx Out of Pocket Primary Physician Office Visit Co-pay Specialists Office Visit Co-pay Telemedicine Preventative Services Lifetime Maximum
Out of Network Benefits	Individual Deductible Family Deductible Co-insurance Individual Out of Pocket Family Out of Pocket Emergency Co-pay Hospital Inpatient Co-pay Physician Office Visit Services Preventative Services Lifetime Maximum	Individual Deductible Family Deductible Co-insurance Individual Out of Pocket Family Out of Pocket Emergency Co-pay Hospital Inpatient Co-pay Physician Office Visit Services Preventative Services Lifetime Maximum
Medical Premium	\$572.21 \$1,133.67 \$1,130.16 \$1,691.62 \$11,880.61	\$454.61 \$1,000.15 \$663.77 \$1,409.31 \$9,865.14
Employee		
Employee + Spouse	\$744.12 \$1,474.27 \$1,469.71 \$2,199.86 \$1,489.71	\$888.38 \$2,174.45 \$1,877.93 \$3,063.99 \$25,796.80
Employee + Children		
Family		
Monthly Premium	\$34,996.64 \$419,959.68	\$40,706.05 \$488,472.60 16.31% \$68,512.92
Total Monthly Premium		
Total Annual Premium		
Percent Change by Year		
Premium Change from Previous		

Village of Palos Park
Dental Review
August 1, 2021

Based on 8/21 Renewal

EE 10
ES 3
EC 5
FAM 9
Total 27



Enrollees

Presented By: Mike Wojcik

Carrier:	CURRENT METLIFE	RENEWAL METLIFE	OPTION BCBS	OPTION DELTA	OPTION GUARDIAN	OPTION PRINCIPAL	OPTION STANDARD
Type of Plan	PPO	PPO	PPO DINHR33	PPO	PPO	PPO	PPO
In Network Benefits							
Individual Deductible	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Family Deductible	\$150	\$150	\$150	\$150	\$150	\$150	\$150
Preventative Co-insurance	100%	100%	100%	100%	100%	100%	100%
Deductible Waived on Preventative	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Basic Co-insurance	80%	80%	80%	80%	80%	80%	80%
Major Co-insurance	50%	50%	50%	50%	50%	50%	50%
Orthodontia Co-insurance	50%	50%	50%	50%	50%	50%	50%
Deductible Waived on Ortho	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Endodontics Co-insurance	80%	80%	80%	80%	80%	80%	80%
Periodontics Co-insurance	80%	80%	80%	80%	80%	80%	80%
Surgical Periodontics Co-insurance	80%	80%	80%	80%	80%	80%	80%
Annual Maximum	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Orthodontia Lifetime Maximum	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Out of Network Benefits							
Individual Deductible	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Family Deductible	\$150	\$150	\$150	\$150	\$150	\$150	\$150
Preventative Co-insurance	100%	100%	100%	100%	100%	100%	100%
Deductible Waived on Preventative	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Basic Co-insurance	80%	80%	80%	80%	80%	80%	80%
Major Co-insurance	50%	50%	50%	50%	50%	50%	50%
Orthodontia Co-insurance	50%	50%	50%	50%	50%	50%	50%
Deductible Waived on Ortho	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Endodontics Co-insurance	80%	80%	80%	80%	80%	80%	80%
Periodontics Co-insurance	80%	80%	80%	80%	80%	80%	80%
Surgical Periodontics Co-insurance	80%	80%	80%	80%	80%	80%	80%
Annual Maximum	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Orthodontia Lifetime Maximum	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Dental Funding Factors (Includes Admin Fee)							
Employee	\$36.17	\$37.98	\$43.05	\$43.76	\$36.89	\$35.12	\$36.17
Employee + Spouse	\$73.79	\$77.48	\$86.07	\$90.15	\$75.27	\$71.64	\$73.79
Employee + Children	\$84.99	\$89.24	\$105.18	\$119.41	\$86.69	\$82.52	\$84.99
Family	\$131.66	\$138.24	\$162.47	\$166.24	\$164.89	\$127.83	\$131.66
Monthly Total	\$2,192.96	\$2,302.60	\$2,676.84	\$2,801.26	\$2,512.17	\$2,129.19	\$2,192.96
Annual Total	\$26,315.52	\$27,631.20	\$32,122.08	\$33,615.12	\$30,146.04	\$25,550.28	\$26,315.52
Percent Change from Previous		5.00%	22.07%	27.74%	14.56%	-2.91%	0.00%
Rate Guarantee		Utrml 7/31/22	Utrml 7/31/22	Utrml 7/31/22	Utrml 7/31/22	Utrml 7/31/22	Utrml 7/31/22

NOTES
Principal rates are packaged, requiring dental and life to sell

Village of Palos Park
Life Review
August 1, 2021



Presented By: Mike Wojcik

Carriers	CURRENT BCBS	RENEWAL BCBS	OPTION METLIFE	OPTION PRINCIPAL	OPTION STANDARD	OPTION UHC
Class	Non-elected Officials \$50,000	Non-elected Officials \$50,000	Non-elected Officials \$50,000	Non-elected Officials \$50,000	Non-elected Officials \$50,000	Non-elected Officials \$50,000
Benefit Amount	65% 50%	65% 50%	65% 50%	65% 50%	65% 50%	65% 50%
Age Reduction Schedule	Included	Included	Included	Included	Included	Included
% Benefit Amount Reduces to at Age 65						
% Benefit Amount Reduces to at Age 70						
Travel Assistance						
Life Premium						
Employee Life per \$1000	\$0.191	\$0.191	\$0.196	\$0.184	\$0.150	\$0.400
Employee AD&D per \$1000	\$0.025	\$0.025	\$0.030	\$0.031	\$0.025	\$0.020
Total	\$0.216	\$0.216	\$0.226	\$0.215	\$0.175	\$0.420
Life Volume	\$1,633,000	\$1,633,000	\$1,633,000	\$1,633,000	\$1,633,000	\$1,633,000
Life Monthly Premium	\$352.73	\$352.73	\$369.06	\$351.10	\$285.78	\$685.86
Life Annual Premium	\$4,232.74	\$4,232.74	\$4,428.70	\$4,213.14	\$3,429.30	\$8,230.32
Percent Change from Previous		0.00%	4.63%	-0.46%	-18.98%	94.44%
Rate Guarantee		Until 7/31/22	Until 7/31/23	Until 7/31/23	Until 7/31/24	Until 7/31/23

NOTES
BCBS offers a 1% discount to medical for renewing Group Life
Principal rates are packaged, requiring dental and life to sell

Village of Palos Park
Voluntary Life Review
August 1, 2021

Presented By: Mika Wojcik

Current BCBS	Renewal BCBS	Option Standard
<p>Class</p> <p>All Employees</p>	<p>Class</p> <p>All Employees</p>	<p>Class</p> <p>All Employees</p>
<p>Employee Benefit Amount</p> <p>Increases of \$10k up to \$500k</p>	<p>Employee Benefit Amount</p> <p>Increases of \$10k up to \$500k</p>	<p>Employee Benefit Amount</p> <p>Increases of \$10k up to \$500k</p>
<p>Benefit Reduction Schedule</p> <p>% Benefit Reduces to at Age 65 65% % Benefit Reduces to at Age 70 50% % Benefit Reduces to at Age 75 n/a % Benefit Reduces to at Age 80 n/a % Benefit Reduces to at Age 85 n/a % Benefit Reduces to at Age 90 n/a</p>	<p>Benefit Reduction Schedule</p> <p>% Benefit Reduces to at Age 65 65% % Benefit Reduces to at Age 70 50% % Benefit Reduces to at Age 75 n/a % Benefit Reduces to at Age 80 n/a % Benefit Reduces to at Age 85 n/a % Benefit Reduces to at Age 90 n/a</p>	<p>Benefit Reduction Schedule</p> <p>% Benefit Reduces to at Age 65 65% % Benefit Reduces to at Age 70 50% % Benefit Reduces to at Age 75 n/a % Benefit Reduces to at Age 80 n/a % Benefit Reduces to at Age 85 n/a % Benefit Reduces to at Age 90 n/a</p>
<p>Dependent Life</p> <p>Spouse Benefit</p> <p>Child (ren) Benefit</p> <p>0 days - 14 days: No benefit 15 Days - 6 Mo: \$100 6 Mo - 26 Yrs: \$10k</p>	<p>Dependent Life</p> <p>Spouse Benefit</p> <p>Child (ren) Benefit</p> <p>0 days - 14 days: No benefit 15 Days - 6 Mo: \$100 6 Mo - 26 Yrs: \$10k</p>	<p>Dependent Life</p> <p>Spouse Benefit</p> <p>Child (ren) Benefit</p> <p>0 days - 14 days: No benefit 15 Days - 6 Mo: \$100 6 Mo - 26 Yrs: \$10k</p>
<p>Guarantee Issue</p> <p>Employee</p> <p>Spouse</p> <p>Child (ren)</p> <p>Life Premium/\$K of Covered Volume</p> <p>Under age 29 \$0.088 30-34 \$0.109 35-39 \$0.142 40-44 \$0.207 45-49 \$0.338 50-54 \$0.538 55-59 \$0.935 60-64 \$1.442 65-69 \$2.654 70-74 \$5.485 75-79 \$5.485 80-84 \$5.485 85+ \$5.485 AD&D \$0.025 Child Rate/Unit per Unit \$0.200 Child AD&D \$0.025</p>	<p>Guarantee Issue</p> <p>Employee</p> <p>Spouse</p> <p>Child (ren)</p> <p>Life Premium/\$K of Covered Volume</p> <p>Under age 29 \$0.088 30-34 \$0.109 35-39 \$0.142 40-44 \$0.207 45-49 \$0.338 50-54 \$0.538 55-59 \$0.935 60-64 \$1.442 65-69 \$2.654 70-74 \$5.485 75-79 \$5.485 80-84 \$5.485 85+ \$5.485 AD&D \$0.025 Child Rate/Unit per Unit \$0.200 Child AD&D \$0.025</p>	<p>Guarantee Issue</p> <p>Employee</p> <p>Spouse</p> <p>Child (ren)</p> <p>Life Premium/\$K of Covered Volume</p> <p>Under age 29 \$0.088 30-34 \$0.109 35-39 \$0.142 40-44 \$0.207 45-49 \$0.338 50-54 \$0.538 55-59 \$0.935 60-64 \$1.442 65-69 \$2.654 70-74 \$5.485 75-79 \$5.485 80-84 \$5.485 85+ \$5.485 AD&D \$0.025 Child Rate/Unit per Unit \$0.200 Child AD&D \$0.025</p>
<p>Rate Guarantee</p> <p>Until 7/31/22</p>	<p>Rate Guarantee</p> <p>Until 7/31/22</p>	<p>Rate Guarantee</p> <p>Until 7/31/24</p>



10320 Orland Parkway / Orland Park, IL 60467 / 708-845-3000 / 708-845-3001 Fax

Village of Palos Park
Voluntary Vision Review
August 1, 2021

EE	14
ES	1
EC	2
FAM	9
Total	26

Presented By: Mike Wojcik

Carriers:	CURRENT VSP		RENEWAL VSP		OPTION EYEMED	
	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network
Copayment Exam	\$10		\$10		\$10	
Copayment Materials	\$25		\$25		\$25	
Benefits						
Examination	Covered in Full ¹	Up to \$45	Covered in Full ¹	Up to \$45	Covered in Full ¹	Up to \$40
Basic Lenses	Covered in Full ¹	Up to \$30	Covered in Full ¹	Up to \$30	Covered in Full ¹	Up to \$30
	Covered in Full ¹	Up to \$50	Covered in Full ¹	Up to \$50	Covered in Full ¹	Up to \$50
	Covered in Full ¹	Up to \$65	Covered in Full ¹	Up to \$65	Covered in Full ¹	Up to \$70
Contact Lenses						
Elective Conventional Lenses	Covered in full up to \$130	Up to \$105	Covered in full up to \$130	Up to \$105	Covered in full up to \$130,	Up to \$91
Elective Disposables	Covered in full up to \$130	Up to \$105	Covered in full up to \$130	Up to \$105	15% off balance	Up to \$91
Necessary Contact Lenses	Covered in full	Up to \$210	Covered in full	Up to \$210	Covered in full	Up to \$210
Frames						
Frames	Covered in full up to \$130,	Up to \$70	Covered in full up to \$130,	Up to \$70	Covered in full up to \$130,	Up to \$70
	20% off balance		20% off balance		20% off balance	
Availability						
Examination	12 Months	12 Months	12 Months	12 Months	12 Months	12 Months
Lenses	12 Months	12 Months	12 Months	12 Months	12 Months	12 Months
Frames	24 Months	24 Months	24 Months	24 Months	24 Months	24 Months
Contacts	12 Months	12 Months	12 Months	12 Months	12 Months	12 Months
Rates						
Employee	\$6.80		\$7.07		\$6.54	
Employee + One (EE + SP) (EE+1CH)	\$10.88		\$11.32		\$12.43	
(Ee + CHRN)	\$11.11		\$11.55		\$13.08	
Family	\$17.91		\$18.62		\$19.23	
Total Monthly Premium	\$289.49		\$300.98		\$303.22	
Total Annual Premium	\$3,473.88		\$3,611.76		\$3,638.64	
Percentage Change			3.97%		4.74%	
Rate Guarantee			Until 7/31/23		Until 7/31/25	

¹ Less a copayment when applicable.
* 20% discount on amounts exceeding retail allowance.



Horton Benefit Solutions Disclaimer Notice

Compensation

The Horton Group ("Horton") receives compensation for its services which may include one or a combination of standard agent and contingent/supplemental/bonus commissions paid by insurance companies and fees paid by clients.

Commissions: Horton receives commissions from insurance companies for placing insurance with them and the continued service of clients' insurance needs. Typically commissions are calculated as a percentage of earned policy premium. Each insurance company establishes the commission percentages that it pays on certain lines of insurance. Horton's commission is included in the insurance premium paid by clients.

Contingency, Supplemental and Bonus Commissions: Horton may receive additional compensation in the forms of, including but not limited to, contingent commission, supplemental commission or bonus commission. Contingent, supplemental or bonus commission is paid by the insurance companies based on a number of factors, all of which are determined by the insurance company. These factors include, but are not limited to: 1) the overall business Horton has placed with an insurance company, which could include factors for retained business, growth or new business, and 2) the profitability of that business. The commission paid depends on the size and performance of an entire group of accounts, as opposed to the profitability or placement of any particular policy. Horton has agency agreements with insurance companies that pay contingent, supplemental or bonus commission that outline the calculation for such contingent, supplemental or bonus commission payments. During the past five years, Horton's contingent, supplemental and bonus income has averaged less than 1% of total premiums.

Fee Based Income and Supplemental Income

Horton may also receive compensation in the form of fees paid by clients. Under fee-based arrangements, clients agree to pay a fee to Horton net of, or in addition to, commission income. Horton fully discloses all fees in the form of a Fee Agreement. These fees may cover policy services, loss control services, safety consulting and/or claims administration. At times Horton will also provide clients with access to preferred vendors for services that relate to Horton's placement of insurance for its clients. These vendors pay supplemental income to Horton that relates to Horton's referral of the service to its clients.

Exposure Evaluation

All terms of this proposal are based on the evaluation of material provided by you or your employees. Horton expressly disclaims all liability for the content of such evaluation material, including but not limited to, any errors or omissions contained therein or arising therefrom. The terms of this proposal are subject to change if you provide new or revised evaluation material to Horton.

Coverage Terms & Conditions

All coverage terms and conditions in the preceding pages are intended as a reference only. Actual policies will contain full coverage exclusions or limitations, terms and conditions, and other wordings that are not summarized herein.

Other

Horton does not provide investment services or financial advisory services to clients, and Horton disclaims any and all liability to clients arising out of investment services or financial advisory services.



**VILLAGE OF
PALOS PARK**

Village Council

*Mayor John Mahoney
Village Clerk Marie Arrigoni
Commissioner James Pavlatos
Commissioner Dan Polk
Commissioner Nicole Milovich-Walters
Commissioner G. Darryl Reed*

Meeting of: July 28, 2021

7:30 PM

Kaptur Administrative Center

AGENDA MATTER:

To consider a Second Amendment To Tower Lease Agreement with Chicago SMSA Limited Partnership (Verizon Wireless)

BACKGROUND/HISTORY:

The Village first entered a tower lease with Chicago SMSA limited partnership d/b/a Verizon Wireless on September 25, 2006, for the tower located at 12150 Wolf Road. This initial lease was for five years with four – five-year renewal terms, lease expires in 2031 unless otherwise terminated. The initial rent was \$33,000/year plus a one-time bonus of \$15,000. The rent increases by 15% upon the start of each renewal term.

“Amendment No. 1 To Tower Lease Agreement” was executed by the Village on September 8, 2014 and allowed revised antenna installation and additional equipment. The annual rent was increased by \$5,200 under the terms of this amendment. The current annual tower rent is \$49,680.

Chicago SMSA Limited Partnership d/b/a Verizon Wireless has submitted a “Second Amendment To Tower Lease Agreement” for consideration by the Village Council. The amendment requests the ability to change out certain equipment in the Lessee’s ground mounted equipment shelter along with the removal of three of six existing antenna on the tower and the addition of nine new antenna, a total of four antenna’s are proposed to be on each face of the three-sided array that Verizon has. The Second Amendment offers an additional \$300/month (\$3,600/annual) rent increase. Should the Council approve this Second Amendment to Tower Lease Agreement, the annual rent will be \$53,280. Tower rent from Verizon will increase later this year as the third extension term will occur, therefore rent could be \$61,272 if the lease amendment is approved.

STAFF RECOMMENDATION:

Staff recommends the Council approve the Second Amendment To Tower Lease Agreement

RECOMMENDED MOTION:

I Move to Approve the Ordinance 2021-22 “An Ordinance Approving Second Amendment To Tower Lease Agreement Between The Village of Palos Park and Chicago SMSA Limited Partnership d/b/a Verizon Wireless”

ORDINANCE NO. 2021-22

**AN ORDINANCE APPROVING SECOND AMENDMENT
TO TOWER LEASE AGREEMENT
BETWEEN THE VILLAGE OF PALOS PARK AND
CHICAGO SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS**

BE IT ORDAINED by the Village Council of the Village of Palos Park, Cook County, Illinois, as follows:

SECTION 1: That the Village Council hereby approves "Second Amendment to Tower Lease Agreement" attached hereto as EXHIBIT 1 and made part hereof.

SECTION 2: That the Mayor and Village Clerk are hereby authorized and directed to execute EXHIBIT 1, on behalf of the Village, as well as execute any and all additional documents necessary to carry out the terms and provisions of said EXHIBIT 1.

ADOPTED this 28th day of June, 2021, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by me this 28th day of June, 2021.

John F. Mahoney, Mayor

ATTEST:

Marie Arrigoni, Village Clerk

EXHIBIT 1

**Amendment No. 2 to
Tower Lease Agreement**

(attached)

SECOND AMENDMENT TO TOWER LEASE AGREEMENT

THIS SECOND AMENDMENT TO TOWER LEASE AGREEMENT (the "Second Amendment") is made and shall be effective, as of the last date of the signatures below ("Effective Date"), between Village of Palos Park, an Illinois municipal corporation, ("Lessor") and Chicago SMSA Limited Partnership d/b/a Verizon Wireless ("Lessee"). Lessor and Lessee (or their predecessors in interest) entered into that certain Tower Lease Agreement dated September 25, 2006, as may have been previously amended and/or assigned (the "Agreement"), pursuant to which Lessee is leasing from Lessor a portion of that certain property located at 12150 Wolf Road, in the City of Palos Park, County of Cook, State of Illinois, as more particularly described in the Agreement. Lessor and Lessee may be referenced in this Second Amendment individually as a "Party" or collectively as the "Parties."

In consideration of the mutual covenants and promises contained in this Second Amendment, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree to amend the Agreement as follows:

1. Lessee shall be allowed to make the equipment additions or removals necessary to configure Lessee's equipment as shown on Attachment A, attached hereto. For all purposes under the Agreement as amended hereby, the descriptions and specifications of Lessee's equipment set forth in the Agreement, including, without limitation, any equipment descriptions and specifications with respect to Lessee's equipment set forth in any schedules, exhibits or attachments to the Agreement, are hereby deleted and replaced with the specifications of Lessee's equipment described in Attachment A, attached hereto.
2. Effective upon the first day of the month following the date Lessee commences installation of the equipment modifications contemplated under this Second Amendment, monthly rent for the current lease year shall be increased by \$300.00 and shall continue to be paid in accordance with the terms and conditions of the Agreement.
3. Unless otherwise provided herein, all defined terms shall have the same meaning as ascribed to such terms in the Agreement.
4. In the event of any conflict or inconsistency between the terms of this Second Amendment and the Agreement, the terms of this Second Amendment shall govern and control.
5. Except as otherwise provided for in this Second Amendment, the Agreement shall remain in full force and effect in accordance with the original terms of the Agreement.

[SIGNATURE PAGE TO FOLLOW]

Tenant Site Name: Mccarthy Road
Tenant Location #: 165625

IN WITNESS WHEREOF, this Second Amendment is effective and entered into as of the date last written below:

LESSOR:

Village of Palos Park,
An Illinois municipal corporation

By: _____

Name: _____

Title: _____

Date: _____

LESSEE:

Chicago SMSA Limited Partnership d/b/a Verizon Wireless
By Cellco Partnership, Its General Partner

By: _____

Name: _____

Title: _____

Date: _____

Tenant Site Name: Mccarthy Road
Tenant Location #: 165625

ATTACHMENT A

SPECIFICATIONS

Removed

- (3) Antenna – Ericsson – KRC118048
- (6) Coax 1-5/8” – Andrew LDF7-50A
- (6) Diplexers – CSS DBC-7CAP
- (3) RRU - Ericsson – AIR21 B4
- (3) RRU - Ericsson – 2212 B5 (Shelter)
- (3) RRU - Ericsson – RRUS32 B2 (Shelter)
- (6) RRU - Ericsson – RUL01 B13 (Shelter)

Added

- (6) Antenna – Commscope – NHH-65B-R2B
- (3) Antenna – TBD – nL-Sub6 Antenna
- (3) RRU – Ericsson - 4449
- (3) RRU – Ericsson – 8843
- (3) RRU - Ericsson – VZE01
- (2) Hybrid Cable – Commscope HFT1206-24VS-XXX
- (2) OVP Box – Raycap - RC3DC-3315-PF-48
- (2) OVP Box – Raycap - RC3DC-3315-PF-48 (Shelter)

Final

- (6) Antenna – Commscope – NHH-65B-R2B
- (3) Antenna – TBD – nL-Sub6 Antenna
- (3) Antenna – Andrew SBNH-1D6565C
- (3) RRU – Ericsson - 4449
- (3) RRU – Ericsson – 8843
- (3) RRU - Ericsson – VZE01
- (3) Hybrid Cable – Commscope HFT1206-24VS-XXX
- (3) OVP Box – Raycap - RC3DC-3315-PF-48
- (3) OVP Box – Raycap - RC3DC-3315-PF-48 (Shelter)
- (6) Coax 1-5/8” – Andrew – LDF7-50A

APPROVALS

REAL ESTATE: _____

RF: _____

CONSTRUCTION: _____

EQUIPMENT ENGINEERING: _____

OPERATIONS: _____

PROJECT TYPE

PROPOSED ANTENNA MODIFICATION ON AN EXISTING WIRELESS SITE

CONTRACTOR PMI REQUIREMENTS

PMI ACCESSED AT: [HTTPS://PML.VZWSMART.COM](https://pml.vzwsmart.com)

SMART TOOL VENDOR PROJECT #: 10023946

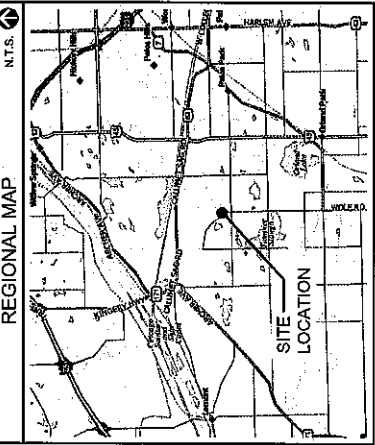
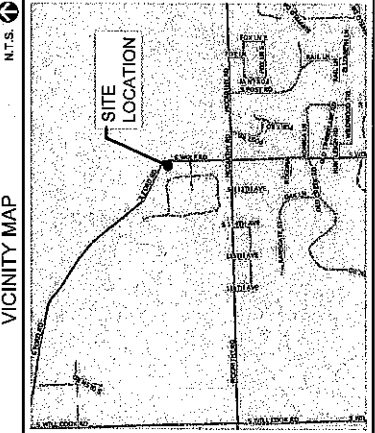
VZW LOCATION CODE (P/S/C): 165625

MOUNT MODIFICATION REQUIRED: NO

VZW APPROVED SMART KIT VENDORS

REFER TO MOUNT MODIFICATION DRAWINGS PAGE FOR VZW SMART KIT APPROVED VENDORS

***PMI AND REQUIREMENTS ALSO EMBEDDED IN MOUNT ANALYSIS REPORT



CONSULTANT TEAM

PROJECT CONSULTANT:
TERRA CONSULTING GROUP, LTD.
880 BUSSE HIGHWAY
PARK RIDGE, IL 60068
(847) 688-8400

STRUCTURAL CONSULTANT:
SERRAAN ENGINEERING SOLUTIONS, LLC
107 N. 26TH ST
ROLLING MEADOWS, IL 60008
(408) 288-1888

BY OTHERS

BY OTHERS
MOUNT ANALYSIS STATUS: PASS
MOUNT ANALYSIS RESULTS: PASS
MOUNT ANALYSIS DATE: 11/02/2020
STRUCTURAL ANALYSIS DATE: 02/16/2021

PROJECT INFORMATION

OCCUPANCY: UNINHABITED

SITE ADDRESS: 12150 WOLF ROAD
PALOS PARK, IL 60464

LATITUDE: 41° 49' 10.8008" N (APPROXIMATE)
LONGITUDE: 87° 57' 37.3586" W (APPROXIMATE)

STRUCTURE OWNER: VILLAGE OF PALOS PARK

APPLICANT: VERIZON WIRELESS
12150 WOLF ROAD
TOWER 2 SUITE 400
ROLLING MEADOWS, IL 60008

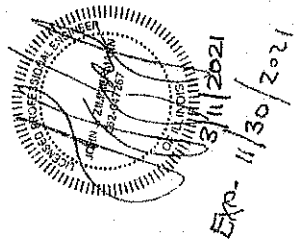
REAL ESTATE MANAGER: BROAD PEVONKA (821) 200-9406

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	
C-1	SITE LAYOUT	
A-1	SHELTER LAYOUT	
ANT-1	SITE ELEVATION	
ANT-2	ANTENNA LAYOUT	
ANT-2A	PROPOSED ANTENNA LAYOUT	
ANT-2B	PROPOSED ANTENNA LAYOUT	
ANT-3	ANTENNA INFORMATION	
ANT-3A	COMBINER CABLE DATA & CABLE DIAGRAM	
ANT-4	DETAILS	
EX-1	PHOTO EXHIBIT	



1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, ILLINOIS 60008
PHONE: (847) 619-5397 FAX: (847) 706-7415

LOCATION NUMBER: 165625
SITE NAME: MCCARTHY RD
12150 WOLF ROAD
PALOS PARK, IL 60464



verizon

1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415



NO.	DATE	DESCRIPTION	BY

LOC. #165625

MCCARTHY RD

12150 WOLF ROAD
PALOS PARK, IL 60464

DOWN BY: 10

CHECKED BY: AU

DATE: 03/09/2021

PROJECT #: 124-857

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

22" x 34" IS FULL SCALE | 14" x 17" IS HALF SCALE

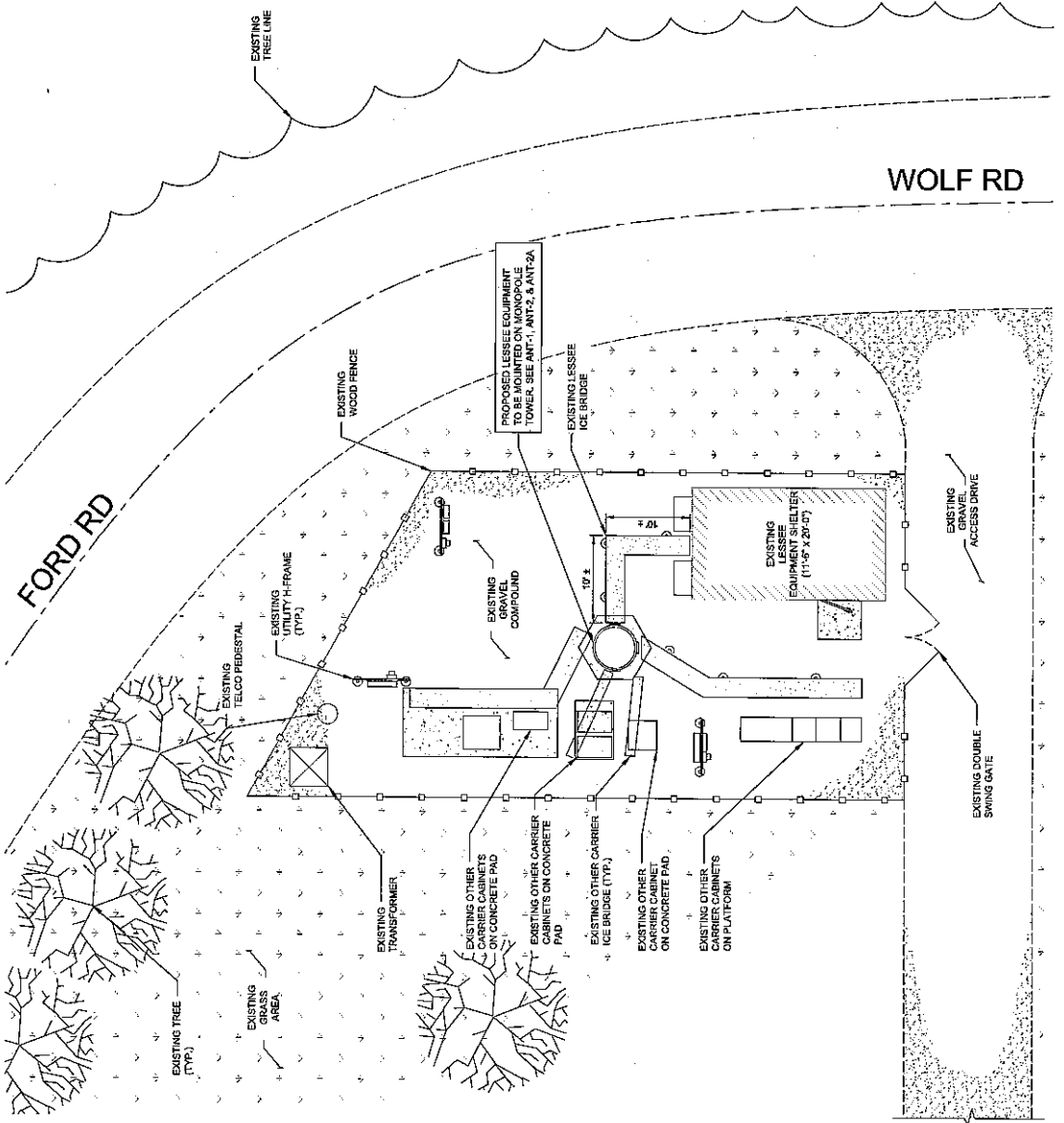
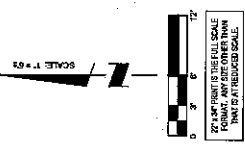
Verizon
 1791 GOLF ROAD
 TOWER 2, SUITE 400
 ROLLING MEADOWS, IL 60008
 PHONE: (847) 658-5557
 FAX: (847) 709-7415

TERRA
 CONSULTING ENGINEERS, LTD.
 805 BARR HARBOR
 FLEMING ROAD, # 504
 PHILADELPHIA, PA 19104
 FAX: 817-499-6411

NO.	DATE	BY	DESCRIPTION
1.	05/11/2021	RA	ISSUED FOR PERMITTING
2.	07/12/2021	KB	ISSUED FOR REVIEW

LOC. #165625
MCCARTHY RD
 12150 WOLF ROAD
 PALOS PARK, IL 60464

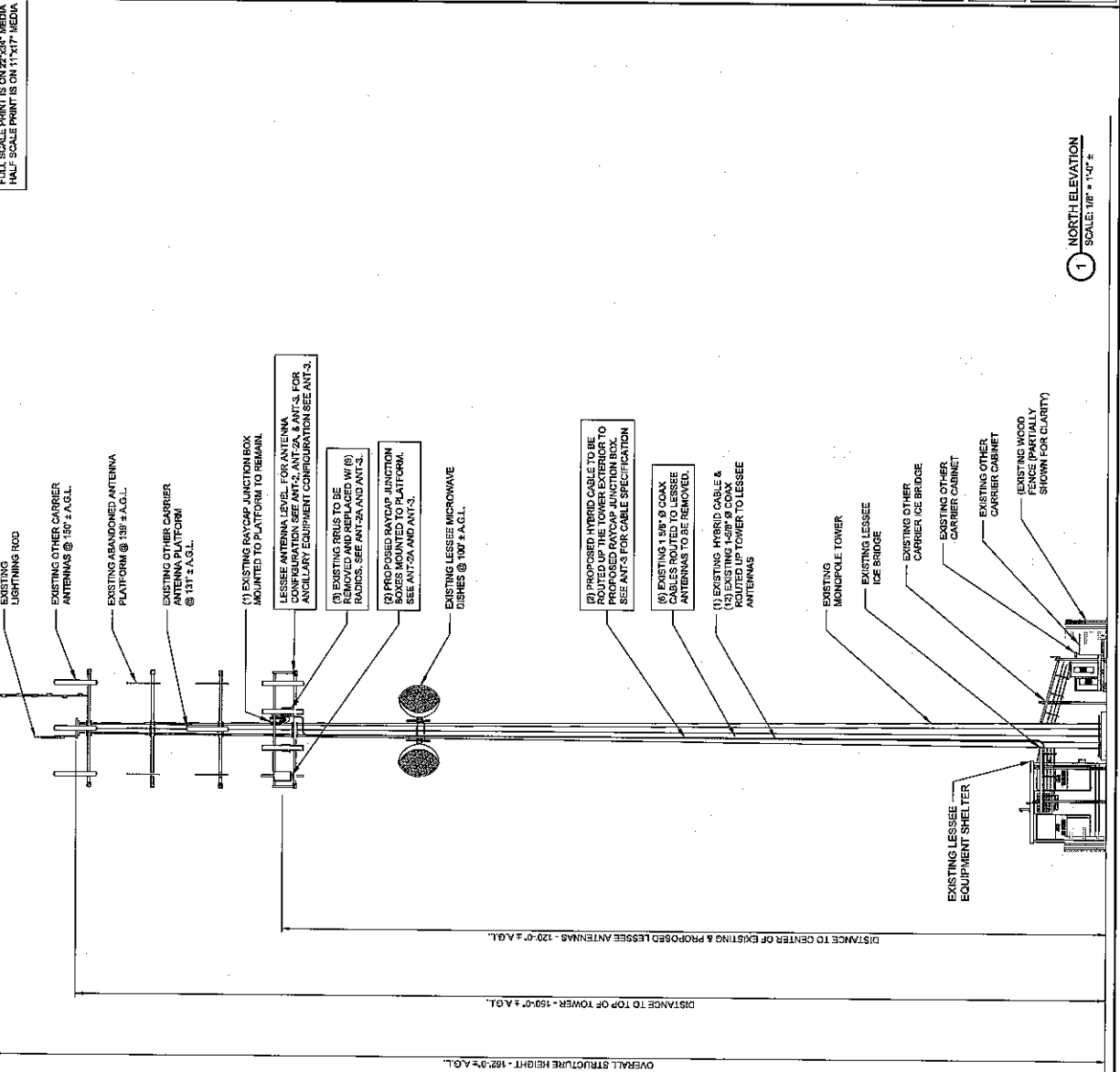
DRAWN BY: KB
 CHECKED BY: AJL
 DATE: 02/02/21
 PROJECT #: 165625
 SHEET TITLE: SITE LAYOUT
 SHEET NUMBER: C-1



1 SITE LAYOUT

THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER. AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT.

NOTES:
 THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.
 PLEASE REFER TO MOUNT ANALYSIS DRAWINGS FOR MOUNT ANALYSIS PROVIDED BY SEAWAN ENGINEERING SOLUTIONS, LLC FOR REQUIREMENTS.
 THE ANALYSIS OF THE ANTENNA MOUNT WAS PERFORMED BY OTHERS. TERRA CONSULTING GROUP IS NOT RESPONSIBLE FOR THE MOUNT DESIGN OR OTHER ANALYSIS WITH OTHERS.



FULL SCALE PRINT IS ON 22"x34" MEDIA
 HALF SCALE PRINT IS ON 11"x17" MEDIA

Verizon
 1701 GOLF ROAD,
 TOWER 2, SUITE 400
 ROLLING MEADOWS, IL 60008
 PHONE: (647) 619-4332
 FAX: (647) 709-7416

TERRA
 CONSULTING GROUP, LLC
 1000 N. LAKE STREET, SUITE 200
 PALM BEACH, FL 33480
 PHONE: (561) 994-4401
 FAX: (561) 994-4401

NO.	DATE	DESCRIPTION
1.	02/12/21	ISSUED FOR PERMITTING
2.	07/27/21	ISSUED FOR REVIEW
3.	08/19/21	
4.		
5.		
6.		
7.		
8.		
9.		
10.		

LOC. #165625
 MCCARTHY RD
 12160 WOLF ROAD
 PALOS PARK, IL 60464

DRAWN BY: NO
 CHECKED BY: AJ
 DATE: 03/02/21
 PROJECT #: 19-007

SHEET TITLE
 SITE ELEVATION
 SHEET NUMBER

ANT-1

1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



NO.	DATE	BY	DESCRIPTION
1.	05/17/2021	KB	ISSUE FOR PERMITTING
2.	05/17/2021	KB	ISSUE FOR PERMITTING

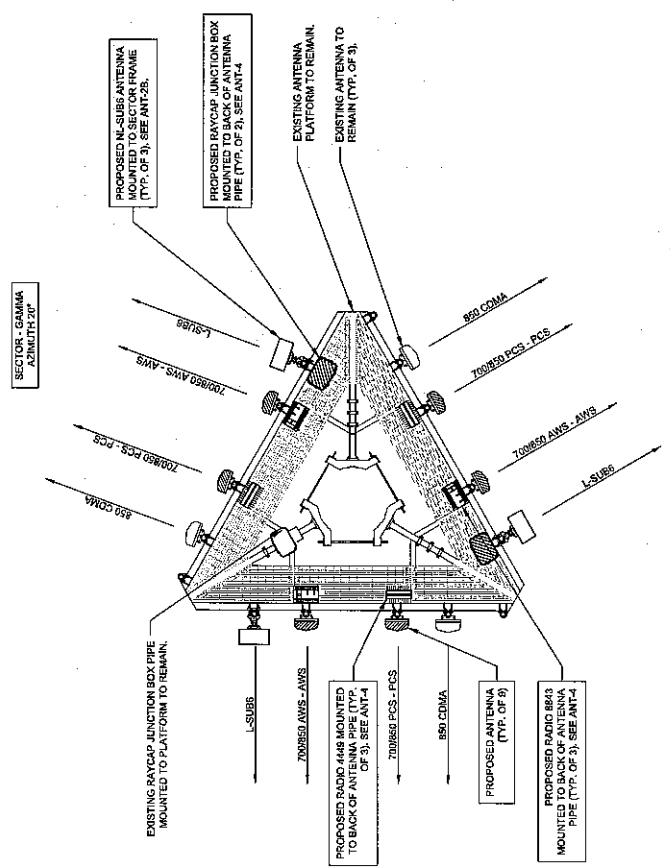
LOC. #165625
 MCCARTHY RD
 12150 WOLF ROAD
 PALOS PARK, IL 60464

DRAWN BY: 10B
 CHECKED BY: AU
 DATE: 02/06/2021
 PROJECT #: 12A-857

SHEET TITLE
PROPOSED ANTENNA LAYOUT

SHEET NUMBER

ANT-2A



- NOTES:**
- THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY. VERIZON WIRELESS HAS PROVIDED A MOUNT ANALYSIS (BY OTHERS) THAT NEEDS TO BE REVIEWED BY THE CONTRACTOR. IF THERE IS ANY DISCREPANCY BETWEEN THE MOUNT ANALYSIS AND THIS DRAWING, THE CONTRACTOR SHALL CONSULT WITH VERIZON WIRELESS. THE MOUNT ANALYSIS IS THE GOVERNING DOCUMENT.
 - NO ANTENNA OR LINE WORK TO BEGAIN PRIOR TO CONFIRMATION OF ADEQUATE TOWER AND INPORT CAPACITY.
 - G.C. TO VERIFY ANTENNA TECHNOLOGIES PRIOR TO REMOVAL OF ANY ANTENNAS.
 - REFER TO ANT-3 & ANT-3A FOR DETAIL ON EXISTING & PROPOSED RF CONFIGURATION.

EXISTING SITE CONDITIONS SUPPLIED BY VERIZON WIRELESS AND ARE NOTED IN THE MOUNT ANALYSIS (BY OTHERS). SITE VISIT WAS NOT PERFORMED FOR THIS UPGRADE.

NOTE: GENERAL CONTRACTORS TO REFER TO THE STRUCTURAL MOUNT ANALYSIS PERFORMED BY OTHERS. THIS IS A REPRESENTATION TAKEN DIRECTLY FROM THAT ANALYSIS. IF THERE IS CONFLICT BETWEEN THE ANALYSIS AND DRAWINGS, THE ANALYSIS TAKES PRECEDENCE. VERIZON WIRELESS CONTRACTED DIRECTLY WITH THE MOUNT ANALYSIS ENGINEER. TERRA IS NOT RESPONSIBLE FOR THE MOUNT ANALYSIS.

1 PROPOSED ANTENNA LAYOUT
 N.T.S.

RF EMISSIONS REPORT REQUIRED

YES NO

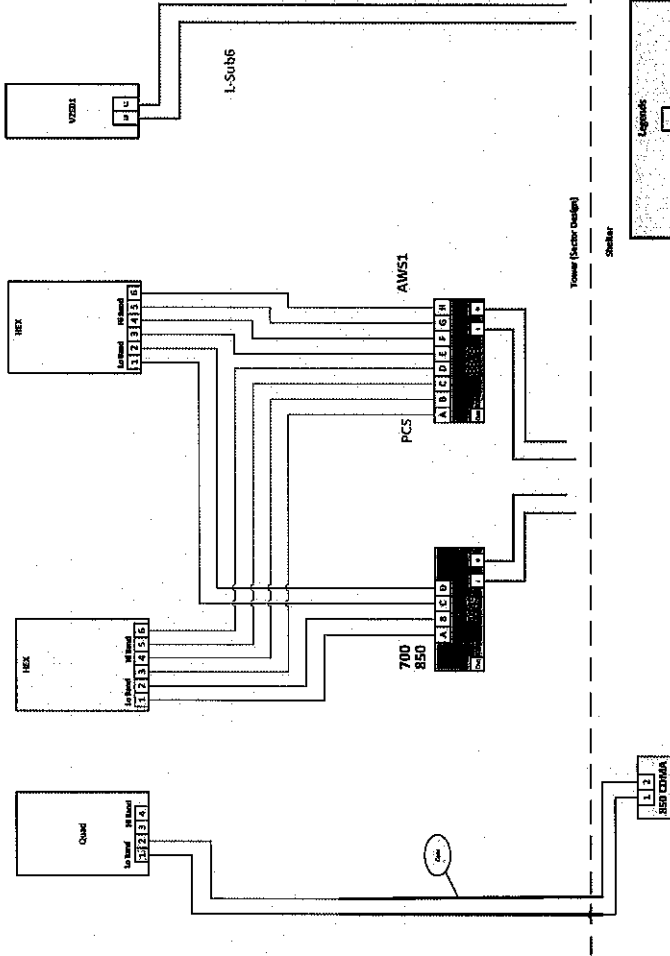
DATE OF REPORT: _____

ESTIMATED MAIN LINE HYBRID LENGTH			
ANTENNA CENTERLINE (ft)	ICE BRIDGE LENGTH (ft)	SHELTER (ft)	TOTAL (ft)
120'	20'	20'	160'

EXISTING EQUIPMENT TO BE REUSED		
LOCATION	COMPONENT	COUNT
TOP	MAIN RAYCAP	1
BOTTOM	MAIN RAYCAP	1
EXISTING CABLING TO BE REUSED		
TYPE	SIZE	COUNT
HYBRID	MAIN TRUNK	1
COAX	XXXX Ø	6

1 RAYCAP/HYBRID CABLE INFORMATION
N.T.S.

ALPHA, BETA, GAMMA



Notes:

- Antenna view is from the back of the antenna
- Colors of connection are just for clarification
- Follow RET cabling standard for non-Smart Blew-T Ants
- Non-RF path elements like OVP/HTVA Box and Hybrid cables not shown
- Size of objects in drawing doesn't reflect equipment true dimension

2 CABLE DIAGRAM
N.T.S.

VERTIZON
1701 GOLF ROAD,
ROLLING MEADOWS, IL 60008
PHONE: (847) 819-5287
FAX: (847) 706-7415

TERRA
1220 N. WILSON AVE., SUITE 100
MOUNTAIN VIEW, IL 60061
PHONE: (847) 441-4401
FAX: (847) 441-4401

NO.	DATE	DESCRIPTION
1	05/11/2011	ISSUED FOR PERMITTING
2	05/11/2011	ISSUED FOR REVIEW

LOC. #165625

MCCARTHY RD

12180 WOLF ROAD
PALOS PARK, IL 60464

DRAWN BY:	RS
CHECKED BY:	AJ
DATE:	02/06/2011
PROJECT #:	124567
SHEET TITLE COMBINER CABLE DATA & CABLE DIAGRAM	
SHEET NUMBER	

ANT-3A

NO.	DATE	DESCRIPTION
01	08/28/2011	ISSUED FOR REVIEW
02	09/12/2011	ISSUED FOR INSTALLATION

LOC. #165625
 MCCARTHY RD
 12150 WOLF ROAD
 PALOS PARK, IL 60464

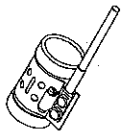
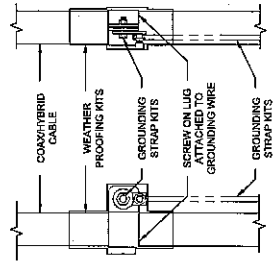
DOWN BY: VS
 CHECKED BY: AU
 DATE: 08/28/2011
 PROJECT #: 12-487

SHEET TITLE
 DETAILS

SHEET NUMBER

ANT-4

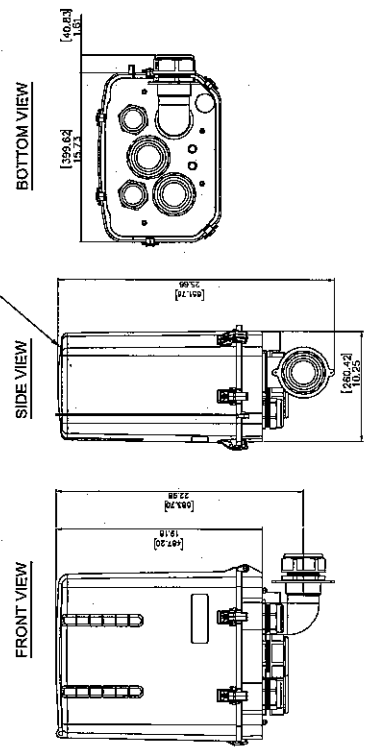
NOTES:
 DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 THIS DETAIL IS TYPICAL FOR EACH COAX CABLE WHERE IT IS SPECIFIED TO BE GROUNDED.
 CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
 CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
 USE ONLY TIN PLATED GROUNDING RITS.



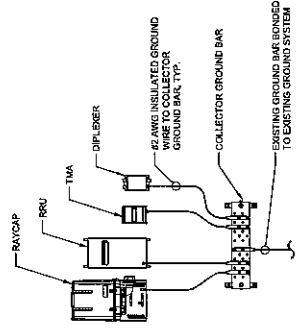
2 COAX / HYBRID CABLE GROUND KIT DETAIL
 N.T.S.

SPECIFICATIONS
 DC SURGE PROTECTION FOR REINTEGRATED ANTENNA RADIO HEAD
 APPLICATION: TOWER / BASE / ROOFTOP / ROOFTOP DISTRIBUTION MODELS
 WEIGHT: 32.85 (14.51 KG)

INCHES
 (mm)



3 RAYCAP JUNCTION BOX DETAIL
 SCALE: N.T.S.



NOTES:
 1. DETAIL IS CONCEPTUAL ONLY. PLEASE SEE ECR AND LAYOUT SHEETS FOR ACTUAL EQUIPMENT CONFIGURATION.
 2. GROUND CONNECTIONS MUST BE DOUBLE GROUND CONNECTIONS. ONLY TO EQUIPMENT THAT WILL NOT ALLOW FOR A DOUBLE HOLE CONNECTION.

1 TYPICAL APPEARANCE GROUNDING
 SCALE: N.T.S.

Verizon
 1701 GOLF ROAD,
 TOWER 2, SUITE 400
 ROLLING MEADOWS, IL 60068
 PHONE: (847) 818-5397
 FAX: (847) 706-7415

TERRA
 CONSULTING ENGINEERS, ARCHITECTS
 3900 BUCKLE HORSE AVENUE
 PLYMOUTH PARK, IL 60069
 PHONE: (847) 818-5397
 FAX: (847) 706-7415

NO.	DATE	BY	DESCRIPTION
1	05/15/2017	KA	ISSUED FOR PERMITTING
2	05/22/17	MB	ISSUED FOR REVIEW
3			
4			
5			

LOC. #165625

MCCARTHY RD

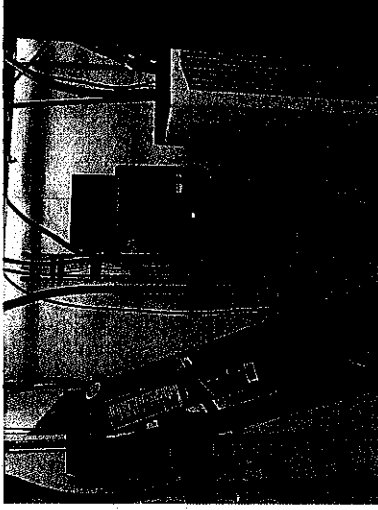
12150 WOLF ROAD
 PALOS PARK, IL 60464

DRAWN BY: RB
 CHECKED BY: AJ
 DATE: 05/09/2017
 PROJECT #: 13-187

SHEET TITLE
 PHOTO EXHIBIT

SHEET NUMBER

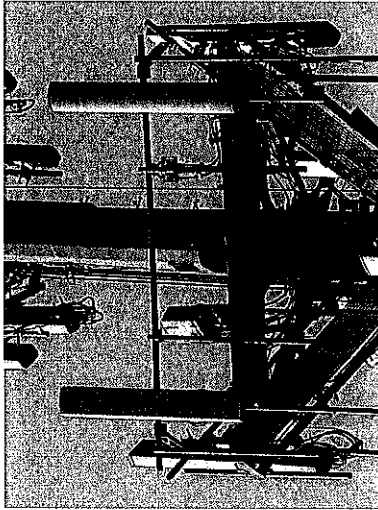
EX-1



EXISTING RAYCAP
 JUNCTION BOX IN SHELTER
 3 SCALE: N.T.S.



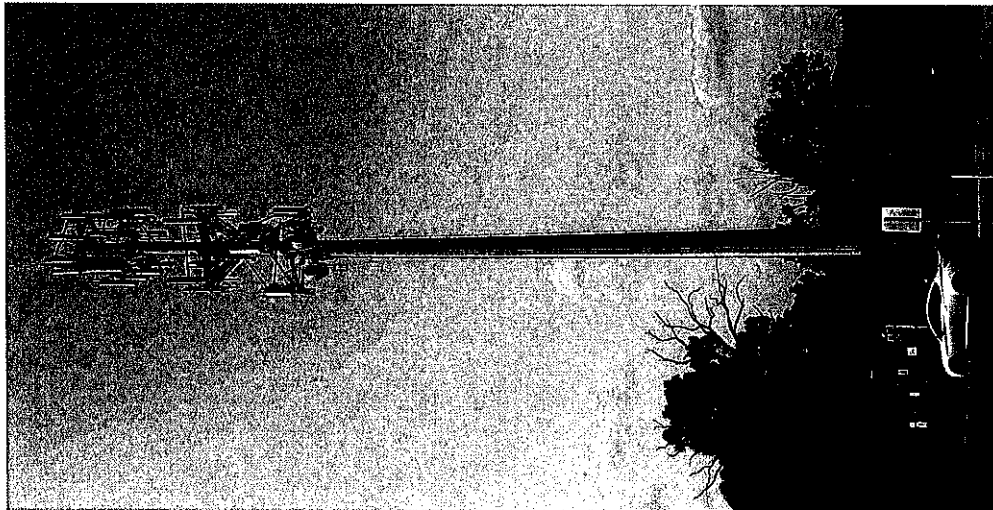
5 LESSEE COAX ROUTE
 SCALE: N.T.S.



2 PHOTO OF ANTENNA LEVEL
 SCALE: N.T.S.



4 LESSEE ENTRY PANEL
 SCALE: N.T.S.



1 OVERALL TOWER PHOTO
 SCALE: N.T.S.



654-Viper Wireless - 654-Viper Wireless - 654-Viper Wireless
 Address: 654-Viper Wireless - 654-Viper Wireless - 654-Viper Wireless

Address: 654-Viper Wireless - 654-Viper Wireless - 654-Viper Wireless

Project Details

Center Aggregation: 654-Viper Wireless	Site ID: 333885
MPT ID: 654-Viper Wireless	E-NodeB ID: 2024072025167001672025167
Project Name: SG L-SU6 - Carrier A1d	PSLC: 15025
Designated Sector Carrier 4G: 14	Switch Name: Hickory Hills/Hickory Hills/Hickory Hills/Hickory Hills
Additional Sector Carrier 4G: 3	Tower Type: Monopole
Additional Sector Carrier 4G: NA	Site Type: MACHO
Site/Trailer Project ID: 44060019002-HUAK	Street Address: 2215 Wolf Road
FP Solution Type & Tech Type: MODIFICATION-SG_L-SU6-Prep-SG_Radio Swap	City: Peas Park
RFDS Project Scope:	State: IL
Suffix:	Zip Code: 60644
	County: Cook
	Latitude: 41.689703 / 41° 40' 10.8308" N
	Longitude: -87.893711 / 87° 53' 35.98" W

Location Information

Antenna Summary

Antenna ID	Antenna Type	Antenna Model	Antenna Height	Antenna Azimuth	Antenna Tilt	Antenna Gain	Antenna Power	Antenna Status
1	Vertical	...	...	...	...	...	...	...
2	Vertical	...	...	...	...	...	...	...
3	Vertical	...	...	...	...	...	...	...

Sheet 1 of 3

Equipment Summary

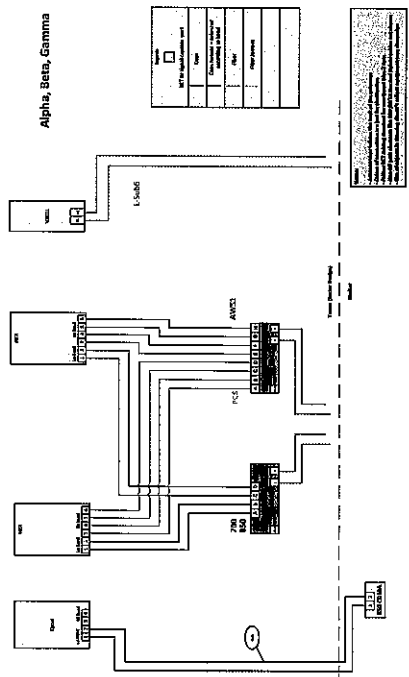
Equipment ID	Equipment Type	Equipment Model	Equipment Serial	Equipment Location	Equipment Status
1	RRU	...	...	...	...
2	RRU	...	...	...	...
3	RRU	...	...	...	...

Service Info

Service ID	Service Name	Service Type	Service Status	Service Location
1	4G LTE
2	4G LTE
3	4G LTE

Item	Quantity	Part Number	Description	Unit	Notes
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2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
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Item	Quantity	Part Number	Description	Unit	Notes
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100	1





Paul J. Ford and Company
250 East Broad Street Suite 600
Columbus, OH 43215
(614) 221-6679
mbange@pauljford.com

Antenna Mount Analysis Report and PMI Requirements

Mount Analysis

SMART Tool Project #: 10023046

Paul J. Ford Project #: 24320-0815.001.7190

November 16, 2020

Site Information

Site ID: 165625-VZW / MCCARTHY RD -- 383085
Site Name: MCCARTHY RD -- 383085
Carrier Name: Verizon Wireless
Address: 12150 Wolf Road
Palos Park, Illinois 60464, COOK COUNTY
Latitude: 41.669700°
Longitude: -87.893710°

Structure Information

Tower Type: 149-Ft Monopole
Mount Type: 13.58-Ft Platform

FUZE ID # 16248885

Analysis Results

Platform: 60.2% Pass

***Contractor PMI Requirements:

Included at the end of this MA report

Available & Submitted via portal at <https://pmi.vzwsmart.com>

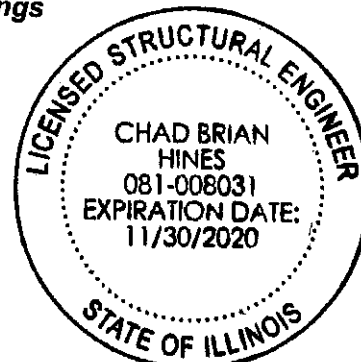
Contractor - Please Review Specific Site PMI Requirements Upon Award

Requirements also Noted on Mount Modification Drawings

Requirements may also be Noted on A & E drawings

Report Prepared By: Michael Bange

AMD



11/16/2020

Executive Summary:

The objective of this report is to determine the capacity of the antenna support mount at the subject facility for the final wireless telecommunications configuration, per the applicable codes and standards. Any modification listed under Sources of Information was assumed completed and was included in this analysis.

This analysis is inclusive of the mount structure only, and does not address the structural capacity of the supporting structure. This mounting frame was not analyzed as an anchor attachment point for fall protection. All climbing activities are required to have a fall protection plan completed by a competent person.

Sources of Information:

Document Type	Remarks
Radio Frequency Data Sheet (RFDS)	Verizon RFDS 16248885, dated October 29, 2020
Mount Specification	SitePro1, P/N # QMSP

Analysis Criteria:

Codes and Standards:	ANSI/TIA-222-H
Wind Parameters:	Basic Wind Speed (Ultimate 3-sec. Gust), V_{ULT} : 107 mph Ice Wind Speed (3-sec. Gust): 40 mph Design Ice Thickness: 1.50 in Risk Category: II Exposure Category: C Topographic Category: 1 Topographic Feature Considered: N/A Topographic Method: N/A Ground Elevation Factor, K_e : 0.973
Seismic Parameters:	S_s : 0.13 S_1 : 0.067
Maintenance Parameters:	Wind Speed (3-sec. Gust): 30 mph Maintenance Live Load, L_v : 250 lbs. Maintenance Live Load, L_m : 500 lbs.
Analysis Software:	RISA-3D (V17.0.3)

Final Loading Configuration:

The following equipment has been considered for the analysis of the mount:

Mount Elevation (ft)	Equipment Elevation (ft)	Quantity	Manufacturer	Model	Status
119.00	120.00	6	Commscope	NHH-65C-R2B	Added
		3	Ericsson	VZE01	
		2	Raycap	RC3DC-3315-PF-48	
		3	Ericsson	4449	
		3	Ericsson	8843	
		3	Andrew	SBNH-1D6565C	Retained
		1	Raycap	RC3DC-3315-PF-48	

Standard Conditions:

1. All engineering services are performed on the basis that the information provided to Paul J. Ford and used in this analysis is current and correct. The existing equipment loading has been applied at locations determined from the supplied documentation. Any deviation from the loading locations specified in this report shall be communicated to Paul J. Ford to verify deviation will not adversely impact the analysis.
2. Mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

Obvious safety and structural issues/deficiencies noticed at the time of the mount mapping and reported in the Mount Mapping Report are assumed to be corrected and documented as part of the PMI process and are not considered in the mount analysis.

The mount analysis and the mount mapping are not a condition assessment of the mount. Proper maintenance and condition assessments are still required post analysis.

3. For mount analyses completed from other data sources (including new replacement mounts) and not specifically mapped by PJF, the mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.
4. All member connections are assumed to have been designed to meet or exceed the load carrying capacity of the connected member unless otherwise specified in this report.
5. The mount was checked up to, and including, the bolts that fasten it to the mount collar/attachment and threaded rod connections in collar members if applicable. Local deformation and interaction between the mount collar/attachment and the supporting tower structure are outside the scope of this analysis.
6. All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. Paul J. Ford is not responsible for the conclusion, opinions, and recommendations made by others based on the information supplied.

7. Structural Steel Grades have been assumed as follows, if applicable, unless otherwise noted in this analysis:
- Channel, Solid Round, Angle, Unistrut ASTM A53 (GR 35)
 - Pipe ASTM A53 (GR 35)
 - HSS (Rectangular), Plate Q235 Gr B (Fy = 34 ksi, Fu = 58 ksi)
 - HSS (Round) ASTM A53 (GR 35)
 - Connection Bolts ASTM A325
 - Threaded Rods SAE J429 (GR2)
 - U-Bolts SAE J429 (GR2)

Discrepancies between in-field conditions and the assumptions listed above may render this analysis invalid unless explicitly approved by Paul J. Ford.

Analysis Results:

Component	Utilization %	Pass/Fail
Face Horizontals	60.2%	Pass
Bracing Members	50.9%	Pass
Support Rails	19.5%	Pass
Grating Support Members	50.9%	Pass
Standoff Members	39.8%	Pass
Kick-Brace	11.3%	Pass
Corner Plates	37.4%	Pass
Mount Pipes	56.1%	Pass
Mount to Tower Connection	35.2%	Pass

Structure Rating – (Controlling Utilization of all Components)	60.2%
--	-------

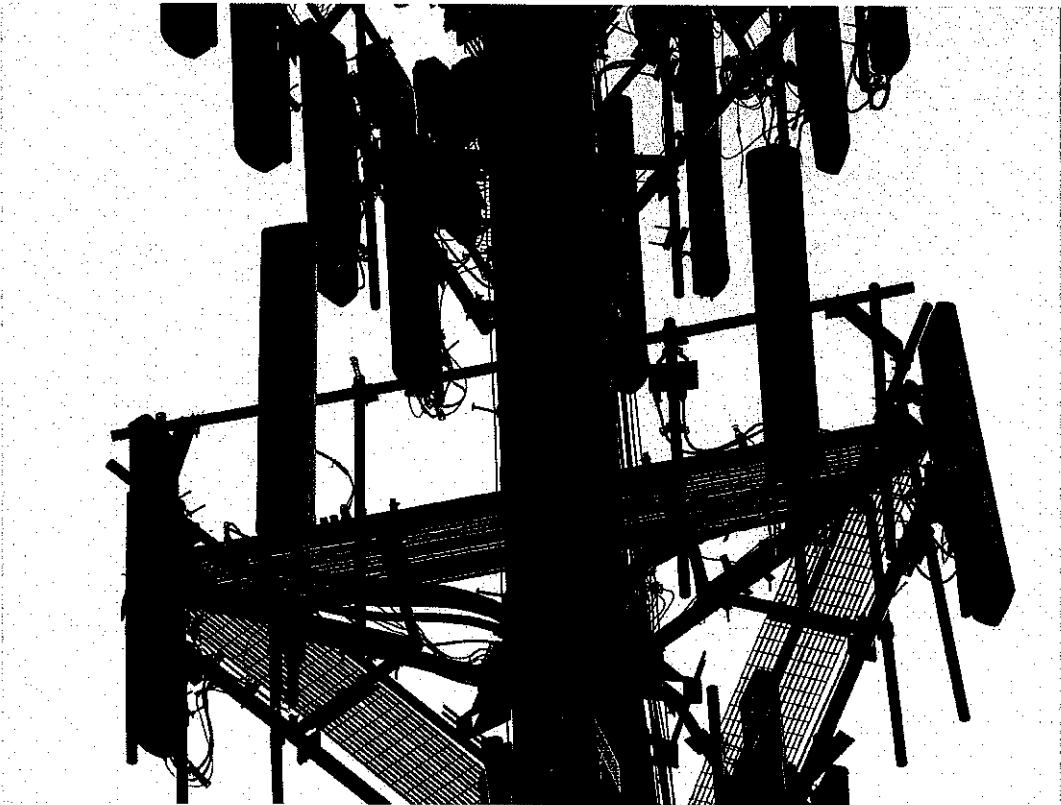
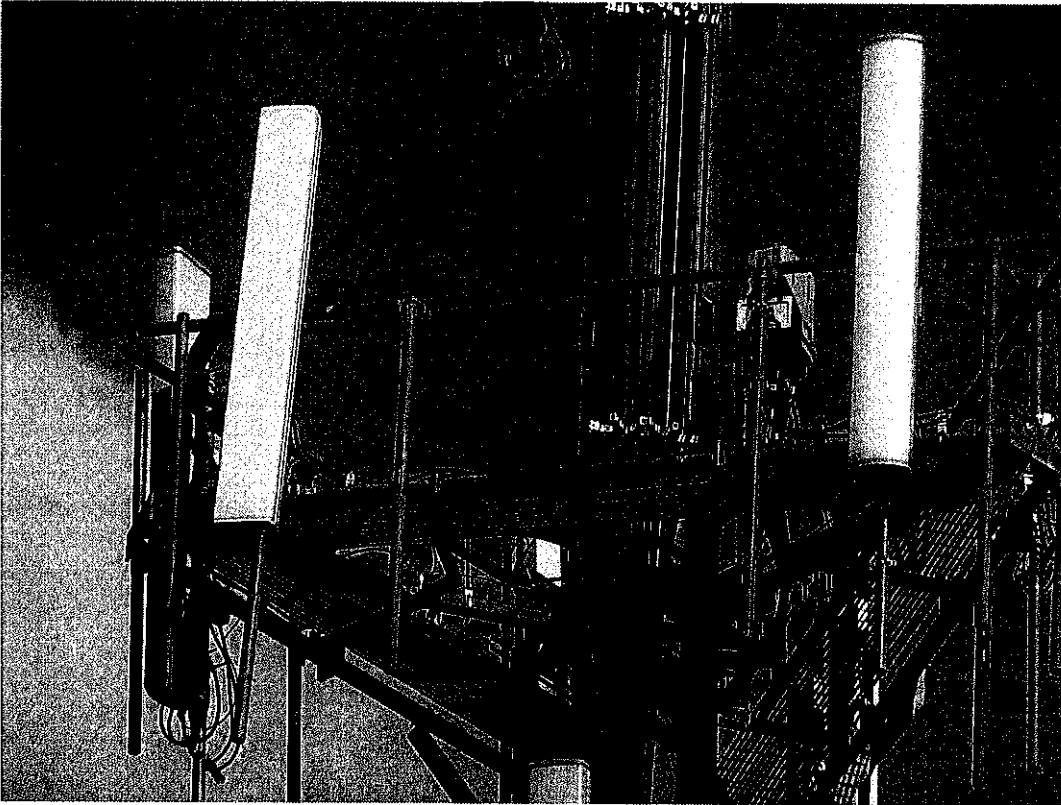
Recommendation:

The existing mount is **SUFFICIENT** for the final loading configuration and do not require modifications.

ANSI/ASSP rigging plan review services compliant with the requirements of ANSI/TIA 322 are available for a Construction Class IV site or other, if required. Separate review fees will apply.

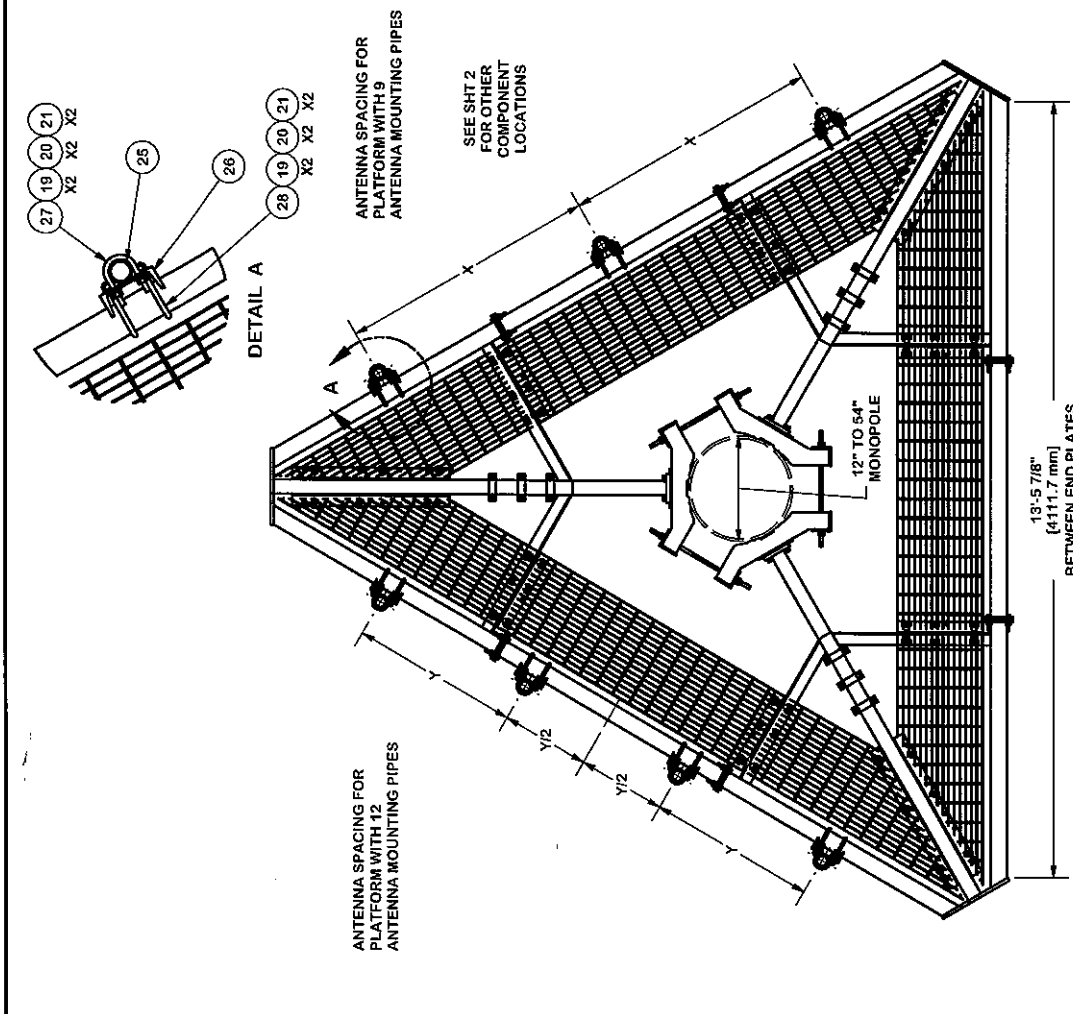
Attachments:

1. Mount Photos
2. Mount Manufacturer Drawings (for reference only)
3. Analysis Calculations
4. **Contractor Required Post Installation Inspection (PMI) Report Deliverables**
5. Antenna Placement Diagrams



ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	X-140649	CORNER SECTION FOR LOW PROFILE PLATFORM		218.70	656.10
2	3	X-140498	RAIL PIPE FOR LOW PROFILE PLATFORM		43.20	129.59
3	3	X-140478	SUPPORT BRACKET WELDMENT FOR PLATFORM		50.72	152.17
4	9	X-140490	FLAT CLAMP FOR CORNER SECTION	5.500 in	1.10	9.91
5	3	X-140486	STEEL GRATING (CENTER PIECE)		44.46	133.39
6	3	X-140484	STEEL GRATING, END PIECE (LEFT HAND)		27.94	83.83
7	3	X-140485	STEEL GRATING, END PIECE (RIGHT HAND)		27.94	83.83
8	3	X-140488	GALVANIZED GRATING CLAMP		0.06	3.14
9	54	X-140488	UNIVERSAL RING MOUNT WELDMENT		68.16	204.48
10	3	X-140650	SUPPORT ANGLE FOR CENTER GRATING	34.938 in	4.77	28.62
11	6	G1203	1/2" X 3" HDG HEX BOLT GR5 FULL THREAD	3	0.22	5.21
12	24	G1208	1/2" X 8" HDG HEX BOLT GR5 FULL THREAD	8	0.49	8.88
13	18	G38112	3/8" X 1-1/2" HDG HEX BOLT GR5	1.5"	0.07	0.85
14	12	G38112	3/8" HDG HEAVY 2H HEX NUT		0.03	0.41
15	12	G14112	1/4-20 X 1-1/2" HEX BOLT	1.5"	0.03	1.65
16	54	G14112	1/4-20 LOCKWASHER		0.00	0.13
17	54	G14112	1/4-20 LOCKWASHER		0.01	0.66
18	54	G14112	1/4-20 HEX NUT		0.03	4.70
19	138	G12FW	1/2" HDG USS FLATWASHER		0.01	1.92
20	138	G12FW	1/2" HDG LOCKWASHER		0.07	9.88
21	138	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.03	0.78
22	30	G58LW	5/8" HDG LOCKWASHER		0.13	1.56
23	12	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.31	3.75
24	12	A582114	5/8" X 2-1/4" HDG A325 HEX BOLT	2.25 in.	E	F
25	B	C	2-3/8" O.D. VERTICAL MOUNT ANTENNA PIPES	D	E	F
26	9	X-SP219	SMALL SUPPORT CROSS PLATE	8.25"	8.61	77.49
27	12	X-SP219	SMALL SUPPORT CROSS PLATE	8.25"	8.61	103.33
28	18	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT	4.5"	0.63	11.34
29	18	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT	4.5"	0.63	15.00
30	24	X-UB1306	1/2" X 3-5/8" X 6" X 3" U-BOLT	6"	0.83	19.88
31	24	X-UB1306	1/2" X 3-5/8" X 6" X 3" U-BOLT	6"	0.83	19.88
32	18	A58FW	5/8" HDG A325 FLATWASHER		0.03	0.61
33	18	A58FW	5/8" HDG A325 FLATWASHER		0.13	2.34
34	9	G58R-24	5/8" HDG A325 HEX NUT		2.09	18.82
35	9	G58R-48	5/8" X 24" THREADED ROD	24"	4.18	37.63
36	9	G58R-48	5/8" X 48" THREADED ROD	48"	4.18	37.63
					TOTAL WT. #	264.35

ASSEMBLY NO. "A"	QTY "B"	PART NO. "C"	LENGTH "D"	UNIT WT. "E"	NET WT. "F"	TOTAL WEIGHT
QMSP-363	9	P263	63"	19.22	172.98	1766.55
QMSP-372	9	P272	72"	21.97	197.73	1791.080
QMSP-384	9	P284	84"	25.63	230.67	1824.24
QMSP-396	9	P296	96"	29.29	265.61	1857.18
ASSEMBLY NO. "A"	QTY "B"	PART NO. "C"	LENGTH "D"	UNIT WT. "E"	NET WT. "F"	TOTAL WEIGHT
QMSP-463	12	P263	63"	19.22	230.64	1824.21
QMSP-472	12	P272	72"	21.97	265.64	1857.21
QMSP-484	12	P284	84"	25.63	307.56	1901.13
QMSP-496	12	P296	96"	29.29	351.48	1945.05



QUICK-PICK FULL WALKWAY MONOPOLE PLATFORM

Locations: New York, NY; Atlanta, GA; Los Angeles, CA; Plymouth, IN; Dallas, TX.

Engineering Support Team: 1-888-753-7446

SEE ASSEMBLY "A"

Part No. _____

Drawn by: CEK 5/17/2010

Checked by: CEK 8/23/2012

Customer: _____

Revision: _____

TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
 SAWED, SHEARED AND GAS CUT EDGES (± 0.030)
 DRILLED AND GAS CUT HOLES (± 0.030) - NO CONING OF HOLES
 LASER CUT EDGES AND HOLES (± 0.010) - NO CONING OF HOLES
 BENDS ARE $\pm 1/2$ DEGREE
 ALL OTHER MACHINING (± 0.030)
 ALL OTHER ASSEMBLY (± 0.060)

PROPRIETARY INFO: THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR REPRODUCTION WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

REV	DESCRIPTION OF REVISIONS	CPD	BY	DATE
A	UPDATED PARTS LIST & VIEWS	KC8	06/20/2012	

Locations:
New York, NY
Atlanta, GA
Los Angeles, CA
Dallas, TX

Engineering
Support Team:
1-888-755-7446

SITE PRO
A valmont COMPANY

SEE ASSEMBLY "A"
QMS

PART NO.
DWG. NO.

DESCRIPTION
QUICK-PICK FULL WALKWAY MONOPOLE PLATFORM

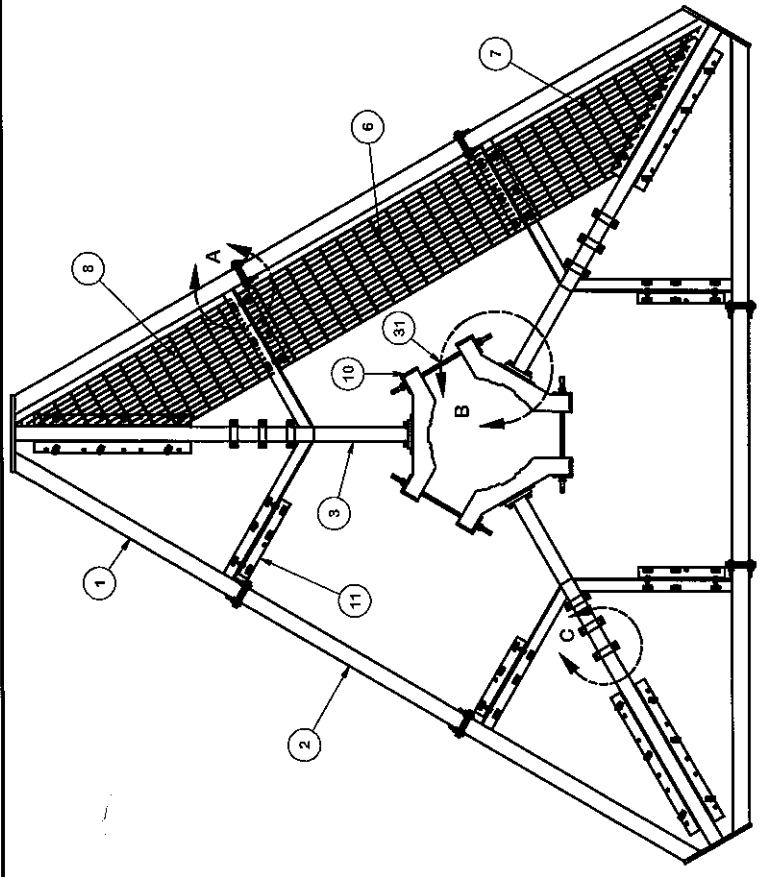
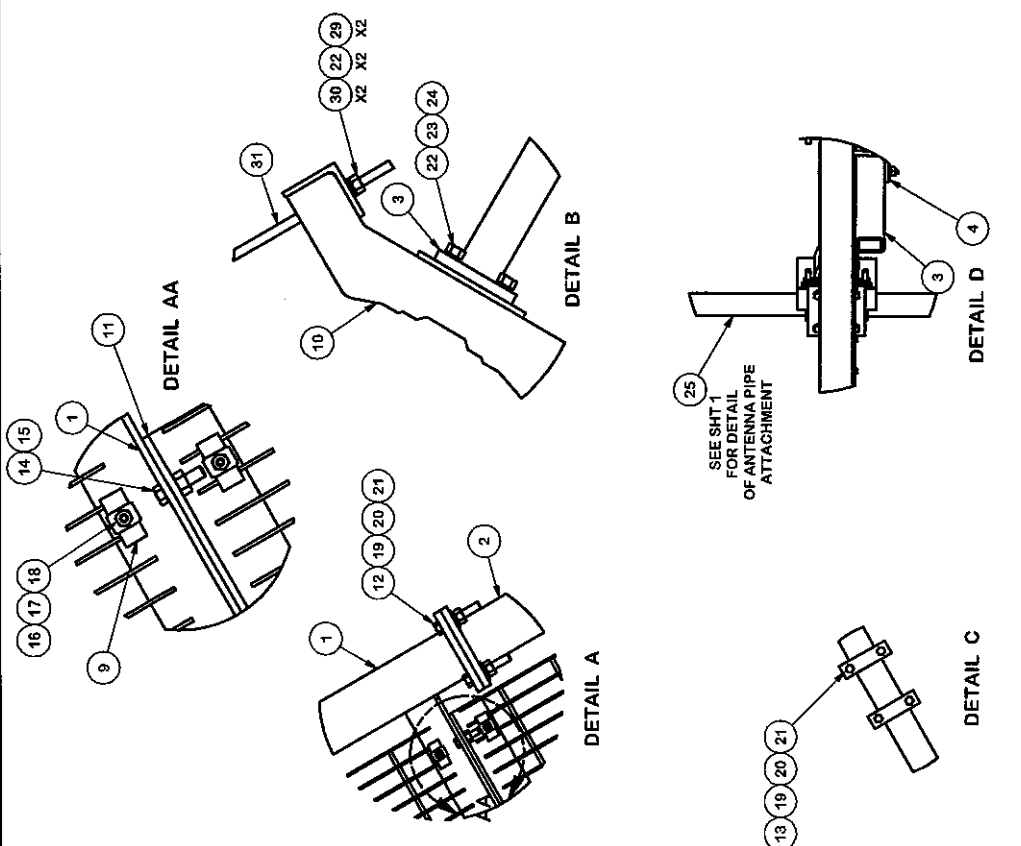
ENG. APPROVAL
CHECKED BY

CPD NO. 4537
CLASS SUB 81 01
DRAWN BY CEK
DRAWING USAGE
CUSTOMER

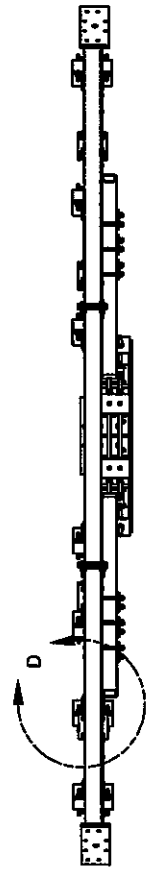
TOLERANCE NOTES
TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES ($\pm 0.030"$)
DRILLED AND GAS CUT HOLES ($\pm 0.030"$) - NO CONING OF HOLES
LASER CUT EDGES AND HOLES ($\pm 0.010"$) - NO CONING OF HOLES
BENDS ARE $3-1/2$ DEGREE
ALL OTHER MACHINING ($\pm 0.030"$)
ALL OTHER ASSEMBLY ($\pm 0.060"$)

PROPRIETARY NOTE:
THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE CONSENT OF VALMONT INDUSTRIES, INC. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

REV	DESCRIPTION OF REVISIONS	CPD	BY	DATE
A	UPDATED VIEWS	KC8		5/20/2012
	REVISION HISTORY			

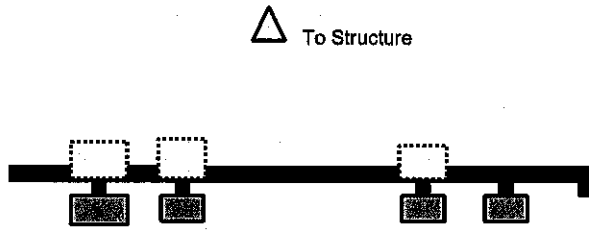


NOTE: ANTENNA PIPES AND MOST OF THE GRATING REMOVED FOR CLARITY.

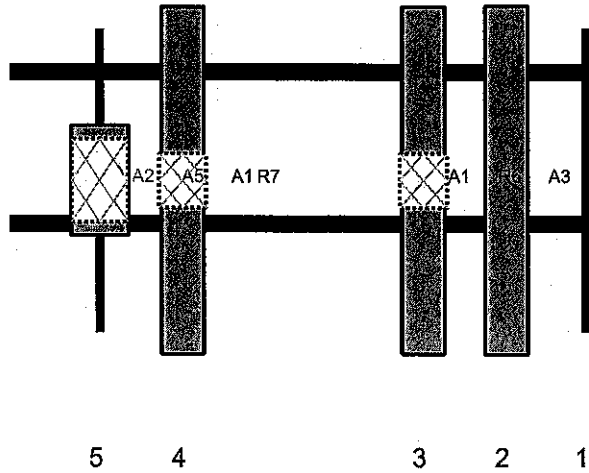


Sector: A
 Structure Type: Monopole
 Mount Elev: 119.00

Plan View



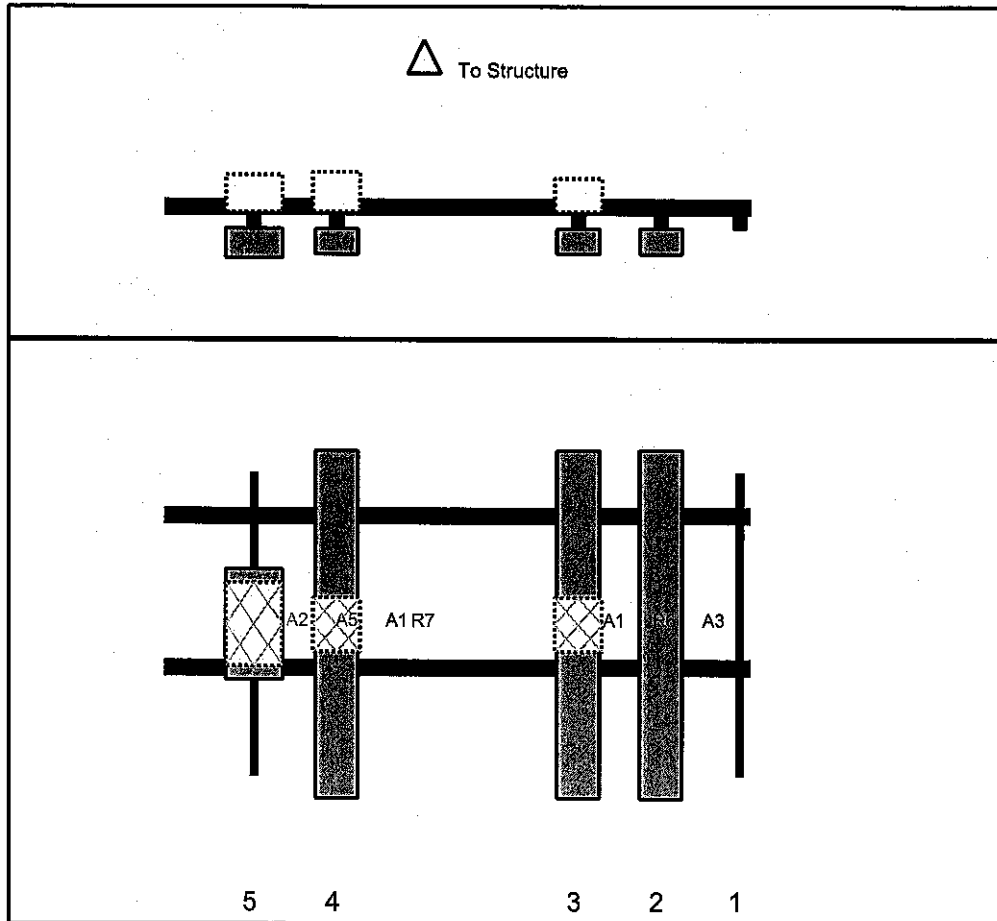
Front View
 Looking at Structure



Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A3	SBNH-1D6585C	96.4	11.9	138	2	a	Front	42	0	Retained	11/16/2020
A1	NHH-65C-R2B	96	11.9	115	3	a	Front	42	0	Added	
R6	4449	15	13.2	115	3	b	Behind	42.06	0	Added	
A1	NHH-65C-R2B	96	11.9	48	4	a	Front	42	0	Added	
R7	8843	15	13.2	48	4	b	Behind	42.06	0	Added	
A2	VZE01	30.4	15.9	25	5	a	Front	42	0	Added	
A5	RC3DC-3315-PF-48	23	15.7	25	5	b	Behind	42	0	Added	

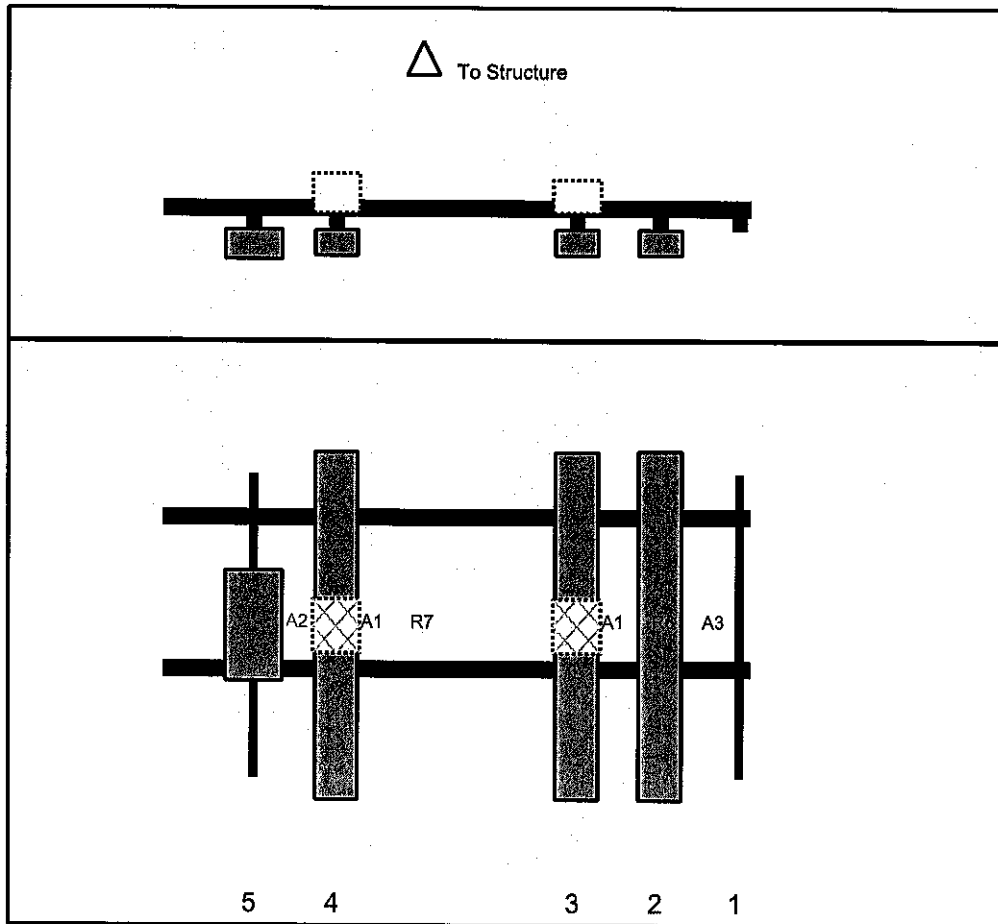
Sector: B
 Structure Type: Monopole
 Mount Elev: 119.00

11/16/2020



Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A3	SBNH-1D8585C	96.4	11.9	138	2	a	Front	42	0	Retained	11/16/2020
A1	NHH-65C-R2B	96	11.9	115	3	a	Front	42	0	Added	
R6	4449	15	13.2	115	3	b	Behind	42.06	0	Added	
A1	NHH-65C-R2B	96	11.9	48	4	a	Front	42	0	Added	
R7	8843	15	13.2	48	4	b	Behind	42.06	0	Added	
A2	VZE01	30.4	15.9	25	5	a	Front	42	0	Added	
A5	RC3DC-3315-PF-48	23	15.7	25	5	b	Behind	42	0	Added	

Sector: C
 Structure Type: Monopole
 Mount Elev: 119.00



Plan View

Front View
Looking at Structure

Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A3	SBNH-1D6565C	96.4	11.9	136	2	a	Front	42	0	Retained	11/16/2020
A1	NHH-65C-R2B	96	11.9	115	3	a	Front	42	0	Added	
R6	4449	15	13.2	115	3	b	Behind	42.06	0	Added	
A1	NHH-65C-R2B	96	11.9	48	4	a	Front	42	0	Added	
R7	8843	15	13.2	48	4	b	Behind	42.06	0	Added	
A2	VZE01	30.4	15.9	25	5	a	Front	42	0	Added	

Raycap located on standoff



VILLAGE OF PALOS PARK

Village Council
Mayor John Mahoney
Village Clerk Marie Arrigoni
Commissioner James Pavlatos
Commissioner Dan Polk
Commissioner Nicole Milovich-Walters
Commissioner G. Darryl Reed

Meeting of: June 28, 2021

7:30 PM

Kaptur Administrative Center

AGENDA MATTER:

Consideration of Ordinance authorizing the Village to award the residential electric aggregation program.

BACKGROUND/HISTORY:

Consideration of an Ordinance authorizing the Village to renew the residential electric aggregation program with NIMEC acting as energy consultant and approve electric bids. NIMEC will present bids this same evening. The Village's current contract term with MC Squared Energy Services expires at meter read dates in October 2021.

At the March 12, 2012 Presidential Primary Election, voters in the Village of Palos Park approved a referendum authorizing the Village to operate an opt-out electric aggregation program for resident and small business ratepayers. Municipal Aggregation is a program by which a Village can aggregate the load of its residents (who have not individually selected their own supplier) and negotiate for lower pricing and more protective terms for the ratepayer.

Some key features of the Municipal Aggregation program:

- All residents are informed (via postal mail, paid for by Supplier) of rate and term. There are no hard costs to the Village to establish a program.
- Any resident may opt out at any time, and will never incur a termination fee, no additional monthly fees.

Over 1,600 residents enrolled at the program's inception in 2012, and an even higher number of ratepayers have enrolled at the program's subsequent renewals. Some residents have expressed their appreciation for the program, knowing that the Village is reviewing competitive supplier offers. There are a number of residents who find the purchase of electricity confusing and are pleased that the Municipality manages a program on their behalf.

- The Illinois Power Agency has reset the ComEd "default" rate for the Energy Year June 2021 to May 2022. The annualized rate is 7.127¢ per kWh.
- The Village's current program is contracted with MC Squared Energy Services and guarantees all participants are charged exactly the ComEd rate, including the variable monthly Purchased Electricity Adjustment. This program provides 100% Renewable Energy Credits for the entire

Palos Park Aggregation Community, including ratepayers who are served by ComEd, and those who may choose to opt out of the program.

- The EPA ranks municipalities based on green power purchased as a percentage of total power consumption. The Village of Palos Park is currently rank number six in the nation by the EPA, with 79.9% its total electricity use from green power. “Total” includes all commercial, which is not a part of the aggregation program, thus that figure is not 100%.

NIMEC again tested the market and received indicative bids for the Village. The lowest bid was 7.5¢ per kWh, higher than the ComEd rate of 7.127¢. MC Squared (the Village’s current aggregation supplier), again offers the Green Aggregation program for the Village while ensuring ratepayers will never pay above the ComEd rate. This program provides Renewable Energy Credits (RECs) for the entire Palos Park Aggregation Community, but with zero added cost, enabling the Village’s certification as an EPA Green Power Partner Community. RECs are derived from various sources, including wind generators located in the Midwest, hydro plants and other.

The program achieves an objective of the Metropolitan Mayors Caucus Greenest Region Compact II which the Village has endorsed.

NIMEC is conducting a bid, the results are attached. Renewals take 70-90 days to implement.

NIMEC has served as our consultant for our previous bids and it is helpful for staff to have a consultant who is familiar with energy prices and markets trends. This knowledge helps both in timing and strategy for the bids. NIMEC not compensated by the Village; instead NIMEC acts a broker and is compensated by the winning supplier.

STAFF RECOMMENDATION:

To approve the Ordinance and to renew with MC Squared Energy to exactly match the ComEd rate and use 100% renewable energy for a one year term.

RECOMMENDED MOTION:

I Move to Approve Ordinance 2021-21 “An Ordinance Authorizing The Award Of The Aggregation Program For Electrical Load”

VILLAGE OF PALOS PARK

June 28, 2021

ComEd rate: 7.127¢

1. ComEd Rate Match Offers: Green Power and Civic Contribution (12 mos)			
	Green Energy	Eligo Energy Civic Contribution	MC Squared Energy Civic Contribution
Exactly at ComEd rate, guaranteed	0%	\$6,596	\$20,000
	EPA certification	\$1,384	\$15,000
	50%	No offer	\$5,000
	100%	No offer	\$0

2. Fixed Rate <i>Indicative</i> Offers (12-36 mos)			
Supplier	Term (months): ¢ per kWh	Ownership	Current IL Programs (# of A/Cs) served
Dynegy Energy	12: 7.507 24: 7.129 36: 7.153	Wholly owned by Vistra Energy Corp (NYSE: VST)	82 (517,000)
Eligo Energy	12: 7.795 24: 7.845 36: 7.987	Privately held by Eligo Energy, LLC, in energy space seven years	32 (48,500)
Energy Harbor	12: 7.710 24: 7.340 36: 7.260	Privately owned by Energy Harbor Corporation	15 (20,000)
MC Squared Energy Services	12: 7.650 24: 7.650 36: NA	Wholly owned subsidiary of Wolverine Holdings	58 (113,000)

Section 454.90 of the Public Utilities Act (220 ILCS 5/16 – 115C) requires all agents, brokers and consultants to disclose that if one of the above bids is accepted, NIMEC receives compensation from the winning electric supplier.

ORDINANCE NO. 2021-21

**ORDINANCE AUTHORIZING AWARD OF
AGGREGATION PROGRAM FOR ELECTRICAL LOAD**

WHEREAS, Under Section 1-92 of the Illinois Power Agency Act, 20 ILCS 3855/1-1, et seq., (the “Act”) a municipality may operate an electric aggregation program as an opt-out program for residential and small commercial retail customers, if a referendum is passed by a majority vote of the residents pursuant to the requirements under the Act; and

WHEREAS, the Village of Palos Park, Cook County, Illinois (“Village”) submitted the question to Referendum in the March 20, 2012 Primary Election and a majority of the electors voting on the question voted in the affirmative; and

WHEREAS, the Village subsequently implemented its initial opt-out aggregation program in September 2012 with the term of the supplier agreement to end based on scheduled final meter read dates in September 2013; and the Village has since renewed the program in ensuing years with the term of the current supplier agreement to end based on scheduled final meter read dates in October 2021; and

WHEREAS, over 1,600 residences and small businesses were originally enrolled in the program, and savings achieved by the average participating ratepayer has totaled \$503 from program inception to date; and aggregate savings have totaled over \$800,000 throughout the entire community; and

WHEREAS, the Corporate Authorities hereby find that it is in the best interest of the Village to continue to operate the aggregation program under the Act as an opt-out program and to enter into an additional contract with a supplier pursuant to the terms of the Act. However, the final decision will be based upon market pricing and the Village retains the option of suspending the program and returning all participants back to Commonwealth Edison.

NOW THEREFORE, BE IT ORDAINED by the Village Council of the Village of Palos Park, Cook County, Illinois, As Follows:

SECTION 1: That the Preamble of this Ordinance is declared to be true and correct and is incorporated by reference herein.

SECTION 2:

- A. Pursuant to Section 1-92 of the Illinois Power Agency Act, 20 ILCS 3855/1-1, et seq., (the “Act”) the Corporate Authorities of the Village are hereby

authorized to aggregate, in accordance with the terms of the Act, residential and small commercial retail electrical loads located within the corporate limits of the Village, and for that purpose may solicit bids and enter into service agreements to facilitate for those loads the sale and purchase of electricity and related services and equipment.

- B. The Aggregation Program for the Village shall continue to operate as an opt-out program for residential and small commercial retail customers.
- C. As an opt-out program, the Corporate Authorities of the Village shall fully inform residential and small commercial retail customers in advance that they have the right to opt-out of the Aggregation Program before the resident or commercial account is renewed. The disclosure and information provided to the customers shall comply with the requirements of the Act.
- D. The Village has again engaged NIMEC, who managed the initial aggregation. NIMEC has solicited bids from multiple suppliers and consulted with the Village in our decision to select the supplier that best meets our needs. The bid results received by NIMEC are attached hereto as **Exhibit A** and made a part hereof. NIMEC will also provide assistance to residents with questions.
- E. The Corporate Authorities of the Village find it to be in the best interests of the Village to accept the bid from MC Squared Energy and to enter into an Amendment to the Master Supply Agreement with supplier MC Squared Energy for a period of twelve (12) months with pricing under the Agreement to be as set forth in the attached **Exhibit A**. The Corporate Authorities hereby grant the Village Manager or his designee the specific authority to execute a Master Supply Agreement consistent with this Ordinance without further action by the Corporate Authorities and with the authority to bind the Village.

SECTION 3: This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

ADOPTED THIS _____ DAY OF _____, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____, 2021.

John F. Mahoney, Mayor

ATTEST:

Marie Arrigoni, Village Clerk

Published by me in pamphlet form this ____ day of _____, 2021.

Marie Arrigoni, Village Clerk

EXTENDED TERM AGREEMENT AMENDMENT NO. 2

This Extended Term Agreement Amendment No. 2 (hereinafter the "ETA No. 2"), is entered as of this 28th day of June 2021 (the "Effective Date") between the Village of Palos Park, Cook County, Illinois, an Illinois municipal corporation (hereinafter the "Village") and MC Squared Energy Services, LLC (hereinafter the "Supplier") (each a "Party" and collectively, the "Parties").

WHEREAS, Supplier and Village are the Parties to a Master Power Supply Agreement dated July 18, 2018, as amended on July 8, 2019 (hereinafter the "MPSA" which is hereby incorporated by reference)

WHEREAS, pursuant to the terms of the MPSA, including Section 5.1, the Parties mutually wish to further extend the term of the MPSA and amend contract terms pursuant to this ETA No. 2.

NOW, THEREFORE, the Parties agree as follows:

1. The Parties agree to replace Exhibit A with Amended Exhibit A, attached hereto, to reflect the mutually agreed extended term of Twelve (12) months, through October 2022, and further changes as set forth in Amended Exhibit A, attached hereto..
2. The Parties agree that by executing this ETA No.2, the Extended Term will last through October 2022, subject to future mutual extensions in accordance with the MPSA.
3. Section 4.8 is amended to read as follows: "At each renewal of the program, Supplier may conduct an opt in mailing to those residents who have individually selected an electric supplier other than Supplier, informing them of the pricing of the aggregation system."

IN WITNESS WHEREOF, the Parties have duly executed this Agreement to be effective on the date first written above.

Supplier: MC Squared Energy Services, LLC

Municipality: Village of Palos Park

Signed:

Signed:

Printed/Typed Name:
Charles C. Sutton

Printed/Typed Name:
John F. Mahoney

Title:
President

Title:
Mayor

Date: _____

Date: _____

Attest:

Signed

Printed/Typed Name:

Title:

Attest:

Signed

Marie Arrigone
Printed/Typed Name:

Village Clerk
Title:

AMENDED EXHIBIT A

PRICE AND TERM

Eligible Customers as defined in Section 2.11 includes all residential and small commercial Aggregation customers within the Municipality excluding customers served by other alternative retail electric suppliers (ARES) including pending “with RES” status, and customers served under ComEd’s Hourly Tariffed supply service (Rate RRTP).

Eligible Customers in the initial and subsequent opt-out cycles will be placed on Supplier service or Tariffed Service as defined in Section 2.38 of the Agreement (i.e. ComEd default tariff supply service) based on Supplier’s criteria including the customer’s usage patterns and wholesale market conditions. Eligible Customers will be assessed the same Customer Class Price and will continue to receive monthly invoice statements from ComEd without regard to whether they are served by Supplier or on Tariffed Service.

Eligible Customer Class Price: Variable rate equal to the ComEd published tariff supply service costs including the Purchased Electricity Charges (PEC), Transmission Service Charges (TSC) and the Purchased Electricity Adjustment (PEA) for each applicable month for the Term of the Agreement.

On an annual basis, Supplier will have the right to review the list of accounts served and if necessary, return accounts taking service from Supplier back to ComEd Default Tariff Services.

Termination Fee for Withdrawing Customers:

No Early Termination Fees - \$0 (zero) per utility account

Delivery Term Extended No.2: Twelve (12) months

Oct 2021 – Oct 2022	Percent of RECs:	100% (5% EPA Wind and 95% Other Sources)
	Civic Contribution:	\$0 annually

Special Services:

Supplier will acquire and retire on behalf of the Village of Palos Park Renewable Energy Certificates (RECs) from a location to be determined by Supplier with a preference given to wind generated RECs generated within the Midwest Renewable Energy Tracking System (MRETS) or the PJM Generation Attribute Tracking System (GATS) in order to meet the EPA Green Power Partner Community Program minimum annual reporting requirements. However, in Supplier’s sole discretion, Supplier may secure RECs from other generation resource locations

within the United States in order to meet the REC commitment level stated herein that is above the annual EPA Green Power Partner Community Program minimum reporting requirements.

Supplier: MC Squared Energy Services, LLC

Municipality: Village of Palos Park

Signed:

Signed:

Printed/Typed Name:

Printed/Typed Name:

Charles C. Sutton

John F. Mahoney

Title:

President

Title:

Mayor

Date: _____

Date: _____

Attest:

Attest:

Signed

Signed

Printed/Typed Name:

Marie Arrigone

Printed/Typed Name:

Title:

Village Clerk

Title:



VILLAGE OF PALOS PARK

Village Council
Mayor John Mahoney
Village Clerk Marie Arrigoni
Commissioner James Pavlatos
Commissioner Dan Polk
Commissioner Nicole Milovich-Walters
Commissioner G. Darryl Reed

Meeting of: **June 28, 2021**

7:30 PM

Kaptur Administrative Center

AGENDA MATTER:

Consideration of AT&T Cellular Site Retention Offer for the Communications Facility located at 9540 W 123rd Street (water tower site)

BACKGROUND/HISTORY:

For the second time in three years, the Village of Palos Park has received an offer from AT&T through its agent MD7, for a “Cellular Site Retention/ Rent Guarantee Period” These offers extend the lease period and reduce the monthly rent for the tower lease.

On June 11, 2018, the Village Council voted to reject an offer from MD7 dated May 2, 2018; that offer proposed a reduction in rent from the then current \$19,000/year (\$1,583.33/month) to \$12,696/year (\$1,058/month); decrease the escalator from 12% every 5 years to 8% every 5 years; and extend the lease from 2045 to 2050.

The Village of Palos Park has historically modified its Lease with AT&T for their Communications Facility on the water tower at 9540 W 123rd Street. A Fifth Amendment to the Lease was approved by the Village Council at its October 26, 2015 meeting. This Fifth Amendment extended the lease from 2021 to 2045; increased rent to be paid and allowed the company to make antenna modifications without the need for additional lease amendments. The Fourth Amendment to the Site Lease was approved by the Council on May 12, 2014. This Amendment allowed for AT&T to remove its existing three antennas and replace with three remote radio units. There was an increase in rent that came with this Amendment, as well as a lease execution bonus.

A new proposal to the Village was received from AT&T through its agent at MD7, dated May 24, 2021. The Village of Palos Park water tower site is, according to MD7 up for consideration to eliminate its use. The offer is to reduce the rent from its current \$1,733.33/month (\$21,280/year) to \$1,305/month (\$15,660/year) commencing January 1, 2022; reduce the escalator to 7.5% every 5 years (currently 12% every 5 years), extend the lease from 2045 to 2055, and guarantee rental income of \$79,474.56. In the alternative, AT&T is offering a one-time lump sum payment of \$229,755 for a 99-year easement (offer was \$175,000 for 50-year lease in 2018), or \$255,922 paid in five (5) equal installments of \$51,184.40.

The policy question for the Council is to accept or reject the proposal recognizing that rejection may mean that AT&T will end its lease in 2025 (five-year term is 2020-2025), or sooner under the Termination section of the agreement. If AT&T decides to terminate, they must provide a 60-day written notice and pay a termination fee equal to three (3) months’ rent. If the Council accepts the terms of a new amendment, documents will be prepared for final action. This matter was continued from the Council’s June 14, 2021, meeting.

RECOMMENDED MOTION:

I move to accept the Criteria for Cellular Site Retention as found in the May 24, 2021 letter from AT&T/MD7.

OR

I move to reject the Criteria for Cellular Site Retention as found in the May 24, 2021 letter from AT&T/MD7.



MD7

May 24, 2021

Village of Palos Park
8999 West 123rd Street
Palos Park, IL 60464

Re: Communications Facility located at 9500 West 123Rd Street, Palos Park, IL 60464

Contract #: 98158 / FA#: 10095224

Dear Landlord,

As you are aware, AT&T Mobility ("AT&T") has partnered with MD7 to work with you to facilitate certain modifications to the cell site lease on your property. These modifications will allow AT&T to meet current business requirements and enhance your site's value to the network.

Changes in the Wireless Industry

Recent industry developments are changing how wireless telecommunications carriers operate. In the past, carriers focused on rapidly building out their networks in order to provide the best coverage. Today, while consumers are enjoying greater services and better coverage than ever before, operating costs continue to escalate. As a result, the wireless industry is also focusing on operating networks as efficiently as possible.

Eliminating Risk and Increasing Value

AT&T is addressing this shift by reviewing its cell site portfolio. AT&T has partnered with MD7 to offer selected landlords like you the opportunity to minimize the business risks associated with industry uncertainties and to increase the value of your cell site lease.

Criteria for Cellular Site Retention/Rent Guarantee Period

Option A:

AT&T is willing to offer the following option to secure a longer-term lease with you:

- **\$1,305.00** per month, commencing **January 1, 2022**
- **7.5%** rent increase every 5 years, commencing **January 1, 2026**
- Extension of Lease through **December 31, 2055**

AT&T will:

- Modify its termination rights under the lease to guarantee your rental income in the amount of **\$79,474.56** for the next **60** months.

Or

Option B:

- Lump Sum Payment Option: Provide a one-time lump sum payment of **\$229,755.00**. In return, you will grant a ninety-nine (99) year easement on your property and assign the lease rights and rental income under your lease with AT&T to MD7 or an affiliate of MD7.
- Installment Payment Option: Provide a total payment of **\$255,922.00** paid in **five (5)** equal installments of **\$51,184.40**. In return, you will grant a ninety-nine (99) year easement on your property and assign the lease rights and rental income under your lease with AT&T to MD7 or an affiliate of MD7.

It is important for you to know that the pre-payment does not change the ownership or control of the rest of your property in any manner.

This letter of understanding is subject in all respects to the preparation, execution and delivery of a definitive amendment in form and substance mutually agreeable to each of us. This letter will not be legally binding between us with respect to the proposed business relationship, but instead serves as a statement of our mutual intent to work toward entering into such an amendment.

AT&T values its affiliation with you and hopes to continue a long and mutually profitable relationship in the years to come. After having reviewed these options, please contact me prior to May 31, 2021.

Thank you for your consideration.

Sincerely,

MD7

James Rodriguez

Lease Consultant

d: (858) 926-3890

a: 10590 West Ocean Air Drive, Suite 300
San Diego, CA 92130

e: jarodriguez@md7.com

Authorized Agent for AT&T Mobility

cc: Gregory D. Ohmer

Director-Network Planning, AT&T Mobility

