



## 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*

**Monday, August 9, 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 July 12, 2021

**5) RECOGNITION/PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS**

A. To proclaim September 6, 2021 – September 12, 2021 National Payroll Week. National Payroll Week celebrates America's employees and the payroll professionals who pay them. Together through payroll withholding, we contribute, collect, report, and deposit 70% of the U.S. Treasury's annual revenue, about \$2.4 trillion per year.

**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 the proposal from L & R Trenching in the amount of \$10,230.00 to replace the sanitary force main under Ramsgate Drive

B. To ratify the payment of invoices on the Warrant List dated July 26, 2021 in the amount of \$71,833.03

C. To approve payment of invoices on the Warrant List dated August 9, 2021 in the amount of \$109,148.43

D. To approve the Supplemental Warrant List dated August 9, 2021 for manual checks, payroll, and recurring wire transfers in the amount of \$393,531.78

## **8) OLD BUSINESS**

## **9) BOARD, COMMISSION AND COMMITTEE RECOMMENDATIONS**

- A. To approve Ordinance 2021-25 – An Ordinance Approving an Accessory Building Variation (7833 W. 123<sup>rd</sup> Place). The Ordinance would permit an accessory building to be constructed beyond the front building line of the principal building to allow construction of a detached garage. The Zoning Board of Appeals held a public hearing on July 14, 2021, and a motion was made to recommend that the Village Council approve the requested variation upon the condition of providing additional landscape screening along McCarthy Road, with said screen to be approved by staff

## **10) INFORMATION & UPDATES**

### **A. Public Works and Streets, Recreation Report**

1. To award the 2022 MFT Paving Project to Lindahl Brothers in the amount of \$728,285.00, and to give the Village Engineer the authority to increase the project quantities to the maximum IDOT will allow with the contact amount not to exceed \$800,000.00
2. To approve the 2021 Water Main Leak Survey proposal from M.E. Simpson for a cost of \$5,925.00

### **B. Building and Public Property Report**

1. Building Department Report
2. To approve Ordinance 2021-26 – An Ordinance Amending Ordinance NO. 2019-16, Adopted August 12, 2019, And Previously Amended By Ordinance No. 2019-26, And Ordinance 2021-02 To Allow For A Minor Amendment To An Approved Commercial Planned Development In The B-1 Limited Retail Business District (12300 S. LaGrange Road and 9540 W. 123<sup>rd</sup> Street). The Ordinance states the applicant filed a request and would like to make minor changes to the parking lot lighting fixtures and a change to the fence that extends from the northwest corner of the building to the north property line along the LaGrange Road frontage to natural stone piers with wrought iron or aluminum fencing

### **C. Public Health and Safety Report**

1. Police Activity Report

### **D. Accounts and Finances Report**

1. Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting Award

### **E. Mayor's Report**

1. To approve Ordinance 2021-23 – An Ordinance Providing For The Acquisition Of Certain Real Estate Commonly Known As A Part of 12801 McCarthy Road, Lemont, Illinois, Through Eminent Domain or Otherwise. The Ordinance states that the Village of Palos Park finds it necessary to acquire a permanent public utility and drainage easement and temporary construction easement over a part of the property at 12801 McCarthy Road, Lemont, Illinois for the improvement and extension of the Village's waterworks system, and that the Village and Staff have the authority to purchase said easement

2. To approve Ordinance 2021-24 – An Ordinance Providing For The Acquisition Of Certain Real Estate Commonly Known As A Part of 12895 McCarthy Road, Lemont, Illinois, Through Eminent Domain or Otherwise. The Ordinance states that the Village of Palos Park finds it necessary to acquire a permanent public utility and drainage easement and temporary construction easement over a part of the property at 12895 McCarthy Road, Lemont, Illinois for the improvement and extension of the Village’s waterworks system, and that the Village and Staff have the authority to purchase said easement

F. Clerk’s Report

G. Manager’s Report

**11) ANNOUNCEMENTS**

**12) CITIZENS AND VISITORS COMMENT PERIOD**

**13) ADJOURNMENT OF REGULAR MEETING**

**MINUTES OF THE BOARD OF COMMISSIONERS'  
REGULAR MEETING  
HELD ON JULY 12, 2021**

The Board of Commissioners of the Village of Palos Park, Cook County, Illinois held its regular meeting on Monday, July 12, 2021. Mayor Mahoney called the meeting to order at 7:32 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; 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 June 28, 2021:** Commissioner Polk moved, seconded by Commissioner Milovich-Walters, to approve the minutes of the Regular Council Meeting held on June 28, 2021, as presented.

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

AYES: -4- Commissioners Polk, Milovich-Walters, Reed, and Mayor Mahoney  
NAYS: -0-  
ABSENT: -0-  
ABSTAIN: -1- Commissioner Pavlatos

**RECOGNITIONS/PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS:**

**ANGELA RODERICK TO PLAN COMMISSION:** Mayor Mahoney presented the appointment of Angela Roderick to the Council stating her background history as a mechanical engineer and family roots in Palos Park. She recently moved back to the area and is enthusiastic about serving on the Plan Commission.

Commissioner Polk moved, seconded by Commissioner Milovich-Walters to appoint Angela Roderick to fill a vacancy on the Plan Commission with a term to expire June 1, 2025.

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-

**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. approve payment of invoices on the Warrant List dated July 12, 2021, in the amount of \$146,163.15

- B. approve payment of the Supplemental Warrant List dated July 12, 2021 for manual checks, payroll, and recurring wire transfers in the amount of \$356,702.29.

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:** None.

**INFORMATION & UPDATES:**

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

**HOT DOG DAY:** Commissioner Milovich-Walters announced that Thursday, July 22<sup>nd</sup> is Hot Dog Day. The event features an annual pet competition with categories: best dressed, owner and pet look-a-like, most unusual, largest, and smallest. Strawdawg will be performing. The grounds are open from 5 to 7:30 pm. Complete meals of hot dog, chips, and a drink will be available for purchase for \$3.00.

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

**INSPECTIONS:** Commissioner Reed reminded residents who have open Building Permits to remember to call in all final inspections that are required for the project. This ensures the project meets building codes, ordinances, zoning regulations and contract specifications.

**BUILDING DEPARTMENT REPORT:** Commissioner Reed reported that the Building Department processed five (5) permits from June 23, 2021 – July 6, 2021, resulting in \$16,173.79 in permit fees. Twelve (12) inspections were completed during this time period. Fiscal year to date amount in permit fees is \$131,258.34.

**COMMISSIONER OF PUBLIC HEALTH AND SAFETY, DANIEL POLK:**

**POLICE ACTIVITY REPORT:** Commissioner Polk reported the Police Department received 1993 calls for service from June 28, 2021 through July 11, 2021. Palos Park Police also issued 22 adjudication tickets, 2 traffic tickets, 23 written warnings, 24 verbal warnings, completed 36 case reports, arrested 0 adult, 0 juvenile, 0 impounds, 16 senior checks, 30 citizen assists.

**GAS LEAK INCIDENT:** Commissioner Polk commended the Police Department, Public Works and all who came to assist with the gas leak on June 30, 2021 at 8100 W 119<sup>th</sup> Street.

**COFFEE WITH A COP:** Commissioner Polk invited residents to join Officer Michelle Marano as she hosts the July Coffee with a Cop at the Plush Horse at 11:00 a.m. July 14, 2021. Officer Marano will focus on women's issues.

**MEDICAL IDENTIFICATION BRACELETS:** Commissioner Polk reminded 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. It is secure and you can put as much or as little information into the program. Contact PPPD at 708-671-3770, Sgt. Hughes #1260 [chughes@palospark.org](mailto:chughes@palospark.org) or Officer Scaccia #1232 [dscaccia@palospark.org](mailto:dscaccia@palospark.org) for more information and assistance getting set-up with MyID.

**COMMISSIONER OF ACCOUNTS AND FINANCES, JAMES PAVLATOS:** Commissioner Pavlatos had no 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:**

**ROAD CLOSURE ANNOUNCEMENT:** Manager Boehm informed residents that the bridge on 86<sup>th</sup> Ave., south of 123<sup>rd</sup> Street and north of Cherokee will be closed. IDOT will be doing the work starting July 19<sup>th</sup>. The project is expected to last several weeks.

**CITIZENS AND VISITORS COMMENT PERIOD:** None.

**ADJOURNMENT OF REGULAR COUNCIL MEETING:** There being no further business, Commissioner Polk moved, seconded by Commissioner Milovich-Walters, to adjourn the meeting at 7:53 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,

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Lisa M. Boyle, Deputy Village Clerk



VILLAGE OF  
**PALOS PARK**

**PROCLAMATION DECLARING  
SEPTEMBER 6-12, 2021 NATIONAL PAYROLL WEEK**

JOHN F. MAHONEY  
Mayor

JAMES PAVLATOS  
Accounts & Finances

NICOLE MILOVICH-WALTERS  
Public Works & Streets, Recreation

DAN POLK  
Public Health & Safety

G. DARRYL REED  
Building & Public Property

MARIE ARRIGONI  
Village Clerk

RICHARD B. BOEHM  
Village Manager

WHEREAS, the American Payroll Association and its more than 20,000 members have launched a nationwide public awareness campaign that pays tribute to the more than 150 million people who work in the United States and the payroll professionals who support the American system by paying wages, reporting worker earnings and withholding federal employment taxes; and

WHEREAS, payroll professionals in Palos Park, IL play a key role in maintaining the economic health of Palos Park, carrying out such diverse tasks as paying into the unemployment insurance system, providing information for child support enforcement, and carrying out tax withholding, reporting and depositing; and

WHEREAS, payroll departments collectively spend more than \$2.4 trillion annually complying with myriad federal and state wage and tax laws; and Whereas payroll professionals play an increasingly important role ensuring the economic security of American families by helping to identify noncustodial parents and making sure they comply with their child support mandates; and

WHEREAS, payroll professionals have become increasingly proactive in educating both the business community and the public at large about the payroll tax withholding systems; and

WHEREAS, payroll professionals meet regularly with federal and state tax officials to discuss both improving compliance with government procedures and how compliance can be achieved at less cost to both government and businesses; and

WHEREAS, the week in which Labor Day falls has been proclaimed National Payroll Week, I hereby give additional support to the efforts of the people who work in Palos Park, IL and of the payroll profession by proclaiming the first full week of September Payroll Week for Palos Park, IL.

In witness whereof I have hereunto set my hand this 9<sup>th</sup> day of August, 2021 and caused this seal to be affixed.

\_\_\_\_\_  
John F. Mahoney, Mayor

Attest:

\_\_\_\_\_  
Marie Arrigoni, 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: August 9, 2021

7:30 PM

Kaptur Administrative Center

**AGENDA MATTER:**

Ramsgate Sanitary Force Main Crossing.

**BACKGROUND/HISTORY:**

Ramsgate Drive is included in this year's paving project. Prior to paving public Works would like to replace about 60 lineal feet of the ductile iron force main from the Ramsgate Sanitary Lift Station under Ramsgate Drive with PVC pipe. This section of pipe has had several repairs made over the last five years due to electrolysis. The Village requested proposals from three contractors to do this work. The proposals received were from Airy's, \$14,056.49; Sunset, \$11,345.00; and L & R, \$10,230.00. Public Works recommends approving the proposal from L & R to complete this work.

**STAFF RECOMMENDATION:**

Approval of the proposal from L & R Trenching.

**RECOMMENDED MOTION:**

I move to approve the proposal from L & R Trenching in the amount of \$10,230.00 to replace the sanitary force main under Ramsgate Drive.

# L & R TRENCHING CO., INC

10247 South Ridgeland Avenue  
Chicago Ridge, Illinois 60415

Telephone (708) 422-1306

Fax (708) 422-8901

## PROPOSAL

**Proposal Submitted To:**

Village of Palos Park  
Mr. Dan Foster  
[Dfoster@palospark.Org](mailto:Dfoster@palospark.Org)

**Project Site:**

Ramsgate Lift Station

**We hereby propose to furnish the materials and perform the labor necessary for the completion of:**

**REVISED  
Forced Sanitary Sewer Installation**

Install 40' – 50' – 4" PVC C-900 sanitary forced sewer from island to north side of Ramsgate Drive .  
Install proposed 4" PVC parallel with existing 4" Ductile Iron green space to green space.  
Supply and install necessary 4" C-900 curves to make up offset from proposed PVC to existing Ductile.  
Supply and install 2 – Hymax transition couplings in greenspace connections.  
Roadway shall be rough cut with all roadway earthen spoils hauled offsite.  
Supply and place CA 6 limestone trench backfill in excavated roadway.  
Licensed waste hauler shall be onsite during switch over from ductile to PVC to transfer sewage to designated manhole offsite.

**\$10,230.00**

No landscaping or restoration is included in this quote. L & R not responsible for non "JULIE" utilities or lawn sprinklers.  
All Village, City or County permits, bonds and meter fee's are owner's responsibility. L & R will schedule all inspections.

**All material is guaranteed to be as specified. The work will be performed in accordance with the drawings and specifications submitted. The above work shall be completed in a substantial workmanship manner.  
For the sum of :-----Ten Thousand Two Hundred Thirty Dollars & 00/100-----**

**With payments to be as follows: Balance due upon completion.**

**Any alteration or deviation from specifications involving extra costs, will be executed only on written orders, and will become an extra charge over and above the estimate.**

Respectfully Submitted  Wayne Lode Date. July 29, 2021

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be outlined above.

Signature

Date

# SUNSET SEWER & WATER, INC.

PO Box 1954  
 Frankfort, IL 60423  
 Phone 815-469-0610  
 Email: sunsetbryant@aol.com

Proposal ID: SS21-047

Name: Village of Palos Park

Date: 5/28/2021

Address: 8999 W 123rd Street

Location: 40 Ramsgate,  
Palos Park, IL

City: Palos Park State: IL ZIP: 60464

4" Forcemain

Attention: Dan

Description: Replacement

Sunset Sewer & Water, Inc. is pleased to submit a proposal for this project in accordance with plans & specifications as prepared by:

Per site visit on 5/18/21

Qty	Description	Unit Price	Total
1	<p style="text-align: center;"><b>60'-4" Forcemain Replacement</b></p> <p>Lump sum to provide labor &amp; equipment to replace approximately 60 feet of 4" Forcemain across street, including saw cutting, hauling spoils to legal dumpsite, hauling stone to site, utilizing 4" PVC C-900 to replace Forcemain, connecting to existing mains with Hymax couplings, backfilling street with stone, and backfilling pipe under grass areas with excavated material.</p> <p style="text-align: right;"><b>Total for 60' of 4" Forcemain Replacement</b></p>		\$ 11,345.00

# SUNSET SEWER & WATER, INC.

PO Box 1954  
 Frankfort, IL 60423  
 Phone 815-469-0610  
 Email: sunsetbryant@aol.com

Proposal ID: SS21-047

Name: Village of Palos Park

Date: 5/28/2021

Address: 8999 W 123rd Street

Location: 40 Ramsgate,  
Palos Park, IL

City: Palos Park State: IL ZIP: 60464

4" Forcemain

Attention: Dan

Description: Replacement

Sunset Sewer & Water, Inc. is pleased to submit a proposal for this project in accordance with plans & specifications as prepared by:

Per site visit on 5/18/21

Qty	Description	Unit Price	Total
	<b>Notes</b>		
	Prices include mobilization to site, and all labor, materials, & equipment for pipe replacement.		
	Prices do not include restoration of surfaces, hauling contaminated spoils, permits, bonds, or fees.		
	Prices based on replacing pipe between pump cycles and no bypass pumping being necessary.		
<i>All work stated above shall be completed for the total sum of</i>			<b>\$ 11,345.00</b>
<i>Eleven Thousand, Three Hundred Forty Five &amp; 00/100----</i>			<b>Dollars</b>

The "General Conditions" on attached pages shall be considered as part of the proposal.

*Sunset Sewer & Water, Inc. is hereby authorized to proceed per proposed items, prices, general conditions, and notes listed above.*

*Respectfully Submitted by,  
Sunset Sewer & Water, Inc.*

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

Proposed By: Bryan Thrun

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

Date: 5/28/2021

*Prices quoted are good for 30 days. Pricing is based on standard work hours and work days. Changes in scope of work will require recalculation of price and acceptance of owner before work may continue.*

*Payment terms: Invoices will be submitted at the end of every month. Payments are due within 30 days of date on invoice.*

# AIRY'S INC.

SITE UTILITY CONTRACTORS



7455 W. Duvan Drive • Tinley Park, IL 60477-3714  
(708) 429-0660 www.airys.com Fax: (708) 429-0795

## PROJECT PROPOSAL & CONTRACT

To:  
Mr. Joe Walters  
Village of Palos Park  
8999 123rd St  
Palos Park, IL 60464

Date: 5/13/2021  
Job Number:  
E21-542  
Job Name/Location  
4" Forcemain Replacement (Open Cut, 60LF)  
Ramsgate Drive  
Palos Park, IL

Phone: 708-259-1331  
Fax/e-mail:  
jwalters@palospark.org

We hereby submit specifications and estimates per plans dated: None

- Furnish and install 60 LF of 4" PVC Forcemain via Open Cut Installation on Ramsgate Drive.
- Trench Backfill included.
  - Landscape restoration by others.

TOTAL BASE BID \$14,056.49

The referenced amount reflects our Lump Sum bid for the referenced project

The following considerations are made as part of the bid and contract documents

- No permits, bonds, taxes, licenses, or fees
- Airy's and their subcontractors to be held harmless from utility construction in any areas requiring permit(s)/easements for construction.
- No filling existing structures
- No excavation of unsuitable rock or soils
- Downtime for unsuitable material, rock, etc. not included.
- On site and Off site restoration by others
- Staking & layout by others
- Exploratory excavation for utilities limited to those areas noted and scaled from plan
- Not responsible for re-routing/reconnection due to the confliction of utilities at crossings whether shown or not.
- Not responsible for determination of design crossing conflictions.
- Televising of existing or proposed sewers is not included unless expressly mentioned in this proposal.
- Vacuum testing of structures is not included unless expressly mentioned in this proposal.
- Contaminated groundwater/storm water handling or disposal is not included.
- Not responsible for the Excavation, Handling, Hauling, or Disposal of any contaminated soils. Airy's may work in other areas, or suspend construction until such material is removed or cleaned.
- Disposal of unsuitable materials not included.
- Owner to allow for the extension of time to the project in the event of revisions, additions, or the changes in the scope of the project without adverse effects to Airy's or their subcontractors.
- In the event soil erosion is provided in a bid line, we will provide the initial installation. Further maintenance is to be provided by others.
- All spoil left on site at trench side. Approx. Cy
- All services to terminate at property line.

- Dewatering is excluded.
- Rock excavation is excluded.
- Traffic control by others.
- Tree removal/trimming by others.
- The excavation through unsuitable soil is excluded.
- All pavement or curb sawing, removal, and disposal is excluded.
- Not responsible for damage to privately owned utility lines. Locating will be responsibility of the property owner.
- Average sanitary manhole depths are calculated at 0.0' , added manholes that vary in depth may require a change in unit price.
- Average storm manhole depths are calculated at 0.0' , added manholes that vary in depth may require a change in unit price.
- All water main depths are calculated with 5.0' cover, added depths may require a change in unit price.
- This Proposal is based on 2019 Labor Rates.

In the event another contract format is used, these pages shall be considered as an exhibit.  
 We propose to furnish material and labor - complete in accordance with the plans and specifications listed above:  
 This exhibit is for the sole purpose of determining value of installed utilities for the monthly payments and to determine the price of additions or deletions from the plans and specifications. It is agreed and understood by the parties hereto that all utilities covered under this contract shall be installed per plans and specifications as listed above for the completed price of:

Fourteen thousand fifty-six and 49/100..... Dollars \$14,056.49

Payment to be made monthly as work progresses, as billed, per units installed, no retention.  
 Net amount due by 10th of the month following month in which work was performed.  
 Should any other contract document be used, this form shall be considered an exhibit to the contract.  
 Should discrepancies between drawings, specs, and/or contract occur, scope of work noted in this document to supercede. All work to be in compliance with the Standard Specifications for Water and Sewer Main Construction in Illinois.  
 Any alteration or deviation from specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the contract amount. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. This proposal may be withdrawn by us if not accepted within 30 days.

Airy's Authorized Signature \_\_\_\_\_

**Acceptance of Proposal**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All fees for collection including, but not limited to court costs, arbitrator fees, and attorney fees are the sole responsibility of the customer.

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

**THE VILLAGE OF PALOS PARK  
ACCOUNTS PAYABLE WARRANT  
FOR JULY 26, 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.

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MAYOR JOHN F. MAHONEY SIGNATURE

ATTEST:

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VILLAGE CLERK MARIE ARRIGONI SIGNATURE

DATE: 07/20/21  
 TIME: 14:56:07  
 ID: AP441000.MOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 07/26/2021

INVOICE #	VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
1ST000001 1ST AYD CORPORATION									
PSI462272		07/15/21	01	HAND SOAP	0127916711			07/26/21	240.58
INVOICE TOTAL:									240.58
VENDOR TOTAL:									240.58
ACC000002 ACCURINT									
1241214-20210630		07/15/21	01	CONTRACT FEE/JUN2021, 2 PHONE	0122606990			07/26/21	31.00
INVOICE TOTAL:									31.00
VENDOR TOTAL:									31.00
AIR000002 AIR ONE EQUIPMENT, INC									
170581		07/15/21	01	GAS 34L	5124606708			07/26/21	249.00
INVOICE TOTAL:									249.00
VENDOR TOTAL:									249.00
BEA00001 BEARY LANDSCAPE MANAGEMENT INC									
197747		07/15/21	01	JULY2021 LMN MAINTENANCE/METRA	5324606990			07/26/21	590.00
INVOICE TOTAL:									590.00
197748		07/15/21	01	JULY2021 LAWN MAINT PMENG STAT	5224606990			07/26/21	124.00
INVOICE TOTAL:									124.00
197749		07/15/21	01	JULY2021 LMN MAINT-2 MEDTANS	23288848060			07/26/21	250.00
INVOICE TOTAL:									250.00
VENDOR TOTAL:									964.00
BIE00005 BI RENTAL									
110240-1		07/15/21	01	CHAIN SHARPENING	0124606708			07/26/21	44.00
INVOICE TOTAL:									44.00
VENDOR TOTAL:									44.00
BIG00002 BIG DOG MERCER									

DATE: 07/20/21  
 TIME: 14:56:07  
 ID: AP441000.WOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 07/26/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
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BIG00002	BIG DOG MERCER							
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210713	07/15/21	01	PERFORMANCE COST AIP 09/18/21	0324606000			07/26/21	1,000.00
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INVOICE TOTAL: 1,000.00  
 VENDOR TOTAL: 1,000.00

CAL00001	CALL ONE							
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07/15/21	07/15/21	01	708-923-6021 7/15-8/14/21	5224707200			07/26/21	1,933.55
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02	T-1 LINE 7/15-8/14/21	0120707200	322.37
03	T-1 LINE 7/15-8/14/21	0122707200	251.85
04	T-1 LINE 7/15-8/14/21	0124707200	120.89
05	T-1 LINE 7/15-8/14/21	0125707200	80.59
06	T-1 LINE 7/15-8/14/21	0126707200	40.30
07	T-1 LINE 7/15-8/14/21	0129707200	40.30
08	T-1 LINE 7/15-8/14/21	5124707200	40.30
09	T-1 LINE 7/15-8/14/21	5224707200	110.82
10	ISDN LINE 7/15-8/14/21	0120707200	686.79
11	LONG DISTANCE 7/15-8/14/21	0120707200	1.79
12	LONG DISTANCE 7/15-8/14/21	0122707200	1.13
13	LONG DISTANCE 7/15-8/14/21	0124707200	0.20
14	LONG DISTANCE 7/15-8/14/21	0125707200	0.15

INVOICE TOTAL: 3,631.03  
 VENDOR TOTAL: 3,631.03

CAS0001	CASH							
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210706	07/15/21	01	MAHONEY&BOEHM LNCH MRT/GOALS	0121707990			07/26/21	20.56
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02	ADM KITCHEN SUPPLIES	0120707990	18.60
03	REIM TO CHIEF F/PIZZA-GAS LEAK	0122707990	46.06
04	POSTAGE CLERK'S OFF-NTFCTN LTR	0120707040	16.99

INVOICE TOTAL: 102.21  
 VENDOR TOTAL: 102.21

CHI00040	CHICAGO PARTS & SOUND, LLC							
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3-0045073	07/20/21	01	VEH#259 RVTs, MNT BRCKT NT, CLIP	0122606700			07/26/21	34.20
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INVOICE TOTAL: 34.20  
 VENDOR TOTAL: 34.20

DATE: 07/20/21  
 TIME: 14:56:07  
 ID: AP441000.WOM

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 07/26/2021

VENDOR #	INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
CHICAGO PARTS & SOUND, LLC									
3-0045092	07/20/21	01	VEH#259-RVT, SCRW, NTS, SHLD, CLIP	0122606700				07/26/21	132.72
								INVOICE TOTAL:	132.72
3-0045210	07/20/21	01	VEH#259-NTS, BLTS, LWR CVR BMR	0122606700				07/26/21	267.45
								INVOICE TOTAL:	267.45
								VENDOR TOTAL:	434.37
CIN00001 CINTAS									
4089077928	07/15/21	01	TOWELS 07/06/21	0124606990				07/26/21	8.55
			02 UNIFORM RNTL W/E 07/06/21	5124707300					49.59
			03 UNIFORM RNTL W/E 07/06/21	0124707300					79.80
								INVOICE TOTAL:	137.94
40896975247	07/15/21	01	TOWELS, MATS 07/12/21	0124606990				07/26/21	68.79
			02 UNIFORM RNTL W/E 07/12/21	5124707300					49.59
			03 UNIFORM RNTL W/E 07/12/21	0124707300					79.80
								INVOICE TOTAL:	198.18
								VENDOR TOTAL:	336.12
CIN00002 CINTAS									
5068676607	07/15/21	01	SUPPLIES F/FIRST AID CABINET	0126707920				07/26/21	43.33
								INVOICE TOTAL:	43.33
5068676628	07/15/21	01	RESTOCK FIRST AIDE	0124707300				07/26/21	43.52
								INVOICE TOTAL:	43.52
5068676645	07/15/21	01	RSTCK FIRST AIDE VIL HALL7/13	0127917920				07/26/21	51.12
								INVOICE TOTAL:	51.12
								VENDOR TOTAL:	137.97
COM00009 COM ED									
210701	07/15/21	01	05/27-06/28/21 123RD & SW HWY	0124606420				07/26/21	1,596.85
								INVOICE TOTAL:	1,596.85
								VENDOR TOTAL:	1,596.85



DATE: 07/20/21  
 TIME: 14:56:07  
 ID: AP441000.WOW

-= Village of Palos Park =-  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 07/26/2021

VENDOR #	INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
DYK00003 DYKSTRA HOME SERVICES									
	0063869	07/15/21	01	AC RPR IN GYM-RTU ECMZR, RFTP	4428808064			07/26/21	18,924.00
				INVOICE TOTAL:					18,924.00
				VENDOR TOTAL:					18,924.00
DYN00004 DYNEGY ENERGY SERVICES									
	373517821071	07/15/21	01	METRA 05/28-06/28/21	5324606400			07/26/21	137.83
				INVOICE TOTAL:					137.83
	373517921061	07/15/21	01	05/26-06/24/21 135 FOREST EDGE	5124606400			07/26/21	80.60
				INVOICE TOTAL:					80.60
	373518021061	07/15/21	01	05/25-06/23/21 12222 WILL COOK	5124606400			07/26/21	137.32
				INVOICE TOTAL:					137.32
	373518521071	07/15/21	01	METRA 05/28-06/28/21	5324606400			07/26/21	0.52
				INVOICE TOTAL:					0.52
				VENDOR TOTAL:					356.27
ENV0001 ETP LABS INC									
	21-135278	07/20/21	01	COLIFORM SAMPLES 05/04&05/19	5224606620			07/26/21	60.00
				INVOICE TOTAL:					60.00
				VENDOR TOTAL:					60.00
EVT00001 EVT TECH									
	5603	07/15/21	01	VEH#262 SRN, MNTNG, BRCKT, LBR	0122606700			07/26/21	634.90
				INVOICE TOTAL:					634.90
				VENDOR TOTAL:					634.90
FED0002 FEDEX									
	7-428-03170	07/15/21	01	OVERNIGHT LEAF FINANCIAL PYMT	0120606990			07/26/21	17.09

DATE: 07/20/21  
 TIME: 14:56:07  
 ID: AP441000.MOM

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 07/26/2021

INVOICE #	VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
FED00002 FEDEX									
7-428-03170		07/15/21	02	OVERNIGHT LEAF FINANCIAL PYMT	0122606990			07/26/21	17.08
			03	OVERNIGHT LEAF FINANCIAL PYMT	0124606990				17.08
			04	OVERNIGHT LEAF FINANCIAL PYMT	0125606990				17.08
			05	OVERNIGHT LEAF FINANCIAL PYMT	0126606990				17.08
INVOICE TOTAL:									85.41
VENDOR TOTAL:									85.41
FLO00001 FLOW-TECHNICS									
INV0000008912		07/20/21	01	HYDRAULIC KIT, FREIGHT	5124606720			07/26/21	1,530.00
INVOICE TOTAL:									1,530.00
VENDOR TOTAL:									1,530.00
FOS000004 LORI FOSTER									
210713		07/15/21	01	MUSIC TGTHR SING ALONG#142.32	0126606991			07/26/21	300.00
			02	MUSIC TGTHR SING ALONG#142.34	0126606991				210.00
INVOICE TOTAL:									510.00
VENDOR TOTAL:									510.00
FUL00001 FULLER'S CAR WASH									
210630		07/15/21	01	JUNE2021 CAR WASHES	0122606700			07/26/21	464.20
INVOICE TOTAL:									464.20
VENDOR TOTAL:									464.20
GAL00002 GALLS, LLC									
018602049		07/15/21	01	U/A CAIAZZO EW888 HOLIBROOK	0122707300		UA	07/26/21	127.64
INVOICE TOTAL:									127.64
018622108		07/15/21	01	PORT AUTHORITY SWEATER	0122707300			07/26/21	68.83
INVOICE TOTAL:									68.83
018697650		07/15/21	01	U/A CAMPBELL-EW888 HOLIBROOK	0122707300		UA	07/26/21	56.19
INVOICE TOTAL:									56.19
VENDOR TOTAL:									252.66

DATE: 07/20/21  
 TIME: 14:56:07  
 ID: AP441000.WOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

PAGE: 7

INVOICES DUE ON/BEFORE 07/26/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT	
GLOBAL EQUIPMENT COMPANY INC									
117866179	07/15/21	01	NEXTEL CMPCT RFRGRTR/CAMPBELL	0122707990			07/26/21	155.39	
								INVOICE TOTAL:	155.39
								VENDOR TOTAL:	155.39
GOLDY LOCKS, INC									
695959	07/15/21	01	PW GAR DDBLT,LVR, KYWY,LABOR	2328848110			07/26/21	770.00	
								INVOICE TOTAL:	770.00
								VENDOR TOTAL:	770.00
HACH COMPANY									
12525940	07/20/21	01	REAGENT CHLORINE CL 17, SHIP	5224606708			07/26/21	213.03	
								INVOICE TOTAL:	213.03
								VENDOR TOTAL:	213.03
HANCOCK ENGINEERING									
21-0600	07/20/21	01	#6802026310-MWRD TICP 2020 PY	5124606990			07/26/21	1,612.50	
								INVOICE TOTAL:	1,612.50
								VENDOR TOTAL:	1,612.50
HOME DEPOT CREDIT SERVICES									
7011009	07/15/21	01	QUIKRETE 2 8FT FVRR STRIP	2328848020			07/26/21	175.80	
								INVOICE TOTAL:	175.80
								VENDOR TOTAL:	175.80
ILLINOIS SECTION AMWA									
200064878	07/15/21	01	WALTERS WTR DSTRBN O&M CLASS	5224606810			07/26/21	402.00	
								INVOICE TOTAL:	402.00
								VENDOR TOTAL:	402.00

ILL00034 ILLINOIS OFFICE OF THE STATE

DATE: 07/20/21  
 TIME: 14:56:07  
 ID: AP441000.WOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 07/26/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
ILLINOIS OFFICE OF THE STATE								
9642120	07/20/21	01	BOILER INSPECTION/REC CENTER	0127926710			07/26/21	140.00
								INVOICE TOTAL: 140.00
								VENDOR TOTAL: 140.00
IMAGE RECORDS, INC.								
210713	07/15/21	01	PERFORMANCE COST AIP 9/18/21	0324606000			07/26/21	4,000.00
								INVOICE TOTAL: 4,000.00
								VENDOR TOTAL: 4,000.00
INGALLS OCCUPATIONAL HEALTH								
296444	07/15/21	01	P METCALF DOT BRETHALYZER	0124707920			07/26/21	50.00
		02	D KWAK DOT DRUG SCREEN	0124707920				55.00
		03	MARK HERMAN NEW HIRE	0125707920				142.00
		04	PATRICK GABEL NEW HIRE	0124707920				142.00
		05	ANTHONY BARBARO NEW HIRE	0124707920				142.00
								INVOICE TOTAL: 531.00
								VENDOR TOTAL: 531.00
INTERNATIONAL ASSOCIATION OF								
1290	07/15/21	01	CONFERENCE 09/11-14/JOE MILLER	0122606810			07/26/21	250.00
								INVOICE TOTAL: 250.00
								VENDOR TOTAL: 250.00
CHRIS JAMES								
274859	07/15/21	01	REPAIR TO SPRINKLER SYSTEM	5224606750			07/26/21	600.00
								INVOICE TOTAL: 600.00
								VENDOR TOTAL: 600.00
NICHOLAS W KARAS								
210707	07/15/21	01	ADJUDICATION JULY 7, 2021	0122606540			07/26/21	400.00
								INVOICE TOTAL: 400.00
								VENDOR TOTAL: 400.00

DATE: 07/20/21  
 TIME: 14:56:07  
 ID: AP441000.MOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 07/26/2021

INVOICE #	VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
-----									
KEYV00003 KEVERON PRINTING & MAILING INC									
21-49387		07/15/21	01	250 BUSINESS CARDS/CAMPBELL	0122707020			07/26/21	45.00
INVOICE TOTAL:									45.00
VENDOR TOTAL:									45.00
-----									
KIN00007 SALLY KINNEY									
210714		07/15/21	01	CAFETERIA PLAN 2021 REIMB	0100000402			07/26/21	150.00
INVOICE TOTAL:									150.00
VENDOR TOTAL:									150.00
-----									
KON0005 KONICA MINOLTA BUSINESS SOL									
38065308		07/15/21	01	STAFFREGSTRN OPF INSUR&PYMT	0126606990			07/26/21	232.74
INVOICE TOTAL:									232.74
VENDOR TOTAL:									232.74
-----									
LEH00001 LEHIGH HANSON									
0040506142		07/20/21	01	36.33 TONS BED BACKFILL	5224606750			07/26/21	452.33
			02	36.14 TONS BED BACKFILL	5224606750				451.33
			03	36.45 TONS CA6 GRADE 8	2424707700				338.47
INVOICE TOTAL:									1,242.13
-----									
40567874		07/15/21	01	22.76 TON BED/BACKFILL	5224606750			07/26/21	456.34
			02	CA01 E" 24.48 TON FREIGHT	2424707700				472.46
			03	23.85 TON BED/BACKFILL & FRT	5224606750				478.19
			04	CA6 GRD 8 24.54 TON & FREIGHT	2328848060				363.20
INVOICE TOTAL:									1,770.19
VENDOR TOTAL:									3,012.32
-----									
LFC00001 LFC ENTERTAINMENT OF ORLAND PK									
210713		07/15/21	01	BALANCE DUE A/P PRFRMNC 9/17	0324606000			07/26/21	1,750.00
INVOICE TOTAL:									1,750.00
VENDOR TOTAL:									1,750.00



DATE: 07/20/21  
TIME: 14:56:07  
ID: AP441000.WOM

-- Village of Palos Park --  
DETAIL BOARD REPORT

PAGE: 11

INVOICES DUE ON/BEFORE 07/26/2021

INVOICE #	VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT	
NOR00001 NORTHERN SAFETY CO., INC.										
904456047		07/15/21	01	RAINWEAR	0124707300			07/26/21	47.96	
									INVOICE TOTAL:	47.96
									VENDOR TOTAL:	47.96
NOR00007 NORTH EAST MULTI-REGIONAL										
286600		07/15/21	01	PT PWR TEST/ROMAN & PUDNOFF	0122606810			07/26/21	74.00	
									INVOICE TOTAL:	74.00
									VENDOR TOTAL:	74.00
OFF00008 THE OFFICE CONNECTION										
752657-0		07/15/21	01	10 OZ & 12 OZ CUPS, SOAP	0120707010			07/26/21	51.23	
									INVOICE TOTAL:	51.23
752893-0		07/15/21	01	ELECTRIC STAPLER	0120707010			07/26/21	62.99	
									INVOICE TOTAL:	62.99
753233-0		07/20/21	01	STAPLER, BELL, YIM&RTNG PADS	0120707010			07/26/21	156.85	
									INVOICE TOTAL:	156.85
									VENDOR TOTAL:	271.07
PIT00002 PIT STOP										
PS383878		07/15/21	01	HANICAP RESTROOM/VILLAGE GREEN	0127926990			07/26/21	78.00	
									INVOICE TOTAL:	78.00
			02	HANICAP RSTRM/CENTENNIAL PRK	0127956990				156.00	
									VENDOR TOTAL:	156.00
PRO00013 PRODUCTION DISTRIBUTION										
0073552-IN		07/20/21	01	RPLCMNT BULBS 909 TBU & MH	5324707990			07/26/21	99.84	
									INVOICE TOTAL:	99.84
			02	PW GARAGE RPLCMNT BULBS T8 50K	0127936711				159.60	
									VENDOR TOTAL:	159.60
			03	VIL HALL RPLCMNT BULBS T835K	0127916711				79.80	
									INVOICE TOTAL:	339.24
									VENDOR TOTAL:	339.24

DATE: 07/20/21  
 TIME: 14:56:07  
 ID: AP441000.WOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 07/26/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
QULI0002	07/15/21	01	QUILL CORPORATION	0122707010				
17596739	07/15/21	01	VERBATIM 65 GB SD CARD/CAMERA	0122707010			07/26/21	32.99
								INVOICE TOTAL: 32.99
								VENDOR TOTAL: 32.99
RAY0001	07/15/21	01	RAY O'HERRON CO., INC.	0122707300				
2126159-IN	07/15/21	01	U/A KOTSISANIS 3 SS SHRT W/PTCH	0122707300			07/26/21	119.97
								INVOICE TOTAL: 119.97
								VENDOR TOTAL: 119.97
RED00001	07/15/21	01	RED WING BUSINESS ADVANTAGE	0122707300				
20210710010992	07/15/21	01	STEEL TOE BOOTS/BARBARO	0122707300			07/26/21	179.99
								INVOICE TOTAL: 179.99
								VENDOR TOTAL: 179.99
REG0001	07/15/21	01	THE REGIONAL NEWS	0120707035				
210731	07/15/21	01	1 YR SUBSCRIPTION 7/31-21/22	0120707035			07/26/21	49.00
								INVOICE TOTAL: 49.00
								VENDOR TOTAL: 49.00
RIZ00002	07/20/21	01	RIZZA	0122606700				
53011	07/20/21	01	VEH#261-2 HOSES	0122606700			07/26/21	23.49
								INVOICE TOTAL: 23.49
								VENDOR TOTAL: 23.49
ROS0001	07/15/21	01	ROSCOR	0127936990				
1704846	07/15/21	01	MATS/REC 06/30/21	0127936990			07/26/21	35.00
								INVOICE TOTAL: 35.00
								VENDOR TOTAL: 35.00
1706708	07/20/21	01	MATS/REC 07/14/21	0127926710			07/26/21	35.00
								INVOICE TOTAL: 35.00
								VENDOR TOTAL: 35.00



DATE: 07/20/21  
 TIME: 14:56:07  
 ID: AP441000.WOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 07/26/2021

INVOICE #	VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
-----									
TIR0001				TIRE SERVICES COMPANY					
263096		07/20/21	01	TAG#43 HUSTLER -FLAT REPAIR	0124606708			07/26/21	18.00
									INVOICE TOTAL:
									VENDOR TOTAL:
									630.40
-----									
TOS00001				TOSCAS LAW GROUP					
210707		07/15/21	01	ADJUDICATION JULY 7, 2021	0122606540			07/26/21	450.00
									INVOICE TOTAL:
									VENDOR TOTAL:
									450.00
-----									
UTI00001				UTILITY SERVICE CO., INC.					
538388		07/15/21	01	123RD ST QTRLY MAINT JUL-SEP	5224606712			07/26/21	9,403.05
									INVOICE TOTAL:
									VENDOR TOTAL:
									9,403.05
-----									
VER00001				VERIZON WIRELESS					
9883601269		07/20/21	01	6/9-7/8/21 M2M SRV TWR TO PMP	5224606990			07/26/21	93.16
									INVOICE TOTAL:
									VENDOR TOTAL:
									93.16
									TOTAL ALL INVOICES:
									71,833.03

DATE: 07/20/21  
TIME: 15:01:14  
ID: AP443000.WOW

-- Village of Palos Park --  
DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 07/26/2021

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
00	GENERAL FUND		
KIN00007	SALLY KINNEY	862.96	150.00
	GENERAL FUND		150.00
20	ADMINISTRATION DEPARTMENT		
CAL00001	CALL ONE	8,701.33	1,010.95
CAS0001	CASH	244.16	35.59
COO00012	COOK COUNTY RECORDER OF DEEDS		415.00
FED0002	FEDEX	48.52	17.09
NIC0001	NICOR GAS	4,015.15	148.14
OFF00008	THE OFFICE CONNECTION	2,324.08	271.07
REG0001	THE REGIONAL NEWS	97.95	49.00
	ADMINISTRATION DEPARTMENT		1,946.84
21	PUBLIC AFFAIRS DEPARTMENT		
CAS0001	CASH	244.16	20.56
	PUBLIC AFFAIRS DEPARTMENT		20.56
22	POLICE DEPARTMENT		
ACC00002	ACCURINT	66.50	31.00
CAL00001	CALL ONE	8,701.33	252.98
CAS0001	CASH	244.16	46.06
CHI00040	CHICAGO PARTS & SOUND, LLC	888.30	434.37
EVT00001	EVT TECH		634.90
FED0002	FEDEX	48.52	17.08
FUL0001	FULLER'S CAR WASH	788.85	464.20
GAL0002	GALLS, LLC	668.82	252.66
GLO00005	GLOBAL EQUIPMENT COMPANY INC	535.21	155.39
INT00021	INTERNATIONAL ASSOCIATION OF		250.00
KAR00008	NICHOLAS W KARAS	800.00	400.00
KEV00003	KEVRON PRINTING & MAILING INC	60.00	45.00
NOR00007	NORTH EAST MULTI-REGIONAL	1,425.00	74.00
QUI0002	QUILL CORPORATION	259.39	32.99
RAY0001	RAY O'HERRON CO., INC.	1,704.76	119.97
RIZ00002	RIZZA	175.57	23.49
SHA00016	SHARK SHREDDING, INC	510.00	42.00

DATE: 07/20/21  
TIME: 15:01:14  
ID: AP443000.WOW

= Village of Palos Park =  
DEPARTMENT SUMMARY REPORT

PAGE: 2

INVOICES DUE ON/BEFORE 07/26/2021

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
22	POLICE DEPARTMENT		
TIR0001	TIRE SERVICES COMPANY	1,955.93	612.40
TOS00001	TOSCAS LAW GROUP	900.00	450.00
	POLICE DEPARTMENT		4,338.49
24	PUBLIC WORKS DEPARTMENT		
BIE00005	BI RENTAL	167.03	44.00
CAL00001	CALL ONE	8,701.33	121.09
CIN00001	CINTAS	1,641.06	236.94
CIN00002	CINTAS	1,103.83	43.52
COM00009	COM ED	3,146.08	1,596.85
DEJ00001	DE JONG EQUIPMENT CO., INC.	546.54	262.37
FED0002	FEDEX	48.52	17.08
ING00001	INGALLS OCCUPATIONAL HEALTH	142.00	389.00
MEN00005	MENARDS	1,480.00	45.94
NOR00001	NORTHERN SAFETY CO., INC.	292.14	47.96
RED00001	RED WING BUSINESS ADVANTAGE		179.99
SUB00002	SUBURBAN TRUCK PARTS	417.29	95.70
TIR0001	TIRE SERVICES COMPANY	1,955.93	18.00
	PUBLIC WORKS DEPARTMENT		3,098.44
25	BUILDING DEPARTMENT		
CAL00001	CALL ONE	8,701.33	80.74
FED0002	FEDEX	48.52	17.08
ING00001	INGALLS OCCUPATIONAL HEALTH	142.00	142.00
	BUILDING DEPARTMENT		239.82
26	RECREATION DEPARTMENT		
CAL00001	CALL ONE	8,701.33	40.30
CIN00002	CINTAS	1,103.83	43.33
FED0002	FEDEX	48.52	17.08
FOS00004	LORI FOSTER	330.00	510.00
KON0005	KONICA MINOLTA BUSINESS SOL	465.48	232.74
NEW00008	DENNIS NEWPORT	243.00	315.00
	RECREATION DEPARTMENT		1,158.45

DATE: 07/20/21  
TIME: 15:01:14  
ID: AP443000.WOW

-= Village of Palos Park =-  
DEPARTMENT SUMMARY REPORT

PAGE: 3

INVOICES DUE ON/BEFORE 07/26/2021

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
27	PUBLIC GROUNDS		
1ST00001	1ST AYD CORPORATION	2,285.41	240.58
CIN00002	CINTAS	1,103.83	51.12
ILL00034	ILLINOIS OFFICE OF THE STATE		140.00
MEN00005	MENARDS	1,480.00	58.35
PIT00002	PIT STOP	312.00	156.00
PRO00013	PRODUCTION DISTRIBUTION		239.40
ROS0001	ROSCOE	1,866.82	280.56
	PUBLIC GROUNDS		1,166.01
29	FINANCE DEPARTMENT		
CAL00001	CALL ONE	8,701.33	40.30
	FINANCE DEPARTMENT		40.30
SPECIAL EVENT FUND			
24	SPECIAL EVENT FUND		
BIG00002	BIG DOG MERCER		1,000.00
IMA00004	IMAJE RECORDS, INC.		4,000.00
LFC00001	LFC ENTERTAINMENT OF ORLAND PK		1,750.00
SOU00021	SOUND WORKS PRODUCTIONS		2,500.00
	SPECIAL EVENT FUND		9,250.00
1/2% SALES TAX FUND			
28			
BEA00001	BEARY LANDSCAPE MANGEMENT INC	1,928.00	250.00
CON00002	CONSERV FS, INC		2,830.00
GOL00001	GOLDY LOCKS, INC		770.00
HOM00001	HOME DEPOT CREDIT SERVICES		175.80
LEH00001	LEHIGH HANSON	4,347.60	363.20
			4,389.00
MFT FUND			
24	MFT FUND		

DATE: 07/20/21  
 TIME: 15:01:14  
 ID: AP443000.WOW

-- Village of Palos Park --  
 DEPARTMENT SUMMARY REPORT

PAGE: 4

INVOICES DUE ON/BEFORE 07/26/2021

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
MFT FUND			
24	MFT FUND		
LEH00001	LEHIGH HANSON	4,347.60	810.93
	MFT FUND		810.93
CAPITAL PROJECTS FUND			
28			
DYK00003	DYKSTRA HOME SERVICES		18,924.00
			18,924.00
SEWER FUND			
24			
AIR00002	AIR ONE EQUIPMENT, INC		249.00
CAL00001	CALL ONE	8,701.33	40.30
CIN00001	CINTAS	1,641.06	99.18
DYN00004	DYNEGY ENERGY SERVICES	11,521.18	217.92
FLO0001	FLOW-TECHNICS	9,945.00	1,530.00
HAN00015	HANCOCK ENGINEERING	862.50	1,612.50
NIC0001	NICOR GAS	4,015.15	307.83
	SEWER FUND		4,056.73
WATER FUND			
24			
BEA00001	BEARY LANDSCAPE MANGEMENT INC	1,928.00	124.00
CAL00001	CALL ONE	8,701.33	2,044.37
COR00001	CORRPRO COMPANIES		1,100.00
COR00011	CORE & MAIN LP	12,998.24	5,193.86
ENV0001	ETP LABS INC	120.00	60.00
HAC00003	HACH COMPANY		213.03
ILL00028	ILLINOIS SECTION AWWA		402.00
JAN00010	CHRIS JANES		600.00
LEH00001	LEHIGH HANSON	4,347.60	1,838.19
NIC0001	NICOR GAS	4,015.15	268.04
UTI00001	UTILITY SERVICE CO., INC.		9,403.05
VER00001	VERIZON WIRELESS	3,284.53	93.16
	WATER FUND		21,339.70

DATE: 07/20/21  
TIME: 15:01:14  
ID: AP443000.WOW

-= Village of Palos Park =-  
DEPARTMENT SUMMARY REPORT

PAGE: 5

INVOICES DUE ON/BEFORE 07/26/2021

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
COMMUTER LOT FUND			
24	COMMUTER LOT FUND		
BEA00001	BEARY LANDSCAPE MANGEMENT INC	1,928.00	590.00
DYN00004	DYNEGY ENERGY SERVICES	11,521.18	138.35
PRO00013	PRODUCTION DISTRIBUTION		99.84
ROS0001	ROSCOE	1,866.82	75.57
	COMMUTER LOT FUND		903.76
	TOTAL ALL DEPARTMENTS		71,833.03

**THE VILLAGE OF PALOS PARK  
ACCOUNTS PAYABLE WARRANT  
FOR AUGUST 09, 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: 08/03/21  
 TIME: 14:26:52  
 ID: APA441000.WOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
ADA00008 ROBERT ADAMS									
210729		08/03/21	01	CELL PHONE STIPEND JAN-JUL2021	0125707210			08/09/21	280.00
									INVOICE TOTAL: 280.00
									VENDOR TOTAL: 280.00
ADV00007 ADVANCE AUTO PARTS									
10098-614163		08/03/21	01	VEH#250-1 BLOWER MOTOR	01222606700			08/09/21	42.99
									INVOICE TOTAL: 42.99
									VENDOR TOTAL: 42.99
AIR00001 AIRY'S INC.									
24972		08/03/21	01	WTR SRV RPR 66 OLD CREEK ROAD	5224606750			08/09/21	3,788.52
									INVOICE TOTAL: 3,788.52
24977		08/03/21	01	PULL PUMPS KINVARA LS 6/28/21	5124606720			08/09/21	607.37
									INVOICE TOTAL: 607.37
25004		08/03/21	01	PULL PUMPS VAR LOCATIONS 7/6	5124606720			08/09/21	1,273.92
									INVOICE TOTAL: 1,273.92
25007		08/03/21	01	1 1/2" WTR MTR RPLCMNT1 PRK PL	5224606750			08/09/21	238.87
									INVOICE TOTAL: 238.87
									VENDOR TOTAL: 5,908.68
ASS00003 ASSURED INSULATION SOLUTIONS									
9672		08/03/21	01	RMV INSLTN & RPL FBRRGLSS BATTs	0127916712			08/09/21	847.00
									INVOICE TOTAL: 847.00
									VENDOR TOTAL: 847.00
ATT00001 AT&T									
7084489542	7	07/30/21	01	LOCAL DSL 7/19/21-8/18/21	0120707200			08/09/21	583.20
									INVOICE TOTAL: 583.20
									VENDOR TOTAL: 583.20

DATE: 08/03/21  
 TIME: 14:26:52  
 ID: AP441000.WOW

- Village of Palos Park -  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
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BAK00001 BAXTER & WOODMAN, INC.

0225407	08/03/21	01	PRJ121025.31 UPDATE IEPA PLAN	5224707990			08/09/21	150.00
INVOICE TOTAL:								150.00

0225408	08/03/21	01	PRJ121025.41 123RD WTR MN EXT	5224707990			08/09/21	3,656.25
INVOICE TOTAL:								3,656.25

0225409	08/03/21	01	PRJ201058.30 RSK&RSLNC ASSESS	5224606990			08/09/21	1,500.00
INVOICE TOTAL:								1,500.00
VENDOR TOTAL:								5,306.25

BLU000001 BLUE CROSS/BLUE SHIELD OF IL

2108	08/03/21	01	EMPLYR HEALTH AUG2021	0120505310			08/09/21	3,640.99
		02	EMPLYR HEALTH AUG2021	0122505310				10,164.25
		03	EMPLYR HEALTH AUG2021	0124505310				3,061.79
		04	EMPLYR HEALTH AUG2021	0125505310				3,183.79
		05	EMPLYR HEALTH AUG2021	0126505310				1,470.07
		06	EMPLYR HEALTH AUG2021	1100505310				1,262.68
		07	EMPLYR HEALTH AUG2021	5124505310				1,508.14
		08	EMPLYR HEALTH AUG2021	5224505310				3,741.26
		09	EMPLYR HEALTH AUG2021	0100000502				910.24
		10	EMPLYR HEALTH AUG2021	0100000502				2,465.43
		11	EMPLYR HEALTH AUG2021	0100000502				575.48
		12	EMPLYR HEALTH AUG2021	0100000502				795.94
		13	EMPLYR HEALTH AUG2021	0100000502				329.70
		14	EMPLYR HEALTH AUG2021	0100181801				1,966.81
		15	EMPLYR HEALTH AUG2021	1100000502				315.68
		16	EMPLYR HEALTH AUG2021	5100000502				377.05
		17	EMPLYR HEALTH AUG2021	5200000502				935.32
INVOICE TOTAL:								36,704.62
VENDOR TOTAL:								36,704.62

BOB000003 ALICJA BOBAK

20190019	08/03/21	01	REFUND TREE BANK FEE, 20190019	01000003050			08/09/21	1,800.00
INVOICE TOTAL:								1,800.00
VENDOR TOTAL:								1,800.00

DATE: 08/03/21  
 TIME: 14:26:52  
 ID: AP441000.MOM

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT	
BTS00001 BTS SOLUTIONS									
18289	08/03/21	01	JULY-OCTOBER 2021 MAINT AVAYA	0120707200			08/09/21	202.26	
		02	JULY-OCTOBER 2021 MAINT AVAYA	0122707200				156.61	
		03	JULY-OCTOBER 2021 MAINT AVAYA	0124707200				69.52	
		04	JULY-OCTOBER 2021 MAINT AVAYA	0125707200				43.31	
		05	JULY-OCTOBER 2021 MAINT AVAYA	0126707200				16.66	
		06	JULY-OCTOBER 2021 MAINT AVAYA	0129707200				16.66	
		07	JULY-OCTOBER 2021 MAINT AVAYA	5124707200				16.66	
		08	JULY-OCTOBER 2021 MAINT AVAYA	5224707200				63.32	
								INVOICE TOTAL:	585.00
								VENDOR TOTAL:	585.00
CHI00040 CHICAGO PARTS & SOUND, LLC									
3-0045303	08/03/21	01	VEH#265, 6 4 WPR BLD, 1 RR BLD	0122606700			08/09/21	71.75	
								INVOICE TOTAL:	71.75
3-0045382	08/03/21	01	VEH#259 PANEL ASM VALANCE	0122606700			08/09/21	118.80	
								INVOICE TOTAL:	118.80
								VENDOR TOTAL:	190.55
CIN00001 CINTAS									
4090380827	08/03/21	01	TOWELS 07/19/21	0124606990			08/09/21	8.55	
		02	UNIFORM RNTL W/E 07/19/21	5124707300				49.59	
		03	UNIFORM RNTL W/E 07/19/21	0124707300				79.80	
								INVOICE TOTAL:	137.94
4091006155	08/03/21	01	MATS, TOWELS 07/26/21	0124606990			08/09/21	68.79	
		02	UNIFORM RNTL W/E 07/26/21	5124707300				49.59	
		03	UNIFORM RNTL W/E 07/26/21	0124707300				79.80	
								INVOICE TOTAL:	198.18
4091648816	08/03/21	01	TOWELS 08/02/21	0124606990			08/09/21	8.55	
		02	UNIFORM RNTL W/E 08/02/21	5224707300				49.59	



DATE: 08/03/21  
 TIME: 14:26:52  
 ID: AP441000.WOW

- = Village of Palos Park = -  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
COO0001 G COOPER OIL COMPANY INC								
772291	08/03/21	02	13% DIESEL 7/14/21	5124707080			08/09/21	323.55
		03	60% DIESEL 7/14/21	0124707080				1,493.28
								2,488.81
								VENDOR TOTAL: 2,488.81
COO014 COOK COUNTY TREASURER								
2021-2	08/03/21	01	APR-JUN SANDBURG HS ENTRANCE	0124606731			08/09/21	417.75
								INVOICE TOTAL: 417.75
								VENDOR TOTAL: 417.75
COR00011 CORE & MAIN LP								
P215372	08/03/21	01	28 CLAMPS, FREIGHT	5224606752			08/09/21	330.04
								INVOICE TOTAL: 330.04
P273795	08/03/21	01	IPER 1" METERS-6 FREIGHT	5224606752			08/09/21	1,078.05
								INVOICE TOTAL: 1,078.05
P275032	08/03/21	01	IPERL 3/4" , FREIGHT	5224606752			08/09/21	1,071.64
								INVOICE TOTAL: 1,071.64
								VENDOR TOTAL: 2,479.73
COV00001 COVERALL								
1010681573	08/03/21	01	JANTORIAL SVC-METRA AUG2021	5324606990			08/09/21	210.00
		02	JANTORIAL SVC-KAPTUR AUG2021	0127916990				1,007.00
								INVOICE TOTAL: 1,217.00
								VENDOR TOTAL: 1,217.00
DEA00004 DEARBORN NATIONAL LIFE								
2108	08/03/21	01	AUGUST 2021 VOLUNTARY LIFE	0100000200			08/09/21	258.18
		02	AUG2021 LIFE INSURANCE	0120505320				7.78

DATE: 08/03/21  
 TIME: 14:26:52  
 ID: AP441000.WOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
DEARBORN NATIONAL LIFE								
2108	08/03/21	03	AUG2021 LIFE INSURANCE	0122505320			08/09/21	121.18
		04	AUG2021 LIFE INSURANCE	0124505320				69.01
		05	AUG2021 LIFE INSURANCE	0125505320				19.22
		06	AUG2021 LIFE INSURANCE	0126505320				21.60
		07	AUG2021 LIFE INSURANCE	0129505320				8.10
		08	AUG2021 LIFE INSURANCE	1100505320				21.60
		09	AUG2021 LIFE INSURANCE	5124505320				18.13
		10	AUG2021 LIFE INSURANCE	5224505320				44.40
			INVOICE TOTAL:					589.20
			VENDOR TOTAL:					589.20
DEJ00001 DE JONG EQUIPMENT CO., INC.								
CR34424	08/03/21	01	TAG#45 REC GRASSHOPPER PARTS	0124606708			08/09/21	397.94
			INVOICE TOTAL:					397.94
			VENDOR TOTAL:					397.94
DYN00004 DYNEGY ENERGY SERVICES								
373517921071	08/03/21	01	6/25-7/26/21 135 FOREST EDGE	5124606400			08/09/21	80.53
			INVOICE TOTAL:					80.53
373518021071	08/03/21	01	06/24-07/25/21 12222 WILL COOK	5124606400			08/09/21	165.22
			INVOICE TOTAL:					165.22
373518121071	07/30/21	01	6/18-7/18/21 9301 123RD ST	5124606400			08/09/21	35.57
			INVOICE TOTAL:					35.57
373518221071	07/30/21	01	6/18-7/19/21 9 PARTRIDGE	5124606400			08/09/21	243.70
			INVOICE TOTAL:					243.70
373518321071	07/30/21	01	6/18-7/18/21 12101 SW HWY	5224606400			08/09/21	2,209.56
			INVOICE TOTAL:					2,209.56
373518421071	07/30/21	01	6/18-7/19/21 12701 KINVARRA	5124606400			08/09/21	175.29
			INVOICE TOTAL:					175.29

DATE: 08/03/21  
 TIME: 14:26:52  
 ID: AP441000.WOW

-= Village of Palos Park =-  
 DETAIL BOARD REPORT

PAGE: 7

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
DYN000004 DYNREGY ENERGY SERVICES									
373518621071		07/30/21	01	6/18-7/18/21 9540 123RD ST	5224606400			08/09/21	93.99
INVOICE TOTAL:									93.99
373518721071		07/30/21	01	6/18-7/19/21 10101 125TH ST	5224606400			08/09/21	391.14
INVOICE TOTAL:									391.14
373518821071		07/30/21	01	6/18-7/19/21 68 OLD CREEK	5124606400			08/09/21	67.33
INVOICE TOTAL:									67.33
373518921071		07/30/21	01	6/18-7/19/21 40 RAMSGATE DRIVE	5124606400			08/09/21	245.66
INVOICE TOTAL:									245.66
373519021071		07/30/21	01	6/18-7/18/21 8812 120TH PLACE	5124606400			08/09/21	40.69
INVOICE TOTAL:									40.69
373519121071		07/30/21	01	6/18-7/19/21 12410 91ST ST	5124606400			08/09/21	132.28
INVOICE TOTAL:									132.28
373519221071		07/30/21	01	6/18-7/19/21 8201 RT83	5124606400			08/09/21	241.68
INVOICE TOTAL:									241.68
373519321071		07/30/21	01	6/18-7/19/21 24 1/2 ROWTGA	5124606400			08/09/21	78.01
INVOICE TOTAL:									78.01
373519421071		07/30/21	01	6/18-7/19/21 12355 WOLF ROAD	5124606400			08/09/21	24.67
INVOICE TOTAL:									24.67
VENDOR TOTAL:									4,225.32
EBR0001 PALOS ACE HARDWARE									
204566		08/03/21	01	SINGLE CUT KEYS	0127926711			08/09/21	13.45
INVOICE TOTAL:									13.45
204761		08/03/21	01	SMALL PAD LOCK F/DEER CAMERA	01222707010			08/09/21	7.99
INVOICE TOTAL:									7.99
VENDOR TOTAL:									21.44

DATE: 08/03/21  
 TIME: 14:26:52  
 ID: AP441000.WOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

VENDOR #	INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
----- FITZGERIBONS -----									
210726	08/03/21	01	CELL PHONE	STIPEND JUL/AUG2021	0120707210			08/09/21	100.00
									INVOICE TOTAL: 100.00
									VENDOR TOTAL: 100.00
----- G & H IMPORT AUTO PARTS INC. -----									
818822	08/03/21	01	VEH#260-2	CNTRL ARM, 2 SWY LINK	01222606700			08/09/21	473.42
									INVOICE TOTAL: 473.42
819000	08/03/21	01	TAG#35	JETTER-BATTERY	51244606708			08/09/21	137.85
									INVOICE TOTAL: 137.85
819421	08/03/21	01	GREASE	F/EQUIPMENT	01244606708			08/09/21	46.64
									INVOICE TOTAL: 46.64
819436	08/03/21	01	TAG#34	BMC VAN-BATTERY	52244606700			08/09/21	119.17
									INVOICE TOTAL: 119.17
									VENDOR TOTAL: 777.08
----- GALLS, LLC -----									
018758198	08/03/21	01	U/A	KOTSIANIS BOOTS, 3 SS SHRT	01222707300			08/09/21	218.71
									INVOICE TOTAL: 218.71
									VENDOR TOTAL: 218.71
----- W.W. GRAINGER -----									
9005090023/3683621/1	08/03/21	01	CEILING	TILES AND RETURN	0127916711			08/09/21	2,200.00
									INVOICE TOTAL: 2,200.00
									VENDOR TOTAL: 2,200.00
----- HANCOCK ENGINEERING -----									
21-0599	08/03/21	01	ENGINEERING	SRVC 12300 80TH AV	0125606605			08/09/21	292.00
									INVOICE TOTAL: 292.00
									VENDOR TOTAL: 292.00

DATE: 08/03/21  
 TIME: 14:26:52  
 ID: AP441000.WOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
HAU00003	TIMOTHY HAUSER							
2004179.002	08/03/21	01	REFUND/HAUSER	0100003000			08/09/21	200.00
								200.00
								200.00
HAU00002	HAWK FORD							
640641	08/03/21	01	VEH#250-RESISTOR	0122606700			08/09/21	29.18
								29.18
								29.18
HAU00003	HAWKINS, INC.							
4985160	08/03/21	01	AZONE 15-70 GAL, FRT, FRT CHR	5224606990			08/09/21	242.20
								242.20
								242.20
HOM00001	HOME DEPOT CREDIT SERVICES							
4903320,4903385,4903	08/03/21	01	LITHIUM BATTERY PACK 2/RETURN	0124707510			08/09/21	219.00
		02	TOWER LIGHT	0124707510				449.00
								668.00
								668.00
HRG00001	HR GREEN, INC							
145157	08/03/21	01	12223 S 88TH AVE&204 FOREST EDG	0125606600			08/09/21	245.00
		02	9562 W 131ST ST	0125606600				245.00
		03	8609 W 119TH ST	0125606600				72.50
		04	12900 S LAGRANGE RD	0125606600				472.00
		05	9652 W 131ST	0125606600				236.00
		06	133 FOREST EDGE	0125606600				124.00
		07	133 FOREST EDGE	0125606600				186.00
		08	133 FOREST EDGE	0125606600				186.00
		09	12519 S IROQUOIS RD	0125606600				75.00

INVOICE TOTAL:  
 VENDOR TOTAL:

INVOICE TOTAL:  
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DATE: 08/03/21  
 TIME: 14:26:52  
 ID: AP441000.WOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
145157	08/03/21	10	12011 WINSLOW RD	0125606600			08/09/21	75.00
		11	8721 W 120TH ST	0125606600				100.00
		12	133 FOREST EDGE DR	0125606600				177.00
		13	133 FRST EDG CT&11737 S 86 AVE	0125606600				531.00
		14	133 FOREST EDG CT	0125606600				767.00
		15	10 ELIZABETH LN	0125606600				59.00
		16	12900 LAGRANGE&12456 S WOLF	0125606600				413.00
		17	12900 S LAGRANGE RD	0125606600				21.00
		18	133 FOREST EDGE	0125606600				21.00
		19	133 FOREST EDGE	0125606600				21.00
		20	133 FOREST EDGE	0125606600				42.00
		21	10 ELIZABETH N	0125606600				42.00
		22	12900 S LAGRANGE RD&12456 WOLF	0125606600				63.00
		23	12300 LAGRANGE	0125606600				63.00
		24	9010 FRST GLN BLYD&12519 IRQS	0125606600				42.00
		25	9010 FOREST GLEN	0125606600				21.00
		26	12011 WINSLOW RD	0125606600				21.00
		27	12601 S TIMERLANE	0125606600				105.00
		28	11737 S 83RD AVE	0125606630				21.00
		29	8721 W 120TH ST	0125606630				21.00
		30	11737 S 86TH AVE	0125606630				42.00
		31	9010 FRST GLN BLYD&12519 S IRQ	0125606630				177.00
		32	12000 S93RD ST	0125606630				88.50
		33	12011 WINSLOW RD	0125606630				88.50
		34	12223 S 88TH AV&12601 S TMBERLN	0125606630				177.00
		35	11737 S 83RD AVE	0125606630				88.50
		36	8721 W 120TH ST	0125606630				88.50
		37	MILEAGE	0125606600				25.76
INVOICE TOTAL:								5,243.26
VENDOR TOTAL:								5,243.26

ILLINOIS ASSOCIATION OF CHIEFS  
 8601 08/03/21 01 2021 ILLACB ANNL CNFRNC/MILLER 01222606810  
 INVOICE TOTAL: 08/09/21 99.00  
 VENDOR TOTAL: 99.00

DATE: 08/03/21  
 TIME: 14:26:52  
 ID: AP441000.WOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
KEL00009 SUE KELLY								
20200251	08/03/21	01	REFUND TREE BANK FEE, 20200251	01000003050			08/09/21	9,375.00
INVOICE TOTAL:								9,375.00
VENDOR TOTAL:								9,375.00
KIM00002 KIMBALL MIDWEST								
9048101	08/03/21	01	EQPMNT HRDWR-CAP SCRWX, WSHRS	0124606708			08/09/21	101.00
INVOICE TOTAL:								101.00
9077672	08/03/21	01	HARDWARE-WASHER, CAP SCREW	0124606708			08/09/21	11.00
INVOICE TOTAL:								11.00
VENDOR TOTAL:								112.00
MEN00005 MENARDS								
92738	08/03/21	01	INSECT KILLR, ZEP QCK CLN,CLNR	0127927760			08/09/21	15.54
INVOICE TOTAL:								15.54
92955	08/03/21	02	HOT DOG	0132707001			08/09/21	76.80
INVOICE TOTAL:								92.34
93132	08/03/21	01	2X6 SPF F/PICNIC TABLES	0124606708			08/09/21	8.19
INVOICE TOTAL:								8.19
93132	08/03/21	02	WHT RCLIS, WIFI BOOSTER TAPR	0127916711			08/09/21	15.97
INVOICE TOTAL:								15.97
93132	08/03/21	03	RUST DEFENSE	0127936711			08/09/21	44.94
INVOICE TOTAL:								69.10
93132	08/03/21	01	WASP & HORNET KILLER	5324707701			08/09/21	21.88
INVOICE TOTAL:								47.47
93132	08/03/21	02	DIEHARD AMP CHRGR, CORD, CLAMP	0124606708			08/09/21	69.35
INVOICE TOTAL:								69.35
VENDOR TOTAL:								230.79
MET000007 METAL SUPERMARKETS								
1025892	08/03/21	01	TAG#48 TRLR HT RLLD FLT BAR-2	0124606708			08/09/21	39.09
INVOICE TOTAL:								39.09
VENDOR TOTAL:								39.09

DATE: 08/03/21  
 TIME: 14:26:52  
 ID: AP441000.WOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
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METRO0008 METROPOLITAN LIFE INSURANCE CO								
2108	08/03/21	01	EMPLYR DENTAL AUG2021	0120505310			08/09/21	212.25
		02	EMPLYR DENTAL AUG2021	0122505310				691.79
		03	EMPLYR DENTAL AUG2021	0124505310				172.50
		04	EMPLYR DENTAL AUG2021	0125505310				122.78
		05	EMPLYR DENTAL AUG2021	0126505310				92.36
		06	EMPLYR DENTAL AUG2021	1100505310				60.76
		07	EMPLYR DENTAL AUG2021	5124505310				114.03
		08	EMPLYR DENTAL AUG2021	5224505310				271.16
		09	EMPLYR DENTAL AUG2021 AD	0100000502				53.06
		10	EMPLYR DENTAL AUG2021 PA	0100000502				37.98
		11	EMPLYR DENTAL AUG2021 PO	0100000502				172.97
		12	EMPLYR DENTAL AUG2021 PW	0100000502				43.12
		13	EMPLYR DENTAL AUG2021 BD	0100000502				30.70
		14	EMPLYR DENTAL AUG2021 RC	0100000502				23.10
		15	EMPLYR DENTAL AUG2021 LB	1100000502				15.20
		16	EMPLYR DENTAL AUG2021	5100000502				28.49
		17	EMPLYR DENTAL AUG2021	5200000502				67.78
INVOICE TOTAL:								2,210.03
VENDOR TOTAL:								2,210.03

METRO001 METROPOLITAN INDUSTRIES INC								
INV029766	08/03/21	01	METRO CLOUD DATA JULY2021	5124606990			08/09/21	195.00
INVOICE TOTAL:								195.00
VENDOR TOTAL:								195.00

MONROE TRUCK EQUIPMENT, INC.								
333457, 333561	08/03/21	01	TAG#31 LGHT BOX KIT, RETURN	0124606700			08/09/21	9.89
INVOICE TOTAL:								9.89

333552	08/03/21	01	TAG#31 COURTESY LIGHT, SHPPNG	0124606700			08/09/21	52.28
INVOICE TOTAL:								52.28
VENDOR TOTAL:								62.17

DATE: 08/03/21  
TIME: 14:26:52  
ID: AP441000.WOW

-- Village of Palos Park --  
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT	
-----										
20190023	MUR00011 KATHY MURPHY	08/03/21	01	REFUND TREE BANK FEE 20190023	0100003050			08/09/21	8,850.00	
									INVOICE TOTAL:	8,850.00
									VENDOR TOTAL:	8,850.00
-----										
210721	NICOR GAS	08/03/21	01	GAS SERVICE 06/02-06/30/21	0130606410			08/09/21	268.46	
									INVOICE TOTAL:	268.46
-----										
210729		08/03/21	01	6/29-7/28/21 12101 SW HWY	5224606410			08/09/21	136.39	
									INVOICE TOTAL:	136.39
									VENDOR TOTAL:	404.85
-----										
PAL00032 PALOS HEIGHTS POLICE DEPT.										
210727		08/03/21	01	1/2 BILL FOR WARNING SIREN	0122606708			08/09/21	310.00	
									INVOICE TOTAL:	310.00
									VENDOR TOTAL:	310.00
-----										
PTT00002 PIT STOP										
PS390657		08/03/21	01	HANDICAP RESTROOM/VILLAGE GRN	0127926990			08/09/21	78.00	
									INVOICE TOTAL:	78.00
									VENDOR TOTAL:	156.00
-----										
PRE00008 PRECISION AUTOCRAFT										
106995		08/03/21	01	TAG#31 2008 GMC SIERRA DRV DR	0124606700			08/09/21	1,950.00	
									INVOICE TOTAL:	1,950.00
									VENDOR TOTAL:	1,950.00
-----										
PRO00013 PRODUCTION DISTRIBUTION										
0073611-IN		08/03/21	01	VILL HALL ADA DR BTRY RPLCMNT	0127916711			08/09/21	377.72	
									INVOICE TOTAL:	377.72
									VENDOR TOTAL:	377.72

DATE: 08/03/21  
 TIME: 14:26:52  
 ID: AP441000.WOW

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
PRO00013 PRODUCTION DISTRIBUTION								
0073614-IN	08/03/21	01	VIL HALL LGHT BLB RPLCMNT	0127916711			08/09/21	106.99
INVOICE TOTAL:								106.99
0073686-IN	08/03/21	01	PW GRG PLCMNT LGHT FIX BALLAST	0127936711			08/09/21	119.60
INVOICE TOTAL:								119.60
VENDOR TOTAL:								604.31
Q010002 QUILL CORPORATION								
18046122	08/03/21	01	PEN, PPR, WIPES, PPR CLPS, SOAP	0122707010			08/09/21	78.09
INVOICE TOTAL:								78.09
18108304	08/03/21	01	500 WINDOW ENVELOPES	0122707010			08/09/21	39.32
INVOICE TOTAL:								39.32
VENDOR TOTAL:								117.41
RAI00003 RAILROAD MANAGEMENT COMPANY								
443517	08/03/21	01	8" WTR MAIN LCNS FEESNS3568	5224606990			08/09/21	990.45
INVOICE TOTAL:								990.45
VENDOR TOTAL:								990.45
RIZ00001 JOE RIZZA								
429528	08/03/21	01	VEH#253-WNDSHLD WPR SWHR JT KT	0122606700			08/09/21	8.89
INVOICE TOTAL:								8.89
429538	08/03/21	01	3 WNDSHLD WIPER WSHR JET KIT	0122606700			08/09/21	26.67
INVOICE TOTAL:								26.67
VENDOR TOTAL:								35.56
RIZ00002 RIZZA								
53106	08/03/21	01	VEH#260-2 INSULATOR	0122606700			08/09/21	18.90
INVOICE TOTAL:								18.90
VENDOR TOTAL:								18.90

DATE: 08/03/21  
 TIME: 14:26:52  
 ID: AP441000.WOM

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
ROSGOE001	ROSGOE							
1708607	08/03/21	01	MATS/RHC 07/28/21	0127926990			08/09/21	35.00
								INVOICE TOTAL: 35.00
								VENDOR TOTAL: 35.00
SHA0002	SHARE CORP.							
174528	08/03/21	01	WIPES, SPRAY, STTC FR WPS, SHP	01222707010			08/09/21	946.54
								INVOICE TOTAL: 946.54
								VENDOR TOTAL: 946.54
SOU00002	SOUTHWEST SPRING INC.							
224832	08/03/21	01	TAG#67 FORD PICK UP PARTS	0124606700			08/09/21	517.17
								INVOICE TOTAL: 517.17
								VENDOR TOTAL: 517.17
SOU00018	DAILY SOUTHTOWN							
210713	08/03/21	01	SUBSCRIPTION THRU 10/11/21	0120707035			08/09/21	77.50
								INVOICE TOTAL: 77.50
								VENDOR TOTAL: 77.50
STR00009	STRAUGHN FARM, INC							
9743	08/03/21	01	SEMI LOAD PULVERIZED TOPSOIL	2328848020			08/09/21	395.00
								INVOICE TOTAL: 395.00
								VENDOR TOTAL: 395.00
SUB00002	SUBURBAN TRUCK PARTS							
116863	08/03/21	01	TAG#25 TRACTOR-GEAR OIL	0124606708			08/09/21	84.16
								INVOICE TOTAL: 84.16
								VENDOR TOTAL: 84.16
116946	08/03/21	01	TAG#48 TILT TRAILER-MAGNET KIT	0124606708			08/09/21	77.16
								INVOICE TOTAL: 77.16
								VENDOR TOTAL: 161.32

DATE: 08/03/21  
 TIME: 14:26:52  
 ID: AP441000.WOM

-- Village of Palos Park --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
-----								
TTR0001	08/03/21	01	TATG#43 HUSTLER-FLAT REPAIR	0124606708			08/09/21	30.00
263438	08/03/21	01	TATG#43 HUSTLER-FLAT REPAIR	0124606708			08/09/21	30.00
-----								
TRA00008	08/03/21	01	6 CASES ORION 20 MIN FLARES	0122707990			08/09/21	573.77
INV000801170	08/03/21	01	6 CASES ORION 20 MIN FLARES	0122707990			08/09/21	573.77
-----								
TRA00001	08/03/21	01	AM FLAG POLIES, SHIPPING	0124707710			08/09/21	212.08
107562	08/03/21	01	AM FLAG POLIES, SHIPPING	0124707710			08/09/21	212.08
-----								
USP0001	08/03/21	01	POSTAGE AUGUST2021 UB	5224707040			08/09/21	415.00
210728	08/03/21	01	POSTAGE AUGUST2021 UB	5224707040			08/09/21	415.00
-----								
VII0003	07/30/21	01	UB PAYMENT 4/20-7/1/21	0127927051			08/09/21	173.60
7/1/2021	07/30/21	02	UB PAYMENT 4/20-7/1/21	5420607051			08/09/21	247.40
		03	UB PAYMENT 4/20-7/1/21	5420607051			08/09/21	246.00
		04	UB PAYMENT 4/20-7/1/21	0127917051			08/09/21	23.12
		05	UB PAYMENT 4/20-7/1/21	0130606990			08/09/21	397.50
-----								
VSP00001	08/03/21	01	VSP D GLAZIER AUGUST 2021	0100000504			08/09/21	7.07
812771574	08/03/21	01	VSP D GLAZIER AUGUST 2021	0100000504			08/09/21	7.07
-----								
INVOICE TOTAL:								7.07
VENDOR TOTAL:								7.07

DATE: 08/03/21  
TIME: 14:26:52  
ID: AP441000.WOW

-- Village of Palos Park --  
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/09/2021

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
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168708	08/03/21	01	TAG#59 WATER VAN PARTS	5224606700			08/09/21	91.36
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INVOICE TOTAL: 91.36  
VENDOR TOTAL: 91.36  
TOTAL ALL INVOICES: 109,148.43

DATE: 08/03/21  
TIME: 14:34:46  
ID: AP443000.WOW

-- Village of Palos Park --  
DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 08/09/2021

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
00	GENERAL FUND		
BLU00001	BLUE CROSS/BLUE SHIELD OF IL	93,668.78	7,043.60
BOB00003	ALICJA BOBAK		1,800.00
DEA00004	DEARBORN NATIONAL LIFE	1,888.53	258.18
HAU00003	TIMOTHY HAUSER		200.00
KEL00009	SUE KELLY		9,375.00
MET00008	METROPOLITAN LIFE INSURANCE CO	6,261.32	360.93
MUR00011	KATHY MURPHY		8,850.00
VSP00001	VSP OF ILLINOIS, NFP	282.53	7.07
	GENERAL FUND		27,894.78
20	ADMINISTRATION DEPARTMENT		
ATT00001	AT&T	1,755.90	583.20
BLU00001	BLUE CROSS/BLUE SHIELD OF IL	93,668.78	3,640.99
BTS00001	BTS SOLUTIONS	585.00	202.26
DEA00004	DEARBORN NATIONAL LIFE	1,888.53	7.78
FIT00007	KATHIE FITZGIBBONS	100.00	100.00
MET00008	METROPOLITAN LIFE INSURANCE CO	6,261.32	212.25
SOU00018	DAILY SOUTHTOWN	77.50	77.50
	ADMINISTRATION DEPARTMENT		4,823.98
22	POLICE DEPARTMENT		
ADV00007	ADVANCE AUTO PARTS	247.42	42.99
BLU00001	BLUE CROSS/BLUE SHIELD OF IL	93,668.78	10,164.25
BTS00001	BTS SOLUTIONS	585.00	156.61
CHI00040	CHICAGO PARTS & SOUND, LLC	1,322.67	190.55
DEA00004	DEARBORN NATIONAL LIFE	1,888.53	121.18
EBE0001	PALOS ACE HARDWARE	179.73	7.99
G&H00001	G & H IMPORT AUTO PARTS INC.	2,186.92	473.42
GAL0002	GALLS, LLC	921.48	218.71
HAW00002	HAWK FORD		29.18
ILL00019	ILLINOIS ASSOCIATION OF CHIEFS		99.00
MET00008	METROPOLITAN LIFE INSURANCE CO	6,261.32	691.79
PAL00032	PALOS HEIGHTS POLICE DEPT.		310.00
QUI0002	QUILL CORPORATION	292.38	117.41
RIZ00001	JOE RIZZA	1,147.74	35.56
RIZ00002	RIZZA	199.06	18.90
SHA0002	SHARE CORP.		946.54
TRA00008	TRAFFIC SAFETY STORE		573.77
	POLICE DEPARTMENT		14,197.85

INVOICES DUE ON/BEFORE 08/09/2021

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
24	PUBLIC WORKS DEPARTMENT		
BLU00001	BLUE CROSS/BLUE SHIELD OF IL	93,668.78	3,061.79
BTS00001	BTS SOLUTIONS	585.00	69.52
CIN00001	CINTAS	1,977.18	325.29
COM00017	COM ED	462.61	29.95
COO0001	G COOPER OIL COMPANY INC	2,357.16	1,493.28
COO014	COOK COUNTY TREASURER		417.75
DEA00004	DEARBORN NATIONAL LIFE	1,888.53	69.01
DEJ00001	DE JONG EQUIPMENT CO., INC.	808.91	397.94
G&H00001	G & H IMPORT AUTO PARTS INC.	2,186.92	46.64
HOM00001	HOME DEPOT CREDIT SERVICES	175.80	668.00
KIM00002	KIMBALL MIDWEST	64.00	112.00
MEN00005	MENARDS	1,584.29	55.66
MET00007	METAL SUPERMARKETS	98.77	39.09
MET00008	METROPOLITAN LIFE INSURANCE CO	6,261.32	172.50
MON0002	MONROE TRUCK EQUIPMENT, INC.	295.79	62.17
PRE00008	PRECISION AUTOCRAFT	2,368.37	1,950.00
SOU00002	SOUTHWEST SPRING INC.		517.17
SUB00002	SUBURBAN TRUCK PARTS	512.99	161.32
TIR0001	TIRE SERVICES COMPANY	2,586.33	30.00
TRA0001	TRAFFIC CONTROL & PROTECTION		212.08
	PUBLIC WORKS DEPARTMENT		9,891.16
25	BUILDING DEPARTMENT		
ADA00008	ROBERT ADAMS		280.00
BLU00001	BLUE CROSS/BLUE SHIELD OF IL	93,668.78	3,183.79
BTS00001	BTS SOLUTIONS	585.00	43.31
DEA00004	DEARBORN NATIONAL LIFE	1,888.53	19.22
HAN00015	HANCOCK ENGINEERING	2,475.00	292.00
HRG00001	HR GREEN, INC	18,684.16	5,243.26
MET00008	METROPOLITAN LIFE INSURANCE CO	6,261.32	122.78
	BUILDING DEPARTMENT		9,184.36
26	RECREATION DEPARTMENT		
BLU00001	BLUE CROSS/BLUE SHIELD OF IL	93,668.78	1,470.07
BTS00001	BTS SOLUTIONS	585.00	16.66
DEA00004	DEARBORN NATIONAL LIFE	1,888.53	21.60
MET00008	METROPOLITAN LIFE INSURANCE CO	6,261.32	92.36
	RECREATION DEPARTMENT		1,600.69

DATE: 08/03/21  
 TIME: 14:34:46  
 ID: AP443000.WOW

-- Village of Palos Park --  
 DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 08/09/2021

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
27	PUBLIC GROUNDS		
ASS00003	ASSURED INSULATION SOLUTIONS		847.00
COV00001	COVERALL	3,651.00	1,007.00
EBE0001	PALOS ACE HARDWARE	179.73	13.45
GRA0001	W.W. GRAINGER		2,200.00
MEN00005	MENARDS	1,584.29	76.45
PIT00002	PIT STOP	468.00	156.00
PRO00013	PRODUCTION DISTRIBUTION	339.24	604.31
ROS0001	ROSCOE	2,222.95	35.00
VIL0003	VILLAGE OF PALOS PARK	1,139.45	196.72
	PUBLIC GROUNDS		5,135.93
29	FINANCE DEPARTMENT		
BTS00001	BTS SOLUTIONS	585.00	16.66
DEA00004	DEARBORN NATIONAL LIFE	1,888.53	8.10
	FINANCE DEPARTMENT		24.76
30	SLUIS PROPERTY		
COM00017	COM ED	462.61	149.08
NIC0001	NICOR GAS	4,739.16	268.46
VIL0003	VILLAGE OF PALOS PARK	1,139.45	397.50
	SLUIS PROPERTY		815.04
32	PALOS PARK FESTIVALS		
MEN00005	MENARDS	1,584.29	76.80
	PALOS PARK FESTIVALS		76.80
LIBRARY FUND			
00	LIBRARY FUND		
BLU00001	BLUE CROSS/BLUE SHIELD OF IL	93,668.78	1,578.36
DEA00004	DEARBORN NATIONAL LIFE	1,888.53	21.60
MET00008	METROPOLITAN LIFE INSURANCE CO	6,261.32	75.96
	LIBRARY FUND		1,675.92

DATE: 08/03/21  
 TIME: 14:34:46  
 ID: AP443000.WOW

- Village of Palos Park -  
 DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 08/09/2021

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
1/2% SALES TAX FUND			
28			
STR00009	STRAUGHN FARM, INC	395.00	395.00
			395.00
SEWER FUND			
00	SEWER FUND		
BLU00001	BLUE CROSS/BLUE SHIELD OF IL	93,668.78	377.05
MET00008	METROPOLITAN LIFE INSURANCE CO	6,261.32	28.49
	SEWER FUND		405.54
24	SEWER FUND		
AIR00001	AIRY'S INC.	93,944.14	1,881.29
BLU00001	BLUE CROSS/BLUE SHIELD OF IL	93,668.78	1,508.14
BTS00001	BTS SOLUTIONS	585.00	16.66
CIN00001	CINTAS	1,977.18	99.18
COO0001	G COOPER OIL COMPANY INC	2,357.16	323.55
DEA00004	DEARBORN NATIONAL LIFE	1,888.53	18.13
DYN00004	DYNEGY ENERGY SERVICES	11,877.45	1,530.63
G&H00001	G & H IMPORT AUTO PARTS INC.	2,186.92	137.85
MET00008	METROPOLITAN LIFE INSURANCE CO	6,261.32	114.03
MET00001	METROPOLITAN INDUSTRIES INC	40,900.00	195.00
	SEWER FUND		5,824.46
WATER FUND			
00	WATER FUND		
BLU00001	BLUE CROSS/BLUE SHIELD OF IL	93,668.78	935.32
MET00008	METROPOLITAN LIFE INSURANCE CO	6,261.32	67.78
	WATER FUND		1,003.10
24	WATER FUND		
AIR00001	AIRY'S INC.	93,944.14	4,027.39
BAX00001	BAXTER & WOODMAN, INC.	21,467.95	5,306.25
BLU00001	BLUE CROSS/BLUE SHIELD OF IL	93,668.78	3,741.26

DATE: 08/03/21  
TIME: 14:34:47  
ID: AP443000.WOW

-- Village of Palos Park --  
DEPARTMENT SUMMARY REPORT

PAGE: 5

INVOICES DUE ON/BEFORE 08/09/2021

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
WATER FUND			
24	WATER FUND		
BTS00001	BTS SOLUTIONS	585.00	63.32
CIN00001	CINTAS	1,977.18	49.59
CIN00002	CINTAS	1,241.80	79.44
CON00010	CONCENTRIC INTERGRATION LLC	16,913.20	4,050.00
COO0001	G COOPER OIL COMPANY INC	2,357.16	671.98
COR00011	CORE & MAIN LP	18,192.10	2,479.73
DEA00004	DEARBORN NATIONAL LIFE	1,888.53	44.40
DYN00004	DYNEGY ENERGY SERVICES	11,877.45	2,694.69
G&H00001	G & H IMPORT AUTO PARTS INC.	2,186.92	119.17
HAW00003	HAWKINS, INC.	470.01	242.20
MET00008	METROPOLITAN LIFE INSURANCE CO	6,261.32	271.16
NIC00001	NICOR GAS	4,739.16	136.39
RAI00003	RAILROAD MANAGEMENT COMPANY		990.45
USP0001	US POSTMASTER	2,111.09	415.00
ZEI00001	ZEIGLER		91.36
	WATER FUND		25,473.78
COMMUTER LOT FUND			
24	COMMUTER LOT FUND		
COV00001	COVERALL	3,651.00	210.00
MEN00005	MENARDS	1,584.29	21.88
	COMMUTER LOT FUND		231.88
MCCORD FUND			
20			
VIL0003	VILLAGE OF PALOS PARK	1,139.45	493.40
			493.40
	TOTAL ALL DEPARTMENTS		109,148.43

**THE VILLAGE OF PALOS PARK  
SUPPLEMENTAL WARRANT LIST  
FOR AUGUST 09, 2021**

**THE MAYOR AND THE COMMISSIONERS OF THE VILLAGE OF PALOS PARK  
APPROVE THE FOLLOWING SUPPLEMENTAL WARRANT LIST FOR MANUAL  
CHECKS, PAYROLL AND RECURRING WIRE TRANSFERS.**

---

**MAYOR JOHN F. MAHONEY SIGNATURE**

**ATTEST:**

---

**VILLAGE CLERK MARIE ARRIGONI SIGNATURE**

**SUPPLEMENTAL WARRANT LIST  
AUGUST 09, 2021 COUNCIL MEETING**

**MANUAL CHECK: (Pre-authorized payments not coinciding with Warrant List schedule)**

DATE	CHECK#	PAYEE	AMOUNT
7/30/2021	179431	Jensen Entertainment Inc	375.00
<b>TOTALS:</b>			<b>\$375.00</b>

**PAYROLL REQUIREMENTS: ( Regular & agency checks, tax liabilities & Paylocity invoice)**

Pay Date:		7/8/2021	\$138,695.27
Pay Date:		7/22/2021	135,066.50
<b>TOTALS:</b>			<b>\$273,761.77</b>

**RECURRING WIRE TRANSFERS:**

DESCRIPTION	TRANSFERRED TO:	AMOUNT
VOPP-Wtr Purch Oak Lawn	First Midwest	\$92,587.01
Wex Bank	On-Line	4,951.32
Wow	On-Line	1,245.75
Wex Gas Purchase	On-Line	1,213.79
<b>American Express</b>	J. P. Morgan Chase Bank	
Amazon.Com		105.48
Amazon Marketplace		16.96
Commercial Coffee		537.00
Dyn.Com		5.00
Ready Refresh		104.74
Amazon Marketplace		43.90
Adobe Acropro		15.93
Proven		1,655.71
Heart Smart.Com		256.10
Dyn.Com		5.00
USPS		216.00
AT&T		758.73
Proven		12,505.15
USPS		210.00
Shell Oil		4.36
Jewel Osco		26.16
Save Our Monarchs		100.00
Poster My Way		2.99
Amazon Marketplace		26.95
Adobe Acropro		54.16
FP Mailing Solutions		828.00
Dyn.Com		5.00
Amazon Marketplace		79.99
Proven		1,758.44
Mizu Sushi		75.39
<b>Visa</b>	First Midwest Bank	
<b>TOTALS:</b>		<b>\$119,395.01</b>
<b>TOTAL SUPPLEMENTAL WARRANT LIST:</b>		<b>\$393,531.78</b>

# Payroll Summary

VILLAGE OF PALOS PARK (1868)

Check Date: 07/08/2021

Process: 2021070801

Pay Period: 06/19/2021 to 07/02/2021

## Payroll Totals

Payroll Checks	Check Type	Count	Net Check	Dir Dep Amount	Net Amount	
	Regular	67	0.00	80,730.57	80,730.57	
	Regular	6	2,228.78	0.00	2,228.78	
<b>Totals</b>		<b>73</b>	<b>2,228.78</b>	<b>80,730.57</b>	<b>82,959.35</b>	→ <b>82,959.35</b>

Payroll Checks	Check Type	Agency Type	Count	Net Check	Dir Dep Amount	Net Amount	
	Agency	Regular	10	14,000.54	5,271.23	19,271.77	
<b>Totals</b>			<b>10</b>	<b>14,000.54</b>	<b>5,271.23</b>	<b>19,271.77</b>	→ <b>19,271.77</b>

<b>Total Net Payroll Liability</b>				<b>16,229.32</b>	<b>86,001.80</b>	<b>102,231.12</b>	→ <b>102,231.12</b>
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## Tax Liability

FITW and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount	
Federal Income Tax	36-6006039		Semi-Weekly	111,728.84	111,728.84	12,148.18		
Medicare	36-6006039		Semi-Weekly	120,280.26	120,280.26	1,744.08		
Medicare - Employer	36-6006039		Semi-Weekly	120,280.26	120,280.26		1,744.06	
OASDI	36-6006039		Semi-Weekly	120,280.26	120,280.26	7,457.36		
OASDI - Employer	36-6006039		Semi-Weekly	120,280.26	120,280.26		7,457.38	
<b>Totals</b>						<b>21,349.62</b>	<b>9,201.44</b>	→ <b>30,551.06</b>

IL and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount	
Illinois SITW	3660060390007		Semi-Weekly	111,728.84	111,728.84	5,643.09		
<b>Totals</b>						<b>5,643.09</b>	<b>0.00</b>	→ <b>5,643.09</b>

ILSUI and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount	
Illinois SUI	0800854	0.012750	Quarterly	120,280.26	21,176.61		270.00	
<b>Totals</b>						<b>0.00</b>	<b>270.00</b>	→ <b>270.00</b>

<b>Total Tax Liability</b>						<b>26,992.71</b>	<b>9,471.44</b>	→ <b>36,464.15</b>
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<b>Total Payroll Liability</b>						<b>138,695.27</b>		→ <b>138,695.27</b>
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## Billing

Invoice	Date	Gross	Discount	Tax	Adjustment	Amount	
108519789	7/8/2021	269.03				269.03	
<b>Totals</b>		<b>269.03</b>		<b>0.00</b>		<b>269.03</b>	→ <b>269.03</b>

## Transfers



Paylocity Corporation  
(888) 873-8205

User: Company Rpt Admin

Run on 7/6/2021 at 3:46 PM

**Payroll Summary**

Check Date: 07/08/2021

Page 2 of 2

Process: 2021070801

VILLAGE OF PALOS PARK (1868)

Pay Period: 06/19/2021 to 07/02/2021

Type	Date	Source Account	Amount
Billing	7/8/2021	1405470*	269.03
Dir Dep	7/7/2021	1405470*	80,730.57
Tax	7/7/2021	1405470*	36,464.15
<b>Totals Transfers</b>			<b>117,463.75</b> → <b>117,463.75</b>

**Tax Deposits**

Required Tax Deposits

Tax	Due On	Amount
(Deposit made by Service Bureau) Federal Income Tax	7/14/2021	30,551.06
(Deposit made by Service Bureau) Illinois SITW	7/14/2021	5,643.09
(Deposit made by Service Bureau) Illinois SUI	11/1/2021	270.00
<b>Total Tax Deposits</b>		<b>36,464.15</b>



# Payroll Summary

Check Date: 07/22/2021

Page 1 of 2

VILLAGE OF PALOS PARK (1868)

Process: 2021072201

Pay Period: 07/03/2021 to 07/16/2021

## Payroll Totals

Payroll Checks	Check Type	Count	Net Check	Dir Dep Amount	Net Amount
	Regular	63	0.00	78,472.48	78,472.48
	Regular	5	2,355.67	0.00	2,355.67
<b>Totals</b>		<b>68</b>	<b>2,355.67</b>	<b>78,472.48</b>	<b>80,828.15</b> →

Payroll Checks	Check Type	Agency Type	Count	Net Check	Dir Dep Amount	Net Amount
	Agency	Regular	9	13,475.55	5,314.08	18,789.63
<b>Totals</b>			<b>9</b>	<b>13,475.55</b>	<b>5,314.08</b>	<b>18,789.63</b> →

<b>Total Net Payroll Liability</b>				<b>15,831.22</b>	<b>83,786.56</b>	<b>99,617.78</b> →
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## Tax Liability

FITW and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount
Federal Income Tax	36-6006039		Semi-Weekly	108,671.43	108,671.43	11,797.11	
Medicare	36-6006039		Semi-Weekly	117,196.37	117,196.37	1,699.36	
Medicare - Employer	36-6006039		Semi-Weekly	117,196.37	117,196.37		1,699.35
OASDI	36-6006039		Semi-Weekly	117,196.37	117,196.37	7,266.20	
OASDI - Employer	36-6006039		Semi-Weekly	117,196.37	117,196.37		7,266.17
<b>Totals</b>						<b>20,762.67</b>	<b>8,965.52</b> →

IL and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount
Illinois SITW	3660060390007		Semi-Weekly	108,671.43	108,671.43	5,505.26	
<b>Totals</b>						<b>5,505.26</b>	<b>0.00</b> →

ILSUI and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount
Illinois SUI	0800854	0.012750	Quarterly	117,196.37	16,884.01		215.27
<b>Totals</b>						<b>0.00</b>	<b>215.27</b> →

<b>Total Tax Liability</b>						<b>26,267.93</b>	<b>9,180.79</b> →
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<b>Total Payroll Liability</b>						<b>135,066.50</b>	<b>135,066.50</b> →
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## Billing

Invoice	Date	Gross	Discount	Tax	Adjustment	Amount
108587759	7/22/2021	323.40				323.40
<b>Totals</b>		<b>323.40</b>		<b>0.00</b>		<b>323.40</b> →

## Transfers



Paylocity Corporation  
(888) 873-8205

User: Company Rpt Admin

Run on 7/19/2021 at 5:23 PM

**Payroll Summary**

Check Date: 07/22/2021

Page 2 of 2

VILLAGE OF PALOS PARK (1868)

Process: 2021072201

Pay Period: 07/03/2021 to 07/16/2021

Type	Date	Source Account	Amount
Billing	7/22/2021	1405470*	323.40
Dir Dep	7/21/2021	1405470*	78,472.48
Tax	7/21/2021	1405470*	35,448.72
<b>Totals Transfers</b>			<b>114,244.60</b>

→ **114,244.60****Tax Deposits**

## Required Tax Deposits

Tax	Due On	Amount
(Deposit made by Service Bureau ) Federal Income Tax	7/28/2021	29,728.19
(Deposit made by Service Bureau ) Illinois SITW	7/28/2021	5,505.26
(Deposit made by Service Bureau ) Illinois SUI	11/1/2021	215.27
<b>Total Tax Deposits</b>		<b>35,448.72</b>





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: August 9, 2021

7:30 PM

Kaptur Administrative Center

**AGENDA MATTER:**

**ZBA 2021 - 05:** An application has been filed requesting a variation from the requirements of Section 1268.06(a)(7) to allow an accessory building, in this case a detached garage, to be constructed beyond the front building line of the principal building at the property commonly known as 7833 W. 123<sup>rd</sup> Place in Palos Park, IL.

**BACKGROUND:**

The subject property is zoned R-1-A One-Family Dwelling District and is developed with a single-family home. The applicant proposes to construct a 34' x 23.5' three-car detached garage on the property. The subject property is an oddly shaped corner lot, the existing house is setback approximately 160' from the front property line off of 123<sup>rd</sup> Place. The property currently does not have an attached or detached garage. Due to these factors the applicant is proposing the construct the detached garage between the existing house and the front property line off 123<sup>rd</sup> Place.

Section 1286.06(a)(7) states that "no accessory building shall be constructed beyond the front building line of the principal building." Additionally, Section 1264.04 provides limitations on the instances in which a Variance would be authorized; with 1264.04(t) allowing variances "to permit an accessory building to be constructed beyond the front building line of the principal building, subject to the location of said accessory building being otherwise in compliance with Section 1286.06(a)(6)."

**STAFF RECOMMENDATION**

Due to the irregular shape of the subject property that abuts 123rd Place and McCarthy Road, the requested location of a garage beyond the front building line is appropriate. All other setbacks are in compliance with the code. While the Village code generally prohibits an accessory structure beyond the front building line, a variation may be allowed in cases where there are practical difficulties or hardships in complying with the strict application of the Village Code. Staff concurs with the property owner that the proposed location of the garage beyond the front building line is the only feasible location on this lot and therefore recommends that the requested variance be granted.

**ZONING BOARD OF APPEALS RECOMMENDATION:**

The Zoning Board of Appeals held a public hearing and discussed the requested variance at its July 14, 2021 meeting. Concurring with the findings as outlined in the Staff Report, a motion was made to recommend that the Village Council approve the requested variation from the requirements of Section 1268.06(a)(7) to allow an accessory building, in this case a detached garage, to be constructed beyond the front building line of the principal building at the property commonly known as 7833 W. 123rd Place in Palos Park, IL. The Zoning Board of Appeals recommendation was conditioned upon providing additional landscape screening along McCarthy Road, with said screening to be approved by staff.

**RECOMMENDED MOTIONS:**

I move to approve Ordinance 2021 – 25 an Ordinance Approving an Accessory Building Variation to allow the construction of a detached garage at 7833 W. 123<sup>rd</sup> Place.

Attachments:

Ordinance 2021 – 25

Transmittal of Recommendation

Staff Report to the Village of Palos Park Zoning Board of Appeals

**ORDINANCE NO. 2021-25**

**AN ORDINANCE APPROVING AN  
ACCESSORY BUILDING VARIATION  
(7833 W. 123<sup>rd</sup> Place)**

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

**SECTION 1:**

A. That on July 14, 2021, the Zoning Board of Appeals of the Village of Palos Park heard a request for the variation set forth below.

B. That on July 14, 2021, the Zoning Board of Appeals of the Village of Palos Park recommended approval of the variation hereinafter set forth to the Village Council.

C. The Village Council approves and adopts the findings and recommendations of the Zoning Board of Appeals and incorporates such findings and recommendations herein by reference as if they were fully set forth herein.

**SECTION 2:** That the following variation is limited to the property legally described as follows:

LOT 1 IN CHRISTENSEN SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 260.75 FEET OF THE NORTH 581.50 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN 1346.44 FEET WEST OF AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 25 AND LYING EAST OF THAT PART OF THE SOUTHWESTH QUARTER AFORESAID DEDICATED FOR THE PUBLIC HIGHWAY BY INSTRUMENT RECORDED SEPTEMBER 22, 1924, AS DOCUMENT 8599656 IN BOOK 191 OF PLATS, PAGES 30 AND 31 IN COOK COUNTY, ILLINOIS.  
P.I.N.: 23-25-301-137-0000

Common Address: 7833 W. 123<sup>rd</sup> Place, Palos Park, Illinois

**SECTION 3:** That a variation from the requirement of Section 1286.06(a)(7) of the Palos Park Village Code that no accessory building be located beyond the front building line of the principal building is granted to the owner(s) of the above-described property to allow for the construction of a detached garage.

**SECTION 4:** Pursuant to Section 1264.09(a) of the Palos Park Village Code, the variation provided for in this Ordinance shall expire, by operation of law, one (1) year from the date of this Ordinance unless a building permit in furtherance of said variation is obtained within said one (1) year period, and construction work pursuant to said building permit is started and proceeds to completion thereafter in accordance with the terms of said building permit.

**SECTION 5:** Pursuant to Section 1264.08 certain limited conditions of approval may be imposed on the development subject to the requested variance. The approved variation is subject to the condition to provide Village staff with a landscape plan to provide landscape screening along McCarthy Road.

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

**ADOPTED** this 9<sup>th</sup> day of August, 2021 pursuant to a roll call vote as follows:

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** by me this 9<sup>th</sup> day of August, 2021.

---

MAYOR

**ATTEST:**

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VILLAGE CLERK



**TO:** G. Darryl Reed, Building Commissioner  
**MEETING DATE:** August 9, 2021 at 7:30 pm  
**FROM:** John Marsh, Chair  
**SUBJECT:** Transmittal of Zoning Board of Appeals Recommendation

### **PROJECT TITLE**

**ZBA 2021 - 05:** An application has been filed requesting a variation from the requirements of Section 1268.06(a)(7) to allow an accessory building, in this case a detached garage, to be constructed beyond the front building line of the principal building at the property commonly known as 7833 W. 123<sup>rd</sup> Place in Palos Park, IL.

### **PUBLIC HEARING**

The Zoning Board of Appeals held a public hearing regarding application #ZBA 2021 – 05 on July 14, 2021. No residents spoke at the public hearing.

### **RECOMMENDATION**

Concurring with the findings as outlined in the Staff Report, a motion was made to recommend that the Village Council approve the requested variation request to allow the accessory building to be located beyond the front building line of the principal building as required by Section 1268.06(a)(7) of the Village of Palos Park Code to allow for the construction of a 34' x 23.5' detached garage on the property commonly known as 7833 123<sup>rd</sup> Place. The Zoning Board of Appeals recommendation was conditioned upon providing additional landscape screening along McCarthy Road; this additional screening to be approved by staff. The vote was seven (7) yes, zero (0) no.



VILLAGE OF  
**PALOS PARK**

**TO:** Village of Palos Park Zoning Board of Appeals  
**HEARING DATE:** July 14, 2021 at 7:30pm  
**FROM:** Building Department  
**SUBJECT:** Staff Report

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**PROJECT TITLE**

ZBA 2021 - 05

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**APPLICANT INFORMATION**

**PROPERTY OWNER(s):** Matthew Toma  
7833 W. 123<sup>rd</sup> Street  
Palos Park, IL 60464

**PROJECT REPRESENTATIVE:** Matthew Toma, Homeowner

**EXHIBITS:**

1. Aerial Photo
2. Photos of Site
3. Application for Zoning Variance, Variance Hardship Criteria
4. Plat of Survey
5. Proposed Site Plan and Elevations

**PUBLIC HEARING NOTICE:** The notice for this hearing was published in *The Regional News* on June 24, 2021 in accordance with the Village Zoning Ordinance. A sign was posted on the subject property, and the Village notified neighboring property owners within 350' of the subject property 15-30 days prior to the date of the hearing.

**NEIGHBORHOOD COMMENT:** Two neighbors called inquiring about the project.

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**PROPERTY INFORMATION**

**EXISTING ZONING:** R-1-A One Family Dwelling District  
**EXISTING LAND USE:** Single Family Residential  
**PROPERTY SIZE:** 43,342 square foot  
**PIN:** 23-25-301-137-0000

## **SURROUNDING ZONING AND LAND USES:**

North:	R-1-A One Family Dwelling District, Single Family Residence
South:	R-1-A One Family Dwelling District, Single Family Residence
East:	R-1-A One Family Dwelling District, Single Family Residence
West:	R-1-A One Family Dwelling District, Single Family Residence

**COMPREHENSIVE PLAN'S recommended use:** Low Density Single Family Residential

## **ANALYSIS**

### **DESCRIPTION**

The subject property, commonly known as 7833 W. 123<sup>rd</sup> Place, is a corner lot zoned R-1-A Single Family Residential that is developed with an existing single-family home. The applicant proposes to construct a new attached 34 foot by 23.5 foot two car garage beyond the front building line of the principal building.

In accordance with Section 1286.06(a)(7) there is a limitation on the amount of a variation a petitioner can request. Chapter 1264.04(e) states: "No accessory buildings are allowed to be constructed beyond the front building line of the principal building." In the variation portion of the code, 1264.04(t) states, "To permit an accessory building to be constructed beyond the front building line of the principal building, subject to the location of said accessory building being otherwise in compliance with Section 1286.06(a)(6).

### **ANALYSIS OF STANDARDS – VARIATIONS**

In considering all proposed variances to the Zoning Code, the Zoning Board of Appeals shall, before recommending that Council grant a variance, first determine and make a finding of fact that the proposed variance will not merely serve as a convenience to the applicant, but is necessary to alleviate practical difficulties or a demonstrable hardship in the way of carrying out the strict letter of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land, and that:

1. **Site Conditions:** There are one or more unusual physical conditions of the site, such as size, shape, or slope, that were not created by a person having an interest in the property, that are unavoidable or uncorrectable, or that are worthy of preservation, such as a creek, wetland, or specimen trees, and that make it a substantial burden to use the property or develop the property, or otherwise result in a substantial loss of value or cause the site to be unable to yield a reasonable return, without a variance.

**Finding.** The primary location is too close to the neighbor's lot line to build. The secondary location is the only location that is feasible to build the garage.

2. **Development Design:** The variation would not merely serve the temporary social or personal convenience of an occupant, and an alternative development plan that would conform to Code would not be suitable for the uses permitted by Code and would not be typical of similar properties in the area.

**Finding.** The applicant has stated there is no other way to design the garage addition due to size/shape of the property.

3. **Community Impact:** The variation would retain the essential character, scale, intensity,

and open space of the area, and would be in harmony with the purposes of the Zoning Code as stated in Section 1260.02 of this Code, and would not be substantially injurious to other property, or be detrimental to public interests or adopted Village plans.

**Finding.** The applicant has stated that the variation would not alter the essential character, scale, intensity, and open space of the area and will be in keeping with the purpose of Section 1260.02 of the Code which refers to Purposes.

In addition the Findings above, the Board shall look to, and make findings of fact in regard to, those factors set forth in Section 1260.05(b)(1) through (6) in regard to the requested variation, as noted below:

4. **Existing uses of property within the general area of the property in question;**

**Finding.** The existing uses in the surrounding area are all residential uses. The proposed addition is in keeping with a residential use.

5. **The zoning classification of property within the general area of the property in question;**

**Finding.** The subject property and the surrounding area are all zoned R-1-A One-Family Dwelling District. Other than the requested side yard variance, the proposed addition is in conformance with the requirements of the R-1-A zone.

6. **The suitability of the property in question to the uses permitted under the existing and proposed classifications;**

**Finding.** The existing and proposed residential use of the property is permitted in the R-1-A zone.

7. **The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the date the property was placed in its present zoning classification;**

**Finding.** The proposed addition is consistent with the residential trend of development in the surrounding area.

8. **Proposed uses of property within the general area of the property in question as represented on the Village Comprehensive Plan;**

**Finding.** The proposed addition is consistent with the Comprehensive Plan designation of Low Density Single Family Residential.

9. **The frontage and square footage of the land involved and whether or not it adjoins a parcel of land which bears the same zoning district classification as the proposed amendment.**

**Finding.** The property is a 43,342 square foot irregularly shaped lot with 174.88 feet of frontage on 123<sup>rd</sup> Place and 195.46 feet from frontage on McCarthy Road. The subject property is surrounded by other properties also zoned R-1-A.

**STAFF RECOMMENDATION**

Due to the irregular subject shape of the property that abuts 123<sup>rd</sup> Place and McCarthy Road, the requested location of a garage beyond the front building line is appropriate. All other setbacks are in compliance with the code. While The Village code generally prohibit an accessory structure beyond the front boundary line, the variations section allows hardship standards to be applied to allow an accessory structure to be placed beyond the front building line. Staff concurs with the property owner that the proposed location of the garage beyond the front building line is the only feasible location on this lot and therefore recommends that the requested variance be granted.

**RECOMMENDATION**

Concurring with the findings as outlined in the Staff Report, I move to recommend that the Village Council approve the requested variance for the installation of an accessory structure (garage) to be placed beyond the front building line at 7833 W. 123<sup>rd</sup> Place.

Community Development Department  
8999 West 123<sup>rd</sup> Street  
Palos Park, IL 60464  
Phone: 708-671-3700  
Fax: 708-448-9542  
E-mail: [lpruss@palospark.org](mailto:lpruss@palospark.org)  
Web: [www.palospark.org](http://www.palospark.org)



VILLAGE OF  
PALOS PARK

Applic. Date: \_\_\_\_\_  
File #: \_\_\_\_\_  
Fee: \_\_\_\_\_

## Application for Zoning Board of Appeals

1. Applicant Matthew Toma Daytime Phone 708-574-0112  
Mailing Address 7833 W 123rd Place Palos Park  
Email Address mathtoma@ymail.com
2. Owner(s) of Record Matthew Toma Daytime Phone \_\_\_\_\_  
Mailing Address 7833 W 123rd Place Palos Park IL 60464
3. Applicant is:  Owner  Attorney  Other Agent (please specify) \_\_\_\_\_  
(Note: A letter of authorization from the owner(s) of record must be attached)
4. Address/Location of Subject Property 7833 W 123rd Place Palos Park, IL 60464
5. Permanent Index Number(s) of Subject Property 23-25-301-137-0000
6. Present Zoning Classification RIA Proposed Zoning Classification (if applicable) RIA
7. Zoning Designations and Uses of properties to the North RIA South RIA  
East RIA West RIA
8. Current Use \_\_\_\_\_ Proposed Use (if applicable) \_\_\_\_\_
9. Lot Square Footage 0.98 ACRE Building Square Footage 799 sq ft
10. Explanation of Relief requested Looking to build a detached garage in the only location that is suitable to build. It will conform with the required distance from the main home.
11. Ordinance Section seeking Relief from: \_\_\_\_\_

### APPLICATION MUST BE FILED WITH ORIGINAL SIGNATURES

I hereby certify that the above statements and all accompanying statements and drawings are true and correct to the best of my knowledge. I hereby consent to the entry in or upon the premises described in this application by any authorized official of the Village of Palos Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Applicant Signature

Date

Please note that advertisement of proposed projects prior to Village approval in no way creates an obligation for Village approval. Any advance promotion of a project is done at the risk of the petitioner.

PLEASE EMAIL COMPLETE APPLICATION TO: [lpruss@palospark.org](mailto:lpruss@palospark.org)

# VARIANCE HARDSHIP CRITERIA

The following criteria (Village Code Section 1264.07) are used by the Village to help determine if property conditions are hardships that are sufficient to grant a zoning variance.

## A. Site Conditions

1. What are the unusual physical conditions of the site; such as size, shape, slope, or other natural or manmade features; that make it a substantial burden to use the property or develop the property?

The primary location unfortunately is too close to the neighbor's lot line to build, the secondary location is the only location that is feasible

- a. Were these conditions created by current owners of the property? no  
b. Are these conditions unavoidable or uncorrectable? no  
c. Are these conditions worthy of preservation? no  
d. Is the loss of value or reasonable return due to these conditions substantial? \_\_\_\_\_

## B. Development Design

1. Would the variation serve only the temporary social or personal convenience of the occupant?

no it will benefit future owners as well

2. Is there another way to design the development that would be suitable for the permitted uses and that does not require a variance?

no

A. Is this other design similar to other development in the neighborhood? no

## C. Community Impact

1. Would the proposed development with the variance alter the essential character, scale, intensity, and open space patterns in the area?

no

a. Would the proposed development with the variance still be in harmony with the purposes of zoning as described in Section 1260.02 of the Zoning Code? yes

2. Would the proposed development with the variance be substantially injurious to other property?

no

- a. Would it be detrimental to public interests? no  
b. Would it be detrimental to Village Plans? no



**Village of Palos Park GIS**

DISCLAIMER: The Village of Palos Park does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 42'

**VILLAGE OF PALOS PARK**

8999 West 123rd Street  
Palos Park, IL 60464  
(708) 671-3700

Print Date: 6/14/2021

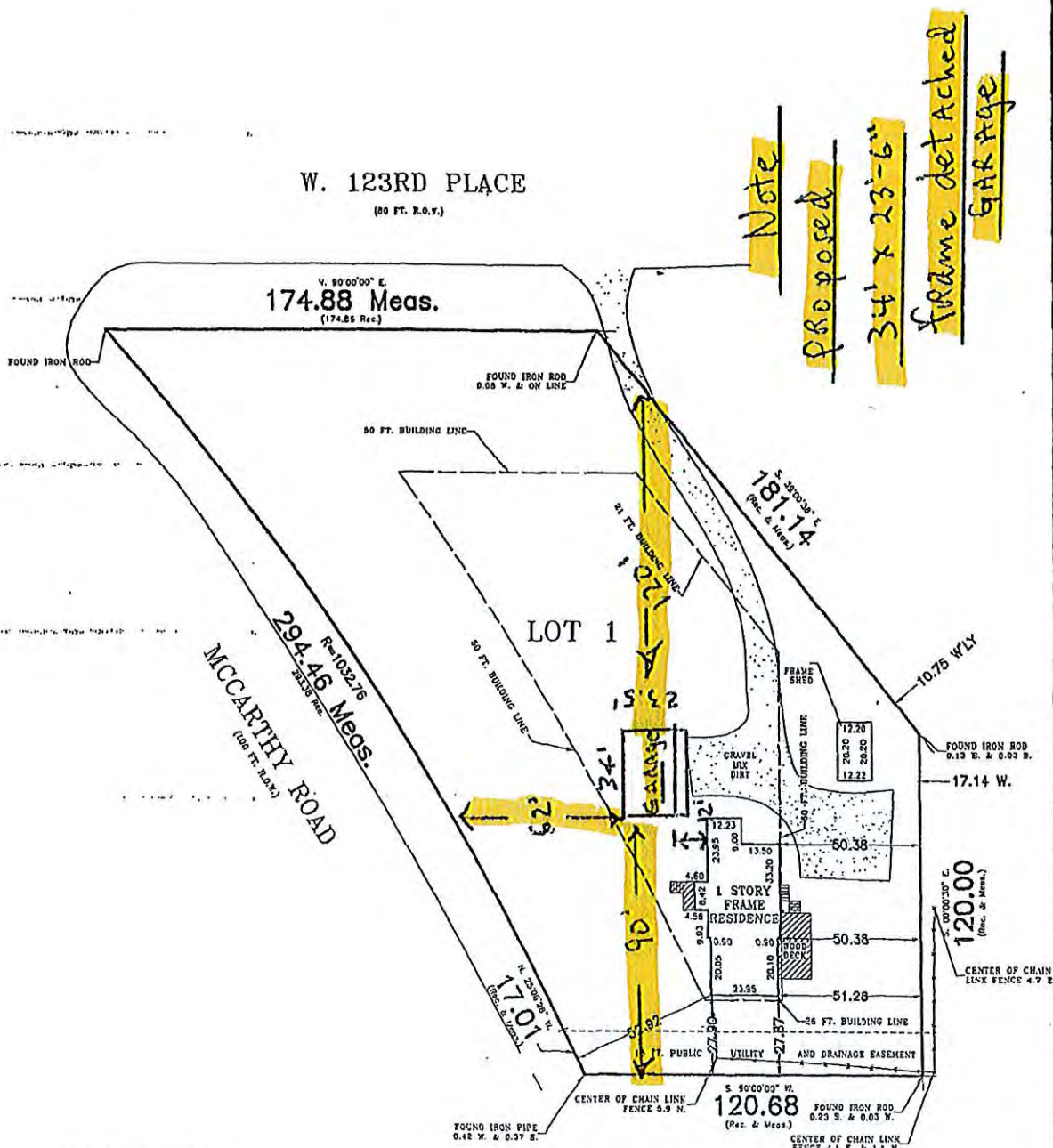
# PLAT OF SURVEY

of

LOT 1 IN CHRISTENSEN SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 260.75 FEET OF THE NORTH 581.60 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN 1348.44 FEET WEST OF AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 25 AND LYING EAST OF THAT PART OF THE SOUTHWEST QUARTER AFORESAID DEDICATED FOR PUBLIC HIGHWAY BY INSTRUMENT RECORDED SEPTEMBER 22, 1924, AS DOCUMENT 8599656 IN BOOK 191 OF PLATS, PAGES 30 AND 31, IN COOK COUNTY, ILLINOIS.



ADDRESS: 7833 W. 123RD PLACE, PALOS PARK, ILLINOIS



Note  
 Proposed  
 34' x 23'-6"  
 frame detached  
 GARAGE

### GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.
- 7) NO DIMENSION GIVEN ON RECORDED PLAT OF SUBDIVISION FOR THE EASEMENT AFFECTING THE SOUTH PORTION OF THIS PROPERTY; DIMENSION SHOWN WAS SCALED FROM PLAT; SEE PLAT FOR PARTICULARS.



STATE OF ILLINOIS )  
 ) S.S.  
 COUNTY OF COOK )

SURVEY ORDERED BY: SHARON L. SWEENEY  
 I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FARRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS  
 17<sup>th</sup> DAY OF AUGUST A.D. 2015

Professional Design Registration #184-002795  
**PREFERRED SURVEY, INC.**  
 7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455  
 Phone 708-458-7845 / Fax 708-458-7855  
 www.psisurvey.com





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: August 9, 2021

7:30 PM

Kaptur Administrative Center

**AGENDA MATTER:**

2022 MFT Pavement Program

**BACKGROUND/HISTORY:**

At the 5-24-21 Village Council meeting PW asked for and received approval to go out to bid on the 2021 Paving Program that falls under the 2022 MFT Program. On August 4, 2021, the bids were received with the results listed below.

Lindahl Brothers	\$ 728,235.00
M & J Asphalt	\$ 838,525.00
K-Five	\$ 790,297.00

The low bidder was Lindahl Brothers of Chicago Ridge (Formerly Crowley-Shepard). Their bid of \$ 728,235.00 was under the Engineers Estimate of \$ 921,600.00. IDOT will not allow any bid item to run more than 10% over the contract quantities. As such, Public Works is asking approval to award the MFT Contract to Lindahl Brothers in the amount of \$ 728,235.00 and to give the Village Engineer approval to increase the quantities to the maximum allowed by IDOT with a contract amount not to exceed \$800,000.00.

**STAFF RECOMMENDATION:**

Staff recommends that the 2022 MFT Paving Program be awarded to Lindahl Brothers of Chicago Ridge.

**RECOMMENDED MOTION:**

I move to award the 2022 MFT Project to Lindahl Brothers in the amount of \$ 728,235.00, and to give the Village Engineer the authority to increase the project quantities to the maximum IDOT will allow with a contract amount not to exceed \$ 800,000.00.



Tabulation of Bids



Local Public Agency: Village of Palos Park  
 County: Cook  
 Section Number: 22-00000-00-GM  
 Letting Date: 08/04/21

Approved Engineer's Estimate: \$921,600.00  
 Attended By (IDOT Representative(s))

Bidder's Name	Lindahl Bros., Inc	M & J	K-Five
Bidder's Address	622 E. Green Street	3124 S 60th Court	999 Oakmont Plaza Dr
City, State, Zip	Bensenville, IL 60106	Cicero, IL 60804	Westmont, IL 60559
Proposal Guarantee			
Terms			

Approved Engineer's Estimate

Item No.	Item	Delivery	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	HMA Surf Rem Variable Dept		SY	39700	\$4.0000	\$158,800.00	\$2.2500	\$89,325.00	\$4.2500	\$166,725.00	\$4.3600	\$173,092.00
	Bit Materials Prime Coat		GAL	7500	\$0.1500	\$1,125.00	\$0.0100	\$75.00	\$0.0100	\$75.00	\$0.0100	\$75.00
	Lev Binder, N50 Machine Me		Ton	2425	\$87.0000	\$210,975.00	\$72.0000	\$174,600.00	\$79.0000	\$191,575.00	\$72.0000	\$174,600.00
	HMA Surface Course Mix D 5		Ton	4850	\$81.0000	\$392,850.00	\$72.0000	\$349,200.00	\$73.0000	\$354,050.00	\$69.0000	\$334,650.00
	Aggregate Wedge Shoulder		Ton	1400	\$40.0000	\$56,000.00	\$30.0000	\$42,000.00	\$30.0000	\$42,000.00	\$7.7500	\$10,850.00
	HMA Surface Removal Butt J		SY	275	\$40.0000	\$11,000.00	\$15.0000	\$4,125.00	\$6.0000	\$1,650.00	\$4.4000	\$1,210.00
	Frame and Lid to be Adjusted		EA	52	\$500.0000	\$26,000.00	\$380.0000	\$19,760.00	\$750.0000	\$39,000.00	\$760.0000	\$39,520.00
	Remove Replace HMA Drive		SY	600	\$40.0000	\$24,000.00	\$20.0000	\$12,000.00	\$22.0000	\$13,200.00	\$34.0000	\$20,400.00
	Remove Replace PCC Drive		SY	50	\$155.0000	\$7,750.00	\$130.0000	\$6,500.00	\$127.0000	\$6,350.00	\$168.0000	\$8,400.00
	Remove Replace Brick Drive		SY	90	\$90.0000	\$8,100.00	\$130.0000	\$11,700.00	\$60.0000	\$5,400.00	\$250.0000	\$22,500.00
	Traffic Control and Protection		LS	1	\$25,000.0000	\$25,000.00	\$19,000.0000	\$19,000.00	\$16,500.0000	\$16,500.00	\$5,000.0000	\$5,000.00
<b>Total Bid:</b>												
					As Read:							
					As Calculated:	\$728,285.00		\$838,525.00		\$790,297.00		
					% Over/Under:	(20.98)%		(9.01)%		(14.25)%		



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: August 9, 2021

7:30 PM

Kaptur Administrative Center

**AGENDA MATTER:**

2021 Water Main System Leak Survey

**BACKGROUND/HISTORY:**

The Illinois Department of Natural Resources rules require municipalities to report annual Lake Michigan water usage. One of the reasons this is required is to reduce the amount of unaccounted for flow. Typically Palos Park has maintained a low manageable number for this item. However, as our water main ages the Village needs to be more vigilant in its efforts to locate those locations where water is being lost through defects in the water mains, fittings or fire hydrants. This year PW would like to have the 26.8 miles of water pipe west of LaGrange Road surveyed for leaks which is a approximately 50 % of our system. By being proactive we can stay ahead of IDNR requirements, and the Village can reduce the costs of operating our water system. Even a small leak over time will result in a loss of revenue. PW requested proposals from three companies that have worked in this area for the 2021 program. Two proposals were submitted. The first is from M. E. Simpson who completed the last leak survey in 2020. Their all-inclusive cost was \$5,925.00, the same price as last year. The second proposal was from Associated Technical Services (ATS) who typically does our emergency leak locates. Their proposed all-inclusive cost was \$6,653.79. This work was budgeted for and would be paid for from the Water Fund under yearly maintenance items.

**STAFF RECOMMENDATION:**

Staff recommends that the Village Council award the 2021 Leak Survey of 26.8 miles of water main to M. E. Simpson.

**RECOMMENDED MOTION:**

I move to approve the 2021 Water Main Leak Survey proposal from M. E. Simpson for a cost of \$5,925.00.

YOUR TEAM FOR SECURE + RELIABLE  
**Water System Solutions**



RFQ TO PROVIDE

**The Village of Palos Park, Illinois**  
Water Distribution System Leak Detection Survey

Due: June 30, 2021

*M.E.* **S** *SIMPSON*  
Co., Inc.



June 30, 2021

Mr. Daniel Foster  
Utilities Supervisor  
Village of Palos Park  
8999 West 123<sup>rd</sup> Street  
Palos Park, IL 60464

**RE: PROPOSAL FOR A WATER DISTRIBUTION SYSTEM LEAK DETECTION SURVEY**

Dear Mr. Foster,

M.E. Simpson Co., Inc. is pleased to present the Village of Palos Park, Illinois our proposal for a Water Distribution System Leak Detection Survey. We are honored to be considered for this work and are confident our team will help make the project a success.

M.E. Simpson Co., Inc. is a Professional Services Firm incorporated in Valparaiso, Indiana, dedicated to developing and providing programs and services designed to maximize peak performance for our clients' water distribution systems.

Many of these programs are universally recognized as a part of "Best Management Practices" (BMPs) for utilities. We pride ourselves on delivering solid solutions using the highest quality technical and professional services by way of state-of-the-art technology and a skilled and well-trained staff of professionals. Our highly educated engineers and technical team are committed to the success of this project. They will be ready at a moment's notice to relieve your staff's burden and ensure a seamless continuation of your services.

Our services were developed and refined to provide utilities with programs that can be customized to meet their needs. From complete "Turn-Key" services to assisting with the development of "in-house" programs for utilities, M.E. Simpson Co., Inc. serves our clients with this ultimate goal: to deliver to the public the implicit faith that "the water is always safe to drink".

Thank you for your consideration and this opportunity to acquaint you with our leak detection services and offer this response. We are committed to exceeding your expectations.

Sincerely,

A handwritten signature in dark ink, appearing to read 'RL' or similar initials, written over a light-colored background.

Randy Lusk  
Innovations & Solutions Manager

Randy Lusk

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## FIRM HISTORY

M.E. Simpson Co., Inc. was founded in 1979 by Marvin E. Simpson. We are based out of Valparaiso, Indiana, near Chicago, Illinois. Our firm has become the industry leader in developing and providing water loss assessment and distribution system asset management programs and services, aiding our clients in maximizing their peak performance for their water distribution systems. We offer the highest quality Technical and Professional Services, using state-of-the art technologies and highly skilled and trained professionals. Our staff has developed a host of high-tech programs that will ensure that your Utility will be proactive in dealing with your water distribution systems. "Crumbling infrastructure, inaccurate records, conservation, sustainability, water quality, water loss, economic conditions, revenue shortfalls, being green, having enough water"; these are all statements and buzz words in today's society. Currently in the water industry, these words are our reality, thus making them our responsibility.

We've maximized distribution system performance and optimized distribution system data, records, and mapping for all our clients. To date, we have provided Water Loss Control programs that have included over 80,000 Large Water Meters serviced (including several utilities in Georgia), 100,000 miles of Leak Detection services and numerous water audit programs. Our Asset Management services have documented over 500,000 valves located and exercised. Our Fire Hydrant Flow testing program has recorded 80,000 fire hydrants inspected, flow tested, and water main capacity information developed.

### Leak Detection History

M.E. Simpson Co., Inc. developed its Water Distribution Leak Survey services in 1987. Since then, we've improved the program so now it is a fundamental water loss control program for our clients.

Our Water Distribution Leak Survey services have been employed since 1987 in a majority of municipalities around the Chicago Metro Area and the Midwest and have spread to other utilities across the US. These programs have benefited municipalities from small systems consisting of 5 miles of pipe to systems with several thousands of miles of pipe. Additionally, our crews have been deployed to several locations throughout the United States including Georgia, California, and overseas to help utilities with their distribution system leakage issues. Our crews have the unique ability to be able to respond to individual Utility requests because of the cross training they have received performing all the services M.E. Simpson Co. Inc. provides.

Our project manager and personnel have all the equipment and abilities necessary to perform your leak survey and respond to any needs that the Utility may have. We are proud of the work we have performed using the latest technology and meeting the needs of "our customer" the Water Works Industry. We have played an important role in educating utilities about the need for and efficiency of annual water loss programs.

**M.E. Simpson Co., Inc. | The Village of Palos Park, Illinois Leak Detection Survey,  
Firm Qualifications & Experience**

**Leak Survey Project Understanding**

The Village of Palos Park, Illinois is seeking a qualified firm to provide services for a Water Distribution System Leak Detection Survey. The program is needed to be able to identify and quantify specific leakage issues that are occurring in the water distribution system with the end aim of being able to provide specific directions for location and ultimate repair of the leaks and an overall reduction in the system's water losses.

**M.E. Simpson Co., Inc. (MESCO) has been providing leak detection programs for over thirty years.**

MESCO has been providing water distribution system leak surveys and emergency leak location services for Chicago suburbs in some cases for over 30 years as well as conducting leak surveys in various locations in the US. Our firm has performed leak surveys on a combined total of over 100,000 miles of pipe since 1987. We have provided Apparent loss assessments, having assessed over 80,000 commercial/industrial large meters for accuracy. Our crews have assessed numerous production water meters (up to 108" in diameter) not only in the Midwest but in several larger cities in the US. Our firm has provided formal water auditing to several cities and towns since 2003 when the IWA/AWWA Water Audit methodology was developed and released for use by the American Water Works Association (AWWA) Water Loss Committee. We have active members on several AWWA committees, including a Past Chair of the Water Loss Control Committee (2010-2014) and past AWWA Vice Presidents and Directors.

MESCO has been producing successful water system leak survey programs in the Chicago metro suburban area since 1987 and understands the complexity of implementing long range distribution system water loss programs for several water systems ranging from Water Commissions to individual municipal systems. MESCO believes that through this work we have established a proven history of delivery, responsiveness, ingenuity, and environmental stewardship. We share the same mission as the Village of Palos Park, Illinois and are encouraged by the leadership role that the Village of Palos Park, Illinois is assuming towards a holistic approach to address water system and water loss challenges.

## SCOPE OF WORK

### Water Distribution System Leak Survey

The Field Scope of Service for the Leak Survey is understood to be the following:

M.E. Simpson Co., Inc. will furnish all labor, material, transportation, tools, and equipment necessary to survey the water distribution system areas selected by the City. M.E. Simpson Co., Inc. shall be required to provide such skilled and trained personnel and equipment necessary to complete the work herein specified. **There will be a minimum of Two Persons per team working on the survey at all times.**

- ◆ Work in an orderly and **safe** manner to ensure protection of the local residents, Utility employees, and the Field Staff so that no **avoidable** accidents occur.
- ◆ All Field Staff will have readily observable identification badges worn while in the field.
- ◆ The leak detection equipment to be used will be that which was described in the "Equipment to be used" section.
- ◆ Initially listen to **all fire hydrants, all accessible main line valves**, and when necessary, selected service connections in the entire distribution system by making physical contact with the valve, hydrant, pipe, or B-box. (Listening points that are not accessible will be given to the Utility and when corrected they will be listened to.)
- ◆ Listening points of contact will be valves, hydrants, service valves or meter settings. The preference of listening points in order as follows, direct contact with the pipe, main line valves, hydrant valves, hydrants, then service valves or meter settings.
- ◆ Specific listening distances will be determined by pipe material. Metallic type pipes; no greater than 500' between listening points. Non-Metallic AC/Concrete type pipes; no greater than 300' between listening points. Non-Metallic PVC/HDPE type pipes; no greater than 150' between listening points.
- ◆ A "suspected leak" log shall be maintained indicating all areas where suspected leak noise was heard. This log will be reviewed when the Project Team is verifying the suspected leak area for confirmation of the actual existence of a leak. This log will be a part of the periodic reports turned into the Utility regardless of an actual leak located in the area or not, **with an explanation of the noise source.**
- ◆ When leak noise has been detected and or suspected, the Project Team will verify the suspected area a second time to confirm the noise. At least four hours will pass between the initial listening of the area before a second listen and confirmation is attempted.
- ◆ The Project Team will **line locate** the water main and service lines in the immediate area so the correct pipe distances can be input into the leak correlator and also so that the Water Utility will have an idea of where the water main is located prior to excavation. Non-metallic pipe locations will be "interpolated" as best that can be identified, given the line location of metallic services, Utility knowledge of the area, or other information regarding the actual location of the main.
- ◆ The Project Team will use "State of the Art" **Electronic Leak Correlators** to determine if a leak is present and use the same equipment to pinpoint the leak.

M.E. Simpson Co., Inc. | The Village of Palos Park, Illinois Leak Detection Survey,  
Firm Qualifications & Experience

- ◆ For PVC water mains only the Echologics LeakFinder-ST w/hydrophones leak correlator or Fluid Conservation Systems (FCS) TriCorr Touch leak correlator, will be used for correlations because of the ability for these correlators to be able to analyze the particular sound frequencies inherent to PVC pipe.
- ◆ The leak location will be marked in the field (on the surface) using environmentally formulated Precautionary Blue paint.
- ◆ The Project Team will document all leak locations with a diagram indicating the location of the leak. Other information related to that correlation will be included as part of the field sheet such as the filters used for the correlation, line locations, distances between sensors, etc.
- ◆ The locations of leaks requiring immediate attention (immediate threat to life, injury or traffic) will be turned in as quickly as possible to facilitate the repair process.
- ◆ The Project Team will report daily or per request of the Utility, to assigned Utility Professional and go over the progress of the previous day, as well as cover what will be surveyed the current day.
- ◆ It may be necessary to conduct parts of the Leak Survey during "off hours" such as at night. This may be required in areas of high traffic volume where traffic noise may affect the ability to detect leak noise, and traffic volume may affect the ability of the Project Team to be able to safely access main line valves in the middle of the street. The Project Team will give 24-hour advanced notice of intent to survey a particular area that may require after hours surveying or nighttime surveying. This is so the Utility can plan for the area to be surveyed, give notification to the Police department, as well as other Public Works Divisions as to the activity that will take place.
- ◆ As a part of the leak program, mapping discrepancies found, distribution assets found in disrepair will be noted and turned into the utility.
- ◆ Leaks verified on the customer's side of a service shut-off will not be located beyond the shut-off. If a leak appears to be on the Customers' side, the Utility will be notified first, then the customer notified and permission granted prior to the water being shut off even for short periods of time where possible and as time allows, as well as the ability for the customer to respond.
- ◆ If the Utility requests leak locations beyond the service shut off on the customer's side of the service line, this will result in an additional charge to the leak survey based on an hourly rate and this service must be agreed upon between the Utility and M.E. Simpson Co., Inc. prior to the start of the survey.
- ◆ Valves and hydrants will not be operated without Utility permission. Valves and hydrants that break during this type of operation are the sole responsibility of the Utility. M.E. Simpson Co., Inc. cannot be responsible for valves and hydrants that break due to pre-existing conditions.
- ◆ The Utility is encouraged to dig up and repair the leaks located as soon as possible so that the area may be re-surveyed while the Project Team is still working on the survey in that general geographical location to ensure no other leaks are present in that area.

## Equipment List

- ◆ FCS S30 Gutermann AquaScope electronically enhanced listening device.
- ◆ Echologics LeakFinder-ST w/hydrophones; FCS AC Digital, TriCorr Touch or Vivax-Metrotech HL6000X leak correlator systems.
- ◆ RADIO Detection Line Locators.
- ◆ Chicago Tape, Fisher M-Scope or Schonstedt magnetic locators.
- ◆ All necessary valve keys and hand tools.
- ◆ Truck mounted arrow board/signage and warning lights.
- ◆ Traffic control equipment, including properly sized traffic cones with reflective stripes.

## Quality Control and Accuracy of Leak Locations

The level of accuracy of leak detection is a matter of taking in all the above considerations and applying those considerations to each individual potential leak location as it is being evaluated. Any statement made as to the level of accuracy of leak locations must be considered based on the individual conditions of each leak.

Locating leaks on a distribution system can be very challenging. It is not a perfect science. Pipes and fittings can leak for a variety of reasons (age, poor installation, material failures, bad soils, etc.), and the ability to locate leaks is dependent on the stated variables listed in the "Project Approach". By employing a strict methodology in the field for conducting a leak survey, these variables can be accounted for and mitigated. The depth of experience of the Project Team is extremely important to maintaining the ability to have accurate locations of leaks. Additionally, crews work as Two-Person Teams in the field, double checking the progress of the work as the survey progresses. The systematic procedure for leak confirmation has been stated in the Scope of Field Service and is restated here.

"Suspected leak areas are always listened to a second time, preferably at a different time of day than originally listened to. The mains and services will be line located to ensure correct pipe distances are used for the correlations. Correlations may need to be performed several times with several configurations to ensure all the possible scenarios have been covered. Sewer manholes may need to be opened and flows observed. If there is any doubt as to the existence of a leak, the area may be checked and correlated at different times to rule out water usage or other factors. The progress of the survey will be monitored by the use of daily logs and a progression map with suspected leak noise indications marked and possible leak locations will be maintained. Field leak location forms will be turned into the Utility according to the agreed schedule. The Project Team will follow up on leak locations by monitoring the repair schedule of the Utility. That way in case a potential leak location is wrong, the Project Team can return to the site and determine why the leak location was incorrect and correct it. This means maintaining a good level of communication between the Project Team in the field, and the Utility. As a matter of Quality Control for leaks in the field, our Correlators, FCS TriCorr Touch and Echologics LeakFinder-ST have the distinct ability to be able to detect and pinpoint more than one leak in the same relative area, thus allowing better leak coverage and insuring that one leak is not "masking" another leak in the same area. The use of progress reports and meetings will allow for open discussions of problems encountered so solutions can be examined."

## Utility Observations

The M.E. Simpson Co., Inc. Project Team will welcome having staff of the Utility observe field procedures while the Leak Survey is in progress. They will be happy to explain and demonstrate the equipment and techniques that are employed by M.E. Simpson Co., Inc. for detecting and locating leaks on the Water System.

## Final Reports, Documentations & Communications

*M.E. Simpson Co, Inc. will perform the following:*

- ◆ Project Team will meet daily with assigned Utility personnel to go over areas of survey for prior workday and plan current day and area to survey.
- ◆ The field technicians will be readily available by cellular phone. This will facilitate communications between the Utility and the field technicians. A 24-hour toll-free 800 number is available for direct contact with M.E. Simpson Co., Inc. for emergencies.
- ◆ Diagram all leak locations, date of location, and classify according to severity and an estimate of loss.
- ◆ The Project Manager will meet with the Utility regularly for a progress report.
- ◆ Prepare a progress report at monthly intervals for the Utility if requested.
- ◆ Develop a Leak Survey log of activity which will also have confirmed leaks listed and this list will be turned in weekly (in Excel format). The list will also be included with the final report that will include the following:
  1. Mechanical deficiencies discovered
  2. Mapping errors on the water atlas
  3. Type of monitored appurtenances
  4. Location of same for leaks discovered
  5. Total estimated loss
- ◆ Prepare the final report at the completion of the project which will include all leak location reports with drawings, total of estimated water loss, total pipe distance investigated, a description of the area surveyed, and other problems found in the system during the course of the survey that need the attention of the Water Utility. The leak summary will list leak types such as main leaks, service line leaks, valve leaks, or hydrant leaks.

A cost benefit analysis of the survey based on the "cost to produce" water will also be included that describes the financial impact to the Utility for water loss. Recommendations for system maintenance will be a part of this report based on field observations made during the survey. This final report shall be made available for submission to the Utility within thirty (30) working days of the completion of the fieldwork.

Effective communication...  
accurate documentation...  
Ensuring the success for  
the leak survey

### Assumptions & Services Provided by the Utility

- ◆ The Utility will furnish all maps in an electronic format or paper atlases (two copies) and records necessary to properly conduct the survey.
- ◆ The Utility will assist as necessary to clean out service valves, meter pits and valve-boxes needed for listening.
- ◆ The Utility will provide a Primary Contact Person and/or secondary contact person for the Field Staff to report to on a periodic basis. This person shall act as the official liaison for the duration of the Leak Survey. This person shall have a working knowledge of the water system and will be helpful in attempting to locate particularly hard-to-find water valves for listening and for general information about the water system. *This person will not need to assist the Project Team on a full-time basis*, but only on an "as needed" basis.
- ◆ The Utility will assist, if needed, to help gain entry into sites that may be difficult to get into due to security issues or other concerns.
- ◆ The Utility will assist, if needed, to locate all nonmetallic pipe within the service area. This would include all Concrete Cylinder pipe, Asbestos Cement Pipe, PVC pipe and HDPE pipe.
- ◆ We will encourage the immediate digging of major leaks (main breaks) so that if there are problems with the leak location, the problems can be corrected while the Project Team is close by and can verify the site.

## PROJECT SAFETY PLAN

M.E. Simpson Co., Inc.'s Safety Programs cover all aspects of the work performed by M.E. Simpson Co., Inc. We take great pride in our safety plan/policy/program and that is evident in our EMR scores over the last five years. The safety of our employees, the utilities employees and that of the general public is our #1 priority.

Our Safety Plan/Policy/Program, with all of its parts, is 60 pages in length. In an effort to be more efficient and less wasteful we do not print copies of the safety program for RFPs. There is nothing secretive or proprietary contained within our plan/policy/program and we are happy to share its contents. If you would like a PDF copy of our plan/policy/program please contact Terrence Williams, Operations Manager, at 800.255.1521 and a copy of our program will be sent via email to you.

Below is an overview of our plan/policy/program:



**Safety** is a major part of any project. M.E. Simpson Co., Inc. always provides a safe work environment for its employees. Our staff is trained in General Industry OSHA rules, Confined Space Entry & Self-Rescue, First Responder First Aid, CPR, and Traffic Control. While in the field on your project, M.E. Simpson Co., Inc. and its employees will follow all of the necessary safety procedures to protect themselves, your staff and the general public.

### M.E. Simpson Co., Inc. uses Two-Man Teams for Safety and Quality Assurance.

The use of a "one-person" leak detection team is dangerous and impractical where water mains run under roadways. It would be a dangerous precedent to allow a "one-person" team to access main line valves located in the roadway, attempt to listen to the valve with headphones on, and at the same time try to control traffic flow at that person's location in the street.

Therefore M.E. Simpson Co., Inc. adheres to the following:

- ◆ The Project Manager and the Field Manager will be trained in accordance with OSHA Standard 1910 (General Industry) and be in possession of an OSHA 10 Hour or 30 Hour Card.
- ◆ Any listening points located in a "confined space" such as pit and vault installations that require entry will be treated in accordance with the safety rules regarding **Confined Space Entry, designated by the Utility, The Department of Labor and OSHA.**
  - All personnel are trained and certified in Confined Space Entry & Self-Rescue.
- ◆ We will follow all safety rules regarding **First Responder First Aid & CPR, designated by the Utility, The Department of Labor and OSHA.**
  - All personnel are trained and certified in First Responder First Aid & CPR.
- ◆ We will follow all **traffic safety rules, designated by the Utility, The Department of Labor, OSHA, and the Illinois Department of Transportation (per MUTCD).**
  - All personnel are trained and certified, by the **AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA)** in Traffic Control and Safety.

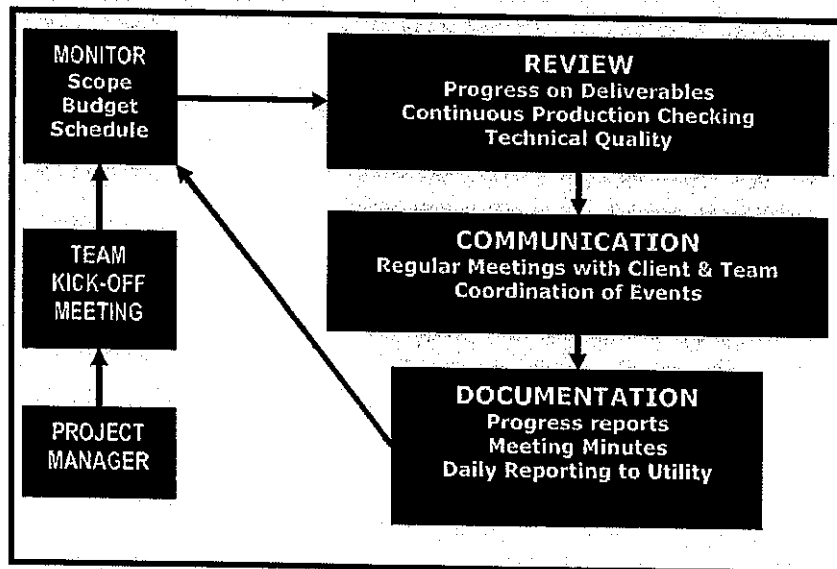
Current documentations of safety training and certifications can be provided for all project personnel for the Utility. These certifications are current and up to date for 2021 for all project personnel.

## PROJECT MANAGEMENT APPROACH

M.E. Simpson Co., Inc.'s project management approach is what leads to our proven track record to complete projects on time and within the budget established. Based on our past experience, we have developed project management practices that will ensure the Village of Palos Park, Illinois of effective communication and project tracking throughout this project. We will follow the Project Management Institute (PMI) standards, including the Project Management Body of Knowledge (PMBOK). These globally accepted standards will assure this project is planned, executed, monitored, and controlled in accordance with world class procedures. M.E. Simpson Co., Inc. has seasoned and experienced managers and technicians that will have continuous input, ensuring the results of the Water Distribution System Leak Survey exceed the expectations of the Village of Palos Park, Illinois.

Our project management system establishes - the single project manager - who has the responsibility and authority to act on behalf of M.E. Simpson Co., Inc. This project manager will stay with the project from beginning to the successful completion. The project manager's specific responsibilities include:

- Coordination of all activities in this project.
- Establishing key decisions and review milestones during this project.
- Preparing an initial project development plan identifying the schedule of work tasks and key personnel to perform the work in the field to meet the milestones and objectives.
- Coordinate communications and meetings with the Utility as needed or required to review technical concepts and alternatives, soliciting staff input and coordinating activities with the project team.
- Prepare periodic reports as needed and meet with the Utility on a regular basis summarizing project scheduling, progress and maintaining the project within the budget stipulated.
- Oversee the execution and development of the project deliverables.



Project management remains an important activity during the course of the project and does not stop with the Project Manager. For the water distribution leak survey, each member of the project team is dedicated to providing the best leak detection program that can be attained using the state-of-the-art technology and equipment, field experience and engineering knowledge. Our team will be made up of experienced water professionals that are experts in water loss control such as leak surveys and pinpointing, water meter

**M.E. Simpson Co., Inc. | The Village of Palos Park, Illinois Leak Detection Survey,  
Project Approach**

evaluation/testing (residential, commercial, wholesale, and production meters), and water distribution system hydraulic modeling, fire hydrant maintenance/flow testing and valve assessment and exercising. It is this combination of experience and knowledge that has helped shape our approach to leak surveys in distribution systems because the team members have the capacity to make on the spot decisions regarding any fine tuning of the program. They will maintain constant communication with the Village of Palos Park, Illinois and the Project Manager regarding their progress as well as any major issues needing immediate attention and discussion.



MESCO team members have been highly active with the AWWA Water Loss Control Committee helping with the rewrite of the M36 Manual, M33 Manual and revisions to the free Water Audit Software tool. Each team member is highly experienced in the implementation of leak surveys as well as other water loss control programs. It is our team's combination of field experience and engineering knowledge that has shape our approach to water loss control programs in distribution systems. The individual team members have the capacity to make sound decisions regarding any fine tuning of the leak survey. They will maintain constant communication with the Village of Palos Park, Illinois, and the Project Manager regarding leak survey progress.

MESCO is sure that the selection of our team to perform this work will provide the Village of Palos Park, Illinois with exceptional experience, sound decision making, and a level of service providing the following advantages:

- ◆ A professional team with a specialized expertise in leak detection and water loss management
- ◆ One of the finest and highly experienced technical and engineering team with the capacity to provide the highest quality work for the Village of Palos Park, Illinois.
- ◆ A project approach that incorporates interim reporting and continuous input opportunities by the Village of Palos Park, Illinois.
- ◆ Innovative proven analysis techniques developed from the completion of several similar projects that sought the same scope and results as this project

***Project Quality Assurance/Quality Control***

Quality is of the utmost importance to MESCO Team – not merely because of the Village of Palos Park, Illinois, and other client's requirements, but because it is vital to our continued success and viability. Quality management and services bring to all of us the rewards of jobs well done, satisfied Utility staff, and successful projects.

Our QA/QC program is built around several key elements of each participating firm's mission and values which consist of:

- ◆ Maintaining a reputation for the highest quality performance
- ◆ Client satisfaction
- ◆ Continuous process improvement
- ◆ Open communication with the field staff and the Utility
- ◆ Teamwork

The QA/QC plan for this project is very simple. No work will leave MESCO Team until it has been verified that all the requirements and objectives of the project as well as the requirements of the project QA/QC managers have been met. During the course of the project, the Project Manager and/or the QA/QC manager will meet with the Village of Palos Park, Illinois to ensure that the work product is technically correct, but also meets the needs and expectations of the Village of Palos Park, Illinois. Every step will be well documented for progress reports.

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MESCO Team's professional services are grounded in sound principles that meet the tests of time from past successes of hundreds of leak detection projects will satisfy the quality requirements of the Scope of Service. Each member of the project team has a thorough understanding of the project objectives. Every member of the team will apply sound methodology and principles, and are expected to produce quality, accurate and complete documents. The QA/QC procedure has been developed and implemented based on tried and proven methodologies. The prevention of poor-quality service is based on four sound principles:

- ◆ Quality management of the project by using experienced personnel committed to excellence.
- ◆ Conformance to requirements by being knowledgeable of all local conditions in the field and keeping abreast of new cutting-edge water loss remediation methods.
- ◆ Prevention of rework and errors by using teamwork, cross checking the leak survey procedures every step of the way and having staff knowledgeable in all aspects of leak survey projects.
- ◆ Quality is built in - not added on. The project management and staff have shown that a quality service is produced when the project tasks are properly sequenced and carried out to the final termination of the program using the built-in system of checks and balances.

## SCHEDULE OF WORK

**Proposal Due:** June 30, 2021

**Notice to Proceed:** TBD

**Kick Off Meeting and Commencement of work:** Within 30 days of "Notice to Proceed" or as agreed upon between the Utility and M.E. Simpson to meet with Utility staff to go over project goals and objectives. Field work will begin the same day or agreed upon by the Utility and M.E. Simpson Co., Inc.

**Fieldwork to be completed and documented:** Field work will be started as agreed upon by the Utility and M.E. Simpson Co., Inc. Assume one field team (2 persons each), 3 days in the field for completion of field work for the water distribution system leak survey. Additional leak survey work beyond the approximate 26.8 miles of water main will be based on a per mile fee and may cause a shift in the completion date.

### **Daily Work Hours**

Normal "on site" daily work hours will be 7:00 AM to 4:30 PM. Any work that needs to be performed outside the normal work hours will be discussed with the Utility at least 24 hours in advance.

**Daily Reporting:** The Field staff will meet with assigned Utility staff daily or as needed and determined by the assigned Utility Manager. Leaks located that need immediate attention will be documented and submitted immediately for the Utility's attention. Minor leaks will be reported daily for scheduling of repair. Appurtenances that need moderate to severe repair in order to listen to the water main will be turned in to assigned Utility Manager daily or as agreed upon by, prioritized by severity.

**Periodic Reports:** Weekly summary reports will be available 5 workdays after field work has been validated for the program for each week, for the Leak Detection work. These reports will have all the leak survey information compiled during the course of the project for the week.

**Final Reports:** Final summary reports will be available 30 workdays after field work has been completed for the program. These reports will have all the leak data compiled during the course of the project.

## INDUSTRY KNOWLEDGE / ADDITIONAL INFORMATION

At MESCO, services are tailored to the specific needs of our clients. Our participation can range from the small specialized work supplementing the work of any in-house staff, to complete development of full-scale water system programs.

With continuation and enhancement of the Village of Palos Park, Illinois water distribution system leak survey program, we will support a fundamental cornerstone of the Village of Palos Park, Illinois Water Loss Control Policies. Our team brings to the Village of Palos Park, Illinois a demonstrated experience and a unique perspective in leak detection services.

From MESCO's in depth experiences working with several water utilities performing water distribution system leak survey programs there have been some very similar issues from each utility that have been clearly exposed. Utilities expect the work process to be able to be performed at a high level, with competent technicians and staff, and that it is done efficiently. There are three basic objectives that should be met by the Project Team:

- 1. Expertise.** The Village of Palos Park, Illinois needs breadth and depth to help solve the variety of water system challenges that it faces in maintaining the water infrastructure – which is large, complex, aging and requiring upgrading to address new water needs and water loss issues. With our Team's experience in every aspect of water loss control and optimization, we can often provide support that assists the utility in avenues well beyond just the leak project scope.
- 2. Streamlined Access.** The Village of Palos Park, Illinois needs to be able to easily access and manage the Project Team's expertise to bring it to bear on distribution system leakage issues rapidly and with the least possible administrative burden to the City of Waltham Water & Sewer Division. However, the Village of Palos Park, Illinois will need to have considerable input to the process by providing needed data for analysis. In this respect, interaction with utility staff will be needed to produce quality water system leak detection efforts.
- 3. Professional Working Relationships.** The Village of Palos Park, Illinois must be confident that the Project Team is working as true professionals – putting the Village of Palos Park, Illinois interest first. The professionals in the Village of Palos Park, Illinois organization must have good working relationships with MESCO's professionals. Both parties should look for opportunities to complement each group's goals and ultimate requirements of the Village of Palos Park, Illinois customers.

The strengths of the M.E. Simpson Co., Inc.'s organization and staff, as well as our specific approach to this assignment, will fulfill all of the Village of Palos Park, Illinois needs for their water distribution system leak survey.

## EXPERIENCE OF KEY PERSONNEL

Our team brings the necessary experience for a project of this magnitude, as well as the personal attributes needed to serve the Village of Palos Park, Illinois with distinction. We offer our clients the highest quality technical and professional services, using state-of-the-art technologies and highly skilled and trained professionals. The M.E. Simpson Co., Inc. team members selected to serve the Village of Palos Park, Illinois bring significant experience and a proven track record of delivering timely, cost-effective, and sound leak survey solutions.

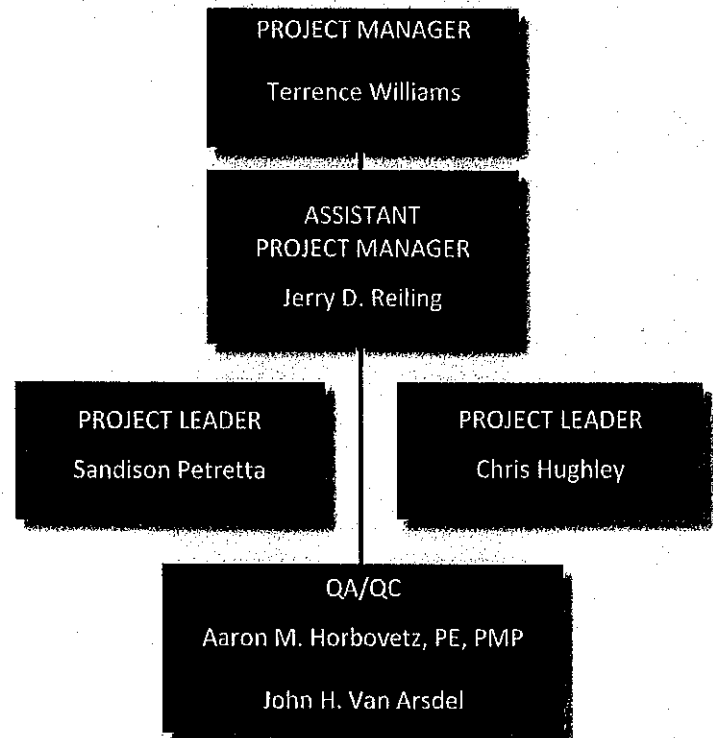
They share a passionate commitment to client service and attention to detail required for a successful project. The Organizational Chart at right illustrates the Project Team for the Utility's Water Distribution System Leak Survey program. One of the two Project Leaders listed will lead the Project Team in the field. Two-Man Project Teams will be used at all times during the course of the project for reasons of safety and quality assurance.

### Project Manager: Terrence Williams

Terrence Williams has been with M.E. Simpson Company since September 2014. Terrence previously worked in retail management. Terrence is a graduate of Purdue University with a Bachelor of Science in Accounting. Terrence also completed his MBA at Keller Graduate School of Management. Terrence is currently involved in the preparation of client reports, data quality control, and drafting new paperless database programs. He also has experience in valve location, exercising and mapping, and the use of the state-of-the-art leak detection equipment. Terrence also has experience in fire hydrant and main capacity flow testing, and the operation of our Polcon® Flow Testing equipment.

### Professional Certifications:

- ◆ 10-Hour OSHA Certified for General Industry
- ◆ American Red Cross First Aid and CPR with AED Certified
- ◆ American Traffic Safety Services Association Flagging Certified
- ◆ Extensive traffic control training
- ◆ Extensive confined space training



**Assistant Project Manager: Jerry D. Reiling**

Jerry D. Reiling has been with the Company since May 1996. He is a graduate of Purdue University with a B.A. in Physical Education. Jerry previously worked in both the environmental services industries and HVAC for 10 years. He is responsible for day to day operations of field crews for the M.E. Simpson Co., Inc. Dyer, Indiana office. Jerry has over 19 years of experience directing and conducting water loss reduction programs in the field, specifically leak detection and leak locating, along with meter testing. He has completed classes and attended lectures on the operation and maintenance of water meters. Jerry is very experienced in the following: the operation and maintenance of water meters; main line water valve location, exercising and mapping with GPS; hydrant flow testing and hydrant maintenance, Unidirectional Water Main Flushing, use of state of the art leak detection equipment, and the operation of our Polcon® Flow Testing equipment used for hydraulic studies.

**Professional Certifications:**

- ◆ 10-Hour OSHA Certified for General Industry
- ◆ American Red Cross First Aid and CPR with AED Certified
- ◆ American Traffic Safety Services Association Flagging Certified
- ◆ Extensive traffic control training
- ◆ Extensive confined space training

**Project Leader: Sandison Petretta**

Sandison Petretta has been with the Company since July of 2000. He previously worked in the commercial painting industry. Sandison has attended numerous classes and lectures related to the operation, maintenance, and installation of water meters, and completed classes in plumbing. Sandison has experience in the following: maintenance and installation of water meters; valve location, exercising and mapping; fire hydrant and main capacity flow testing; and the use of state-of-the-art leak detection equipment. He is also experienced in the use of all of our Polcon® Flow Testing equipment.

**Professional Certifications:**

- ◆ 10-Hour OSHA Certified for General Industry
- ◆ American Red Cross First Aid and CPR with AED Certified
- ◆ American Traffic Safety Services Association Flagging Certified
- ◆ Extensive traffic control training
- ◆ Extensive confined space training

**Project Leader: Chris Hughley**

Chris Hughley has been with the Company since November 2006. He previously worked in the retail industry before becoming a project leader with M.E. Simpson Company. Chris has traveled all over the country and world completing various projects including jobs in California, New Jersey, Minnesota, Arizona, Georgia and Turkey. Chris has attended numerous classes and lectures on the operation and maintenance of water meters. He has experience in the maintenance and installation of water meters; in valve location, exercising and mapping; and in the use of state-of-the-art leak detection equipment.

M.E. Simpson Co., Inc. | The Village of Palos Park, Illinois Leak Detection Survey,  
Key Personnel Qualifications

Chris is experienced in water meter, fire hydrant and water main capacity flow testing, and the operation of our Polcon® Flow Testing equipment.

**Professional Certifications:**

- ◆ 10-Hour OSHA Certified for General Industry
- ◆ American Red Cross First Aid and CPR with AED Certified
- ◆ American Traffic Safety Services Association Flagging Certified
- ◆ Extensive traffic control training
- ◆ Extensive confined space training

**QA/QC: Aaron M. Horbovetz, PE, PMP**

Aaron Horbovetz has been with the Company since September of 1999. He earned his degree in Mechanical Engineering from Purdue University and is a Registered Professional Engineer for the state of Indiana. Aaron is a regular presenter at AWWA conferences since 2012, both at section meetings and at the ACE conferences.

He has attended numerous classes and lectures related to the operation, maintenance, and installation of water meters, completed classes in plumbing, and managed hydraulic studies for water systems. Aaron has experience in the following: maintenance and installation of water meters; valve location, exercising and mapping, fire hydrant and main capacity flow testing, and the use of state-of-the-art leak detection equipment; and is also very experienced in the use of all of our Polcon® Flow Testing equipment.

**Professional Certifications:**

- ◆ Licensed Professional Engineer, Indiana
- ◆ Certified Project Management Professional (PMP)
  - Member of Project Management's Institute Calumet Chapter
- ◆ 10 Hour OSHA Certified for General Industry
- ◆ American Red Cross First Aid and CPR with AED Certified

**QA/QC: John H. Van Arsdel**

John H. Van Arsdel has been with M.E. Simpson Co., Inc. since May 1989. He graduated from Valparaiso University with a B.A. in Geography with an emphasis in Locational Evaluation and Research Design. He has completed water operators classes and seminars on Water Filtration and Distribution, Vulnerability Assessment Class for the Sandia Labs RAM-W method and the RAM-W "modified" for small to medium systems (currently licensed to use the Sandia Labs RAM-W Method, and licensed to teach the RAM-W "modified" for small to medium water systems), along with classes related to the operation and maintenance of water meters, and system hydraulics specifically related to the Polcon® Flow Testing equipment.

John has over 31 years of experience directing projects for water utilities concerning water audits, loss prevention, leak detection programs, meter evaluation and maintenance, flow testing using the Polcon® Flow Testing method (large flow meter assessments, C-factors, pump curves, zone flow measurements), mainline valve assessments (location, exercising and mapping programs), and fire hydrant and main capacity flow testing programs. John has been responsible for the analysis, evaluation, and CAD updating

**M.E. Simpson Co., Inc. | The Village of Palos Park, Illinois Leak Detection Survey,  
Key Personnel Qualifications**

of Water Distribution, Sanitary, and Storm Sewer Atlases using GPS locating. He developed the Company's Unidirectional Main Flushing Program and Utility Atlas Updating Program. He has presented classes for continuing education credits for water operators for over eighteen years to several local and state Water Works Organizations on Water Loss Reduction including Water Audits, Leak Detection, Meter Testing and Flow Testing. He has presented papers at the AWWA ACE in 2007, 2008, 2009, and 2012, At the 2010, 2011, and 2012 AWWA DSS he presented papers on water loss reduction. Since 2003, he has conducted classes on Vulnerability Assessments and Emergency Response Planning for water utilities as well as conducting several VA and ERP projects. He served from 2010 to 2014 as Chair of the AWWA Water Loss Control Committee. As Vice President of M.E. Simpson Co., Inc., John serves as the main point of contact for client development, business sales and customer relations for the Eastern U.S.

**Professional Certifications:**

- ◆ 10-Hour OSHA Certified for General Industry
- ◆ American Red Cross First Aid and CPR with AED Certified
- ◆ American Traffic Safety Services Association Flagging Certified
- ◆ Extensive traffic control training
- ◆ Extensive confined space training
- ◆ Certified RAM-W trainer
- ◆ Certified Water Audit Validator

## REFERENCES

### Washington Suburban Sanitary Commission (2018 - Current)

M.E. Simpson Co., Inc. is currently providing small mainline valve assessments and hydrant maintenance for the Washington Suburban Sanitary Commission (WSSC) for its distribution system. WSSC provides water service to Montgomery County, and Prince Georges County in Maryland for the Washington D.C. Suburban area. The assessments include locating each 14" and smaller valve and operating each valve through the full cycle of turns, two times. GPS coordinates are taken for each location and all data is put into the valve database for the utility. Valve repairs are also part of this assessment program. The repairs include, replacement of missing/damage operating nuts without digging up the valves, valve box alignments, raising valve boxes, and providing a condition assessment of each valve. Valve data is collected by computer tablet in the field and instantly uploaded to the M.E. Simpson Co., Inc. cloud based database for review. The data is then seamlessly uploaded to the WSSC database.

Mr. Christopher Caro, P.E.  
Project Manager  
WSSC  
Laurel, MD  
(301) 206-7538 office, 240-340-3406 cell  
[Christopher.Caro@wsscwater.com](mailto:Christopher.Caro@wsscwater.com)

### Village of Lansing, Illinois (2002 - Current)

M.E. Simpson Co., Inc. performs water main capacity and fire hydrant maintenance program for the Village. Each year over 300 fire hydrants in a specified area within the distribution system are inspected, operated and flow tested. This program not only is saving the Village time and money in the areas of water production, distribution system maintenance, and overtime, but the program is also benefiting the Village's Fire Department's fire flow records. The annual costs for flow testing have been \$13,800.

Mr. Jim Nickias  
Foreman/Water Operator  
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Lansing, IL 60438  
(708) 895-7221  
[jnickias14@gmail.com](mailto:jnickias14@gmail.com)

### Village of Hazel Crest, Illinois (2015 -- Current)

M.E. Simpson Co., Inc. has performed Fire Hydrant Maintenance for the Village of Hazel Crest for several years. Most recently 225 hydrants were located and classified. The total number of problem hydrants has decreased greatly with annual fire hydrant flow testing and inspections.

Dante Sawyer  
Director of Public Works  
Village of Hazel Crest  
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Hazel Crest, Illinois 60429  
(708) 335-9600 x202  
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M.E. Simpson Co., Inc. | Village of Palos Park, IL Water Distribution System Leak Detection Survey,  
References

Village of Orland Park, Illinois (2008 - Current)

M.E. Simpson Co., Inc. performs an ongoing water main capacity testing and fire hydrant maintenance program for the Village on distribution system fire hydrants. Each testing and maintenance program we have flow tested and serviced over 4500 fire hydrants over a three-year period. We found a number of closed valves along with fire hydrants that were inoperable. The program has benefited the Village's hydraulic computer model and found some water main leaks when each hydrant was listened to after flushing that helped to lower water loss. The current program approximate annual cost is \$62,698.00.

Mr. Kenneth Dado  
Utility Supervisor  
Village of Orland Park  
15665 South Ravinia Avenue  
Orland Park, IL 60462  
(708) 403-6350  
[kdado@orlandpark.org](mailto:kdado@orlandpark.org)

Department of Water Management (DWM), Chicago, Illinois (2012 – Current)

M.E. Simpson Co., Inc. performed large meter evaluations and testing for commercial/industrial accounts and is now contracted to flow test 200 wholesale metering locations for the City of Chicago's Department of Water Management (DWM). M.E. Simpson Co. Inc. is providing the field services expertise, field supervision, testing equipment, vehicles and the field personnel for this comprehensive meter evaluation and accuracy testing project. This project was developed to assist the DWM in controlling the apparent water losses in the large commercial, industrial meters and wholesale metered accounts. Over 2000 – 3" and larger meters were inventoried, classified, and tested for accuracy. All meter locations are having digital photos taken of each meter setting along with drawings depicting piping configurations that might influence meter accuracy. A large meter database was custom created to be used with the DWM's GIS system. The field work was started in January 2013. After the field work was completed, a complete evaluation of all the large meters inspected and tested was performed and subjected to statistical analysis for creating a complete on-going meter evaluation and maintenance program for use by DWM field staff. The large wholesale meter population was set up so regular meter testing intervals can be based on meter revenue as well as meter size and type. This program is part of the larger effort to properly meter all water consumed in the City.

Mr. Mike Grillo  
Meter Superintendent  
Department of Water Management  
1424 W Pershing Rd  
Chicago, IL 60609-2406  
(312) 747-7706  
[Michael.Grillo@cityofchicago.org](mailto:Michael.Grillo@cityofchicago.org)

M.E. Simpson Co., Inc. | Village of Palos Park, IL Water Distribution System Leak Detection Survey,  
References

Village of Niles, Illinois (2004 – Current)

M.E. Simpson Co., Inc. has performed a Fire Hydrant Flow Testing Program for Niles, IL several times in the past few years. Most recently M.E. Simpson Co., Inc. spent 6 weeks locating, classifying, and testing 1171 hydrants.

Jack Grana  
Utility Superintendent  
Village of Niles, IL  
1000 Civic Center Drive  
Niles, Illinois 60714  
(847) 588-7905  
[gg@vniles.com](mailto:gg@vniles.com)

City of Countryside, Illinois (2015 -- Current)

M.E. Simpson Co., Inc. has performed Fire Hydrant Maintenance for the City of Countryside, IL for several years. Most recently 452 hydrants were located and classified. The total number of problem hydrants has decreased greatly with annual fire hydrant flow testing and inspections.

Michael Hartigan  
Chief Operator  
City of Countryside, IL  
5550 East Avenue  
Countryside, IL 60525  
(708) 485-2657  
[mhartigan@countryside-il.org](mailto:mhartigan@countryside-il.org)

City of Lafayette, Indiana (1996 - Current)

M.E. Simpson Co., Inc. has provided annual mainline valve assessments for Lafayette Utilities since 1996. Sizes range from 6" to 48". The assessments include locating each valve, and operating each valve through the full cycle of turns, three times. 25 % of the system (approximately 1,100 valves) are operated each year to insure full operability of the system valves. GPS coordinates are taken for each location and all data is put into the valve database for the utility.

Steve Moore  
Water Superintendent  
City of Lafayette, Indiana  
(765) 807-1700  
[smoore@lafayette.in.gov](mailto:smoore@lafayette.in.gov)

Village of Tinley Park, Illinois (2015 - Current)

M.E. Simpson Co., Inc. has been providing valve assessment services for the Village of Tinley Park for several years. This is a distribution system that has over 3000 valves. The system is divided into areas of 1125 valves each year to be assessed. The work has helped the utility maintain the distribution system so that it can meet the demands and challenges of the area growth.

Joe Fitzpatrick  
Water Superintendent  
Village of Tinley Park  
Tinley Park, IL  
(708) 444-5500  
[jfitzpatrick@tinleypark.org](mailto:jfitzpatrick@tinleypark.org)

M.E. Simpson Co., Inc. | The Village of Palos Park, Illinois Leak Detection Survey,  
Investment

## INVESTMENT

A commitment to improving and maximizing the Village of Palos Park's water distribution system for future generations.

M.E. Simpson Co., Inc. is pleased to present our "Proposal" for a Water Distribution System Leak Detection program for the Village of Palos Park, Illinois. M.E. Simpson Co., Inc. will perform our leak detection services on approximately 26.8 miles of watermain within the Village of Palos Park's water distribution system. The survey will be completed by listening on the accessible main line valves, fire hydrants and as needed services by one of our two-man teams with all necessary equipment furnished by M.E. Simpson Co., Inc. as described within this document. The project will also include complete reporting of all issues found, with a final comprehensive report.

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### 2021 Leak Survey

Water Distribution System Leak Survey Program Daily Fee of  
\$1,975.00 per day not to exceed (3 days)

\$5,925.00

\*\*Any water main surveyed in addition to the above 26.8 original miles (3 days) of watermain will be surveyed at the daily rate.

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We thank you for this opportunity to acquaint you with our Water Distribution System Leak Detection services and offer this proposal. If you have further inquiries or you wish to discuss our service in more detail, do not hesitate to call us.



MESIMPS-02

SRUTKOWSKI

# CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)  
 5/21/2021

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> General Insurance Services, Inc. 407 E. Lincolnway Valparaiso, IN 46383	<b>CONTACT NAME:</b> Stacy Rutkowski <b>PHONE (A/C, No, Ext):</b> (219) 510-6209 <b>FAX (A/C, No):</b> (219) 510-6427 <b>E-MAIL ADDRESS:</b> srutkowski@genins.com
<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>NAIC#</b>
	<b>INSURER A:</b> Cincinnati Insurance      10677
	<b>INSURER B:</b> Cincinnati Casualty      28665
	<b>INSURER C:</b> Landmark American Insurance Company
	<b>INSURER D:</b>
	<b>INSURER E:</b>
	<b>INSURER F:</b>

**INSURED**  
  
 M E Simpson Co Inc  
 3406 Enterprise Ave  
 Valparaiso, IN 46383
**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liab <input checked="" type="checkbox"/> XCU Cov is Included GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		X	EPP 0417637	12/23/2020	12/23/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			EPP 0417637	12/23/2020	12/23/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS \$			EPP 0417637	12/23/2020	12/23/2021	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)    Y/N <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below			EWC 0417638	12/23/2020	12/23/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	<input checked="" type="checkbox"/> Professional Liab			LHR786331	12/23/2020	12/23/2021	Each Claim \$ 3,000,000
A	<input checked="" type="checkbox"/> Leased & Rented			EPP 0417637	12/23/2020	12/23/2021	Ded \$1,000 \$ 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Contract #21-416CMS-BOPM4-R-96200

Water main location B0369

The State of IL and CMS are additional insureds with respect to General Liability.

**CERTIFICATE HOLDER****CANCELLATION**

State of Illinois Central Management Services 1000 E Converse Street Springfield, IL 62702	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
---	---

ASSOCIATED TECHNICAL SERVICES LTD

www.ATSLIMITED.com



Established 1979

524 W. ST. CHARLES RD. VILLA PARK, IL

Office: 630.834.1558 / Fax: 630.834.5501

June 16, 2021

Village of Palos Park  
Department of Public Works  
8999 W. 123<sup>rd</sup> Street  
Palos Park, Illinois 60464

Attn: Mr. Daniel Foster  
Utilities Supervisor

RE: 2021 Palos Park Water Distribution  
System - Leak Detection Survey Proposal

Dear Mr. Foster,

We are pleased to present our proposal to perform a comprehensive "ATS LEAK DETECTION & LOCATION SURVEY" for the *Village of Palos Park*. ATS has a long history of taking towns with a high-water loss and reducing it down to single digits losses with aggressive, thorough, and accurate leak surveys.

With an "ATS Leak Survey Program" your water conservation efforts continue on the best possible course. Of the three primary factors that create an "unaccounted for water loss figure" (UAW): System Leakage, Metering Errors, and Accounting Procedures, an "ATS Leak Survey Program" is the most cost-effective and time-efficient measure that a water utility can take to reduce its Unaccounted for Water Loss. As each newly discovered leak is repaired, the *Village* will begin to realize almost immediate return on your leak survey dollars. In fact, over the years, *ATS Leak Surveys* have averaged a \$15: \$1 return in recovered water vs. the cost of hiring ATS. Highest rate of return in the business!

#### "WHY CHOOSE ATS?"

QUALITY: "Quality is never an accident. It is always the result of high intention, sincere effort, intelligent direction, and skillful execution. It represents the wise choice of many alternatives."

ATS has earned its standing as one of the most innovative and successful leak location firms in America. ATS has conducted hundreds of leak surveys across the Midwest in cities of all sizes, ages, layouts, and water loss problems. Many of these cities have also had experience with other leak survey firms in addition to ATS. However, in every one of those cities, ATS has never failed to find less than 2 to 10 times more leakage than the competitor's survey that preceded the *ATS Survey* in the same town.

#### WATER CONSERVATION SPECIALISTS

EMERGENCY LEAK PINPOINTING • LEAK DETECTION SURVEYS • UNDERGROUND UTILITY LOCATION • GIS / GPS SURVEYS  
VALVE EXERCISING • CCTV PIPE INSPECTIONS • HYDRANT TESTING & FLUSHING • LOCATION EQUIPMENT SALES & TRAINING

*A Comprehensive ATS Leak Survey is essentially accomplished with these steps:*

- Prepare a Proposal – We take into consideration essential factors like system size, age, layout and pipe materials; frequency and type of annually occurring leaks and main breaks; amount of unaccounted for water loss and system pressure. Once our proposal has been submitted and approved, we will be in contact with you to schedule the Pre-Survey Meeting
- Pre-Survey Meeting – conducted with *ATS Survey Project Manager*, to discuss all aspects of the project from methodology, equipment, documentation, and results with the Village.
- The Designated Survey Area is divided up into manageable “survey sub-areas” which are scaled directly from your maps to get the quantity of water main in each area.
- ATS Crews will check in with the Village at the start of every survey workday. You’ll always know where we’ll be that day and what kind of progress we’re making. Our office never closes. *ATS Crews and Offices are available 24 hours a day / 365 days a year.*
- Ultrasonic Leak Detection Phase of each survey sub-area. We will log every monitored appurtenance, every detected suspect leak site, all map discrepancies and any inaccessible points that need to be found or exposed so they can be surveyed.
- Develop List of Inaccessible Points that we are unable to locate or access. Submit this list the Village.
- Map Discrepancies - All appurtenances that are shown incorrectly or not shown at all on your maps will be logged on our survey sheets.
- Computerized Electronic Leak Location Phase – Re-survey every suspect leak site and accurately pinpoint every subsequently detected leak.
- Leak Location Reports are submitted daily as leaks are located. Leak locations are marked, diagramed, and documented in detail.
- Final Survey Report - Gather Leak Repair Data, Recovery calculations, Maps displaying Leak Locations and assemble Final Report. Present the comprehensive Final Survey Report to the Village

ATS INCENTIVE-BASED COMPREHENSIVE LEAK SURVEY PROGRAM

The *ATS Comprehensive Leak Survey Program* is the most thorough and successful leak survey program in the business on two fronts – *Superior Findings and Consistently Accurate Pinpointing*.

Incentive-Based Survey Pricing – Hands down, it offers the best deal in Leak Surveys. *ATS* originated this type of pricing to compete against low price / low results lump sum bids the others submit. This is our most popular survey program. Without any guaranteed money beyond the detection phase, this unique contract pricing places the incentive on *ATS* to produce results by locating every detectable leak. With this type of proposal, the detection phase is a lump sum, and pinpointing is priced per pinpointed leak. *Incentive Based Pricing* gives the Village the opportunity to save money if the water system turns out to be tighter than expected. The Village still wins if it ends up that your water system contains a good number of leaks because you will not spend an extra dollar without getting a money-saving and water-conserving leak in return. Since there are no fee guarantees for *ATS* beyond the detection phase, there is obvious incentive for *ATS* to accurately find as many leaks as possible for you.

All-Inclusive (lump sum) Based Survey Pricing –Your Total final price is locked in regardless of the actual total number and types of pinpointed leaks. Final billing will be based upon the total amount of water main that is ordered for survey. Unlike the other firms, your results will be the same whether you choose our “All-Inclusive” Survey or “Incentive-Based” Survey Program.

ESTIMATE OF COST

SURVEY AREA: The *Village* has ± 26.8 lineal miles (141,570 LF) of distribution water main.

Monitored System Appurtenances will include:

- Every accessible Fire Hydrant and Auxiliary Valve (± 386)
- Every accessible Main Line Valve (± 145 vaults)

Option A: Incentive-Based Proposal – You only pay for as many leaks as you have.

Detection Phase: 141,570 per lineal feet of water main @ \$ 0.03 per LF = \$ 4,247.10

Location Phase: \$ 400.00 for Every Pinpointed Main Line and Service Line Leak.

\$ 100.00 for Every Fire Hydrant Leak and Valve Leak.

Option B: All-Inclusive Proposal – All detection and pinpointing costs are included.

Detection & Location Phase: 141,570 per lineal feet of water main @ \$ 0.047 per LF = \$ 6,653.79

Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Option \_\_\_\_\_

**SURVEY COMPLETION TIME:** We estimate the *DETECTION PHASE* of the survey can be completed in approximately 7 -10 workdays (weather permitting). The duration of the *LOCATION PHASE* will depend upon the number of suspect leak sites to investigate and actual number, type and location of those pinpointed leaks. The Location phase may take another 5 - 7 workdays to complete.

### WATER SYSTEM DATA and PROJECTIONS

The Village of Palos Park Water Distribution System contains approx. 26.8 lineal miles (141,570 LF) of 8" -16" Ductile Iron Water Main. All of these pipe materials adequately transmit leak sounds for leak detection. The water system serves a population of thousands of metered residential and commercial services. This is significant because water service line leaks are the second most common leak that we find with *ATS Leak Surveys*. The system also contains ± 386 East Jordan and Traverse City hydrants and ± 145 mainline valves in vaults that are used as our primary checkpoints for leak sounds. In head to head comparisons the other firms have never been able to match up to *ATS* in skills, experience and most importantly, results. That company is *ATS*. As accurately as we detect main line, hydrant and valve leaks, leaking service lines are also easily detected by skilled *ATS Field Technicians* using hydrants, auxiliary valves, curb stops and mainline valves as listening points.

*ATS* will ultrasonically survey every Fire Hydrant, every accessible Hydrant Auxiliary Valve and every Mainline Valve for suspect leak sounds. Strategically located Curb-stops (b-boxes) do come into play during actual pinpointing of a suspect service leak. Curb stops are not typically used in the detection process because, unless that service is leaking, they are poor conductors of sound for leak surveying purposes. It is typically unnecessary to monitor Curb-stops during the detection phase unless a suspect leak has been detected in the vicinity, or PVC water main is present in that area.

An *ATS Leak Survey* can potentially pay for itself in only 10 days or less. This can only happen if the right firm is chosen to perform this survey. No other leak survey firm has shown the ability to accurately find anywhere near as many leaks as *ATS* finds for our clients. The right firm for the Village of Palos Park is *ATS*.

### SCOPE OF WORK

*ATS Comprehensive Survey Program:* Every fire hydrant, accessible hydrant auxiliary valve, and every mainline valve will be monitored for leak sounds. When a water system starts to get tighter, there is more emphasis on the surveyor to have to dig deeper to find the leaks that are not making obvious leak sounds. This fact makes monitoring every valve essential to finding these tough leaks. Valves are the best quality listening point possible. The thoroughness of this aggressive survey ensures that every detectable leak is discovered.

Ultrasonic Leak Detection Phase: The existence and general neighborhood of every detected suspect leak is established with *FCS S-30 Ultrasonic Leak Detection Equipment*. A preliminary leak size and leak type classification is also made at that time. A significant difference between an *ATS Leak Survey* and the other surveyors is in the ultrasonic leak detection phase's number of checkpoints. You put yourself in the best position to detect more leaks by listening to as many points as possible, especially mainline valves. No one checks more points for leak sounds as accurately and as thoroughly as *ATS*.

Detection Survey Records: Every accessible fire hydrant, hydrant auxiliary valve and mainline valve is monitored for suspect leak sounds. B-Boxes are checked only in the vicinity of a detected suspect leak site. Valuable survey and system data is collected and logged on these records. *This data includes:* Appurtenance Type and Location, General Conditions Encountered, Accessibility, Map Discrepancies and Leak Sound Characteristics.

Computerized Leak Analysis & Pinpointing Phase: Every suspect leak site, no matter how slight the sound, is electronically confirmed with one of our 10 computerized *FCS AccuCorr, FCS Tri-Corr 2002, FCS 9090 or Sewerin SeCorr Leak Noise Correlator Systems*. A leak's exact location is pinpointed by analyzing, timing, and measuring leak sound waves simultaneously from two monitoring points. The pinpointing phase begins with the re-surveying every suspect leak site, followed electronic Correlator analysis of that site to eliminate a suspect leak site or accurately confirm the presence and pinpoint a leak's exact location.

"X" Marks the Spot! The pinpointed location of every mainline, service line and valve leak will marked in the field with an "X". The exceptions are homeowner's side service leaks and hydrant leaks. A *"Leak Location Report"* form documents the location and type, characteristics of every pinpointed leak.

Water Main / Service Line Tracing and Valve Location: All of the water main and service connections are accurately located in the vicinity of every leak location. This helps ensure that every survey leak is pinpointed as accurately as possible. All utility line location work is expertly performed with *Radiodetection RD7000, RD8100 High Performance Utility Location Systems, Schonstedt, CTS Berger and Radiodetection Ferromagnetic Metal Locators*. *No one works a leak site harder than ATS!*

Interim Survey Status Reports: *Survey Status Reports* are typically submitted monthly, or upon request whenever you need an updated project status report. This report gives you all the essential information you need so you will know the exact status of your survey with area-by-area completion percentages and water recovery. This report concisely summarizes all of our survey activities and findings, breakdowns of the number and type of leaks found in each area; plus, revenue recovery calculations for each leak you've already repaired.

Leak Location Reports: This is an individual report form that details the exact location and characteristics of each pinpointed leak. These forms are submitted daily as the leaks are pinpointed. The *Village* with actual leak repair information updates each *Leak Report* which is used to calculate water loss and revenue recovery data for the *Final Report*.

Final Report: Three (3) copies of a comprehensive *FINAL SURVEY REPORT* will be submitted after the completion of the survey. Additional copies are available upon request. These reports concisely detail all our survey activities and findings; estimated & calculated leak sizes; revenue recovery calculations for each leak; area maps showing leak locations, leak location reports; general observations and recommendations. The *Final Report* will be submitted within 30 days of the completion of our field work and all leak repair information received from Village.

Initiating the Survey: We only need your verbal authorization followed by your Purchase Order and / or signed *ATS Leak Survey Contracts*, to schedule your *Pre-Survey Meeting*, and initiate your Survey. The *Pre-Survey Meeting* details all aspects of the survey, our survey procedures, types of documentation, survey duration, the kind of assistance we made request during the survey, repair information we'll need from the Village for our Final Report, projected survey results, and set up a starting date for the survey.

*There are more good reasons why choosing ATS makes excellent business sense.*

Superior Experience - *ATS helped introduce leak location correlators, and subsequently started to specialize in leak detection in 1979.* As a result, *ATS* has performed more leak surveys and pinpointed more leaks with this technology than anyone. *ATS* developed the leak survey techniques, correlator survey specs and field strategies that have become the standards for the industry. Over the years some of *FCS – Fluid Conservation Systems'* top people including Regional Managers, Sales Staff, Instructors have received training from *ATS*. *FCS* also uses *ATS* for testing new equipment developments and software upgrades.

Conserving Municipal Manpower and Resources - Public works departments are already stretched to their limit, providing quality services to your citizens. With our tremendous amount of municipal leak survey experience, *ATS* frees up your staff so that they can concentrate on their normal duties without distraction. Municipal involvement is normally answering questions and freeing up inaccessible points \ during the location phase on an "*as-needed basis*".

24 Hour Customer Support During and After the Survey – *ATS never has less than two crews on call 24 hours a day / 365 days a year.* *ATS has a fleet of 10 Correlator Equipped "ATS Leakmobiles" out in the field five days a week.* Every mobile van is fully equipped with an experienced and trained two-person crew capable of handling any leak location or utility location situation you will ever have. While other water suppliers typically wait 3 or more hours for our competitors to arrive, *ATS* is almost always on the scene in 60 - 90 minutes or less of your call for help. No other firm consistently responds to emergencies as quickly as *ATS*.

Superior Results - For 42 years, *ATS* has been out in the field nearly every day performing leak surveys, utility locations and leak pinpointing. Subsequently our listening skills are going to be that much more acute. Your survey is more effectively accomplished while we detect more leaks and pinpoint them with more consistent accuracy than any other survey firm.

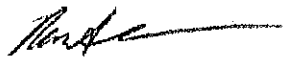
- No one listens more intently to every accessible access point as *ATS*. Therefore, we detect more suspect leak sounds than anyone else.
- No one spends more time analyzing a suspect leak site as thoroughly as *ATS*. Therefore no one pinpoints more leaks as accurately as *ATS* does. For our clients, more precise leak pinpointing means less digging and less restoration costs.
- *ATS* spends more time performing your leak survey so you can spend less time repairing them and get a greater return in recovering precious water and reducing your water losses.

Pre-Survey Meeting: Your verbal authorization followed by your Purchase Order and / or signed *ATS Leak Survey Contracts*, is all we need to schedule your Leak Survey. The Pre-Survey Meeting details all aspects of the survey. We will discuss how the survey will be performed, how to interpret the survey documentation, format and delivery of survey data to your staff, and the type of assistance and mutual cooperation that will be required during the survey. All Field and Administrative Personnel that would be involved or has a general interest in the survey are encouraged to attend.

Scheduling your Survey: We can typically schedule your leak survey to begin shortly after receiving your authorization to proceed. It's a good idea wait until crews have finished any hydrant / water main flushing program to survey those areas. We often find leaking hydrants or some leaks that might have been caused by water hammering or subsequent water pressure variations during the flushing process. We would also ask for a list of streets that you might have scheduled for resurfacing. We would start the detection survey on those streets first so that you minimize the chances of covering up an old leak with a brand-new street surface. Many cities use *ATS* to survey their water main, before and after a construction project, just to make sure no leaks were caused by earth moving or other heavy construction equipment during construction activities.

We welcome the opportunity to meet with you and your staff to answer any questions you may have about *ATS Survey Equipment and Methodology*. Please take a little time to read through the enclosed literature, and feel free to contact anyone on the reference list that we've enclosed. We hope that as you review our proposal package that you will gain some new knowledge of our professional services and unique skills that give us the necessary expertise to perform a thorough and successful leak survey. Thank you for your consideration of *Associated Technical Services Ltd.*

Yours Truly,  
ASSOCIATED TECHNICAL SERVICES, LTD.



Marcie A. Kaplar  
Survey Manager

GENERAL CONDITIONS

LEAK DETECTION & LOCATION SURVEYS

Responsibility of ATS / Associated Technical Services Ltd.

- A) Two-Person crew qualified to operate the *ATS Leak Detection & Location System*.
- B) The "*ATS Leak Detection & Location System*" consists of:
- *FCS S30 and FCS S20 Ultrasonic Leak Surveyor Instruments (Leak Detection Phase)*
  - *FCS/Fluid Conservation Systems and Sewerin Leak Noise Correlators (Leak Location Phase)*
  - *FCS, Wilcoxon, Vibrometer, Sewerin Accelerometers, Gas Sensors, Hydrophone Sensors*
  - *Radiodetection RD7000 and RD8100 Utility Location Systems; CST Berger, Schonstedt and Radiodetection Ferro Magnetic Location Equipment for buried valve enclosures.*
- C) "*ATS Leakmobile*" - Mobile Van with self-contained power supply and for capability of operating from an alternate VAC 60 Hz source, or suitable alternate vehicle at the discretion of *ATS*.
- D) *Mobilization / Mileage* – Round Trip, Portal-to-Portal and On-Site.
- E) *On-Site Consultation with Owner* or their representatives, as necessary.
- F) The entire area designated by the *Owner* shall be surveyed for leakage. Detected leaks shall be pinpointed only on that part of the water system maintained by the *Owner*. Unless it is previously specified and ordered, customer service line leaks will only be pinpointed up to the municipal side of the curb stop without additional charges. Leaks on the customer side of the curb stop typically require a separate appointment so *ATS* can make contact with the service line inside the building.
- G) Only those leaks that are detected by the *ATS Leak Survey* are to be included in the pinpointing phase of this contract. Unless other previous arrangements are made, any pinpointing of any incidentally or coincidentally occurring leakage, main breaks or previously known leakage that was not initially included in our proposal or as a part of this agreement shall be charged at our normal rates for scheduled / emergency service call-outs.
- H) If the "*Re-monitoring of Repaired Leak Sites*" service is specified, included in our proposal and ordered, this agreement, leak repairs to that site must be completed within 30 days after that leak's location report was submitted to the *Owner*. The *Owner* then must notify *ATS* at the time of repairs so re-monitoring can be scheduled. All subsequently detected leakage will be located.
- I) *ATS* will establish and mark the location of a leak or leaks in the field with either marking paint, a field stake and / or written individual "*ATS Leak Location Report*".
- J) *ATS* will provide basic traffic warning equipment and traffic control and re-direction with flagmen on an *as-needed basis*, whenever conditions dictate the necessity of these safety precautions. *ATS Work Zone Safety Equipment* includes but is not limited to safety vests, vehicle arrow boards, strobe warning lights and safety cones that are used whenever our vehicles are parked during the leak survey on residential and other light or slower traffic areas.

## GENERAL CONDITIONS FOR LEAK SURVEYS

### RESPONSIBILITY OF OWNER

The *Owner* will insure easy access to all main line valves, valve boxes or other strategically necessary access points. This may also include exposing and cleaning out auxiliary valves and b-boxes on an as-needed basis if they will facilitate the accurate confirmation and pinpointing of a detected leak. *This could include* breaking loose needed valve covers; pumping water out all valve vaults and boxes and, if necessary, removing debris from those enclosures to make the valves and adjoining pipelines accessible. The *Owner* will also make access available to any point or location strategically needed by *ATS* to perform said work at the discretion of *ATS*.

- If the *Owner* orders leak pinpointing between the curb stop and the customer's building, the *Owner* shall be responsible for contacting the customer. Pinpointing can be performed on a weekday from 8:00 AM to 1:00 PM without incurring overtime charges. Customer is responsible for scheduling with *ATS*.
- The *Owner* will make available to *ATS* all available location maps, schematics, as-built drawings, final reports from previous leak surveys, and any other data pertaining to the area being surveyed.
- The *Owner* will make available knowledgeable, qualified personnel for consultation and assistance regarding the *Owner's* water system.
- Identify the authorized representatives of the *Owner* to act on behalf of the *Owner* and sign *ATS* agreements, purchase orders and additional work orders.
- Give *ATS* right of access, and necessary identification required, and notify appropriate authorities (Police, Fire Dept., Public Works Dept., etc.) as needed of program underway.
- The *Owner* will at its option, provide Traffic Warning Equipment, Traffic Control and Re-Direction with Flagmen on an as-needed basis, should conditions dictate the necessity of this safety precaution. Instances such as a lane closure in a heavy traffic area may require hiring the services of a Work Zone Safety Vendor to provide the necessary traffic control equipment such as barricades, warning lights, arrow panels and temporary barriers. The *Owner* must approve any use of a Work Zone Safety Vendor in advance. *Owner* will be responsible for the costs of the Work Zone Safety Vendor.
- *Owner's* repair crews shall make a reasonable effort to provide *ATS* with accurate leak repair information whenever this data is available. *Repair data should detail the following*: Date of repair; type of leak; approximate size and shape of the leak orifice; approximate water pressure; and method of repair. This information is necessary for *ATS* to make leak size, water loss and revenue recovery calculations for a comprehensive "*Leak Survey Final Report*".

*Please Note*: *ATS* does not guarantee the detection or accurate pinpointing of a leak or leaks but does assure that a best effort in that regard will be put forward.

Certain input data to the *ATS Leak Detection & Location System* is based upon information received from the *Owner*. The accuracy of the *Owner's* data will directly affect the results of the Leak Survey. *ATS* will attempt to verify such data by consultation with the *Owner* and thereupon will have a right to rely upon the accuracy of the *Owner's* data. *ATS* is not liable for any costs to the *Owner* as a result of incomplete or inaccurate data supplied by the *Owner* or their representatives.

ATS Experience, Manpower, and Equipment

- In 1979, *ATS* became the first company in America to use leak noise correlators.
- *ATS* developed the correlator-based leak survey procedures and methodology that are considered to standard of the industry and subsequently taught by *FCS* and *ATS*.
- Every *ATS Field Technician* is Fully Trained and Experienced in a wide range of applications. We only use *Top of the Line – State of the Art Equipment* for All Phases of Leak Detection and Location Procedures; Field Strategies and Locating All Types of Underground Utilities.
- *ATS Crew Chiefs* average over 15 - 41 years of Correlator Based Leak Survey Experience.
- Leading correlator manufacturers, *FCS/Fluid Conservation Systems, Metravib and Palmer*, have relied on *ATS* to perform beta testing of new equipment and software developments. *ATS* has trained some of *FCS*' key staff members and provides training assistance for new personnel.
- All phases of an *ATS Leak Survey* are performed with a fully trained Two-Person Crew.
- *ATS* has a fleet of Ten Complete Correlator Systems and dedicated Surveyor Vans with Crews, (*ATS Leakmobiles*) that are fully equipped with correlator systems; Utility Location Equipment and every tool needed to perform leak detection and location in all types of conditions.
- No other leak survey company matches *ATS*' Level of Experience, Accuracy and Results.

Leak Survey Equipment: *ATS uses the best equipment available on the market today. Here are some of the key components that are used to equip every "ATS Leakmobile".*

Leak Detection Phase

FCS S-30 Ultrasonic Leak Surveyors  
FCS S-20 Ultrasonic Leak Surveyors  
PGA 710 Ultrasonic Leak Surveyors

Leak Location Phase

FCS / Palmer Accu-Corr Correlators  
FCS TriCorr 2001 Leak Noise Correlators  
FCS C9090 Leak Noise Correlators  
FCS C2000 Leak Noise Correlators  
Sewerin 2008 SeCorr Correlators  
Radcom SoundSens Programmable System

Transducers (Sensors)

Various piezo-electric accelerometer types, Hydrophones and Gas Sensors are used depending upon the situation and sensitivity that is needed to find the leak.

Sewerin SeCorr 08 Preamplifiers

Utility Location Equipment

*All suspect water main and adjacent water service lines are electronically traced during every leak location to ensure accuracy.*

Magellan CX Professional	GPS Locator
Trimble TDS Recon	GPS Locator
Radiodetection Ground Penetrating Radar	
Radiodetection RD8000	Receivers
Radiodetection RD7000	Receivers
Radiodetection RD4000	Receivers
Radiodetection RD4000T10	Transmitters
Radiodetection RD433HCTx	Transmitters
CST Berger RD316	Metal Locators
Fisher FPID 2100	Metal Locators
Schonstedt GA-52CX	Metal Locators

Correlator Preamplifiers

FCS / Palmer Accu-Corr Preamplifiers  
FCS MP-90 Ultrasonic Preamplifiers

**Building Department**8999 West 123<sup>rd</sup> Street

Palos Park, IL 60464

www.palospark.org



VILLAGE OF  
**PALOS PARK**

Phone: (708) 671-3730

Fax: (708) 448-9542

To: G. Darryl Reed, Building Dept. Commissioner  
 From: Building Department  
 Date: August 3<sup>rd</sup>, 2021  
 Subject: Building Department Report for Council Meeting August 9<sup>th</sup>, 2021

If you hire landscapers to work on your house this spring and summer, please remember that they need to be registered with the Village of Palos Park. The two-page Contractor Registration Form is to be filled out, Certificate of Insurance submitted as well as registration fee paid. Thank you for registering to work in the Village. If you need assistance with the contractor registration process, call 708/671-3733.

**BUILDING PERMIT INSPECTIONS**

Twenty-one (21) inspections were completed during this time period.

**PERMITS:**

The Building Department processed Thirty-eight (38) permits from July 7<sup>th</sup>, 2021-August 3<sup>rd</sup>, 2021 resulting in \$9,090.00 in permit fees.

ADDRESS	PERMIT TYPE	COST
11748 WALNUT RIDGE	FOUNDATION REPAIR	\$225.00
8020 W 127 <sup>TH</sup> STREET	ROOF	\$375.00
8903 W 121 <sup>ST</sup> STREET	REMODEL	\$895.00
12311 S 81 <sup>ST</sup> AVENUE	DECK	\$300.00
9340 W 123 <sup>RD</sup> STREET	ELECTRIC	\$275.00
139 OLD CREEK ROAD	ELECTRIC	\$225.00
11811 S 85 <sup>TH</sup> AVENUE	DECK	\$225.00
11656 S BROOKSIDE	WINDOW	\$150.00
8502 W 121 <sup>ST</sup> STREET	TUCKPOINT	\$150.00
16 BROOK LANE	ROOF	\$225.00
12300 S LAGRANGE	FIRE ALARM	\$75.00
7833 W 123 <sup>RD</sup> STREET	SIDING	\$300.00
11742 WALNUT RIDGE	DEMO	\$325.00
8505 W 119 <sup>TH</sup> STREET	POD	\$75.00
9109 W 125 <sup>TH</sup> STREET	BRUSH REMOVAL	\$225.00
12402 S RIDGE AVENUE	WALKWAY	\$225.00
12401 S 91 <sup>ST</sup> AVENUE	BRUSH REMOVAL	\$300.00
1 WILD CHERRY LANE	WINDOWS	\$150.00
4 BLACK WALNUT TRAIL	WINDOWS	\$150.00
11661 S MATTERHORN CIR	STRUCTURAL REPAIRS	\$225.00
36 PARK LANE	ROOF	\$600.00
11918 FORESTVIEW	WINDOWS/DOORS	\$150.00
23 N OLD CREEK ROAD	ROOF	\$225.00
8999 W 123 <sup>RD</sup> STREET	ROOF	\$75.00
9314 W 122 <sup>ND</sup> STREET	STRUCTURAL REPAIRS	\$300.00
10 COMMONS DRIVE	CONCRETE	\$225.00

9017 HILLCREST LANE	SHED	\$270.00
11616 OLD PRAGUE PATH	PAVERS	\$225.00
15 COMMONS DRIVE	ROOF	\$225.00
11509 S ALPINE AVE	ROOF	\$225.00
12523 S 86 <sup>TH</sup> AVENUE	ROOF	\$300.00
11811 S 85 <sup>TH</sup> AVENUE	ROOF	\$225.00
114 COMMONS DRIVE	WINDOWS	\$150.00
9010 W 123 <sup>RD</sup> STREET	POD	\$50.00
8615 W 121 <sup>ST</sup> STREET	ROOF	\$300.00
47 N WOODLAND TRAIL	WINDOWS	\$150.00
12616 S 83 <sup>RD</sup> AVENUE	MASONARY	\$150.00
47 N WOODLAND TRAIL	WINDOWS	\$150.00
	<b>TOTAL</b>	\$9,090.00
	<b>PREVIOUS REPORT</b>	\$131,582.34
	<b>FISCAL YEAR TO DATE</b>	\$140,672.34



**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: August 9, 2021

7:30 PM

Kaptur Administrative Center

**AGENDA MATTER:**

An request has been filed by Wu & Tran Palos Park, LLC requesting approval of a Minor Amendment to Ordinance No. 2019 – 16 an Ordinance Approving a Commercial Planned Development in the B-1 Limited Retail Business District, Granting Commercial Construction and Landscaping Review, Granting Parking Lot Lighting Approval and Granting Certain Site Development Allowances Related Thereto (12300 S. LaGrange Road and 9540 W. 123<sup>rd</sup> Street).

**BACKGROUND/HISTORY:**

On August 12, 2019, the Village Council approved Ordinance 2019 – 16 authorizing the major renovation and expansion of the former Hackney’s building. The Council later approved Ordinance 2019 – 26 amending the original ordinance to allow for a minor amendment to break the project into two phases, and to reduce the size of the outdoor dining area. The Council also approved Ordinance 2021-02 on February 8, 2021, allowing for the alteration of the roof in two places, and to increase the outdoor dining area.

The applicant would now like to change the parking lot lighting fixture from the originally approved “Streetworks CAN/ARC/CLB Generation Series LED” to a “GRADCO PPT PureForm LED”. The comparison can be found in “Lighting Fixture Comparison, sheet C-1.4” attached to the proposed ordinance. In the request the project architect wrote: “The owner wants a light fixture that fits the architecture of the building better than the approved light fixture. The proposed light fixture is dark sky certified and offers better control for spill over with directional source compared to the original light fixture. The proposed fixture provided a uniform source for comfort.”

The applicant would also like to amend the plan to change the solid stone fence between the building and trash enclosure near the northwest corner of the project with a wrought iron or aluminum fence separated by stone pillars with increased landscaping as found in “Trash Enclosure, sheet A-2.5” attached to the proposed ordinance. In support of the request the project architect wrote: “(The owner) believes the stone wall (fence) is too much stone, she wants an aluminum or wrought iron fence between the building and trash enclosure. They are planning additional landscaping in this area to provide additional screening.”

**DISCUSSION OF APPLICABLE CODE:**

Village Code Section 1274.05(h), Amendments and Alterations to Approved Commercial Planned Development Permits, regulates proposed changes to approved planned developments. It states that a “minor change may be approved by the Village Manager without obtaining separate approval by the Village Council. In addition, the Village Council may, after reviewing the request for a minor change made by the applicant, direct the Village Manager to process the request other than as a minor change.”

The code defines a minor change as “...any change in the site plan or design details of an approved commercial planned development permit which is consistent with the standards and conditions applying to the commercial planned development permit and which does not alter the concept or intent of the commercial planned development. A minor change shall not increase the commercial planned development's density, increase the height of buildings, reduce open space, modify the proportion of housing types, change or add new parking areas, alter alignment of roads, utilities or drainage, amend final development agreements, provisions or covenants, or provide any other change inconsistent with any standard or condition imposed by the Village Council in approving the commercial planned development permit.”

The proposed change does not increase density, reduce open space, or add new parking. Furthermore, there is no change in concept or intent as the proposed use as a restaurant has not changed. In addition, the overall architecture will remain the same, and the parking lot and other site improvements are unchanged. Finally, had this proposal been the original proposal, all of staff's findings as presented in the staff report provided to the Plan Commission and Village Council in relation to the approval would have been unchanged.

**STAFF RECOMMENDATION:**

Staff has determined that the proposed amendments are minor amendments and are consistent with the conditions of the originally approved ordinance. Therefore, if the Village Council concurs with this determination, a motion should be made to approve Ordinance 2021 – 26. If the Village Council does not concur with the determination made by staff, then a motion should be made to refer the amendments to the Plan Commission.

**RECOMMENDED MOTIONS:**

I move to approve Ordinance 2021-26 an Ordinance Amending Ordinance No. 2019 – 16, Adopted August 12, 2019, to allow for a Minor Amendment to an Approved Commercial Planned Development in the B-1 Limited Retail Business District (12300 S. LaGrange Road and 9540 W. 123<sup>rd</sup> Street)

Attachments:

Ordinance 2021–26 (with exhibits)

**ORDINANCE NO. 2021 - 26**

**AN ORDINANCE AMENDING ORDINANCE NO. 2019 – 16, ADOPTED AUGUST 12, 2019, AND PREVIOUSLY AMENDED BY ORDINANCE NO. 2019 – 26, AND ORDINANCE 2021 - 02 TO ALLOW FOR A MINOR AMENDMENT TO AN APPROVED COMMERCIAL PLANNED DEVELOPMENT IN THE B-1 LIMITED RETAIL BUSINESS DISTRICT  
(12300 S. LaGrange Road and 9540 W. 123<sup>rd</sup> Street)**

**WHEREAS**, on August 12, 2019, the Village Council passed Ordinance No. 2019-16, entitled “An Ordinance Approving a Commercial Planned Development in the B-1 Limited Retail Business District, Granting Commercial Construction and Landscaping Review, Granting Parking Lot Lighting Approval and Granting Certain Site Development Allowances Related Thereto (12300 S. LaGrange Road and 9540 W. 123<sup>rd</sup> Street)” (“Ordinance No. 2019-16”) for the property located at 12300 S. LaGrange Road and 9540 W. 123<sup>rd</sup> Street (the “Subject Property”); and

**WHEREAS**, on October 28, 2019, the Village Council passed Ordinance No. 2019-26, entitled “An Ordinance Amending Ordinance No. 2019-16 To Allow For A Minor Amendment To An Approved Commercial Planned Development In the B-1 Limited Retail Business District” for the Subject Property, to break the project into two phases and to reduce the size of the outdoor dining area; and

**WHEREAS**, on February 2, 2021, the Village Council passed Ordinance 2021-02, entitled “An Ordinance Amending Ordinance No. 2019-16, Adopted August 12, 2019, and previously Amended by Ordinance No.2019-26, and Ordinance No. 2021-02 To Allow For A Minor Amendment To An Approved Commercial Planned Development In The B-1 Limited Retail Business District”

**WHEREAS**, the Applicant has determined that they would like to alter the parking lot lighting fixtures from a “Streetworks CAN/ARC/CLB Generation Series LED” to a “GARDCO PPT PureForm LED”. The Applicant would also like to change the fence that extends from the northwest corner of the building to the north property line along the LaGrange Road frontage from solid natural stone to wrought iron or aluminum fence with natural stone piers to match the building exterior; and

**WHEREAS**, an application has been filed by Applicant requesting approval of a minor amendment to the Commercial Planned Development approval granted by Ordinance No. 2019 – 16, and previously amended by Ordinance No. 2019-26, and previously amended by Ordinance 2021-02; and

**WHEREAS**, pursuant to Section 1274.05(h) of the Palos Park Village Code, a minor amendment to an approved Commercial Planned Development may be approved by the Village Manager without obtaining separate approval by the Village Council, or the Village Council may, after reviewing the request for a minor amendment made by the Applicant, direct the Village Manager to process the request other than as a minor amendment; and

**WHEREAS**, the proposed change set forth in Applicant’s application for a minor amendment does not increase the overall density or height, does not reduce open space, or add new parking, and there is no change in concept or intent as the proposed use as a restaurant has not changed; and

**WHEREAS**, the Village Council finds it to be in the best interests of the Village to approve Applicant’s request for a minor amendment as set forth herein, and to amend Ordinance No. 2019-16 to reflect the same.

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

**SECTION 1:** The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

**SECTION 2:** That Section 2A of Ordinance No. 2019-16, as previously amended by Ordinance No. 2019-26, and by Ordinance No. 2021-02 is hereby further amended to read in its entirety as follows:

- “A. The commercial development on the Subject Property shall be constructed in accordance with the following plans, all attached hereto as **GROUP EXHIBIT A:**
- (1) Trash Enclosure, sheet A-2.5 prepared by Architectural Studio, Ltd., dated February 9, 2019, amended July 19, 2021, and further amended August 2, 2021
  - (2) Site Plan, sheet C-1.0, prepared by Architectural Studio, Ltd., dated February 9, 2019, revised October 21, 2019, further revised on July 19, 2021.
  - (3) Lighting Fixture Comparison, sheet C-1.4, prepared by Architectural Studio, Ltd., dated February 9, 2019

**SECTION 3:** That all other provisions of Ordinance 2019-16 not amended hereby shall remain unchanged and in full force and effect.

**SECTION 4:** 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 9th day of August, 2021, pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this 9th day of August, 2021.

\_\_\_\_\_  
John F. Mahoney, Mayor

**ATTEST:**

\_\_\_\_\_  
Marie Arrigoni, Village Clerk

Published by me in pamphlet form this 9th day of August, 2021.

\_\_\_\_\_  
Marie Arrigoni, Village Clerk

**GROUP EXHIBIT A:**

Get a Free Wind Mitigation

We specialize in Shingle, Tile, Flat Roof Installation, Repairs, And Maintenance. Call Us! info@homestead.org.com

OPEN

OPEN



Plan 68619VR 3-Car Detached Garage Plan with Upstairs Open-Air Balcony

642	0	0.5	2	3
Heated S.F.	Beds	Baths	Stories	Cars

FAVORITE



OWNER:

Matthew Tomia  
7833 W 123rd pl.  
Palos Park

(708) 574-0112

Architectural  
235# Roof Shingles  
15# Felt

4X8X1/2" Plywood Roof Sheathing

Reverse Roof  
Gable

3 Roof Vents

12"

2"x12"  
Ridge  
2x12'

2" x 10' Rafter

2x10 - 16" o.c.

Plywood Floor

2" x 6" Ties

I Joists 16" o.c.

aluminum  
Boxed Eaves

2 - 2" x 4"

Gutters & (2)  
downspouts

12"

(2) 2" x 12" Header w/ 1/2" plywood  
flitch plate for stiffener

2" x 6 - 16" o.c. wall studs

Contractor:  
Better Built  
17350 S. Cicero  
Country Club Hills, IL 60478  
708-799-9393  
Fax 708-799-7282

Wall Sheathing 4' x 8' x 1/2" cdy  
plywood  
House wrap

All walls & gable

ENDS

Vinyl Wall Siding

walls

10'-0"

(2) 16' x 8' Steel o.H.  
DOORS (1) 9' x 8' o.H.  
DOOR, (2) 19' wide  
DORMERS w/ Win-  
dows (2) 36" x 80" Steel  
SERVICE DOOR

6 BAG - mix

1/2" anchor bolts 6' o.c. 12" from CORNERS

2" x 4" Wolmanized Bottom Plates

Concrete Slab 5" Min.

Wire Mesh

Grade 6" ↑

Concrete Footing

20" x 10"

4" Gravel

20'

72'-0" to peak







**We are getting close to Back to School season!!!!**

**Palos Park Police Commissioner Dan Polk reminds all to Stop by PPPD HQ (8999 W 123rd) and get your Back to School pencils. Whether children walk, ride their bicycle or take the bus to school, it is extremely important that they - and the motorists around them - take proper safety precautions.**

**SLOW DOWN! Back to School means sharing the road. Things get a little crazy during the school year and especially on the first day. Buses are everywhere, kids on bikes are hurrying to get to school before the bell rings; and harried parents are trying to drop their kids off before work. It's never more important for drivers to SLOW DOWN and PAY ATTENTION than when KIDS ARE PRESENT.**

**DON'T load or unload children across the street from the school.**

**REMEMBER, the flashing lights at school zones and on school buses mean YOUR children; OUR children are present and their safety comes first!**

**PPPD will be out in force looking for those who threaten the safety of our children.**

**HAVE A SAFE 2021-2022 SCHOOL YEAR!**

**Did you know we offer the Palos Park Police / Palos Park Public Library  
HOMEBOUND DELIVERY PROGRAM**

**The Palos Park Public Library in partnership with the Palos Park Police Department “YOU ARE NOT ALONE” program provides delivery of library materials to participating Palos Park card holders.**

**Through this program, full library service is offered to those who are unable to come to the library temporarily or permanently due to a physical disability or other mobility limitations. By calling the library, residents may request books, large-print titles, magazines, audiobooks, music on cd; and DVDs**

**The library staff can help select books and materials based on patron’s interests. The Palos Park Police Department arranges for delivery of the requested materials to homebound persons.**

**Please call the Palos Park Public Library at 708-448-1534 to register for this program.**



**Government Finance Officers Association**  
203 North LaSalle Street, Suite 2700  
Chicago, Illinois 60601-1210  
312.977.9700 fax: 312.977.4806

July 2021

Rickard Boehm  
Village of Palos Park  
8999 West 123rd Street  
Palos Park, Illinois 60464

Dear Rickard Boehm:

Your government should have recently received electronic correspondence that your 2020 comprehensive annual financial report qualifies for GFOA's Certificate of Achievement for Excellence in Financial Reporting. To commemorate that achievement, enclosed is a medallion which can be added to your existing plaque as a testament to the government's commitment to producing annual reports that evidence the spirit of full disclosure and transparency.

Congratulations again.

Sincerely,

Michele Mark Levine  
Director, Technical Services Center



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*

**Revised: revision in bold**

Meeting of: August 9, 2021

7:30 PM

Kaptur Administrative Center

**AGENDA MATTER:**

Ordinance Providing for Acquisition of Certain Real Estate, a Part of 12801 McCarthy Road

**BACKGROUND/HISTORY:**

At its October 12, 2020, meeting the Village Council approved an agreement for land acquisition services to acquire the necessary easements to extend the planned 16" watermain west of Bell Road (**the Council Cover memo of October 12, 2020, is attached**). The Village currently has easements and right-of-way (ROW) to extend its watermain along McCarthy Road from just west of Will-Cook Road to the centerline of Bell Road. The Council decided that the preferred route, and least expensive route, is to extend the main along McCarthy Road west of Bell Road as opposed to using existing ROW to extend the watermain north along Bell Road. To extend the watermain along McCarthy Road, west of Bell Road, four easements would need to be acquired, one is held by Cog Hill who will furnish the necessary easement, one is owned by Com Ed and will need to be acquired through its process, and two are held by private ownership, 12801 McCarthy Road, and 12895 McCarthy Road.

Appraisals were completed and offers made to acquire the two easements held by the private parties. The property owner for 12801 McCarthy Road never responded to the Village offer, and the offer for 12895 McCarthy Road was rejected with no counteroffer being made.

The Village's ROW Consultant made the following recommendation: "I believe it is in the best interests of the Village to commence with condemnation proceedings for this parcel." The Village Attorneys have drafted the Ordinance that allows for a final offer to acquire the property to be made; failing to reach agreement on compensation the Ordinance directs KT&J to acquire the property through eminent domain proceedings to acquire permanent and temporary utility easements for the Village.

**RECOMMENDED MOTION:**

**I Move to Approve Ordinance 2021-23 "An Ordinance Providing For The Acquisition of Certain Real Estate Commonly Known As A Part of 12801 McCarthy Road, Lemont, Illinois, Through Eminent Domain Or Otherwise"**



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: October 12, 2020

7:30 PM

Kaptur Administrative Center

**AGENDA MATTER:**

Agreement for Land Acquisition Consulting Services

**BACKGROUND/HISTORY:**

The Village has identified a cost-effective route by which a 16" watermain could be extended from its current location along McCarthy Road just west of Will-Cook Road, to an area west of Bell Road to serve the Western Growth Area properties.

The Village currently has easements and right-of-way (ROW) to extend its water main along McCarthy Road to the centerline of Bell Road. Two options are available to extend the watermain further west: 1) there is ROW along the east side of Bell Road which could be used to extend north along Bell and then cross directly to Cog's property on the west side of Bell Road and then through Cog's property back to McCarthy Road to serve Gleneagles, Mid Iron and Ludwig; 2) the more direct route (and less expensive) would be to use existing ROW, and obtain necessary easements to extend the water main along McCarthy Road to an area approximately 1,530 feet west of the centerline of Bell Road. According to calculations performed by the Village Engineer, the cost of watermain installation under the second scenario, to extend along McCarthy to an area west of Bell Road could cost \$800,000 - \$900,000 less than construction of a watermain using scenario 1. Scenario 2 is the preferred and least expensive route due to the pipe length being roughly two times (2x) longer if using the route under scenario 1.

In an effort to secure a path to extend the future Village watermain west of Bell Road, there are four identified parcels in which easements would be needed. As shown in the maps attached to this memorandum, the Village would need to acquire easements from four parcels, two other parcels show dedicated ROW, which ROW may be used to extend the watermain.

Parcel 1 is an approximate 11-acre property at the NWC of Bell and McCarthy Road; this parcel is annexed into the Village of Lemont. Mayor Mahoney has spoken to the property owner who informed the Mayor that the property has recently gone under contract. The property owner is concerned that negotiating an easement with the Village could affect the ultimate sale of the property. It is estimated that the easement value could be \$8,000 - \$10,000, and that the Village could condemn the easement for the public purpose of utility extension should the property owner not wish to cooperate with an easement purchase.

Parcel 2 is owned by an individual who is in unincorporated Lemont Township, it is believed that, if properly approached, an easement could be provided in exchange for a water tap.

Parcel 3 is Com Ed ROW, while dealing with this utility company can be difficult, Com Ed somewhat routinely grants subterranean utility easements in exchange for certain fees.

Parcel 4 is owned by one of the Jemsek's company's and will provide the rights to an easement; the plat of easement and legal work would still need to be accomplished. When constructed, a watermain at Parcel 4 could be extended to serve the Cog Hill properties; it is also directly north of the entrance drive into Gleneagles where the main could be extended for that properties benefit; also extended from Gleneagles to serve the Mid Iron, and Ludwig Farms properties.

Mark Matthewson of Matthewson Right Of Way Company (MROWCO) was contacted to assist with easement acquisition. Mark is an expert used for the above type of acquisitions, including condemnation work. The quote provided by MROWCO is for a not to exceed fee of \$29,000, this includes obtaining title commitments for the parcels, necessary appraisal work, negotiating services and closing services. A breakdown of the compensation can be found under Exhibit B on page 6 of the proposal.

Mark Matthewson is known to the Village Manager through prior work the consultant performed for the Village of Orland Park. This work was for ROW acquisition near 143<sup>rd</sup> and LaGrange Road. The project acquisitions were successfully completed. There are a few consultants who specialize in ROW acquisition; these firms are usually contractors to various units of government namely counties and municipalities and are subcontractors to engineering firms working on roadway projects. Matthewson ROW is a small firm with low overhead as opposed to some consultants who work for larger firms. Mark has a good understanding of the area as he grew up, and currently lives in the south suburbs. Mr. Matthewson's resume may be found on the last pages of this packet.

Monies for easement acquisition, and acquisition consulting services may be taken from the Village's Water Fund.

**RECOMMENDED MOTION:**

**I Move to Approve Executing an Agreement for Land Consulting Services for the McCarthy Road Watermain Extension Project with Matthewson Right Of Way Company at a cost not to exceed \$29,000.**

**ORDINANCE NO. 2021-23**

**AN ORDINANCE PROVIDING FOR THE ACQUISITION  
OF CERTAIN REAL ESTATE COMMONLY KNOWN AS  
A PART OF 12801 MCCARTHY ROAD, LEMONT,  
ILLINOIS, THROUGH EMINENT DOMAIN OR OTHERWISE**

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

**SECTION 1:** That the Village Council of the Village of Palos Park finds that it is necessary and in the public interest of the Village of Palos Park (hereinafter referred to as “**Village**”) to acquire a permanent public utility and drainage easement and temporary construction easement over, or any other necessary interest in title in, a part of that certain real property commonly known as 12801 McCarthy Road, Lemont, Illinois, with permanent index number 22-26-201-006 and which is legally described on Exhibit A attached hereto and hereby made a part hereof (hereinafter referred to as “**Subject Property**”), which is necessary for the improvement and extension of the Village’s combined waterworks and sewerage system as authorized by 65 ILCS 5/11-139-1, *et seq.*

**SECTION 2:** That Mayor, Village Manager and Village Attorneys be and are authorized, empowered, and directed hereby to negotiate for and on behalf of the Village with the owner or owners of the Subject Property for the purchase of a permanent public utility and drainage easement and temporary construction easement over, or any other necessary interest in title in, the Subject Property by the Village.

**SECTION 3:** That in the event the said Mayor, Village Manager and/or Village Attorneys are unable to agree with the owner or owners of the Subject Property as to

the compensation to be paid therefor, then the permanent public utility and drainage easement and temporary construction easement over, or any other necessary interest in title in, the Subject Property shall be acquired by the Village through an eminent domain proceeding and, accordingly, the Village Attorneys, Klein, Thorpe & Jenkins, Ltd., are authorized, empowered, and directed hereby to institute such proceeding in any court of competent jurisdiction to acquire a permanent public utility and drainage easement and temporary construction easement over, or any other necessary interest in title in, the Subject Property for the Village in accordance with the applicable eminent domain laws of the State of Illinois.

**SECTION 4:** That the Village Clerk of the Village of Palos Park be and is directed hereby to publish this Ordinance in pamphlet form.

**SECTION 5:** That this Ordinance shall be in full force and effect from and after its adoption, approval, and publication.

**ADOPTED** this 9<sup>th</sup> day of August, 2021 pursuant to a roll call vote as follows:

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** by me this 9<sup>th</sup> day of August, 2021.

\_\_\_\_\_  
John F. Mahoney, Mayor

**ATTEST:**

\_\_\_\_\_  
Marie Arrigoni, Village Clerk

Published in pamphlet form this 10<sup>th</sup> day of August, 2021.

\_\_\_\_\_  
Marie Arrigoni, Village Clerk

**EXHIBIT A**

**Legal Description**

**Entire Parcel:**

THE SOUTH 700 FEET OF THE EAST ONE HALF (1/2) OF THE NORTHEAST ONE QUARTER (1/4) EXCEPT THE WEST 872.28 FEET IN SECTION 26 TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS SITUATED IN THE COUNTY OF COOK AND IN THE STATE OF ILLINOIS

PERMANENT TAX NUMBER(S): 22-26-201-006

**Permanent Public Utility and Drainage Easement:**

THE NORTH 20.00 FEET OF THE SOUTH 50.00 FEET OF THE SOUTH 700 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE WEST 872.28 FEET) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**Temporary Construction Easement:**

THE NORTH 15.00 FEET OF THE SOUTH 30.00 FEET OF THE SOUTH 700 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE WEST 872.28 FEET) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



---

April 20, 2021

Richard B. Boehm, ICMA-CM  
Village Manager  
Village of Palos Park, IL 60464  
Kaptur Administrative Center  
8999 West 123rd Street  
Palos Park, IL 60464

**Village of Palos Park**  
**Route: McCarthy Road**  
**County: Cook**  
**Parcel: 0001PE & TE**  
**Location: 12801 McCarthy Road, Lemont, Illinois**

Dear Mr. Boehm:

Pursuant to the direction of the Village of Palos Park ("Village"), we are transmitting the above referenced parcel file to you for commencement of a condemnation proceeding.

The parcel in question is a 0.206-acre permanent watermain easement and a 0.154-acre temporary construction easement over portions of the property located at 12801 McCarthy Road, Lemont, Illinois. On behalf of the Village, we offered Cavallo Properties, LLC, an Illinois limited liability company, the property owner, a sum of \$15,000.00 on February 17, 2021. To date, the owner has not responded to the offer or my follow up attempts. At this time, I believe it is in the best interests of the Village to commence with condemnation proceedings for this parcel.

Enclosed herewith is a comprehensive copy of the parcel file developed to date. After you have had an opportunity to review the materials, please call me to discuss any questions you may have. Please feel free to use me as a resource for any information you may need as the condemnation progresses. I look forward to working with you on this matter.

Very truly yours,

Mark D. Mathewson

MDM:ab  
Enclosure

cc: Howard C. Jablecki, Attorney at Law

**MATHEWSON RIGHT OF WAY COMPANY  
LAND ACQUISITION**

**VILLAGE OF PALOS PARK  
CONDEMNATION CHECK LIST**

- |  |     |
|--|-----|
| 1. Negotiator's Report (includes Correspondence) | [X] |
| 2. Initial Letter                                | [X] |
| 3. Offer   | [X] |
| 4. Plat (includes Legal Description)             | [X] |
| 5. Title Commitment                              | [X] |
| 6. Appraisal                                     | [X] |

**Negotiator's Report**

Route: McCarthy Road  
Section: N/A  
County: Cook

Project: McCarthy Road  
Job No.: N/A  
Parcel No.: 0001PE & TE

Owner(s): Cavallo Properties, LLC, an Illinois limited liability company  
Address: c/o Raymond Morandi II, Manager and Registered Agent  
15715 Wolf Road  
Orland Park, IL 60467  
Email: ray@morandiproperties.com

Title VI (Non-Discrimination) Other  
Sex:  Male  Female  
Home Phone: \_\_\_\_\_  
Work Phone: (708) 516-6666  
Cell Phone: \_\_\_\_\_

Name, Address and Telephone Number of Interested parties: \_\_\_\_\_

**Negotiator's Certification**

(To be completed prior to first contact with Owner)

Negotiator, Mr. Mark D. Mathewson, hereby certifies that:

1. Negotiator understands the subject parcels will be used in connection with a federal-aid or state highway project; and
2. Negotiator has no direct or indirect present or contemplated future personal interest in the subject parcel(s) or in any benefit from the acquisition of such parcel(s).

Dated: October 27, 2020



Negotiator's Signature

**Negotiator's Checklist**

- | Yes                                 | N/A                                 |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Later date title commitment ordered.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Status of owner-occupant displacement (individual, family business, farm operation)                        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Letter of notification of relocation assistance and payments to owner-occupant.                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Status of tenant-occupant displacement (individual, family business, farm operation)<br>No. of Units _____ |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | If tenants are the only parties displaced, date relocation manager notified: _____                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Negotiator's introductory letter and acquisition summary statement prepared.                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Neighborhood and site inspection.  |

**Certification of Negotiator's Results**

Negotiations successful:

Mr. Mark D. Mathewson, Negotiator, certifies that:

\_\_\_\_\_  
Negotiator's Signature

1. The written statement embodies the entire agreement and all considerations agreed upon by the Negotiator and the property owner.
2. The agreement between the parties was reached without: (a) coercion, (b) promises other than those shown in the agreement, or (c) threats of any kind whatsoever by or to either party.

Date Owner signed documents and settlement: \_\_\_\_\_

Total settlement amount: \_\_\_\_\_

Warrant to be forwarded to payees at following address: \_\_\_\_\_

Negotiations not successful:

Reason:  Unable to agree on compensation for parcel;  Unable to obtain clarification of ownership;  
 Offer accepted by Owner, but unable to obtain clear title to parcel

Date of referral, if referred for condemnation: April 20, 2021

**Results of Initial Meeting with Owner**

Date and remarks, if any, of Negotiator's contacts with Owner by telephone to make appointment for first in person meeting with Owner: Cavallo Properties, LLC, an Illinois limited liability company

Documents delivered to Owner:

- "Highway Improvements..." and "A Land Owner's Guide..." brochures and conveyance documents presented and explained to Owner.
- "Relocation...Program" brochure and other required documents presented and owner-occupant advised of relocation assistance and payments; and appropriate entries made on Relocation Assistance Unit Record (LA 541D)
  - Delivered by Negotiator, or
  - Negotiator accompanied by relocation representative, \_\_\_\_\_, who provided above services, or
  - N/A – Relocation does not apply.

1. Date of first in person contact with owner: 2/17/21
2. Location of Meeting: Email
3. Persons present at meeting: N/A
4.  Verbal offer made in the amount of \$15,000.00  
 Written offer (summary statement) prepared and explained to persons in attendance at the meeting.
5. Remarks about meeting including counter-offers by Owner: See Below

**Note: All contacts with the Owner after the initial meeting should include information set forth in paragraphs 1-5 above, if appropriate. Negotiator's signature or initials should be made after each entry about contacts.**

The information in this Negotiator's Report will become a part of the project parcel file. The Negotiator should make entries in this Report no later than the Monday after the contacts with the Owner during the preceding week.

Date of Contact	Remarks	Negotiator
2/16/21	I emailed Raymond Morandi, Manager and Registered Agent of Cavallo Properties, LLC, an Illinois limited liability company, the property owner. I advised that my office was working with the Village of Palos Park ("Village") on the acquisition of this parcel, and I noted that I had received his contact information from the appraiser. I told Mr. Morandi that I needed to present the Village's Offer Package, and I offered to meet with him in person. Instead of setting up a meeting, Mr. Morandi replied and asked me to email the Offer Package to him.	MDM
2/17/21	On behalf of the Village, I prepared and Diane Mathewson, of my office, emailed the Offer Package dated February 17, 2021 to Mr. Morandi, Manager of Cavallo Properties, LLC, an Illinois limited liability company. Included in the Offer Package was the appraisal, plat of easement with legal descriptions, title commitment, Basis for Computing Total Approved Compensation and Offer to Purchase in the amount of \$15,000.00, and documents of conveyance. I also included a cover letter that asked Mr. Morandi to call me to discuss this matter after he had had a chance to review the package.	MDM
3/3/21	I called and left a message for Mr. Morandi to follow up on the Offer Package. I asked him to call me back to discuss. I also emailed Mr. Morandi asking if he had any questions, and I asked for a call or email back to discuss.	MDM

**Negotiator's Report (continued)**

Job No. N/A  
Parcel No. 0001PE & TE

---

4/19/21	I had a call with the Village, and as the property owner has been unresponsive, the Village asked me to refer this matter for condemnation.	MDM
4/20/21	As the property owner has been unresponsive, I submitted this file to the Village with the recommendation that this file be referred for condemnation proceedings. Should the property owner reach out, I would continue to work with them to settle this parcel.	MDM

**From:** Ray Morandi ray@morandiproperties.com  
**Subject:** Re: Palos Park Water Main  
**Date:** February 16, 2021 at 5:43 PM  
**To:** Mark D. Mathewson mmathewson@mrowco.com

RM

Hi Mark

Thank you for reaching out. You can present by email if you would like. That would be totally fine and we can touch base afterwards.

On Tue, Feb 16, 2021 at 5:21 PM Mark D. Mathewson <mmathewson@mrowco.com> wrote:

Mr. Morandi,

As Keith Tadrowski was kind enough to let you know I am the Village's representative on this project.

The appraisal has been approved and I have been authorized to present the formal offer.

I am happy to meet with you in person but I certainly understand if you would prefer to work through the mail or email.

If you let me know how you would like to proceed I will get the offer to you as soon as possible.

Thank you and I look forward to working with you.

Mark D. Mathewson  
Mathewson Right of Way Company  
30 North LaSalle Street, Suite 2400  
Chicago, IL 60602  
(312) 676-2900  
(312) 676-2907 Direct  
mmathewson@mrowco.com

On Jan 19, 2021, at 11:41 AM, ktadrowski@engineering.net wrote:

Ray-

As we discussed on the phone, attached please find the plat of the proposed permanent and temporary easement.

The negotiator's contact info is below and he will most likely contact you in 2-3 weeks.

Mark D. Mathewson  
Mathewson Right of Way Company  
30 North LaSalle Street, Suite 2400  
Chicago, IL 60602  
(312) 676-2900  
(312) 676-2907 Direct  
mmathewson@mrowco.com

Thanks,

Keith

Keith T. Tadrowski  
Vice President  
"T" Engineering Services  
3500 W. Peterson Avenue, Suite 404  
Chicago, IL 60659  
773-866-9750 tel  
773-866-9723 fax  
773-931-0860 cell

<20-11-1007-EASEMENTS.pdf>

Warm Regards,

**Raymond Morandi**



**Raymond Morandi**

Managing Broker/Owner



m: 708-516-6666 f: 708-349-8231

w: [www.morandiproperties.com](http://www.morandiproperties.com) e: [ray@morandiproperties.com](mailto:ray@morandiproperties.com)



Hear What Past Clients Are Saying [HERE!!](#)

Learn How I Can Help [HERE!!](#)

Featured in Chicago Agent Magazine "[WHO'S WHO](#)"

Featured in "[Top Agent Magazine](#)" Read the article [HERE!!](#)

Named 2019 Top 10 agent by production in Will County by Chicago Agent Magazine

**From:** Diane Mathewson [kdmathewson@mrowco.com](mailto:kdmathewson@mrowco.com)  
**Subject:** Fwd: Palos Park Water Main  
**Date:** February 17, 2021 at 5:06 PM  
**To:** [raymorandi@gmail.com](mailto:raymorandi@gmail.com)  
**Cc:** Mark D. Mathewson [mmathewson@mrowco.com](mailto:mmathewson@mrowco.com)



Good Afternoon Mr. Morandi,

Pursuant to Mark's e-mail below, attached please find copies of the documents included in the Offer Package.

Please contact Mark after you have had a chance to review the documents.

Thank you and Have a good evening,

Diane Mathewson  
Mathewson Right of Way Company  
30 North LaSalle Street, Suite 2400  
Chicago, IL 60602  
Phone: (312) 374-0067  
Fax: (312) 629-1492  
[kdmathewson@mrowco.com](mailto:kdmathewson@mrowco.com)



February 17, 2021

**DELIVERED VIA E-MAIL**

Mr. Raymond Morandi II  
Cavallo Properties, LLC  
15715 Wolf Road  
Orland Park, IL 60467

Village of Palos Park  
Route: McCarthy Road  
County: Cook  
Parcel: 0001PE & TE

Dear Mr. Morandi:

Enclosed please find the Offer Package for the above referenced parcel for your review. The Offer Package includes the Basis for Computing Total Approved Compensation and Offer to Purchase, appraisal, plat of easement with legal descriptions, title commitment, and documents of conveyance.

After you have had a chance to review the package, please call me at your earliest convenience to discuss the project at (312) 676-2907.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Mark D. Mathewson'.

Mark D. Mathewson

MDM:kdm  
Enclosure

February 17, 2021

**DELIVERED VIA E-MAIL**

Mr. Raymond Morandi II  
Cavallo Properties, LLC  
15715 Wolf Road  
Orland Park, IL 60467

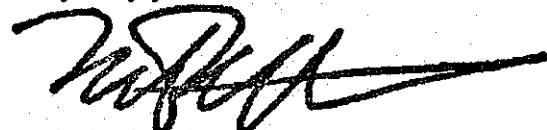
**Village of Palos Park**  
**Route: McCarthy Road**  
**County: Cook**  
**Parcel: 0001PE & TE**

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Very truly yours,



Mark D. Mathewson

MDM:kdm  
Enclosure

**Basis for Computing  
Total Approved Compensation  
and Offer to Purchase**

Route: McCarthy Road  
Section: N/A  
County: Cook

Project: Water Main Extension  
Job No. N/A  
Parcel No. 0001PE & TE

Owner(s) of Real Property: Cavallo Properties, LLC, an Illinois limited liability company

Location of Property: 12801 McCarthy Road, Lemont, Illinois

The following has been prepared in order to fully inform you of the details of the acquisition of a permanent water main easement and a temporary water main easement over a portion of your property. The legal descriptions of the easements to be acquired are found on the attached plat of easement.

1. Existing Property:

Total area 7.195 acres, more or less

Highest and best use: Mixed-Use Development

2. Improvements and/or Fixtures to be Acquired:

PE: None; TE: Asphalt paving and lawn (both will not be affected or will be replaced with "like")

3. Compensation for Grant of Water Main Easements Including Any Damages or Benefits:

Permanent Easements-	<u>0.206</u>	for	<u>Public Utility and Drainage</u>	<u>\$12,000.00</u>
	acres		(state purpose)	
Two Year Temporary Easements-	<u>0.154</u>	for	<u>Construction</u>	<u>\$3,000.00</u>
	acres		(state purpose)	
Total compensation for easements				<u>\$15,000.00</u>

On behalf of the Village of Palos Park, and as outlined in the above summary, I hereby offer you the sum of \$15,000.00 for the property interests described on the attached plat of easement free and clear of all claims of other parties, liens, taxes and encumbrances.



February 17, 2021

**From:** Mark D. Mathewson [mmathewson@mrowco.com](mailto:mmathewson@mrowco.com)  
**Subject:** Re: Palos Park Water Main  
**Date:** March 3, 2021 at 11:22 AM  
**To:** Ray Morandi [ray@morandiproperties.com](mailto:ray@morandiproperties.com)



Ray,

I left you a voice mail today following up on the water main project.

I just want to confirm you have received the offer package and check to see if you have any questions.

Please give me a call or send an email at your convenience.

Thanks.

Mark D. Mathewson  
Mathewson Right of Way Company  
30 North LaSalle Street, Suite 2400  
Chicago, IL 60602  
(312) 676-2900  
(312) 676-2907 Direct  
[mmathewson@mrowco.com](mailto:mmathewson@mrowco.com)

On Feb 16, 2021, at 5:43 PM, Ray Morandi <[ray@morandiproperties.com](mailto:ray@morandiproperties.com)> wrote:

Hi Mark

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Thank you and I look forward to working with you.

Mark D. Mathewson  
Mathewson Right of Way Company  
30 North LaSalle Street, Suite 2400  
Chicago, IL 60602  
(312) 676-2900  
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February 17, 2021

**DELIVERED VIA E-MAIL**

Mr. Raymond Morandi II  
Cavallo Properties, LLC  
15715 Wolf Road  
Orland Park, IL 60467

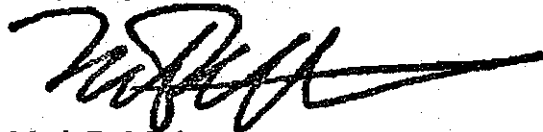
**Village of Palos Park**  
**Route: McCarthy Road**  
**County: Cook**  
**Parcel: 0001PE & TE**

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After you have had a chance to review the package, please call me at your earliest convenience to discuss the project at (312) 676-2907.

Very truly yours,



Mark D. Mathewson

MDM:kdm  
Enclosure

**Basis for Computing  
Total Approved Compensation  
and Offer to Purchase**

Route: McCarthy Road  
Section: N/A  
County: Cook

Project: Water Main Extension  
Job No. N/A  
Parcel No. 0001PE & TE

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February 17, 2021

*PLA*

*PERM*

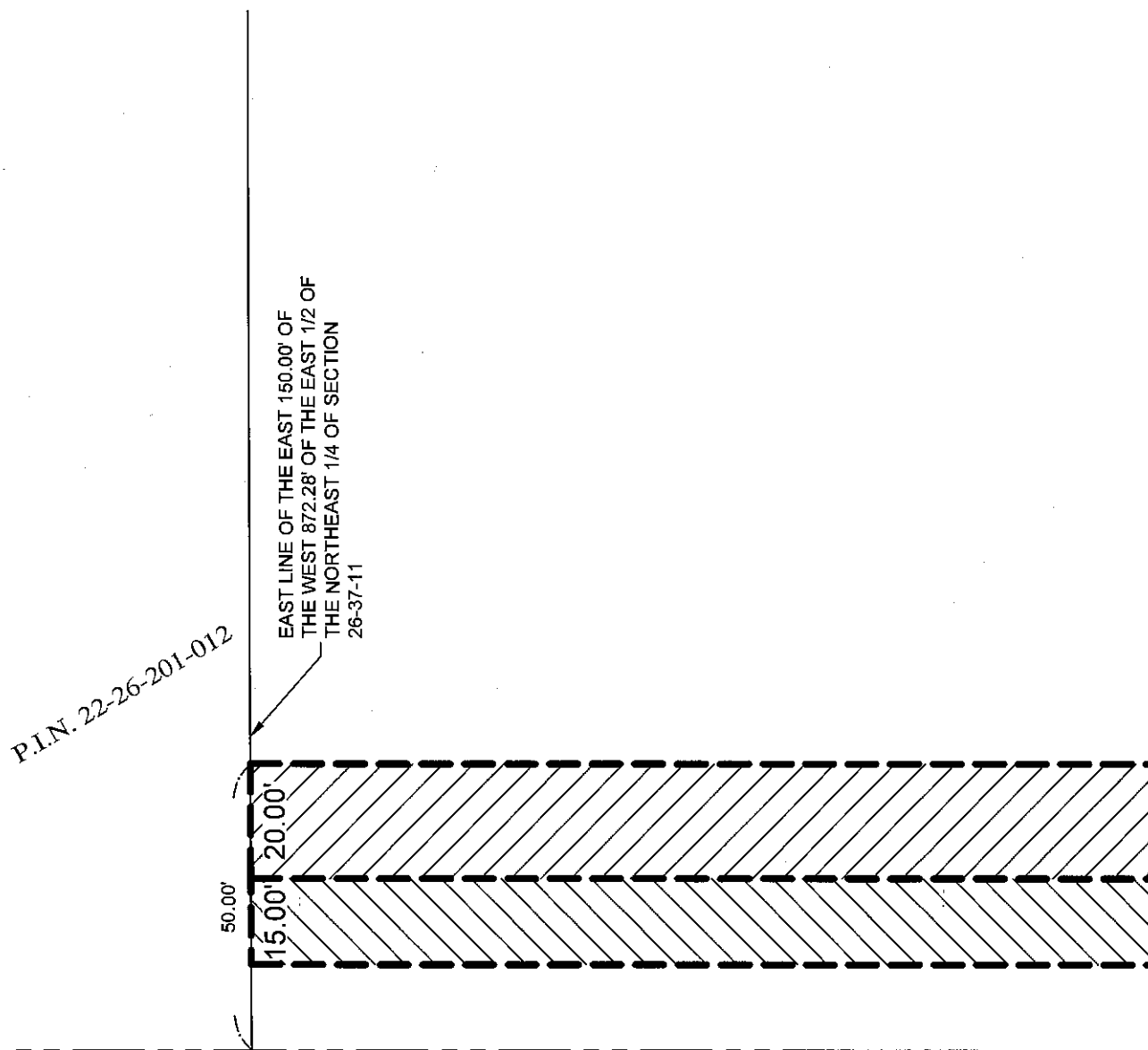
LEGEND



PUBLIC UTILITY AND  
DRAINAGE EASEMENT



TEMPORARY  
CONSTRUCTION EASEMENT



# **Fidelity National Title Insurance Company**

## **A.L.T.A. Commitment**

### **Issuing Agent**

Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, IL 60560

### **Prepared for**

Mathewson Right of Way Company  
30 N. LaSalle Street, Suite 2400  
Chicago, IL 60602

### **Customer Reference:**

Parcel:

### **NOTICE**

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**Prepared For:**

Mathewson Right of Way Company  
30 N. LaSalle Street, Suite 2400  
Chicago, IL 60602

Effective Date of Commitment: September 24, 2020

WTC File Number: MRW-2020CO-19722.0  
Effective Date: September 24, 2020  
Section: 26  
Township: 37N  
Range: 11E  
County: Cook  
State: Illinois

**Customer Reference:**

Order: Palos Park Water Main Extension  
Parcel:

Tax Parcel Number(s): 22-26-201-006

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

Date: 11/05/2020

WTC File Number: MRW-2020CO-19722.0  
Order: Palos Park Water Main Extension  
Parcel:

**A.L.T.A. COMMITMENT FORM**  
**-Schedule A-**

Effective Date: September 24, 2020

1. Policy or policies to be issued: 2006 ALTA Owner's

Proposed Amount of Insurance: To be determined

Proposed Insured: To be determined

2. The estate or interest in the land described or referred to in this commitment is a Fee Simple and title hereto is at the effective date hereof vested in:

Cavallo Properties, LLC, an Illinois limited liability company


3. The land referred to in this commitment is described as follows:

See Attached Page 2 of Schedule A

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

Authorized Signatory

By   
John D. Ammons

Date: 11/05/2020

WTC File Number: MRW-2020CO-19722.0  
Order: Palos Park Water Main Extension  
Parcel:

**A.L.T.A. COMMITMENT FORM**  
**-Schedule A Continued-**

THE SOUTH 700 FEET OF THE EAST ONE HALF (1/2) OF THE NORTH EAST ONE QUARTER (1/4) (EXCEPT THE WEST 872.28 FEET) IN SECTION 26, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SITUATED IN THE COUNTY OF COOK AND IN THE STATE OF ILLINOIS.

PERMANENT TAX NUMBER(S): 22-26-201-006

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTC File Number: MRW-2020CO-19722.0  
Order: Palos Park Water Main Extension  
Parcel:

**A.L.T.A. COMMITMENT FORM**  
**- SCHEDULE B Section 1 -**  
**Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

**- SCHEDULE B Section 2 -**  
**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTC File Number: MRW-2020CO-19722.0  
Order: Palos Park Water Main Extension  
Parcel:

**A.L.T.A. COMMITMENT FORM**  
**- SCHEDULE B -**  
**- Exceptions -**

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

**GENERAL EXCEPTIONS:**

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.
7. All rights and easements in favor of the holder of any mineral estate and/or coal and/or oil and gas lease, and any party claiming by, through, or under said holder of the mineral estate or coal and/or oil and gas lease.

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTC File Number: MRW-2020CO-19722.0  
Order: Palos Park Water Main Extension  
Parcel:

**SPECIAL EXCEPTIONS:**

1. The lien of taxes for the year 2020 and thereafter.

2019 taxes in the amount of \$5,824.31 are paid

PERMANENT TAX NUMBER: 22-26-201-006

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attached subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of the record the estate or interest thereon covered by this commitment.
3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, farm drainage systems, title systems of irrigation systems which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of the Public, the State and the Municipality in and to that part of the land, if any, taken or used for road purposes.
5. Confirmed Special Assessments, if any, not certified to by the Company.
6. Financing Statements, if any, not certified to by the Company.
7. For information purposes only, the taxes are assessed to the following:

For Parcel(s): 22-26-201-006  
Cavallo Properties LLC  
15715 Wolf Rd.  
Orland Park, IL 60467

8. Conveyances within the past five years: 1

Trustee's Deed dated July 7, 2016 and recorded July 26, 2016 as Document No. 1620841021 made by Standard Bank and Trust Company as Trustee under Trust No. 12402 to Cavallo Properties, LLC, an Illinois limited

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTC File Number: MRW-2020CO-19722.0  
Order: Palos Park Water Main Extension  
Parcel:

- liability company recorded in the Cook County Recorder's Office.
9. Contiguous property owned by record title holder: None.
  10. An Easement dated January 3, 1996 and recorded March 21, 1996 as Document No. 96215126 made by Standard Bank and Trust Company as Trustee under Trust Agreement dated November 17, 1989 known as Trust No. 12402 to Citizens Water Resources and Citizens Utilities Company of Illinois recorded in the Cook County Recorder's Office.
  11. Grant dated June 3, 1965 and recorded July 21, 1965 as Document No. 19500800 made by Edward Abromaitis to Northern Illinois Gas Company recorded in the Cook County Recorder's Office.
  12. Resolution Accepting Easement for Sanitary Sewer and Water Main made by the Village of Lemont recorded as document 1524619148.
  13. Plat of Easement for Sanitary Sewer and Water Main attached to Resolution recorded as document 1524619148.
  14. Terms and conditions of Ordinance Readopting Ordinance Annexing Land made by the Village of Lemont recorded as document 1523329038.
  15. Terms and conditions of Ordinance Readopting Ordinance Authorizing the Execution of an Annexation Agreement made by the Village of Lemont recorded as document 1523329037.
  16. We should be furnished (a) A copy of the Articles of Organization, together with any amendments thereto, (b) A copy of the Operating Agreement, if any, together with any amendments thereto, and (c) A copy of a Resolution authorizing the transaction adopted by the members of the L.L.C. under which title to the property is held.

End Schedule B

Please refer all inquiries to T.J. Hiles 630-892-2323 Ext. 249 or John Ammons 630-892-2323 Ext. 224.

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

### MINUTES OF CONDEMNATION

In order that we may guarantee title after completion of any proceedings for condemnation in exercise of the proposed insured's right of eminent domain, we note the following.

- I. Upon the filing of complaint a proper Lis Pendens Notice should be recorded in the appropriate Recorder's office.
- II. Our Policy, when issued, will be subject to direct attack upon any decrees and or judgments entered in the proceedings.
- III. The following persons are necessary parties to any such proceedings.
  - A. All parties acquiring rights in the premises subsequent to the date of the report and prior to a complete Lis Pendens.
  - B. Any person other than those herein named known to the Plaintiff or the Plaintiff's attorney to have or claim an interest in the premises.
  - C. If it is known that any of the necessary parties named herein are deceased, their heirs or devisees should be made parties by name, if known, and if unknown, then by the name and description of Unknown Heirs and Devisees of such deceased person or persons.
  - D. If it is not known or cannot be ascertained whether any of said necessary parties be living or dead, then such parties should be made parties by name, also such parties should be their heirs or devisees, should be made parties to the proceedings as UNKNOWN OWNERS.
  - E. All persons in possession of any part of the premises in question and all persons whose rights would be disclosed by an inspection of the premises.
  - F. All parties claiming by through or under lease agreements whether oral or written, for premises.
  - G. All parties claiming by or through or under installment contracts for deed or like agreements.
  - H. Unknown Owners and Non-Record claimants.

MINUTES OF CONDEMNATION CONTINUED

IV. The following persons are noted of record and are necessary parties to any proceedings:

A. The Plaintiff is:

To be determined

B. The Defendants are:

1. Cavallo Properties, LLC, an Illinois limited liability company

C. Any parties named above who have executed all necessary documents for the Grant of Easement and Right of Way after payment of agreed consideration theretofore need not be joined as party defendants for our policy to be issued.

END MINUTES OF CONDEMNATION



# Appraisal Report

Route: McCarthy Road  
 Section: --  
 County: Cook

Project: Palos Park Water Main Extension  
 Job No.: --  
 Parcel: 22-26-201-006 Unit: N/A

Take: Whole  Partial   
 Appraisal Sequence Original  Supplemental

Other  1 Permanent and 1 Temporary Easement

- Attached is a Non-Complex Appraisal per IDOT's Land Acquisition Policies and Procedure Manual.
- Location and Address: Northwest corner of McCarthy Road and Bell Road, Lemont, Illinois;  
12801 McCarthy Road, Lemont, Illinois 60439
- Identification: See attached plat; PIN is 22-26-201-006
- Present Owner's Name: Cavallo Properties, LLC c/o Ray Morandi, Morandi Properties, 15715 Wolf Road,  
Orland Park, Illinois 60467, 708-516-6666
- Tenant's or Lessee's Name: Vacant land

6. Person Interviewed Ray Morandi, Property Owner 7. Interviewed By Keith T. Tadrowski

8. Farmland Preservation Act (pertains to fee takings and permanent easements)  
 CL  OC  HL  PL  FL  FS  RL  OL  N/A

9. Present Use: Vacant land Highest and Best Use:  
 Zoning: R-4, Single-Family Detached District (76%) Before Taking: Mixed-Use Development  
B-3, Arterial Commercial District (24%) After Taking: Mixed-Use Development

**10. Area of Whole Property**

	Acres	Sq. Ft.
Total Area to be Acquired in Fee Simple Title	*7.195	313,404
Area to be Acquired by New Dedication	0	0
Area Acquired by Previous Dedication	0	0
Area to be Acquired for Additional R.O.W.	0	0
Area to be Acquired by Permanent Easement	0.206	8,954
Area to be Acquired by Temporary Easement	0.154	6,716
Area of Remainder	*7.195	313,404

\*According to appraiser's calculations and legal description

**11. Final Conclusion of Value** Effective Date of Appraisal January 5, 2021  
 Fair Market Value of Whole Property \$ 765,000

**For Partial Takings Include the Following**

Fair Market Value of property taken (including Improvements) as part of the whole.	\$	N/A
Fair Market Value of remainder as part of the whole before taking.	\$	N/A
Fair Market Value of remainder after the taking as will be affected by contemplated improvements	\$	N/A
Damage to Remainder	\$	N/A
Compensation for Permanent Easement(s)	\$	12,000
Compensation for Temporary Easement(s)	\$	3,000
Total Compensation	\$	15,000

Date of Report: January 19, 2021  
 Type of License State Certified General Real Estate Appraiser Lic. No. 553.001238 Signature of Appraiser - Keith T. Tadrowski Exp. Date 9/30/2021

## General Data

**Definition of Fair Market Value:** The fair cash market value of a property in an eminent domain proceeding is that price which a willing buyer would pay in cash and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell. In the condemnation of a property for a public improvement, any appreciation or depreciation in value caused by the contemplated improvement shall be excluded from the consideration of the fair cash market value of the whole property and the part taken (Illinois Pattern Jury Instructions).

In the event of a partial acquisition where there is a remainder property, any appreciation or depreciation caused by the contemplated improvement shall be considered when determining the fair cash market value of the remainder. Any increase or decrease in value caused by the actual acquisition of a part of the property must be considered in estimating the value of the remainder after the taking.

**Property History:** Has the subject sold in the past five years or is listed for sale? Yes  No   
If yes, an analysis of the recent sale and/or current listing is summarized as follows:

The property is reportedly under contract with a developer; the closing date is scheduled for late February but the due diligence period was recently extended. The property had an asking price of \$800,000.

**Property Interest To Be Appraised:**  Fee Simple  Leased Fee Estate

**Property Interest To Be Acquired:**

- Fee Simple  Permanent Easement  Dedication/Perpetual Easement  
 Temporary Easement  Other:  
 None of the Above: *This is appraisal is for the disposal or excess land and/or other rights*  
*If applicable, the disposition/release of right is described as follows:*

**USPAP Reporting Option (as defined by USPAP SR 2-2):**  Appraisal Report  Restricted Appraisal Report

**Type of Appraisal (per IDOT's Land Acquisition Policies and Procedure Manual):**

- Non-Complex:* Appraisal report "meets minimum requirements consistent with commonly accepted Federal and federally-assisted program appraisal practices for those acquisition, which, by virtue of their low value or simplicity," do not require in-depth analysis presentation.
- Complex:* Appraisal report that meets all minimum requirements and also reflects "established and commonly accepted Federal and federally-assisted program appraisal practices" with appropriate in-depth analysis and presentation.

**Client:** Village of Palos Park

**Intended User:** The intended uses of this report include the Client and any of its Federal-funding partners. Parties who receive a copy of this report as a consequence of the Client's disclosure policies are not intended users of the report.

**Intended Use:** The intended uses of this appraisal report is for  acquisition  disposition of right of way by the Client. This report is not intended for any other use.

**Authorization:** The following person contacted the appraiser to provide the appraisal service:  
Mark D. Mathewson, acting as an agent for the Village of Palos Park

**PURPOSE OF VALUATION:**

The purpose of this valuation is to arrive at an opinion of the fair market value of the acquisition of the whole property and/or a portion thereof. When applicable, the fair market value of the whole will be established, as will the fair market value of the remainder after the taking. Fair Market Value may also be affected by contemplated improvements with consideration for damages or benefits, if any, to the remainder, and/or the fair market value of possible permanent easements and/or temporary easements as required by design, and the total just compensation due to the property owner by reason of the taking.

The purpose of this valuation is to arrive at an opinion of the fair market rental value of the subject land parcel and/or other rights to be disposed by the State of Illinois, Department of Transportation.

**Assignment Conditions:** Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work. Assignment conditions applicable to the appraisal assignment are summarized below.

The Client requires this appraisal assignment to comply with the following standards, laws, regulations, and policies:

- the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24,
- the Uniform Standards of Professional Appraisal Practice (USPAP), and
- the Illinois Department of Transportation’s Land Acquisition Policies and Procedures Manual.

Furthermore, the Client requires this appraisal to be prepared in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way. No portion of the value assigned to such property shall consist of items which are non-compensable under the established laws of Illinois.

In accordance with 49 CFR Part 24 and IDOT’s Land Acquisition Policies and Procedures Manual, in opining on the value of the property before the taking, the appraiser shall disregard any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner. This situation is considered to be a hypothetical condition for the purposes of this appraisal. The use of this hypothetical condition may affect the assignment results.

Any decrease or increase in value caused by the actual acquisition of a part of the property must be considered in opining on the value of the remainder after taking. Such changes in value are parcel-specific.

USPAP Standards Rule 1-2(c)(iv) requires that when exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion. However, the definition of fair market value in this report does not include exposure time as a component. Therefore, the appraiser is not required to develop and report an opinion of exposure time linked to the value opinion. This situation is considered to be an assignment condition for the purposes of this appraisal.

The global outbreak of a “novel coronavirus” known as COVID-19 has officially been declared a pandemic by the World Health Organization (WHO). The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only to the effective date indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event subsequent to the effective date of the appraisal.

**Owner Contact/Interview:** Summarize the appraiser's contact/interview with the property owner. The property owner (or the owner's designated representative) must be provided the opportunity to accompany the appraiser during the appraiser's inspection of the subject property (49 CFR Part 24.102).

Name of the property owner (or designated representative) who was offered an opportunity to accompany the appraiser:  
Ray Morandi, Morandi Properties

The method use to contact the property owner included:  
(check all that apply):

- Personal Contact
- Telephone
- Letter
- Other (Explain:) Email

The invitation to the property owner:

- was accepted
- was declined
- did not receive a response
- Other (Explain:)

The appraiser personally inspected the property on the following dates: 1/5/21

**Scope of Work:** Summarize the steps/process employed to develop the appraisal report, as required in 49 CFR Part 24, and the Uniform Standards of Professional Appraisal Practices and Advisory Opinions/(USPAP).

The amount and type of information researched and the analysis applied in an assignment includes, but is not limited to 1) the extent to which the property is inspected or identified; 2) extent of inspection and description of neighborhood and proposed project area; 3) the extent of research into physical or economic factors that could affect the property; 4) the extent of data researched; and 4) the type and extent of analysis applied to arrive at opinions or conclusions.

The scope of work also needs to explain the various approaches utilized and the reasons for why any particular approach was not used.

In accordance with instructions from our client, this assignment is full scope in nature, consisting of:

1. Making a personal inspection of the property, which is the subject of this valuation.
2. Making an inspection of the immediate subject area, including an exterior inspection of the adjacent and proximately located properties.
3. Completing a search of the documents recorded against the subject property to ascertain any changes in fee ownership during the five-year period prior to the date of value.
4. Completing an investigation of public documents affecting the subject property, i.e. real estate tax assessment and taxes, zoning classification, tax maps, etc.
5. Review of flood maps of the immediate area.
6. Completing an investigation and analysis of the market to obtain sales vacant and improved properties considered to be comparable to the subject property with which to establish a basis for rendering a value estimate for the subject property.
7. Inspection, verification, and documentation of comparable sales data.
8. Rendering an opinion of the highest and best use of the subject property as of the date of value.
9. Completing an analysis of the Whole Property based upon the Sales Approach
10. Completing an analysis of the permanent easement and the temporary easement being imposed.

The Income Approach and Cost Approach were not considered because the subject is vacant land.

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**Assumptions, Limiting Conditions, and/or Hypothetical Conditions:** Summarize any general assumption and limiting conditions utilized in this report.

Unless otherwise stated, this appraisal is subject to the following conditions:

1. This is an Appraisal Report as defined by the Uniform Standards of Appraisal Practice (USPAP). Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion in this report is specific to the needs of the client, and to the intended use as stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy, or legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise of engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed to be completed in good workmanlike manner in accordance with the submitted plans and specifications.
16. The distribution, if any of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or copy thereof, does not carry with it the right of publication. It may not be used for any other purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
18. Neither shall any part of the contents of this report (especially any conclusion as to value, the identity of the appraiser, or the firm with which the appraiser is connected) be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.
19. The Americans with Disabilities Act (ADA became effective January 26, 1992). The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this, this analysis does not consider possible compliance with the requirements of the ADA in estimating the value of the property.
20. The global outbreak of a "novel coronavirus" known as COVID-19 has officially been declared a pandemic by the World Health Organization (WHO). The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only to the effective date indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event subsequent to the effective date of the appraisal.

# Photographs

## Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph: 1-5-21

Photograph By: Keith T. Tadrowski

Camera Facing: West

Description: Permanent Easement and Temporary Easement



Date of Photograph: 1-5-21

Photograph By: Keith T. Tadrowski

Camera Facing: West

Description: Subject Property

# Photographs

## Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph: 1-5-21

Photograph By: Keith T. Tadrowski

Camera Facing: East

Description: Permanent Easement and Temporary Easement



Date of Photograph: 1-5-21

Photograph By: Keith T. Tadrowski

Camera Facing: West

Description: Permanent Easement and Temporary Easement

**Aerial Photo of Subject Property**  
(shaded in blue)



**DESCRIPTIVE ANALYSIS OF WHOLE PROPERTY:** Describe entire property before the taking, including such items as: 1) location and environment; 2) land type and usage; 3) zoning; 4) improvements; 5) special features that serve to detract or enhance; 6) include an analysis of the general area, the neighborhood, and the site; and 7) explain and justify highest and best use if it differs from present use and/or zoning.

### Neighborhood Data

The subject neighborhood is located in incorporated Lemont at the intersection of McCarthy Road/123<sup>rd</sup> Street and Bell Road.

Located to the north of the subject is the newer Equestrian Meadows subdivision of 34 single-family lots and two detention outlots. Sale prices range from \$580,000 - \$700,000. It is still in the process of being developed with new homes, and is located in incorporated Lemont.

Located to the west of the subject is a single-family residence and a subdivision of six family homes in unincorporated Cook County which were built between 1990 and 2007. These homes have private well and septic systems and vary in sales price between \$550,000 and \$700,000.

Located at the southwest corner of McCarthy and Bell Roads, across the street from the subject to the south, is a vacant commercial (B-3) zoned parcel in incorporated Lemont with an area of ±9 acres; it is currently listed for \$1,599,000 or \$4.08/sq.ft.

Located at the northeast corner of McCarthy and Bell Roads is the Equestrian Estates subdivision of single-family homes. The development began in 1977, and most homes are on lots over one acre in size and were built between 1977 and 2010. Current prices in the subdivision range between \$700,000 and \$825,000; however, homes have sold between \$350,000 and \$1,100,000 in the past. Homes range in building size from 2,932 to 13,776 square feet.

Located at the southeast corner of McCarthy and Bell Roads is the McGinty Slough portion of the Cook Forest Preserve. The slough is a 38-acre lake with a depth of 8.2 feet.

Other properties in the area include the Gleneagles Country Club which has two 18-hole golf courses built in 1924, a golf shop, and a clubhouse; the Mid-Iron Club, a 9-hole golf course which opened in 1985; Ruffled Feathers Golf Club, a members-only golf club featuring a pro shop, a restaurant, and golf course; and the Everest Academy, a private school serving preschool through 8<sup>th</sup> grade.

### Site Data

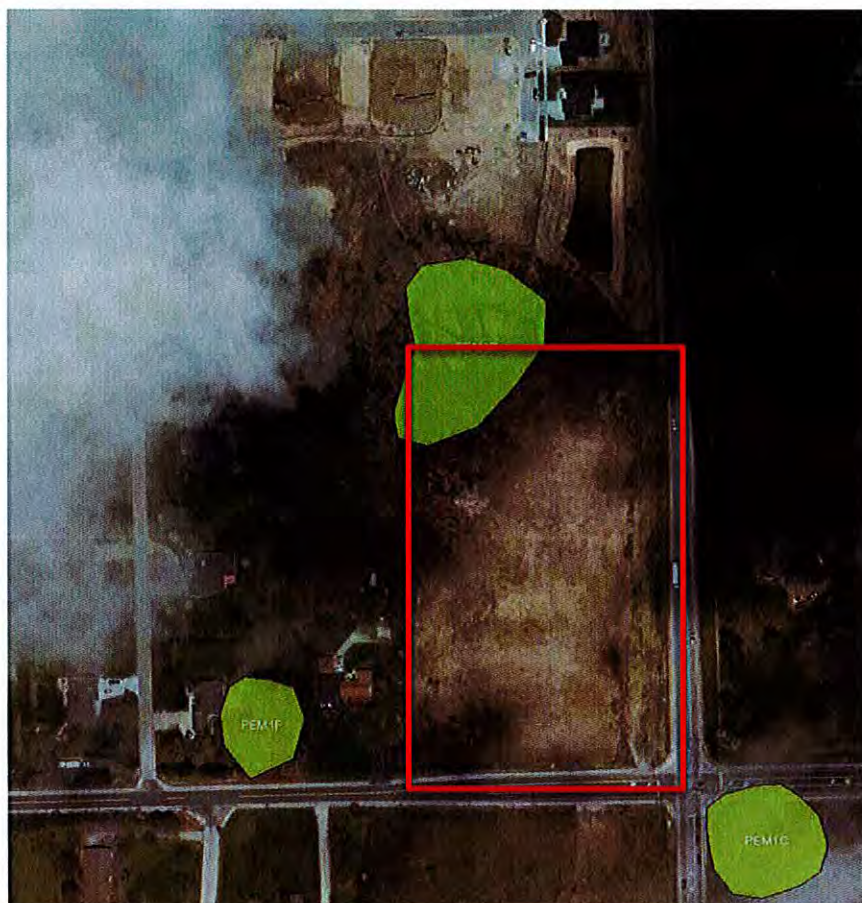
The subject is a rectangular-shaped parcel located at the northwest corner of McCarthy Road/123<sup>rd</sup> Street, and Bell Road in incorporated Lemont, Illinois. The parcel has 447.72 feet of frontage on McCarthy Road and 700 feet of frontage on Bell Road according to the legal description which indicates a gross area of 313,404 square feet. The site has an area of 292,810 square feet of according to the Cook County GIS, however, this area appears to be of the net area of the site which doesn't include that portion of the subject located in Bell Road and McCarthy Road. The southern portion of the site extends into McCarthy Road, and the eastern portion of the site extends into Bell Road,

The site has access via one service driveway on McCarthy Road.

The site currently has all utilities available including municipal sewer and water.

The topography of the site is generally level to gently rolling. According to the local FEMA map (Panel No. 17031C0591J, dated August 3, 2009), the subject is classified as Zone X, area of minimal flood hazard.

According to the US Fish and Wildlife Service map, approximately 8% of the subject site, located in its northwest corner, is classified as wetlands. In the following aerial photo the subject is roughly outlined in red, and the wetlands are shaded in green:



The portion at the southeast corner of the site (250' X 300'; 75,000 square feet or 1.722 acres) is zoned B-3, Arterial Commercial District. According to the Village of Lemont Zoning Ordinance, this district is "intended to accommodate a wide range of retail, service, and commercial uses where patrons arrive by vehicle rather than other modes of transportation. This district is meant for the highest intensities of commercial use."

The remainder of the site (76% of the site) is zoned R-4, Single-Family Detached District. According to the Village of Lemont Zoning Ordinance, this district is "intended to provide regulations for both some of the older established areas of the Village and the majority of newer areas annexed into the Village, and to provide areas for low- and medium-density, single-family detached dwellings on lot sizes of 12,500 square feet or more."

The appraiser spoke with Mark Herman, Community Development Manager for the Village of Lemont; Mr. Herman stated that the village had a meeting in December with a developer who brought in a concept plan to develop the residential-zoned portion of the subject property with duplexes in conjunction with the adjacent property to the west.

The subject is vacant land except for a temporary realty sign.

**HIGHEST AND BEST USE ANALYSIS:** Summarize the **support and rationale** for the appraiser's determination of the highest and best use of the subject property. If the property is improved, address both the highest and best use **as vacant**, and of the property **as improved**. Appraiser may provide a Land Only Grid to support highest and best use analysis. A detailed appraisal requires more in-depth analysis. A change in the highest and best use requires more in-depth analysis of the subject property before the acquisition and the remainder.

Illinois Pattern Jury Instructions—Civil (Thomson West, 2012 edition) defines “highest and best use,” IPI Civil #300.84, as follows:

“... that use which would give the property its highest cash market value on” the effective date of value. “[This may be the actual use of the property on that date or a use to which it was then adaptable and which would be anticipated with such reasonable certainty that it would enhance the market value on that date].”

“Highest and best use” is defined by The Dictionary of Real Estate Appraisal (sixth edition) as “The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”

As Vacant:

Approximately 26% of the subject site at its southeast corner (250' X 300'; 75,000 square feet or 1.722 acres) is zoned B-3, Arterial Commercial District. The remainder of the site (76% of the site) is zoned R-4, Single-Family Detached District.

There are no physical limitations on the site such as floodplain, floodway, wetlands, or waterbody which would restrict development except for a ±8% of the site in the northwest corner which is classified as wetlands. According to the Lemont 2030 Future Land Use Plan, the subject property is classified as CVN, Conventional Neighborhood. According to the Lemont 2030 Comprehensive Plan, “neighborhoods in this district are characterized by mostly single-family detached homes, with some single-family attached homes and multi-family homes incorporated throughout the district. Housing types, though different, are designed to relate to each other to create cohesive streetscapes. Similarity of massing, building setbacks, architectural styles, and exterior building materials help single-family attached and multi-family buildings blend with surrounding single-family detached homes. Neighborhoods in this district have a typical gross density of two to four dwelling units per acre. Although some developments may feature common open space in their designs, most open space will be private yards. All neighborhoods in this district will have a walkable site design with streets that connect in a logical manner throughout the neighborhood and in seamless transitions to adjacent developments. They are designed to safely accommodate walking and bicycling. However, less residents in conventional neighborhoods will live within walkable and bike-able distances of commercial and recreational destinations than residents in neighborhoods with more compact development.”

According to Mark Herman Community Development Manager for the Village of Lemont, the village had an initial meeting with a developer who brought a concept plan to develop the residential-zoned portion of the subject in conjunction with the adjacent property to the east with duplexes. Mr. Herman stated that the Village was amenable to this concept plan, but that it was still in the initial stages.

The appraiser believes the highest and best use of the subject as vacant is for mixed-use development with residential development of the residential zoned portion (most likely a multi-family development use such as townhomes or duplexes) and commercial development of the commercial-zoned portion.

As Improved:  
N/A.

## VALUATION ANALYSIS OF WHOLE PROPERTY

Based upon a study of attached comparable sales of vacant land (attached Comparable Sales Nos. 1 through 8) in the subject area, it is the appraiser's opinion that a unit land value of \$2.45/sq.ft. is indicated or \$765,000 (rounded) with an approximate allocation of \$2.25/sq.ft. for the contributory value of the residential-zoned land (74%) and \$3.00/sq.ft. for the contributory value of the commercial-zoned land (26%). The comparable sales were analyzed and compared to the subject and were adjusted for factors, if needed, such as property rights, financing, conditions of sale, market conditions, location, size, shape, access, use, topography, zoning, frontage, floodplain, wetlands, and utilities. These sales included sales with highest and best uses of mixed use, commercial use, and multi-family residential use. The sales ranged from \$1.73 to \$3.89 per square foot.

## Valuation of Permanent Easements

1. Description	Easement No. N/A	Easement No.
Type of Easement	Permanent	
Purpose of Easement	Public Utility and Drainage	
Term of Easement if Temporary	Permanent	
Station to Station	See attached plat and legal	
Land Classification	Residential & Commercial	
Present Use (Easement Area)	Vacant land	
Highest and Best Use	Residential & Commercial	
Area of Easement Sq. ft. or Acres	8,954 / 0.206 Sq.Ft. X    Acres X	Sq.Ft. X    Acres X
Building Improvements in Easement to be Acquired	None	
Land Improvements in Easement to be Acquired or Impacted	None	
Land Improvements in Easement not to be Acquired	None	

2. a. Market Value of Whole Property Before Imposition of the Easement.....	\$	765,000
b. Market Value of the Easement Area(s) Before the Imposition of the Easement(s) .....	\$	24,000
c. Market Value of the Easement Area(s) After the Imposition of the Easement(s) .....	\$	12,000
d. Diminution in Value of Easement Area(s) .....	\$	12,000
e. Market Value of the Property Outside the Easement Area(s) Before the Imposition of the Easement(s).....	\$	741,000
f. Market Value of the Property Outside the Easement Area(s) After the Imposition of the Easement(s).....	\$	741,000
g. Diminution in the Market Value of the Property Outside the Easement Area (s) Due to the Imposition of the Easement(s).....	\$	0
h. Total Compensation for Easement(s).....	\$	12,000

### 3. Explanation:

The permanent easement being imposed on the subject property consists of a ±20-foot-deep strip which runs parallel with McCarthy Road a length of 447.72 feet; the south line of the strip is located 30 feet north of the centerline of McCarthy Road (see attached plat). It has an area of ±8,954 square feet.

The term of the easement is permanent; it will be utilized for public utility (extension of municipal water) and drainage. Factors considered in the valuation of the easement include the duration of the easement, location with respect to the improvements, and property rights being acquired in relation to the remainder parcel.

It is the appraiser's opinion that the imposition of the easement will not affect any future development, and there are no damages indicated to the non-easement property.

## Valuation of Temporary Easements

1. Description	Easement No. N/A	Easement No.
Type of Easement	Temporary	
Purpose of Easement	Construction	
Term of Easement if Temporary	2 years	
Station to Station	See attached plat and legal	
Land Classification	Residential & Commercial	
Present Use (Easement Area)	Vacant land	
Highest and Best Use	Residential & Commercial	
Area of Easement Sq. ft. or Acres	6,716 / 0.154 Sq.Ft. <u>X</u> Acres <u>X</u>	Sq.Ft. <u>X</u> Acres <u>X</u>
Building Improvements in Easement to be Acquired	None	
Land Improvements in Easement to be Acquired or Impacted	None	
Land Improvements in Easement not to be Acquired	Asphalt paving, lawn	

2. a. Market Value of Whole Property Before Imposition of the Easement.....	\$	753,000
b. Market Value of the Easement Area(s) Before the Imposition of the Easement(s) .....	\$	18,000
c. Market Value of the Easement Area(s) After the Imposition of the Easement(s) .....	\$	15,000
d. Diminution in Value of Easement Area(s) .....	\$	3,000
e. Market Value of the Property Outside the Easement Area(s) Before the Imposition of the Easement(s).....	\$	735,000
f. Market Value of the Property Outside the Easement Area(s) After the Imposition of the Easement(s).....	\$	735,000
g. Diminution in the Market Value of the Property Outside the Easement Area (s) Due to the Imposition of the Easement(s).....	\$	0
h. Total Compensation for Easement(s).....	\$	3,000

### 3. Explanation:

The Temporary Easement being imposed on the subject property consists of a ±15-foot-deep strip which runs parallel with McCarthy Road a length of 447.72 feet; the south line of the strip is located ±15 feet north of the centerline of McCarthy Road (see attached plat). It has an area of ±6,716 square feet.

The term of the easement is two years. Factors considered in the valuation of the easement include the duration of the easement, location with respect to the improvements, and property rights being acquired in relation to the remainder parcel. It is assumed the lawn and paving in the easement will not be affected or will be replaced with "like" as part of the project. It is the appraiser's opinion that the imposition of the easement will not affect any future development, and there are no damages indicated to the non-easement property.

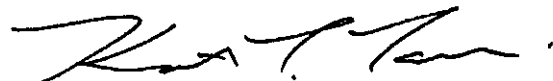
**APPRAISER CERTIFICATION**

In accordance with USPAP, I certify that, to the best of my knowledge and belief:

- The statements of fact contained in the report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have  have not  performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- That I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.


As required by the client, I further certify that:

- I have afforded the property owner(s) or their designated representative the opportunity to accompany me at the time of inspection.
- I have made a personal field inspection of the comparable sales relied upon in this appraisal report.
- The subject and comparable sales relied upon in preparing this appraisal were as represented by the photographs contained within the report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24, as well as the Illinois Department's Land Acquisition Policies and Procedures Manual.
- I understand this report may be used in connection with the acquisition of right-of-way for a highway to be constructed by the State of Illinois with its funds and/or with the assistance of Federal-aid highway funds, or other Federal funds.
- I have prepared this appraisal in accordance with state laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are noncompensable under the established law of Illinois.
- I have not given consideration to, or included in my appraisal, and allowance for relocation assistance benefits.
- Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property. Any increase or decrease in value caused by the actual acquisition of a part of the property was considered in opining the value of the Remainder after the taking. This statement is in compliance with 49 CFR 24.103(b) as well as IDOT's Land Acquisition Policies and Procedures Manual.
- I have not revealed the findings and results of this appraisal to anyone other than the Client, and I will not do so until so authorized by the Client, or until I am required to do so by law, or until I am released from this obligation by having publicly testified as to such findings.
- The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined by the Home Inspector Licenses Act [225 ILCS 441] and 68 Ill Adm. Code 1410 and are not to be considered a home inspection of home inspection report.
- My opinion of the fair market value of the property taken and net damage to the remainder, if any, as of the effective date of this appraisal is \$ 15,000 based upon my independent appraisal and the exercise of my professional judgment.



Type of License State Certified General Real Estate Appraiser Lic. No. 553.001238 Signature of Appraiser – Keith T. Tadrowski Exp. Date 9/30/2021

## Comparable Sale Data

	Comparable Sale No.: 1	
	Seller: Paradise Park Assisted Living, Lemont, LLC	
	Purchaser: Willow Pointe, LLC	
	Sale Date: 5/2018	
	County: Cook	
	Deed Type: Special Warranty Deed	Document Number: 1817018023
	Verified Sale Price: \$785,000	
	Unit Price (if applicable): \$1.73 per Sq. Ft.	
	Zoning: R-5, Single-Family Attached Residential (Lemont)	
	Highest and Best Use: Multi-Family Residential Development	
Property Rights Conveyed: Fee Simple		
Financing: Normal		
Conditions of Sale: Conventional		
Name of party to the transaction with whom this sale was verified: James F. Boris, Seller Representative Name of appraiser(s) who verified this sale (date sale was verified): Keith Tadrowski (5/13/20) Name of appraiser(s) who inspected this sale (date of inspection): Keith Tadrowski (3/19/19 & 1/5/21) Additional data sources used to verify this sale: Deed, Costar, MLS Additional comments on verification process (if applicable): N/A		
Address: 13101 Parker Road, Lemont, Illinois PIN(s): 22-35-300-002 Location Description: Southeast corner of Parker Road and 131 <sup>st</sup> Street, Lemont, Illinois Legal Description: N/A		
Description of the Land Area (Acres): 10.40                      Area (SF): 453,024  Describe relevant site details below: Topography: Level Shape: Generally rectangular (see following page) Floodplain: None Wetlands: None  The following utilities and services are available to this site: Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Comments:  Allocation of Value (if applicable): Value Allocated to Land: \$785,000 Unit Value of Land: \$1.73 per Sq. Ft.	Description of the Improvements (if applicable)  Describe relevant building improvement details below: Vacant land. Subsequently developed with the "Villas at Willow Pointe" development with 40 residential duplex units.  Describe relevant site improvement details below: None of contributory value  Allocation of Value (if applicable): Value Allocated to Improvements: \$0	
Use the space below to provide additional explanation of relevant details (use an additional page if necessary):		

AERIAL PHOTO OF COMAPRABLE SALE NO. 1




DEVELOPMENT PLAN OF COMAPRABLE SALE NO. 1

VILLAS AT  
WILLOW  
POINTE




## Comparable Sale Data

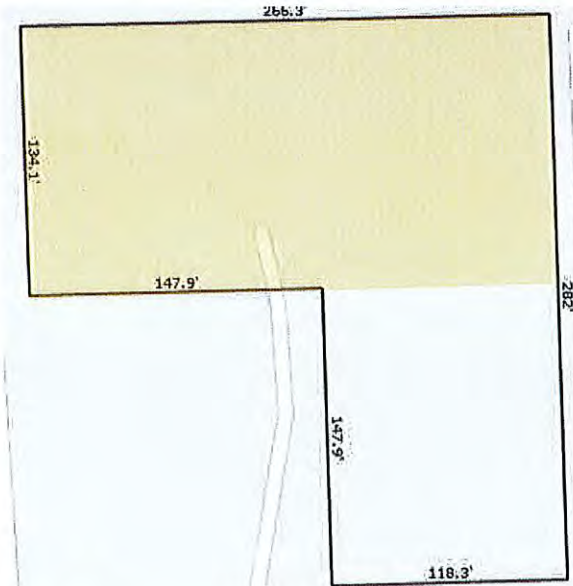
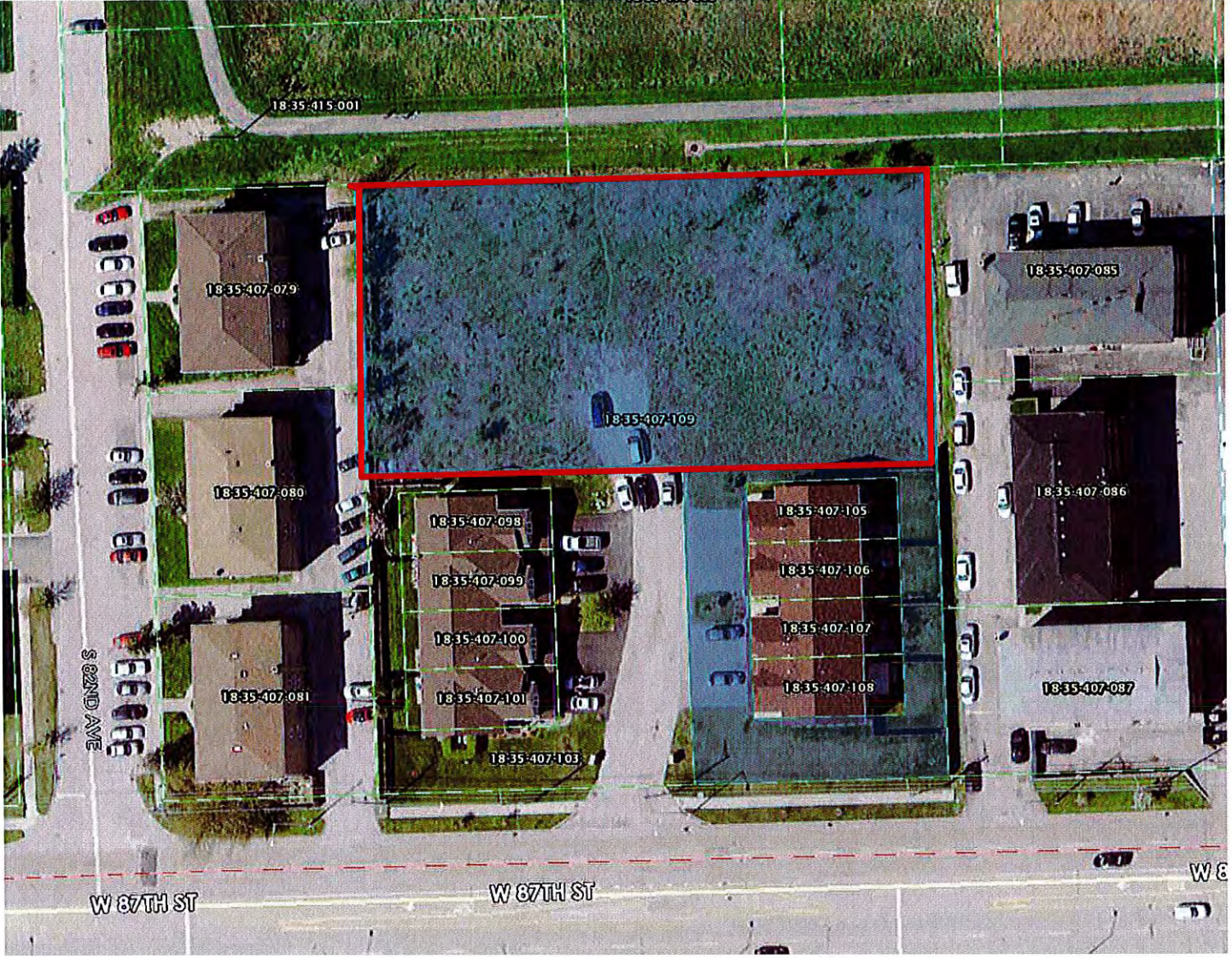
	Comparable Sale No.: 2
	Seller: Limestone, LLC
	Purchaser: Danmor LLC – Master Series – Mihelich Estates Series
	Sale Date: 1/19/2018
	County: Will
	Deed Type: Warranty Deed      Document Number: R2018009862
	Verified Sale Price: \$125,000
	Unit Price (if applicable): \$2.45 per Sq. Ft.
	Zoning: R-2 Single-Family Residential (Lockport)
	Highest and Best Use: Multi-Family Residential Development
	Property Rights Conveyed: Fee Simple
	Financing: Normal
Conditions of Sale: Conventional	
Name of party to the transaction with whom this sale was verified: Karen Robertson, Listing Broker Name of appraiser(s) who verified this sale (date sale was verified): Keith Tadrowski (1/6/21) Name of appraiser(s) who inspected this sale (date of inspection): Keith Tadrowski (1/5/21) Additional data sources used to verify this sale: Deed, MLS Additional comments on verification process (if applicable): N/A	
Address: N/A PIN(s): 11-04-26-209-084, -085, -086, -087, & -088 Location Description: North side of Mihelich Court, west of East Street, Lockport, Illinois Legal Description: N/A	
Description of the Land Area (Acres): 1.170 <u>net</u> *      Area (SF): 50,961 <u>net</u> *  Describe relevant site details below: Topography: Level Shape: Generally rectangular (see following page) Floodplain: None Wetlands: None  *Gross area of site is sale 62,489 square feet, however, one of the lots (11-04-26-209-087) had already been developed and units sold. The sale included the underlying common area of this lot but it was not a buildable/useable lot.  The following utilities and services are available to this site: Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Comments:  Allocation of Value (if applicable): Value Allocated to Land: \$125,000 Unit Value of Land: \$2.45 per Sq. Ft.	Description of the Improvements (if applicable)  Describe relevant building improvement details below: One of the lots (11-04-26-209-087) had already been developed and the two units sold; sale included four vacant lots and the underlying land/common area of this improved lot. This improved lot had no contributory value to the sale price, and the sale was essentially of the four vacant lots. The sale included plans to develop the property with 8 additional duplexes.  Describe relevant site improvement details below: None of contributory value  Allocation of Value (if applicable): Value Allocated to Improvements: \$0
Use the space below to provide additional explanation of relevant details (use an additional page if necessary):	



**Comparable Sale Data**

	Comparable Sale No.: 3
	Seller: TJ Daliege Development Corp.
	Purchaser: Z & R Properties 6C, Inc.
	Sale Date: 8/23/2017
	Type of Document: Warranty Deed
	Document No.: 1724208111
	Verified Sale Price: \$105,000.00
	Unit Price When Applicable: \$2.94 per Sq. Ft.
	Verified Via: Jennifer Ratliff (Listing Broker), Deed, MLS
	Verified To: Keith T. Tadrowski
	Date Verified: 1/7/20
	Date of Inspection: 1/7/20
	Inspected By: Keith T. Tadrowski
Zoning: R-5, Multi-Family Residence (Hickory Hills)	
<p>Location, Address, and/or Legal Description of Sale Property:</p> <p>Address: 8160-8176 W. 87<sup>th</sup> Street, Hickory Hills, Illinois                  PIN: 18-35-407-109 (<b>part</b>); sale did not include the southern 148.0 feet of the PIN                  Location: North of 87<sup>th</sup> Street, east of 82<sup>nd</sup> Avenue, Hickory Hills, Illinois</p>	<p>Highest and Best Use: Multi-Family Residential Development</p> <p>Financing: If normal, check <input checked="" type="checkbox"/>. If other than normal, explain below.</p> <p>Condition of Sale: If an "Arm's-length" transaction, check <input checked="" type="checkbox"/>. If other, explain below.</p> <p>This was reportedly a distressed sale. The developer had built the front eight townhomes, but was having financial difficulties and decided to sell off the rear land for development with nine townhomes. These nine proposed townhomes already had plans and permits at the time of sale, and the underground work (utilities) was completed.</p>
<p><b>Land Description – Type and Size:</b></p> <p>Size: 35,711 square feet (266.3' X 134.1') or 0.820 acres                  Shape: Rectangular                  Frontage: None                  Access: Ingress/egress easement across the adjacent property to the south                  Topography: Level                  Floodplain/Wetland: No wetlands; approximately 1/3 of the lot is classified as Zone AE floodplain (see attached floodplain map)</p>	<p>Buildings and Miscellaneous Improvements: Estimate contribution to value when applicable.</p> <p>Buildings: Vacant lot. Subsequently developed with nine attached townhomes.</p> <p>Land Improvements: None</p> <p>List Utilities Available: All are available.</p>


**SKETCH/TAX MAP  
COMPARABLE SALE NO. 3 (Outlined in red)**



FLOODPLAIN MAP  
COMPARABLE SALE NO. 3 (Outlined in red)



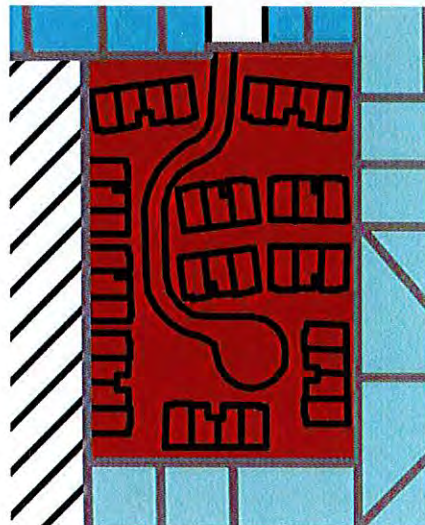
## Comparable Sale Data

	Comparable Sale No.: 4
	Seller: Grand Covington, LLC
	Purchaser: ZNET Holding, MBA Trucking Inc., T&T builders, LLC, and OMR Group, LLC, as joint tenants
	Sale Date: 6/16/2020
	Type of Document: Warranty Deed
	Document No.: 202207359
	Verified Sale Price: \$420,000.00
	Unit Price When Applicable: (based on \$3.89 per Sq. Ft. net area)
	Verified Via: Connie Tomilinson (Listing Broker), Deed, MLS
	Verified To: Keith T. Tadrowski
	Date Verified: 8/25/20
	Date of Inspection: 8/25/20
	Inspected By: Keith T. Tadrowski
	Zoning: R-3, Residential (Justice)
Location, Address, and/or Legal Description of Sale Property:	Highest and Best Use: Multi-Family Residential Development
Address: 8633 Covington Avenue, Justice, Illinois 60458	Financing: If normal, check <input checked="" type="checkbox"/> . If other than normal, explain below.
PIN: 18-26-113-039	
Location: Covington Avenue south of 73 <sup>rd</sup> Place, Justice, Illinois	Condition of Sale: If an "Arm's-length" transaction, check <input checked="" type="checkbox"/> . If other, explain below.
<b>Land Description – Type and Size:</b>	Buildings and Miscellaneous Improvements: Estimate contribution to value when applicable.
Size: 3.4 gross acres of which the northern 122 feet or 40,016 square feet has already been developed with eight townhomes; the net area of the site is 108,088 square feet or 2.481 acres	Buildings: Improved with a street and utilities and permitted for 29 additional townhomes (seven 3-unit townhome building and two 4-unit townhome buildings). Eight units were already constructed in 2010 and the rest of the development was not completed.
Shape: Rectangular (with eight cut-out lots developed with eight townhomes; see following page)	Land Improvements: Streets, utilities, and landscaping.
Topography: Level	List Utilities Available: All are available.
Floodplain/Wetland: None	


**SKETCH/TAX MAP  
COMPARABLE SALE NO. 4 (Outlined in red)**



**PROPOSED DEVELOPMENT**




## Comparable Sale Data

	Comparable Sale No.: 5
	Seller: Boris Nitchoff
	Purchaser: Ellen M. Roche, or her successor in interest as Trustee of the Ellen N. Roche Revocable Self Declaration of Trust dated June 1, 2000
	Sale Date: 12/27/2018
	County: Cook
	Deed Type: Warranty Deed
	Document Number: 1836506116
	Verified Sale Price: \$275,000
	Unit Price (if applicable): \$3.31 per Sq. Ft.
	Zoning: B-3, Arterial Commercial District; buyer subsequently obtained a PUD zoning to allow a mixed use (commercial and multi-family residential) zoning
Highest and Best Use: Mixed Use (Commercial and Multi-Family Residential Development)	
Property Rights Conveyed: Fee Simple	
Financing: Normal	
Conditions of Sale: Conventional	
Name of party to the transaction with whom this sale was verified: Kenneth McCafferty, Listing Broker Name of appraiser(s) who verified this sale (date sale was verified): Keith Tadrowski (1/11/21) Name of appraiser(s) who inspected this sale (date of inspection): Keith Tadrowski (1/5/21) Additional data sources used to verify this sale: Deed, MLS Additional comments on verification process (if applicable): N/A	
Address: 1297 McCarthy Road, Lemont, Illinois PIN(s): 22-28-206-021 Location Description: Northwest corner of McCarthy Road and Walker Road, Lemont, Illinois Legal Description: N/A	
Description of the Land Area (Acres): 1.91                      Area (SF): 83,200  Describe relevant site details below: Topography: Level Shape: Irregular (see following page) Floodplain: None Wetlands: None  The following utilities and services are available to this site: Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Comments:	Description of the Improvements (if applicable)  Describe relevant building improvement details below: Vacant land. Planned to be improved with a two-story tavern/restaurant with three apartments on the second story.  Describe relevant site improvement details below: None of contributory value
Allocation of Value (if applicable): Value Allocated to Land: \$275,000 Unit Value of Land: \$3.31 per Sq. Ft.	Allocation of Value (if applicable): Value Allocated to Improvements: \$0
Use the space below to provide additional explanation of relevant details (use an additional page if necessary):	

AERIAL PHOTO OF COMAPRABLE SALE NO. 5



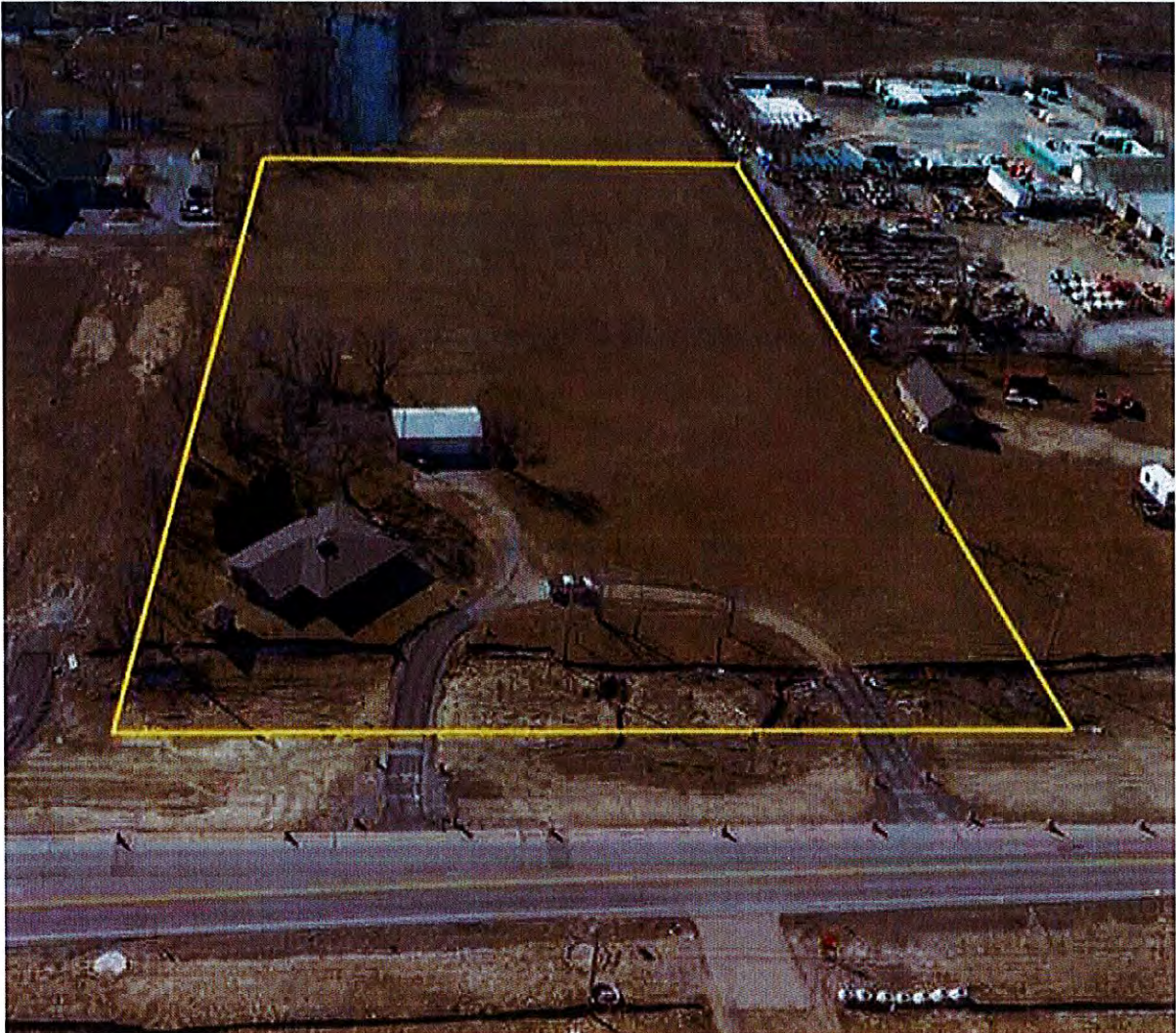
## Comparable Sale Data

	Comparable Sale No.: 6	
	Seller: Edward S. Skala & Stephen G. Dowling	
	Purchaser: Moyer Investment Properties, LLC	
	Sale Date: 1/2019	
	County: Will	
	Deed Type: Warranty Deed	Document Number: R2019002330
	Verified Sale Price: \$456,250	
	Unit Price (if applicable): \$2.20 per Sq. Ft.	
	Zoning: A-2, Rural Residential (Homer Glen)	
	Highest and Best Use: Commercial Development	
	Property Rights Conveyed: Fee Simple	
	Financing: Normal	
Conditions of Sale: Conventional		
Name of party to the transaction with whom this sale was verified: Mike Klimek, Listing Broker Name of appraiser(s) who verified this sale (date sale was verified): Keith T. Tadrowski (5/13/20) Name of appraiser(s) who inspected this sale (date of inspection): Keith T. Tadrowski (5/13/20) Additional data sources used to verify this sale: Deed, Assessor Additional comments on verification process (if applicable): N/A		
Address: 13639 W. 159 <sup>th</sup> Street, Homer Glen, Illinois PIN(s): 16-05-22-200-004 Location Description: South side of 159 <sup>th</sup> Street, west of Parker Road, Homer Glen, Illinois Legal Description: N/A		
Description of the Land Area (Acres): 4.77                      Area (SF): 207,781  Describe relevant site details below: Topography: Generally level Shape: Rectangular Floodplain: None Wetlands: None  The following utilities and services are available to this site: Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Comments:	Description of the Improvements (if applicable)  Describe relevant building improvement details below: Improved with an older single-family residence and outbuilding with no contributory value which was subsequently demolished. Site has been subsequently developed with a retail building.  Describe relevant site improvement details below: None of contributory value.	


AERIAL MAP OF COMPARABLE SALE NO. 6



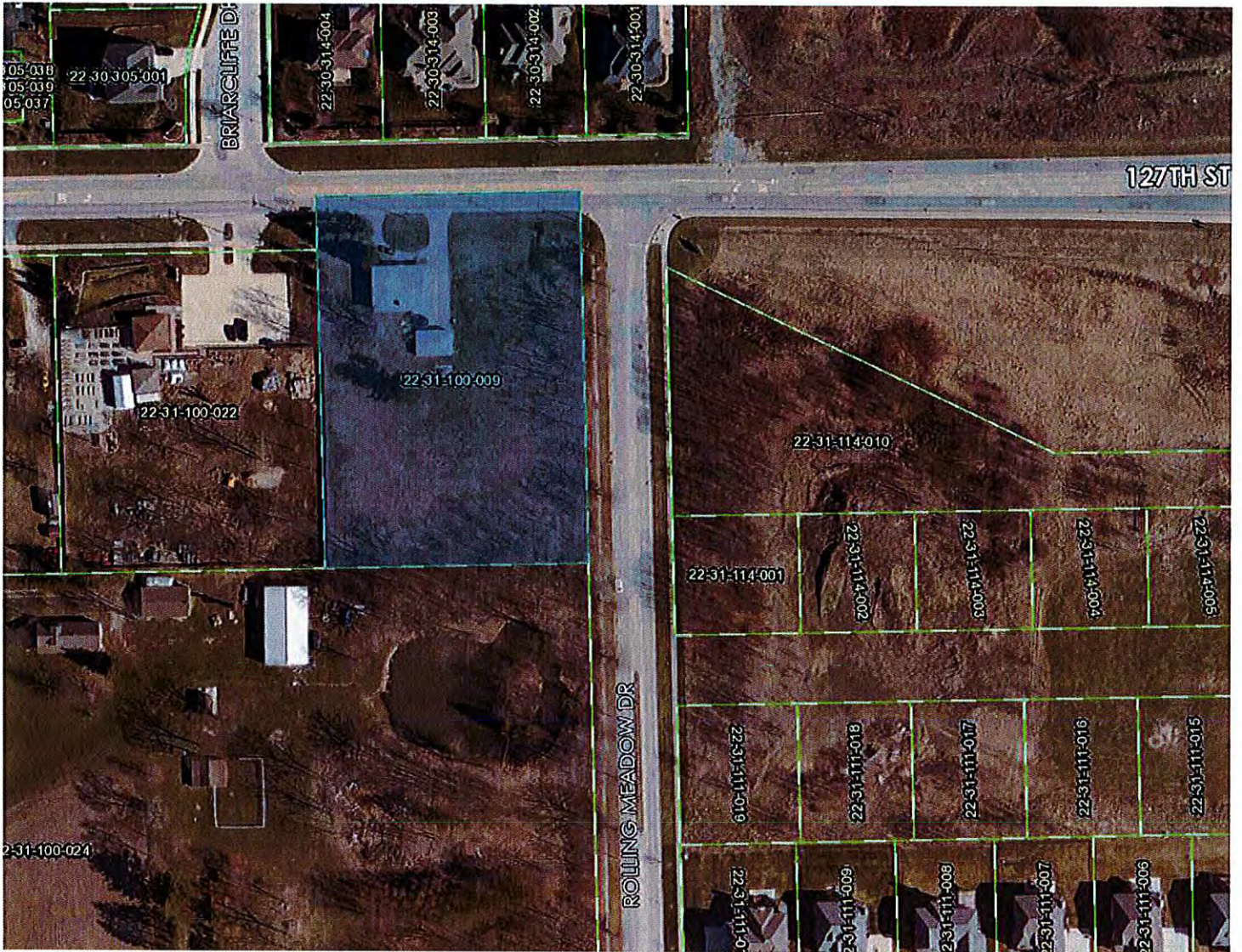
AERIAL PHOTO OF COMPARABLE SALE NO. 6



## Comparable Sale Data

	Comparable Sale No.: 7
	Seller: Victor E. Wrobel
	Purchaser: Guillermo Gonzalez and Rebeca Pacheco
	Sale Date: 4/13/2017
	County: Cook
	Deed Type: Warranty Deed      Document Number: 1811355134
	Verified Sale Price: \$250,000
	Unit Price (if applicable): \$2.87 per Sq. Ft.
	Zoning: B-3, Arterial Commercial District (Lemont)
	Highest and Best Use: As vacant for commercial development
	Property Rights Conveyed: Fee Simple
	Financing: Normal
Conditions of Sale: Conventional	
Name of party to the transaction with whom this sale was verified: Patrick Stanton, Listing Broker Name of appraiser(s) who verified this sale (date sale was verified): Keith Tadrowski (1/11/21) Name of appraiser(s) who inspected this sale (date of inspection): Keith Tadrowski (1/5/21) Additional data sources used to verify this sale: Deed, MLS, Costar Additional comments on verification process (if applicable): N/A	
Address: 1882 W. 127 <sup>th</sup> Street, Lemont, Illinois PIN(s): 22-31-100-009 Location Description: Southwest corner of 127 <sup>th</sup> Street and Rolling Meadow Drive, Lemont, Illinois Legal Description: N/A	
Description of the Land Area (Acres): 2.00      Area (SF): 87,120  Describe relevant site details below: Topography: Level Shape: Rectangular (see following page) Floodplain: None Wetlands: None  The following utilities and services are available to this site: Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Comments:  Allocation of Value (if applicable): Value Allocated to Land: \$250,000 Unit Value of Land: \$2.87 per Sq. Ft.	Description of the Improvements (if applicable)  Describe relevant building improvement details below: Single-family residence with no contributory value.  Describe relevant site improvement details below: None of contributory value  Allocation of Value (if applicable): Value Allocated to Improvements: \$0
Use the space below to provide additional explanation of relevant details (use an additional page if necessary):	

AERIAL PHOTO OF COMAPRABLE SALE NO. 7



**Comparable Sale Data**



Comparable Sale No.:		8	
Seller:		Cross Court, LLC	
Purchaser:		Combined Asset Development, LLC	
Sale Date:		11/12/2019	
County:		Will	
Deed Type:	Special Warranty Deed	Document Number:	R0219090710
Verified Sale Price:		\$970,000	
Unit Price (if applicable):		\$2.43 per Sq. Ft.	
Zoning:		A-1, Agricultural (Will County)	
Highest and Best Use:		Commercial development	
Property Rights Conveyed:		Fee Simple	
Financing:		Normal	
Conditions of Sale:		Conventional	

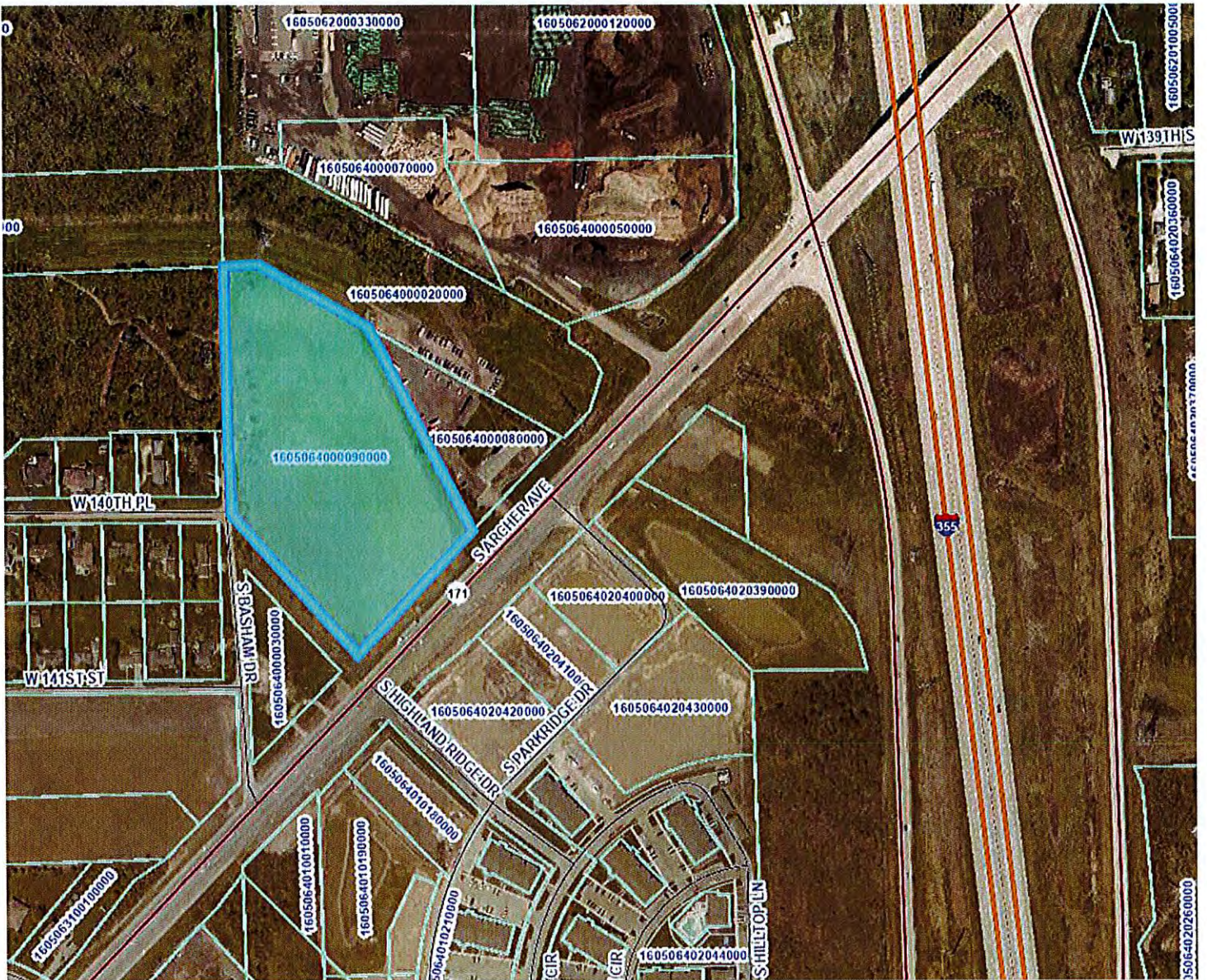
Name of party to the transaction with whom this sale was verified:	Jeffrey Galante, Listing Broker
Name of appraiser(s) who verified this sale (date sale was verified):	Keith Tadrowski (1/11/21)
Name of appraiser(s) who inspected this sale (date of inspection):	Keith Tadrowski (1/5/21)
Additional data sources used to verify this sale:	Deed, Costar
Additional comments on verification process (if applicable):	N/A

Address:	14030 Archer Avenue, Lockport, Illinois 60441
PIN(s):	16-05-06-400-009
Location Description:	Northwest side of Archer Avenue, southwest of I-355, unincorporated Will County, Illinois
Legal Description:	N/A

<p><b>Description of the Land</b>                  Area (Acres): 9.17                      Area (SF): 399,445</p> <p>Describe relevant site details below:                  Topography: Slightly rolling; below street grade                  Shape: Irregular (see following page)                  Floodplain: None                  Wetlands: None</p> <p>The following utilities and services are available to this site:                  Electricity <input checked="" type="checkbox"/>    Water <input checked="" type="checkbox"/>                  Gas <input checked="" type="checkbox"/>    Sanitary Sewer <input checked="" type="checkbox"/>                  Comments:</p> <p><u>Allocation of Value (if applicable):</u>                  Value Allocated to Land: \$970,000                  Unit Value of Land: \$2.43 per Sq. Ft.</p>	<p><b>Description of the Improvements (if applicable)</b></p> <p>Describe relevant building improvement details below:                  Vacant land. Adjacent land to the north, south, and east is zoned commercial in incorporated Lockport.</p> <p>Describe relevant site improvement details below:                  None of contributory value</p> <p><u>Allocation of Value (if applicable):</u>                  Value Allocated to Improvements: \$0</p>
--	--

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):

AERIAL PHOTO OF COMAPRABLE SALE NO. 8



PLA

PERM

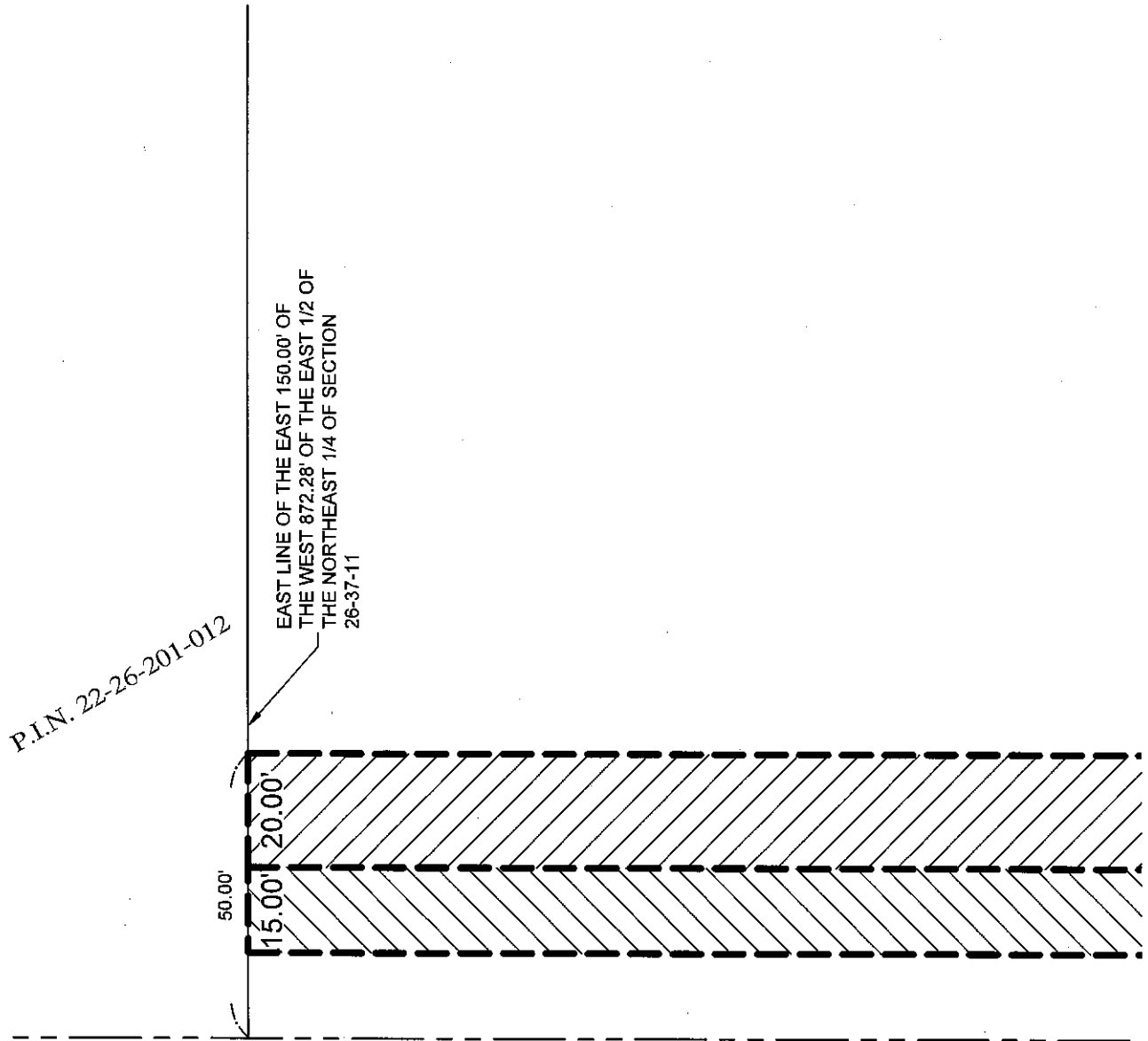
LEGEND



PUBLIC UTILITY AND  
DRAINAGE EASEMENT



TEMPORARY  
CONSTRUCTION EASEMENT





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*

**Revised: revision in bold**

Meeting of: August 9, 2021

7:30 PM

Kaptur Administrative Center

**AGENDA MATTER:**

Ordinance Providing for Acquisition of Certain Real Estate, a Part of 12895 McCarthy Road

**BACKGROUND/HISTORY:**

At its October 12, 2020, meeting the Village Council approved an agreement for land acquisition services to acquire the necessary easements to extend the planned 16" watermain west of Bell Road (**the Council Cover memo of October 12, 2020, is attached**). The Village currently has easements and right-of-way (ROW) to extend its watermain along McCarthy Road from just west of Will-Cook Road to the centerline of Bell Road. The Council decided that the preferred route, and least expensive route, is to extend the main along McCarthy Road west of Bell Road as opposed to using existing ROW to extend the watermain north along Bell Road. To extend the watermain along McCarthy Road, west of Bell Road, four easements would need to be acquired, one is held by Cog Hill who will furnish the necessary easement, one is owned by Com Ed and will need to be acquired through its process, and two are held by private ownership, 12801 McCarthy Road, and 12895 McCarthy Road.

Appraisals were completed and offers made to acquire the two easements held by the private parties. The property owner for 12801 McCarthy Road never responded to the Village offer, and the offer for 12895 McCarthy Road was rejected with no counteroffer being made.

The Village's ROW Consultant made the following recommendation: "I believe it is in the best interests of the Village to commence with condemnation proceedings for this parcel." The Village Attorneys have drafted the Ordinance that allows for a final offer to acquire the property to be made; failing to reach agreement on compensation the Ordinance directs KT&J to acquire the property through eminent domain proceedings to acquire permanent and temporary utility easements for the Village.

**RECOMMENDED MOTION:**

**I Move to Approve Ordinance 2021-24 "An Ordinance Providing For The Acquisition of Certain Real Estate Commonly Known As A Part of 12895 McCarthy Road, Lemont, Illinois, Through Eminent Domain Or Otherwise"**



## 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: October 12, 2020

7:30 PM

Kaptur Administrative Center

### **AGENDA MATTER:**

Agreement for Land Acquisition Consulting Services

### **BACKGROUND/HISTORY:**

The Village has identified a cost-effective route by which a 16" watermain could be extended from its current location along McCarthy Road just west of Will-Cook Road, to an area west of Bell Road to serve the Western Growth Area properties.

The Village currently has easements and right-of-way (ROW) to extend its water main along McCarthy Road to the centerline of Bell Road. Two options are available to extend the watermain further west: 1) there is ROW along the east side of Bell Road which could be used to extend north along Bell and then cross directly to Cog's property on the west side of Bell Road and then through Cog's property back to McCarthy Road to serve Gleneagles, Mid Iron and Ludwig; 2) the more direct route (and less expensive) would be to use existing ROW, and obtain necessary easements to extend the water main along McCarthy Road to an area approximately 1,530 feet west of the centerline of Bell Road. According to calculations performed by the Village Engineer, the cost of watermain installation under the second scenario, to extend along McCarthy to an area west of Bell Road could cost \$800,000 - \$900,000 less than construction of a watermain using scenario 1. Scenario 2 is the preferred and least expensive route due to the pipe length being roughly two times (2x) longer if using the route under scenario 1.

In an effort to secure a path to extend the future Village watermain west of Bell Road, there are four identified parcels in which easements would be needed. As shown in the maps attached to this memorandum, the Village would need to acquire easements from four parcels, two other parcels show dedicated ROW, which ROW may be used to extend the watermain.

Parcel 1 is an approximate 11-acre property at the NWC of Bell and McCarthy Road; this parcel is annexed into the Village of Lemont. Mayor Mahoney has spoken to the property owner who informed the Mayor that the property has recently gone under contract. The property owner is concerned that negotiating an easement with the Village could affect the ultimate sale of the property. It is estimated that the easement value could be \$8,000 - \$10,000, and that the Village could condemn the easement for the public purpose of utility extension should the property owner not wish to cooperate with an easement purchase.

Parcel 2 is owned by an individual who is in unincorporated Lemont Township, it is believed that, if properly approached, an easement could be provided in exchange for a water tap.

Parcel 3 is Com Ed ROW, while dealing with this utility company can be difficult, Com Ed somewhat routinely grants subterranean utility easements in exchange for certain fees.

Parcel 4 is owned by one of the Jemsek's company's and will provide the rights to an easement; the plat of easement and legal work would still need to be accomplished. When constructed, a watermain at Parcel 4 could be extended to serve the Cog Hill properties; it is also directly north of the entrance drive into Gleneagles where the main could be extended for that properties benefit; also extended from Gleneagles to serve the Mid Iron, and Ludwig Farms properties.

Mark Matthewson of Matthewson Right Of Way Company (MROWCO) was contacted to assist with easement acquisition. Mark is an expert used for the above type of acquisitions, including condemnation work. The quote provided by MROWCO is for a not to exceed fee of \$29,000, this includes obtaining title commitments for the parcels, necessary appraisal work, negotiating services and closing services. A breakdown of the compensation can be found under Exhibit B on page 6 of the proposal.

Mark Matthewson is known to the Village Manager through prior work the consultant performed for the Village of Orland Park. This work was for ROW acquisition near 143<sup>rd</sup> and LaGrange Road. The project acquisitions were successfully completed. There are a few consultants who specialize in ROW acquisition; these firms are usually contractors to various units of government namely counties and municipalities and are subcontractors to engineering firms working on roadway projects. Matthewson ROW is a small firm with low overhead as opposed to some consultants who work for larger firms. Mark has a good understanding of the area as he grew up, and currently lives in the south suburbs. Mr. Matthewson's resume may be found on the last pages of this packet.

Monies for easement acquisition, and acquisition consulting services may be taken from the Village's Water Fund.

**RECOMMENDED MOTION:**

**I Move to Approve Executing an Agreement for Land Consulting Services for the McCarthy Road Watermain Extension Project with Matthewson Right Of Way Company at a cost not to exceed \$29,000.**

**ORDINANCE NO. 2021-24**

**AN ORDINANCE PROVIDING FOR THE ACQUISITION  
OF CERTAIN REAL ESTATE COMMONLY KNOWN AS  
A PART OF 12895 MCCARTHY ROAD, LEMONT,  
ILLINOIS, THROUGH EMINENT DOMAIN OR OTHERWISE**

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

**SECTION 1:** That the Village Council of the Village of Palos Park finds that it is necessary and in the public interest of the Village of Palos Park (hereinafter referred to as "**Village**") to acquire a permanent public utility and drainage easement and temporary construction easement over, or any other necessary interest in title in, a part of that certain real property commonly known as 12895 McCarthy Road, Lemont, Illinois, with permanent index number 22-26-201-012 and which is legally described on Exhibit A attached hereto and hereby made a part hereof (hereinafter referred to as "**Subject Property**"), which is necessary for the improvement and extension of the Village's combined waterworks and sewerage system as authorized by 65 ILCS 5/11-139-1, *et seq.*

**SECTION 2:** That Mayor, Village Manager and Village Attorneys be and are authorized, empowered, and directed hereby to negotiate for and on behalf of the Village with the owner or owners of the Subject Property for the purchase of a permanent public utility and drainage easement and temporary construction easement over, or any other necessary interest in title in, the Subject Property by the Village.

**SECTION 3:** That in the event the said Mayor, Village Manager and/or Village Attorneys are unable to agree with the owner or owners of the Subject Property as to the compensation to be paid therefor, then the permanent public utility and drainage

easement and temporary construction easement over, or any other necessary interest in title in, the Subject Property shall be acquired by the Village through an eminent domain proceeding and, accordingly, the Village Attorneys, Klein, Thorpe & Jenkins, Ltd., are authorized, empowered, and directed hereby to institute such proceeding in any court of competent jurisdiction to acquire a permanent public utility and drainage easement and temporary construction easement over, or any other necessary interest in title in, the Subject Property for the Village in accordance with the applicable eminent domain laws of the State of Illinois.

**SECTION 4:** That the Village Clerk of the Village of Palos Park be and is directed hereby to publish this Ordinance in pamphlet form.

**SECTION 5:** That this Ordinance shall be in full force and effect from and after its adoption, approval, and publication.

**ADOPTED** this 9<sup>th</sup> day of August, 2021 pursuant to a roll call vote as follows:

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED** by me this 9<sup>th</sup> day of August, 2021.

\_\_\_\_\_  
John F. Mahoney, Mayor

**ATTEST:**

\_\_\_\_\_  
Marie Arrigoni, Village Clerk

Published in pamphlet form this 10<sup>th</sup> day of August, 2021.

\_\_\_\_\_  
Marie Arrigoni, Village Clerk

**EXHIBIT A**

**Legal Description**

**Entire Parcel:**

THE SOUTH 700 FEET OF THE EAST 150 FEET OF THE WEST 872.28 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 37, NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT TAX NUMBER(S): 22-26-201-012

**Permanent Public Utility and Drainage Easement:**

THE NORTH 20.00 FEET OF THE SOUTH 50.00 FEET OF THE SOUTH 700 FEET OF THE EAST 150 FEET OF THE WEST 872.28 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Temporary Construction Easement**

THE NORTH 15.00 FEET OF THE SOUTH 30.00 FEET OF THE SOUTH 700 FEET OF THE EAST 150 FEET OF THE WEST 872.28 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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April 20, 2021

Richard B. Boehm, ICMA-CM  
Village Manager  
Village of Palos Park, IL 60464  
Kaptur Administrative Center  
8999 West 123rd Street  
Palos Park, IL 60464

**Village of Palos Park**  
**Route: McCarthy Road**  
**County: Cook**  
**Parcel: 0002PE & TE**  
**Location: 12895 McCarthy Road, Lemont, Illinois**

Dear Mr. Boehm:

Pursuant to the direction of the Village of Palos Park ("Village"), we are transmitting the above referenced parcel file to you for commencement of a condemnation proceeding.

The parcel in question is a 0.069-acre permanent watermain easement and a 0.052-acre temporary construction easement over portions of the property located at 12801 McCarthy Road, Lemont, Illinois. On behalf of the Village, we offered The Trustees of The Thaddeus C. Florynski and Joan M. Florynski Declaration of Trust dated April 3, 1993, the property owner, a sum of \$5,000.00 on February 17, 2021. On behalf of the owner, their attorney, Mr. Antonopoulos, rejected the Village's offer. He did not make a counteroffer. At this time, I believe it is in the best interests of the Village to commence with condemnation proceedings for this parcel.

Enclosed herewith is a comprehensive copy of the parcel file developed to date. After you have had an opportunity to review the materials, please call me to discuss any questions you may have. Please feel free to use me as a resource for any information you may need as the condemnation progresses. I look forward to working with you on this matter.

Very truly yours,

Mark D. Mathewson

MDM:ab  
Enclosure

cc: Howard C. Jablecki, Attorney at Law

**MATHEWSON RIGHT OF WAY COMPANY  
LAND ACQUISITION**

**VILLAGE OF PALOS PARK  
CONDEMNATION CHECK LIST**

- |  |     |
|--|-----|
| 1. Negotiator's Report (includes Correspondence) | [X] |
| 2. Initial Letter                                | [X] |
| 3. Offer   | [X] |
| 4. Plat (includes Legal Description)             | [X] |
| 5. Title Commitment                              | [X] |
| 6. Appraisal                                     | [X] |



Route: McCarthy Road  
Section: N/A  
County: Cook

Project: McCarthy Road  
Job No.: N/A  
Parcel No.: 0002PE & TE

Owner(s): The Trustees of The Thaddeus C. Florynski and Joan M. Florynski Declaration of Trust dated April 3, 1993  
Address: c/o Joan M. Florynski Title VI (Non-Discrimination)  Other   
911 Warner Avenue Sex:  Male  Female  
Lemont, IL 60439 Home Phone: (630) 257-2939  
Email: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_

**Name, Address and Telephone Number of Interested parties:**

John P. Antonopoulos (Owner's attorney)  
Antonopoulos & Virtel, PC  
15419 127th Street, Suite 100  
Lemont, IL 60439  
Phone: (630) 257-5816  
Email: john@avlawoffice.net

**Negotiator's Certification**

(To be completed prior to first contact with Owner)

Negotiator, Mr. Mark D. Mathewson, hereby certifies that:

1. Negotiator understands the subject parcels will be used in connection with a federal-aid or state highway project; and
2. Negotiator has no direct or indirect present or contemplated future personal interest in the subject parcel(s) or in any benefit from the acquisition of such parcel(s).

Dated: October 27, 2020

Negotiator's Signature

**Negotiator's Checklist**

- | Yes                                 | N/A                                 |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Later date title commitment ordered.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Status of owner-occupant displacement (individual, family business, farm operation)                        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Letter of notification of relocation assistance and payments to owner-occupant.                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Status of tenant-occupant displacement (individual, family business, farm operation)<br>No. of Units _____ |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | If tenants are the only parties displaced, date relocation manager notified: _____                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Negotiator's introductory letter and acquisition summary statement prepared.                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Neighborhood and site inspection.  |

**Certification of Negotiator's Results**

Negotiations successful:

Mr. Mark D. Mathewson, Negotiator, certifies that:

\_\_\_\_\_  
Negotiator's Signature

1. The written statement embodies the entire agreement and all considerations agreed upon by the Negotiator and the property owner.
2. The agreement between the parties was reached without: (a) coercion, (b) promises other than those shown in the agreement, or (c) threats of any kind whatsoever by or to either party.

Date Owner signed documents and settlement:

**Negotiator's Report (continued)**

Job No. N/A  
 Parcel No. 0002PE & TE

Total settlement amount:

Warrant to be forwarded to payees at following address: \_\_\_\_\_

Negotiations not successful:

Reason:  Unable to agree on compensation for parcel;  Unable to obtain clarification of ownership;  
 Offer accepted by Owner, but unable to obtain clear title to parcel

Date of referral, if referred for condemnation: April 20, 2021

**Results of Initial Meeting with Owner**

Date and remarks, if any, of Negotiator's contacts with Owner by telephone to make appointment for first in person meeting with Owner: The Trustees of The Thaddeus C. Florynski and Joan M. Florynski Declaration of Trust dated April 3, 1993

Documents delivered to Owner:

"Highway Improvements..." and "A Land Owner's Guide..." brochures and conveyance documents presented and explained to Owner.

"Relocation...Program" brochure and other required documents presented and owner-occupant advised of relocation assistance and payments; and appropriate entries made on Relocation Assistance Unit Record (LA 541D)

Delivered by Negotiator, or

Negotiator accompanied by relocation representative, \_\_\_\_\_, who provided above services, or

N/A – Relocation does not apply.

1. Date of first in person contact with owner: 2/17/21

2. Location of Meeting: FedEx

3. Persons present at meeting: N/A

4.  Verbal offer made in the amount of \$5,000.00

Written offer (summary statement) prepared and explained to persons in attendance at the meeting.

5. Remarks about meeting including counter-offers by Owner: See Below

**Note: All contacts with the Owner after the initial meeting should include information set forth in paragraphs 1-5 above, if appropriate. Negotiator's signature or initials should be made after each entry about contacts.**

The information in this Negotiator's Report will become a part of the project parcel file. The Negotiator should make entries in this Report no later than the Monday after the contacts with the Owner during the preceding week.

Date of Contact	Remarks	Negotiator
2/16/21	I emailed John Antonopoulos, attorney for The Trustees of The Thaddeus C. Florynski and Joan M. Florynski Declaration of Trust dated April 3, 1993, the property owner. I told him that I needed to present the Village of Palos Park's ("Village") Offer Package, and I asked if I should send the Offer Package to him or to Ms. Florynski. I also asked if Ms. Florynski had sold the property, as we had previously been informed that she was under contract to sell. Mr. Antonopoulos replied and asked me to send the Offer Package to both of them.	MDM
2/17/21	On behalf of the Village, I prepared and sent, via FedEx, the Offer Package dated February 17, 2021 for The Trustees of The Thaddeus C. Florynski and Joan M.	MDM

	Florynski Declaration of Trust dated April 3, 1993 to Mr. Antonopoulos with a copy to Joan M. Florynski. Included in the Offer Package was the appraisal, plat of easement with legal descriptions, title commitment, Basis for Computing Total Approved Compensation and Offer to Purchase in the amount of \$5,000.00, and documents of conveyance. I also included a cover letter that asked Mr. Antonopoulos to call me to discuss this matter after he had had a chance to review the package.	
2/22/21	I confirmed on FedEx tracking that the Offer Package was delivered to Mr. Antonopoulos on February 19, 2021.	MDM
2/22/21	I confirmed on FedEx tracking that the Offer Package was delivered to Ms. Florynski on February 19, 2021.	MDM
3/3/21	I called and spoke to Mr. Antonopoulos regarding the Village's Offer Package. During our conversation, he indicated that the property was under contract for sale and noted the matter of an annexation to Lemont. Mr. Antonopoulos informed me that his client would not be accepting the Village's offer, and he did not make a counteroffer. I told Mr. Antonopoulos that I would notify the Village of his client's position, and in the absence of an agreement, this matter would likely be referred to condemnation. After our call, I emailed Mr. Antonopoulos confirming our conversation and his client's rejection of the Village's offer.	MDM
3/3/21	I emailed the Village briefly outlining my conversation with Mr. Antonopoulos, and I told them that his client rejected the Village's offer. I said that based on this rejection, I recommended that the Village initiate an eminent domain proceeding.	MDM
4/19/21	I had a call with the Village. Due to the owner's rejection of their offer, the Village asked me to refer this matter for condemnation.	MDM
4/20/21	As the property owner rejected the Village's offer, I submitted this file to the Village with the recommendation that this file be referred for condemnation proceedings. Should the property owner reach out, I would continue to work with them to settle this parcel.	MDM

From: **John Antonopoulos** john@avlawoffice.net  
Subject: Re: McCarthy Road  
Date: February 16, 2021 at 5:49 PM  
To: Mark D. Mathewson mmathewson@mrowco.com



Both of us.

John P. Antonopoulos  
**Antonopoulos & Virtel, PC**  
15419 127th Street - Suite 100, Lemont, IL 60439  
(630) 257-5816 office | (630) 257-8619 fax  
[john@avlawoffice.net](mailto:john@avlawoffice.net)



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On Tue, Feb 16, 2021 at 5:31 PM Mark D. Mathewson <[mmathewson@mrowco.com](mailto:mmathewson@mrowco.com)> wrote:

John,

Hope all is well.

I know you told me that Ms. Florynski was under contract to sell the property on McCarthy Road. The recorder's office doesn't show a recent transaction.

We are ready to make the offer for the water main easement on behalf of Palos Park.

Should I send it to you and copy her or just her?

If she did sell the property let me know. I know the recorder's office isn't posting things as quickly as one might hope.

If you talk to our buddy GB tell him I said hello.

Mark D. Mathewson  
Mathewson Right of Way Company  
30 North LaSalle Street, Suite 2400  
Chicago, IL 60602  
(312) 676-2900  
(312) 676-2907 Direct  
[mmathewson@mrowco.com](mailto:mmathewson@mrowco.com)

February 17, 2021

**DELIVERED VIA FEDERAL EXPRESS**

Mr. John P. Antonopoulos  
Attorney at Law  
Antonopoulos & Virtel, PC  
15419 127th Street - Suite 100  
Lemont, IL 60439

**Village of Palos Park**  
**Route: McCarthy Road**  
**County: Cook**  
**Parcel: 0002PE & TE**

Dear Mr. Antonopoulos:

Enclosed please find the Offer Package for the above referenced parcel for your review. The Offer Package includes the Basis for Computing Total Approved Compensation and Offer to Purchase, appraisal, plat of easement with legal descriptions, title commitment, and documents of conveyance.

After you have had a chance to review the package, please call me at your earliest convenience to discuss the project at (312) 676-2907.

Very truly yours,



Mark D. Mathewson

MDM:kdm  
Enclosure

cc: Joan M. Florynski (with enclosure)

**Basis for Computing  
Total Approved Compensation  
and Offer to Purchase**

Route: McCarthy Road  
Section: N/A  
County: Cook

Project: Water Main Extension  
Job No. N/A  
Parcel No. 0002PE & TE

Owner(s) of Real Property: **The Trustees of The Thaddeus C. Florynski and  
Joan M. Florynski Declaration of Trust dated April 3, 1993**

Location of Property: **12895 McCarthy Road, Lemont, Illinois**

The following has been prepared in order to fully inform you of the details of the acquisition of a permanent water main easement and a temporary water main easement over a portion of your property. The legal descriptions of the easements to be acquired are found on the attached plat of easement.

1. Existing Property:

Total area 2.410 acres, more or less

Highest and best use: As vacant for Residential Redevelopment

2. Improvements and/or Fixtures to be Acquired:

PE: Asphalt paving and lawn (both will not be affected or will be replaced with "like");

TE: Asphalt paving and lawn (both will not be affected or will be replaced with "like")

3. Compensation for Grant of Water Main Easements Including Any Damages or Benefits:

Permanent Easements-	<u>0.069</u>	for	<u>Public Utility and Drainage</u>	<u>\$4,000.00</u>
	acres		(state purpose)	

Two Year Temporary Easements-	<u>0.052</u>	for	<u>Construction</u>	<u>\$1,000.00</u>
	acres		(state purpose)	

Total compensation for easements				<u>\$5,000.00</u>
----------------------------------	--	--	--	-------------------

On behalf of the Village of Palos Park, and as outlined in the above summary, I hereby offer you the sum of \$5,000.00 for the property interests described on the attached plat of easement free and clear of all claims of other parties, liens, taxes and encumbrances.



February 17, 2021



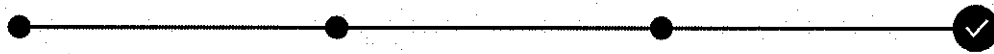
TRACK ANOTHER SHIPMENT

772930445300

ADD NICKNAME



Delivered  
Friday, February 19, 2021 at 11:20 am



DELIVERED

Signature release on file

GET STATUS UPDATES

OBTAIN PROOF OF DELIVERY

FROM

MROWCO

Mark D. Mathewson

30 N. LaSalle St., Suite 2400

Chicago, IL US 60602

312-676-2900

TO

Mr. John P. Antonopoulos

Antonopoulos & Virtel, PC

15419 127th Street, Suite 100

Lemont, IL US 60439

630-257-5816

Shipment Facts

TRACKING NUMBER

772930445300

SERVICE

FedEx 2Day

WEIGHT

2 lbs / 0.91 kgs

DELIVERY ATTEMPTS

1

TOTAL PIECES

1

TOTAL SHIPMENT WEIGHT

2 lbs / 0.91 kgs

TERMS

Shipper

PACKAGING

FedEx Pak

SPECIAL HANDLING SECTION

Deliver Weekday

SHIP DATE

2/17/21 ?

STANDARD TRANSIT

2/22/21 by 4:30 pm ?

ACTUAL DELIVERY

2/19/21 at 11:20 am

Travel History

**TIME ZONE**

Local Scan Time



**Friday, February 19, 2021**

11:20 AM	Lemont, IL	Delivered Package delivered to recipient address - release authorized
10:10 AM	HILLSIDE, IL	On FedEx vehicle for delivery
8:43 AM	HILLSIDE, IL	At local FedEx facility

**Thursday, February 18, 2021**

9:29 PM	CHICAGO, IL	At destination sort facility
8:40 PM	SOUTH HOLLAND, IL	Left FedEx origin facility
7:08 PM	SOUTH HOLLAND, IL	Picked up

**Wednesday, February 17, 2021**

1:36 PM		Shipment information sent to FedEx
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TRACK ANOTHER SHIPMENT

772930840468

ADD NICKNAME



Delivered  
Friday, February 19, 2021 at 10:00 am



**DELIVERED**  
SIGNATURE NOT REQ  
GET STATUS UPDATES  
OBTAIN PROOF OF DELIVERY

**FROM**  
MROWCO  
Mark D. Mathewson  
30 N. LaSalle St., Suite 2400  
Chicago, IL US 60602  
312-676-2900

**TO**  
Joan M. Florynski  
911 Warner Avenue  
Lemont, IL US 60439  
312-676-2900

Shipment Facts

**TRACKING NUMBER**

772930840468

**SERVICE**

FedEx 2Day

**WEIGHT**

2 lbs / 0.91 kgs

**DELIVERY ATTEMPTS**

1

**DELIVERED TO**

Shipping/Receiving

**TOTAL PIECES**

1

**TOTAL SHIPMENT WEIGHT**

2 lbs / 0.91 kgs

**TERMS**

Shipper


**PACKAGING**

FedEx Pak


**SPECIAL HANDLING SECTION**

Deliver Weekday, Residential Delivery

**SHIP DATE**

2/17/21 

**STANDARD TRANSIT**

2/22/21 by 8:00 pm 

**ACTUAL DELIVERY**

2/19/21 at 10:00 am

### Travel History

**TIME ZONE**

Local Scan Time 

**Friday, February 19, 2021**

10:00 AM	Lemont, IL	Delivered Package delivered to recipient address - release authorized
10:00 AM	Lemont, IL	Delivered Package delivered to recipient address - release authorized
5:59 AM	ROMEDEVILLE, IL	On FedEx vehicle for delivery
5:32 AM	ROMEDEVILLE, IL	At local FedEx facility
5:31 AM	ROMEDEVILLE, IL	Arrived at FedEx location
4:10 AM	CHICAGO, IL	Departed FedEx location
1:29 AM	CHICAGO, IL	Arrived at FedEx location

**Thursday, February 18, 2021**

7:08 PM SOUTH HOLLAND, IL Picked up

**Wednesday, February 17, 2021**

1:56 PM Shipment information sent to FedEx

**From:** Mark D. Mathewson [mmathewson@mrowco.com](mailto:mmathewson@mrowco.com)  
**Subject:** Re: McCathy Road  
**Date:** March 3, 2021 at 11:34 AM  
**To:** John Antonopoulos [john@avlawoffice.net](mailto:john@avlawoffice.net)



John,

Thanks for taking my call today.

This confirms our conversation during which you advised me that your client would not accept the offer for the water main easement.

I will advise the Village of Palos Park of your clients position.

Thanks.

Mark D. Mathewson  
Mathewson Right of Way Company  
30 North LaSalle Street, Suite 2400  
Chicago, IL 60602  
(312) 676-2900  
(312) 676-2907 Direct  
[mmathewson@mrowco.com](mailto:mmathewson@mrowco.com)

On Feb 16, 2021, at 5:49 PM, John Antonopoulos <[john@avlawoffice.net](mailto:john@avlawoffice.net)> wrote:

Both of us.

John P. Antonopoulos  
Antonopoulos & Virtel, PC  
15419 127th Street - Suite 100, Lemont, IL 60439  
(630) 257-5816 office | (630) 257-8619 fax  
[john@avlawoffice.net](mailto:john@avlawoffice.net)



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On Tue, Feb 16, 2021 at 5:31 PM Mark D. Mathewson <[mmathewson@mrowco.com](mailto:mmathewson@mrowco.com)> wrote:

John,

Hope all is well.

I know you told me that Ms. Florynski was under contract to sell the property on McCarthy Road. The recorder's office doesn't show a recent transaction.

We are ready to make the offer for the water main easement on behalf of Palos Park.

Should I send it to you and copy her or just her?

If she did sell the property let me know. I know the recorder's office isn't posting things as quickly as one might hope.

If you talk to our buddy GB tell him I said hello.

Mark D. Mathewson  
Mathewson Right of Way Company

**From:** Mark D. Mathewson mmathewson@mrowco.com  
**Subject:** Water Main -- Florynski  
**Date:** March 3, 2021 at 11:40 AM  
**To:** Rick Boehm rboehm@palospark.org



---

Rick,

I spoke with John Antonopoulos today. He represents Ms. Florynski.

He said that his client had rejected the offer. He indicates that the property is under contract for sale and the subject matter of an annexation to Lemont.

Based on his rejection, the Village of Palos park has satisfied its obligation to make a good faith attempt to negotiate the acquisition. It would be my opinion that the Village may initiate an eminent domain proceeding at this point.

I would encourage you to seek guidance from your Village Attorney on what actions your Board may need to take in advance of filing suit.

If you have any questions please let me know.

Mark D. Mathewson  
Mathewson Right of Way Company  
30 North LaSalle Street, Suite 2400  
Chicago, IL 60602  
(312) 676-2900  
(312) 676-2907 Direct  
mmathewson@mrowco.com

February 17, 2021

**DELIVERED VIA FEDERAL EXPRESS**

Mr. John P. Antonopoulos  
Attorney at Law  
Antonopoulos & Virtel, PC  
15419 127th Street - Suite 100  
Lemont, IL 60439

**Village of Palos Park**  
**Route: McCarthy Road**  
**County: Cook**  
**Parcel: 0002PE & TE**

Dear Mr. Antonopoulos:

Enclosed please find the Offer Package for the above referenced parcel for your review. The Offer Package includes the Basis for Computing Total Approved Compensation and Offer to Purchase, appraisal, plat of easement with legal descriptions, title commitment, and documents of conveyance.

After you have had a chance to review the package, please call me at your earliest convenience to discuss the project at (312) 676-2907.

Very truly yours,



Mark D. Mathewson

MDM:kdm  
Enclosure

cc: Joan M. Florynski (with enclosure)

**Basis for Computing  
Total Approved Compensation  
and Offer to Purchase**

Route: McCarthy Road  
Section: N/A  
County: Cook

Project: Water Main Extension  
Job No. N/A  
Parcel No. 0002PE & TE

Owner(s) of Real Property: The Trustees of The Thaddeus C. Florynski and  
Joan M. Florynski Declaration of Trust dated April 3, 1993

Location of Property: 12895 McCarthy Road, Lemont, Illinois

The following has been prepared in order to fully inform you of the details of the acquisition of a permanent water main easement and a temporary water main easement over a portion of your property. The legal descriptions of the easements to be acquired are found on the attached plat of easement.

1. Existing Property:

Total area 2.410 acres, more or less

Highest and best use: As vacant for Residential Redevelopment

2. Improvements and/or Fixtures to be Acquired:

PE: Asphalt paving and lawn (both will not be affected or will be replaced with "like");  
TE: Asphalt paving and lawn (both will not be affected or will be replaced with "like")

3. Compensation for Grant of Water Main Easements Including Any Damages or Benefits:

Permanent Easements-	<u>0.069</u>	for	<u>Public Utility and Drainage</u>	<u>\$4,000.00</u>
	acres		(state purpose)	
Two Year Temporary Easements-	<u>0.052</u>	for	<u>Construction</u>	<u>\$1,000.00</u>
	acres		(state purpose)	
Total compensation for easements				<u>\$5,000.00</u>

On behalf of the Village of Palos Park, and as outlined in the above summary, I hereby offer you the sum of \$5,000.00 for the property interests described on the attached plat of easement free and clear of all claims of other parties, liens, taxes and encumbrances.



February 17, 2021

*PLA*

*PERM.*

LEGEND



PUBLIC UTILITY AND  
DRAINAGE EASEMENT



TEMPORARY  
CONSTRUCTION EASEMENT

---

HERETOFORE DEDICATED

# **Fidelity National Title Insurance Company**

## **A.L.T.A. Commitment**

**Issuing Agent**  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, IL 60560

**Prepared for**  
Mathewson Right of Way Company  
30 N. LaSalle Street, Suite 2400  
Chicago, IL 60602

**Customer Reference:**

Parcel:

### **NOTICE**

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**Prepared For:**

Mathewson Right of Way Company  
30 N. LaSalle Street, Suite 2400  
Chicago, IL 60602

Effective Date of Commitment: September 24, 2020

WTC File Number: MRW-2020CO-19723.0  
Effective Date: September 24, 2020  
Section: 26  
Township: 37N  
Range: 11E  
County: Cook  
State: Illinois

**Customer Reference:**

Order: Palos Park Water Main Extension  
Parcel:

Tax Parcel Number(s): 22-26-201-012

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

Date: 11/05/2020

WTC File Number: MRW-2020CO-19723.0  
Order: Palos Park Water Main Extension  
Parcel:

**A.L.T.A. COMMITMENT FORM**  
**-Schedule A-**

Effective Date: September 24, 2020

1. Policy or policies to be issued: 2006 ALTA Owner's

Proposed Amount of Insurance: To be determined

Proposed Insured: To be determined

2. The estate or interest in the land described or referred to in this commitment is a Fee Simple and title hereto is at the effective date hereof vested in:

The Trustees of The Thaddeus C. Florynski and Joan M.  
Florynski Declaration of Trust dated April 3, 1993


3. The land referred to in this commitment is described as follows:

See Attached Page 2 of Schedule A

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

Authorized Signatory

By   
John D. Ammons

Date: 11/05/2020

WTC File Number: MRW-2020CO-19723.0  
Order: Palos Park Water Main Extension  
Parcel:

**A.L.T.A. COMMITMENT FORM**  
**-Schedule A Continued-**

THE SOUTH 700 FEET OF THE EAST 150 FEET OF THE WEST 872.28 FEET  
OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 37  
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

PERMANENT TAX NUMBER(S): 22-26-201-012

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTC File Number: MRW-2020CO-19723.0  
Order: Palos Park Water Main Extension  
Parcel:

**A.L.T.A. COMMITMENT FORM**  
**- SCHEDULE B Section 1 -**  
**Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

**- SCHEDULE B Section 2 -**  
**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTC File Number: MRW-2020CO-19723.0  
Order: Palos Park Water Main Extension  
Parcel:

**A.L.T.A. COMMITMENT FORM**  
**- SCHEDULE B -**  
**- Exceptions -**

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

**GENERAL EXCEPTIONS:**

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.
7. All rights and easements in favor of the holder of any mineral estate and/or coal and/or oil and gas lease, and any party claiming by, through, or under said holder of the mineral estate or coal and/or oil and gas lease.

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTC File Number: MRW-2020CO-19723.0  
Order: Palos Park Water Main Extension  
Parcel:

SPECIAL EXCEPTIONS:

1. The lien of taxes for the year 2020 and thereafter.

2019 taxes in the amount of \$5,861.50 are paid

PERMANENT TAX NUMBER: 22-26-201-012

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attached subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of the record the estate or interest thereon covered by this commitment.
3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, farm drainage systems, title systems of irrigation systems which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of the Public, the State and the Municipality in and to that part of the land, if any, taken or used for road purposes.
5. Confirmed Special Assessments, if any, not certified to by the Company.
6. Financing Statements, if any, not certified to by the Company.
7. For information purposes only, the taxes are assessed to the following:  
  
For Parcel(s): 22-26-201-012  
Thaddeus Florynski  
911 Werner Ave.  
Lemont, IL 60439
8. Conveyances within the past five years: None.
9. Contiguous property owned by record title holder: None.

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTC File Number: MRW-2020CO-19723.0  
Order: Palos Park Water Main Extension  
Parcel:

10. Note: The legal description referred to in this Commitment has been amended from that used in prior conveyances to more accurately describe the land. The recorded deeds to the current owner include land now owned by other persons or entities.
11. Terms, powers, provisions and limitations of the Trust under which title to said land is held.
12. The Company should be furnished the following: a.) A Certification of Trust executed by the Trustee in accordance with 760 ILCS 5/8.5, together with excerpts of the Trust Agreement and amendments thereto relating to the designation of Trustees and the power of the Trustee to act in the current transaction, or b.) In the alternative, the Trustee, in his or her sole discretion, may deliver to the Company a full copy of the Trust Agreement together with all amendments thereto. The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
13. Grant dated April 6, 1965 and recorded May 6, 1965 as Document No. 19456471 made by Anicila Florynski to Northern Illinois Gas Company recorded in the Cook County Recorder's Office.

Note: this document is not available from the County Recorder.

End Schedule B

Please refer all inquiries to T.J. Hiles 630-892-2323 Ext. 249 or John Ammons 630-892-2323 Ext. 224.

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

## MINUTES OF CONDEMNATION

In order that we may guarantee title after completion of any proceedings for condemnation in exercise of the proposed insured's right of eminent domain, we note the following.

- I. Upon the filing of complaint a proper Lis Pendens Notice should be recorded in the appropriate Recorder's office.
- II. Our Policy, when issued, will be subject to direct attack upon any decrees and or judgments entered in the proceedings.
- III. The following persons are necessary parties to any such proceedings.
  - A. All parties acquiring rights in the premises subsequent to the date of the report and prior to a complete Lis Pendens.
  - B. Any person other than those herein named known to the Plaintiff or the Plaintiff's attorney to have or claim an interest in the premises.
  - C. If it is known that any of the necessary parties named herein are deceased, their heirs or devisees should be made parties by name, if known, and if unknown, then by the name and description of Unknown Heirs and Devisees of such deceased person or persons.
  - D. If it is not known or cannot be ascertained whether any of said necessary parties be living or dead, then such parties should be made parties by name, also such parties should be their heirs or devisees, should be made parties to the proceedings as UNKNOWN OWNERS.
  - E. All persons in possession of any part of the premises in question and all persons whose rights would be disclosed by an inspection of the premises.
  - F. All parties claiming by through or under lease agreements whether oral or written, for premises.
  - G. All parties claiming by or through or under installment contracts for deed or like agreements.
  - H. Unknown Owners and Non-Record claimants.

MINUTES OF CONDEMNATION CONTINUED

IV. The following persons are noted of record and are necessary parties to any proceedings:

A. The Plaintiff is:

To be determined

B. The Defendants are:

1. The Trustees of The Thaddeus C. Florynski and Joan M. Florynski Declaration of Trust dated April 3, 1993

C. Any parties named above who have executed all necessary documents for the Grant of Easement and Right of Way after payment of agreed consideration theretofore need not be joined as party defendants for our policy to be issued.

END MINUTES OF CONDEMNATION



# Appraisal Report

Route: McCarthy Road  
 Section: --  
 County: Cook

Project: Palos Park Water Main Extension  
 Job No.: --  
 Parcel: 22-26-201-012 Unit: N/A

Take: Whole  Partial   
 Appraisal Sequence Original  Supplemental

Other  1 Permanent and 1 Temporary Easement

- Attached is a Non-Complex Appraisal per IDOT's Land Acquisition Policies and Procedure Manual.
- Location and Address: North side of McCarthy Road, west of Bell Road, Lemont, Illinois;  
12895 McCarthy Road, Lemont, Illinois 60439
- Identification: See attached plat; PIN is 22-26-201-012
- Present Owner's Name: The Trustees of The Thaddeus C. Florynski and Joan M. Florynski Declaration of Trust dated  
April 3, 1993, 911 Wener Avenue, Lemont, Illinois 60439; Attorney for property owner is John P. Antonopoulos  
15419 S. 127<sup>th</sup> St., Suite 100, Lemont, Illinois 60439, 630-257-5816

5. Tenant's or Lessee's Name: Unknown

6. Person Interviewed John P. Antonopoulos, Attorney for Property Owner 7. Interviewed By Keith T. Tadrowski

8. Farmland Preservation Act (pertains to fee takings and permanent easements)  
 CL  OC  HL  PL  FL  FS  RL  OL  N/A

9. Present Use: Single-Family Residence Highest and Best Use: As vacant for  
 Zoning: R-3, Single-Family District (Cook County) Before Taking: Residential Redevelopment  
 After Taking: As above

10. Area of Whole Property

	Acres	Sq. Ft.
Total Area to be Acquired in Fee Simple Title	*2.410	104,979
Area to be Acquired by New Dedication	0	0
Area Acquired by Previous Dedication	0	0
Area to be Acquired for Additional R.O.W.	0	0
Area to be Acquired by Permanent Easement	0.069	3,000
Area to be Acquired by Temporary Easement	0.052	2,250
Area of Remainder	*2.410	104,979

\*According to Cook County GIS

11. Final Conclusion of Value Effective Date of Appraisal January 5, 2021  
 Fair Market Value of Whole Property \$ 265,000

For Partial Takings Include the Following

Fair Market Value of property taken (including Improvements) as part of the whole.	\$	N/A
Fair Market Value of remainder as part of the whole before taking.	\$	N/A
Fair Market Value of remainder after the taking as will be affected by contemplated improvements	\$	N/A
Damage to Remainder	\$	N/A
Compensation for Permanent Easement(s)	\$	4,000
Compensation for Temporary Easement(s)	\$	1,000
Total Compensation	\$	5,000

Date of Report: January 8, 2021  
 Type of License State Certified General Real Estate Appraiser Lic. No. 553.001238 Exp. Date 9/30/2021

Signature of Appraiser - Keith T. Tadrowski

## General Data

**Definition of Fair Market Value:** The fair cash market value of a property in an eminent domain proceeding is that price which a willing buyer would pay in cash and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell. In the condemnation of a property for a public improvement, any appreciation or depreciation in value caused by the contemplated improvement shall be excluded from the consideration of the fair cash market value of the whole property and the part taken (Illinois Pattern Jury Instructions).

In the event of a partial acquisition where there is a remainder property, any appreciation or depreciation caused by the contemplated improvement shall be considered when determining the fair cash market value of the remainder. Any increase or decrease in value caused by the actual acquisition of a part of the property must be considered in estimating the value of the remainder after the taking.

**Property History:** Has the subject sold in the past five years or is listed for sale? Yes  No   
If yes, an analysis of the recent sale and/or current listing is summarized as follows:

According to John P. Antonopoulos, Attorney for Property Owner, the subject property is currently under contract in conjunction with the adjacent property to the east, and is planned to be redeveloped with a multi-family (duplex) residential development. No further information was disclosed. It was reportedly formerly listed on the market with the adjacent 6.72-acre property to the east for \$100,000/acre.

**Property Interest To Be Appraised:**  Fee Simple  Leased Fee Estate

**Property Interest To Be Acquired:**

Fee Simple  Permanent Easement  Dedication/Perpetual Easement  
 Temporary Easement  Other:  
 None of the Above: *This is appraisal is for the disposal or excess land and/or other rights*  
*If applicable, the disposition/release of right is described as follows:*

**USPAP Reporting Option (as defined by USPAP SR 2-2):**  Appraisal Report  Restricted Appraisal Report

**Type of Appraisal (per IDOT's Land Acquisition Policies and Procedure Manual):**

- Non-Complex:* Appraisal report "meets minimum requirements consistent with commonly accepted Federal and federally-assisted program appraisal practices for those acquisition, which, by virtue of their low value or simplicity," do not require in-depth analysis presentation.
- Complex:* Appraisal report that meets all minimum requirements and also reflects "established and commonly accepted Federal and federally-assisted program appraisal practices" with appropriate in-depth analysis and presentation.

**Client:** Village of Palos Park

**Intended User:** The intended uses of this report include the Client and any of its Federal-funding partners. Parties who receive a copy of this report as a consequence of the Client's disclosure policies are not intended users of the report.

**Intended Use:** The intended uses of this appraisal report is for  acquisition  disposition of right of way by the Client. This report is not intended for any other use.

**Authorization:** The following person contacted the appraiser to provide the appraisal service:  
Mark D. Mathewson, acting as an agent for the Village of Palos Park

**PURPOSE OF VALUATION:**

The purpose of this valuation is to arrive at an opinion of the fair market value of the acquisition of the whole property and/or a portion thereof. When applicable, the fair market value of the whole will be established, as will the fair market value of the remainder after the taking. Fair Market Value may also be affected by contemplated improvements with consideration for damages or benefits, if any, to the remainder, and/or the fair market value of possible permanent easements and/or temporary easements as required by design, and the total just compensation due to the property owner by reason of the taking.

The purpose of this valuation is to arrive at an opinion of the fair market rental value of the subject land parcel and/or other rights to be disposed by the State of Illinois, Department of Transportation.

**Assignment Conditions:** Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work. Assignment conditions applicable to the appraisal assignment are summarized below.

The Client requires this appraisal assignment to comply with the following standards, laws, regulations, and policies:

- the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24,
- the Uniform Standards of Professional Appraisal Practice (USPAP), and
- the Illinois Department of Transportation’s Land Acquisition Policies and Procedures Manual.

Furthermore, the Client requires this appraisal to be prepared in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way. No portion of the value assigned to such property shall consist of items which are non-compensable under the established laws of Illinois.

In accordance with 49 CFR Part 24 and IDOT’s Land Acquisition Policies and Procedures Manual, in opining on the value of the property before the taking, the appraiser shall disregard any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner. This situation is considered to be a hypothetical condition for the purposes of this appraisal. The use of this hypothetical condition may affect the assignment results.

Any decrease or increase in value caused by the actual acquisition of a part of the property must be considered in opining on the value of the remainder after taking. Such changes in value are parcel-specific.

USPAP Standards Rule 1-2(c)(iv) requires that when exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion. However, the definition of fair market value in this report does not include exposure time as a component. Therefore, the appraiser is not required to develop and report an opinion of exposure time linked to the value opinion. This situation is considered to be an assignment condition for the purposes of this appraisal.

The global outbreak of a “novel coronavirus” known as COVID-19 has officially been declared a pandemic by the World Health Organization (WHO). The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only to the effective date indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event subsequent to the effective date of the appraisal.

**Owner Contact/Interview:** Summarize the appraiser's contact/interview with the property owner. The property owner (or the owner's designated representative) must be provided the opportunity to accompany the appraiser during the appraiser's inspection of the subject property (49 CFR Part 24.102).

Name of the property owner (or designated representative) who was offered an opportunity to accompany the appraiser:  
John P. Antonopoulos, attorney for the property owner

The method use to contact the property owner included:  
(check all that apply):

- Personal Contact
- Telephone
- Letter
- Other (Explain:) Email

The invitation to the property owner:

- was accepted
- was declined
- did not receive a response
- Other (Explain:)

The appraiser personally inspected the property on the following dates: 1/5/21

The appraiser spoke with the property owner's attorney who declined to meet at the site.

**Scope of Work:** Summarize the steps/process employed to develop the appraisal report, as required in 49 CFR Part 24, and the Uniform Standards of Professional Appraisal Practices and Advisory Opinions/(USPAP).

The amount and type of information researched and the analysis applied in an assignment includes, but is not limited to 1) the extent to which the property is inspected or identified; 2) extent of inspection and description of neighborhood and proposed project area; 3) the extent of research into physical or economic factors that could affect the property; 4) the extent of data researched; and 4) the type and extent of analysis applied to arrive at opinions or conclusions.

The scope of work also needs to explain the various approaches utilized and the reasons for why any particular approach was not used.

In accordance with instructions from our client, this assignment is full scope in nature, consisting of:

1. Making a personal inspection of the property, which is the subject of this valuation.
2. Making an inspection of the immediate subject area, including an exterior inspection of the adjacent and proximately located properties.
3. Completing a search of the documents recorded against the subject property to ascertain any changes in fee ownership during the five-year period prior to the date of value.
4. Completing an investigation of public documents affecting the subject property, i.e. real estate tax assessment and taxes, zoning classification, tax maps, etc.
5. Review of flood maps of the immediate area.
6. Completing an investigation and analysis of the market to obtain sales vacant and improved properties considered to be comparable to the subject property with which to establish a basis for rendering a value estimate for the subject property.
7. Inspection, verification, and documentation of comparable sales data.
8. Rendering an opinion of the highest and best use of the subject property as of the date of value.
9. Completing an analysis of the Whole Property based upon the Sales Approach
10. Completing an analysis of the permanent easement and the temporary easement being imposed.

The Income Approach and Cost Approach were not considered because the highest and best use of the subject property is as vacant for redevelopment.

The global outbreak of a "novel coronavirus" known as COVID-19 has officially been declared a pandemic by the World Health Organization (WHO). The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only to the effective date indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event subsequent to the effective date of the appraisal.

**Assumptions, Limiting Conditions, and/or Hypothetical Conditions:** Summarize any general assumption and limiting conditions utilized in this report.

Unless otherwise stated, this appraisal is subject to the following conditions:

1. This is an Appraisal Report as defined by the Uniform Standards of Appraisal Practice (USPAP). Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion in this report is specific to the needs of the client, and to the intended use as stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy, or legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise of engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed to be completed in good workmanlike manner in accordance with the submitted plans and specifications.
16. The distribution, if any of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or copy thereof, does not carry with it the right of publication. It may not be used for any other purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
18. Neither shall any part of the contents of this report (especially any conclusion as to value, the identity of the appraiser, or the firm with which the appraiser is connected) be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.
19. The Americans with Disabilities Act (ADA became effective January 26, 1992). The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this, this analysis does not consider possible compliance with the requirements of the ADA in estimating the value of the property.
20. The global outbreak of a "novel coronavirus" known as COVID-19 has officially been declared a pandemic by the World Health Organization (WHO). The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only to the effective date indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event subsequent to the effective date of the appraisal.

# Photographs

## Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph: 1-5-21

Photograph By: Keith T. Tadrowski

Camera Facing: North

Description: Subject Property



Date of Photograph: 1-5-21

Photograph By: Keith T. Tadrowski

Camera Facing: East

Description: Permanent Easement and Temporary Easement

# Photographs

## Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph: 1-5-21

Photograph By: Keith T. Tadrowski

Camera Facing: West

Description: Permanent Easement and Temporary Easement



Date of Photograph: 1-5-21

Photograph By: Keith T. Tadrowski

Camera Facing: East

Description: Permanent Easement and Temporary Easement

**Aerial Photo of Subject Property**  
(shaded in blue)



**DESCRIPTIVE ANALYSIS OF WHOLE PROPERTY:** Describe entire property before the taking, including such items as: 1) location and environment; 2) land type and usage; 3) zoning; 4) improvements; 5) special features that serve to detract or enhance; 6) include an analysis of the general area, the neighborhood, and the site; and 7) explain and justify highest and best use if it differs from present use and/or zoning.

### Neighborhood Data

The subject neighborhood is located near the east edge of incorporated Lemont at the intersection of McCarthy Road/123<sup>rd</sup> Street and Bell Road.

The northwest corner of McCarthy and Bell Roads, adjacent to the subject to the east, is vacant land and is located in incorporated Lemont with a multi-family residential and commercial zoning. It had been reportedly listed in conjunction with the subject property for a list price of \$100,000/acre.

Located to the north of the subject is the newer Equestrian Meadows subdivision of 34 single-family lots and two detention outlots. Sale prices range from \$580,000 - \$700,000. It is still in the process of being developed with new homes, and is located in incorporated Lemont.

Located to the west of the subject is a subdivision of six family homes in unincorporated Cook County which were built between 1990 and 2007. These homes have private well and septic systems and vary in sales price between \$550,000 and \$700,000.

Located at the southwest corner of McCarthy and Bell Roads, across the street from the subject to the south, is a vacant commercial (B-3) zoned parcel in incorporated Lemont with an area of ±9 acres; it is currently listed for \$1,599,000 or \$4.08/sq.ft.

Located at the northeast corner of McCarthy and Bell Roads is the Equestrian Estates subdivision of single-family homes. The development began in 1977, and most homes are on lots over one acre in size and were built between 1977 and 2010. Current prices in the subdivision range between \$700,000 and \$825,000; however, homes have sold between \$350,000 and \$1,100,000 in the past. Homes range in building size from 2,932 to 13,776 square feet.

Located at the southeast corner of McCarthy and Bell Roads is the McGinty Slough portion of the Cook Forest Preserve. The slough is a 38-acre lake with a depth of 8.2 feet.

Other properties in the area include the Gleneagles Country Club which has two 18-hole golf courses built in 1924, a golf shop, and a clubhouse; the Mid-Iron Club, a 9-hole golf course which opened in 1985; Ruffled Feathers Golf Club, a members-only golf club featuring a pro shop, a restaurant, and golf course; and the Everest Academy, a private school serving preschool through 8<sup>th</sup> grade.

### Site Data

The subject is a rectangular-shaped parcel located on the north side of McCarthy Road/123<sup>rd</sup> Street, ±420 feet west of Bell Road in unincorporated Cook County (according to current zoning maps). The parcel has 150.00 feet of frontage on McCarthy Road according to the parcel plat, and a depth of ±700 feet according to the Cook County GIS. It has an area of 104,979 square feet according to the Cook County GIS which is assumed to be correct.

The site has access via one driveway on McCarthy Road.

The site currently has gas and electric available and connected; it utilizes a private well and septic system. Municipal (Village of Lemont) sewer and water is available in the area.

The topography of the site is generally level to gently rolling. According to the local FEMA map (Panel No. 17031C0591J, dated August 3, 2009), the subject is classified as Zone X, area of minimal flood hazard.

According to the US Fish and Wildlife Service map, a small portion of the site is classified as wetlands. In the following aerial photo the subject is roughly outlined in red, and the wetlands are shaded in green:



The subject property is zoned R-3 Single-Family Residence District in unincorporated Cook County. According to the Cook County Zoning Ordinance, this District is “intended to provide a semi-urban environment of single-family homes on relatively large lots. This district creates for lot sizes adequate to accommodate individual wells and sewage disposal systems. Schools, recreation and social facilities, religious facilities and public facilities which serve the residents living in the district are allowed. All commercial activities are prohibited, except for selected recreation and sanitary uses.”

The appraiser spoke with Mark Herman, Community Development Manager for the Village of Lemont; Mr. Herman stated that the village had a meeting in December with a developer who brought in a concept plan to develop the subject property with duplexes in conjunction with the adjacent R-4 portion of the property to the east. This development would also require annexation of the subject into Lemont. Mr. Herman stated that the subject has not yet been annexed or rezoned in Lemont.

### **Description of Improvements**

Improvements on the site include a one-story frame residence with an area of 1,297 square feet, wood siding, three bedrooms, one full bath, asphalt shingle roof, and a detached frame garage. It was built in 1950 and is in average exterior condition. The appraiser was not permitted an interior inspection and this information is from the assessor’s records and is assumed to be correct. It is also assumed that the condition of the interior is consistent with the condition of the exterior.

**HIGHEST AND BEST USE ANALYSIS:** Summarize the **support and rationale** for the appraiser's determination of the highest and best use of the subject property. If the property is improved, address both the highest and best use **as vacant**, and of the property **as improved**. Appraiser may provide a Land Only Grid to support highest and best use analysis. A detailed appraisal requires more in-depth analysis. A change in the highest and best use requires more in-depth analysis of the subject property before the acquisition and the remainder.

Illinois Pattern Jury Instructions—Civil (Thomson West, 2012 edition) defines "highest and best use," IPI Civil #300.84, as follows:

"... that use which would give the property its highest cash market value on" the effective date of value. "[This may be the actual use of the property on that date or a use to which it was then adaptable and which would be anticipated with such reasonable certainty that it would enhance the market value on that date]."

"Highest and best use" is defined by The Dictionary of Real Estate Appraisal (sixth edition) as "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

As Vacant:

The subject is zoned R-3, Single-Family Residential, in unincorporated Cook County.

There are no physical limitations on the site such as floodplain, floodway, wetlands, or waterbody which would restrict development except for a very minor area of wetlands. According to the Lemont 2030 Future Land Use Plan, the subject property is classified as CVN, Conventional Neighborhood. According to the Lemont 2030 Comprehensive Plan, "neighborhoods in this district are characterized by mostly single-family detached homes, with some single-family attached homes and multi-family homes incorporated throughout the district. Housing types, though different, are designed to relate to each other to create cohesive streetscapes. Similarity of massing, building setbacks, architectural styles, and exterior building materials help single-family attached and multi-family buildings blend with surrounding single-family detached homes. Neighborhoods in this district have a typical gross density of two to four dwelling units per acre. Although some developments may feature common open space in their designs, most open space will be private yards. All neighborhoods in this district will have a walkable site design with streets that connect in a logical manner throughout the neighborhood and in seamless transitions to adjacent developments. They are designed to safely accommodate walking and bicycling. However, less residents in conventional neighborhoods will live within walkable and bike-able distances of commercial and recreational destinations than residents in neighborhoods with more compact development."

The adjacent property to the east is zoned R-4 in incorporated Lemont. According to Mark Herman Community Development Manager for the Village of Lemont, the village had an initial meeting with a developer who brought a concept plan to develop the subject in conjunction with the R-4 zoned portion of this adjacent property with duplexes. This plan would require annexation of the subject property into the Village of Lemont and rezoning to R-4. Mr. Herman stated that the Village was amenable to this concept plan, but that it was still in the initial stages.

The appraiser believes the highest and best use of the subject as vacant is for residential development, most likely a multi-family development use such as townhomes or duplexes. This is supported by the current plan for the property.

As Improved:

The existing building is a smaller residence from 1950 in average condition. It is the appraiser's opinion that this residence has only a nominal interim use; this interim use offsets any demolition costs. The highest and best use of the subject property as improved is as vacant for residential redevelopment.

**VALUATION ANALYSIS OF WHOLE PROPERTY**

Based upon a study of attached comparable sales of vacant land (attached Comparable Sales Nos. 1, 2, 3, & 4) in the subject area, it is the appraiser's opinion that a unit land value of \$2.50/sq.ft. is indicated or \$265,000 (rounded). The comparable sales were analyzed and compared to the subject and were adjusted for factors, if needed, such as property rights, financing, conditions of sale, market conditions, location, size, shape, access, use, topography, zoning, frontage, floodplain, wetlands, and utilities. The sales ranged from \$1.73 to \$3.89 per square foot. Major adjustments are summarized below.

Sale 1 (\$1.73/sq.ft.) sale was adjusted upward for market conditions, downward for zoning, and upward for size. It required an overall upward adjustment.

Sale 2 (\$2.45/sq.ft.) sale was adjusted upward for market conditions, upward for location, downward for size, downward for zoning, and downward for being subdivided lots with approved plans. It required no overall adjustment.

Sale 3 (\$2.94/sq.ft.) sale was adjusted upward for conditions of sale (distressed sale), upward for market conditions, downward for size, and downward for including plans and permits. It required an overall downward adjustment.

Sale 4 (\$3.89/sq.ft.) sale was adjusted upward downward for site improvements (development had streets and utilities installed) and downward for including plans and permits. It required an overall downward adjustment.

## Valuation of Permanent Easements

1. Description	Easement No. N/A	Easement No.
Type of Easement	Permanent	
Purpose of Easement	Public Utility and Drainage	
Term of Easement if Temporary	Permanent	
Station to Station	See attached plat and legal	
Land Classification	Residential	
Present Use (Easement Area)	Residential	
Highest and Best Use	Residential	
Area of Easement Sq. ft. or Acres	3,000 / 0.069 Sq.Ft. X    Acres X	Sq.Ft. X    Acres X
Building Improvements in Easement to be Acquired	None	
Land Improvements in Easement to be Acquired or Impacted	None	
Land Improvements in Easement not to be Acquired	Asphalt paving, lawn	

2. a. Market Value of Whole Property Before Imposition of the Easement.....	\$	265,000
b. Market Value of the Easement Area(s) Before the Imposition of the Easement(s) .....	\$	8,000
c. Market Value of the Easement Area(s) After the Imposition of the Easement(s) .....	\$	4,000
d. Diminution in Value of Easement Area(s) .....	\$	4,000
e. Market Value of the Property Outside the Easement Area(s) Before the Imposition of the Easement(s).....	\$	257,000
f. Market Value of the Property Outside the Easement Area(s) After the Imposition of the Easement(s).....	\$	257,000
g. Diminution in the Market Value of the Property Outside the Easement Area (s) Due to the Imposition of the Easement(s).....	\$	0
h. Total Compensation for Easement(s).....	\$	4,000

### 3. Explanation:

The permanent easement being imposed on the subject property consists of a ±20-foot-deep strip which runs parallel with McCarthy Road a length of 150.00 feet; the south line of the strip is located 30 feet north of the centerline of McCarthy Road (see attached plat). It has an area of ±3,000 square feet.

The term of the easement is permanent; it will be utilized for public utility (extension of municipal water) and drainage. Factors considered in the valuation of the easement include the duration of the easement, location with respect to the improvements, and property rights being acquired in relation to the remainder parcel. It is assumed the lawn and paving in the easement will not be affected or will be replaced with "like" as part of the project.

It is the appraiser's opinion that the imposition of the easement will not affect any future development, and there are no damages indicated to the non-easement property.



## Valuation of Temporary Easements

1. Description	Easement No. N/A	Easement No.
Type of Easement	Temporary	
Purpose of Easement	Construction	
Term of Easement if Temporary	2 years	
Station to Station	See attached plat and legal	
Land Classification	Residential	
Present Use (Easement Area)	Residential	
Highest and Best Use	Residential	
Area of Easement Sq. ft. or Acres	2,250 / 0.052 Sq.Ft. X    Acres X	Sq.Ft. X    Acres X
Building Improvements in Easement to be Acquired	None	
Land Improvements in Easement to be Acquired or Impacted	None	
Land Improvements in Easement not to be Acquired	Asphalt paving, lawn	

2. a. Market Value of Whole Property Before Imposition of the Easement.....	\$	261,000
b. Market Value of the Easement Area(s) Before the Imposition of the Easement(s) .....	\$	6,000
c. Market Value of the Easement Area(s) After the Imposition of the Easement(s) .....	\$	5,000
d. Diminution in Value of Easement Area(s) .....	\$	1,000
e. Market Value of the Property Outside the Easement Area(s) Before the Imposition of the Easement(s).....	\$	255,000
f. Market Value of the Property Outside the Easement Area(s) After the Imposition of the Easement(s).....	\$	255,000
g. Diminution in the Market Value of the Property Outside the Easement Area (s) Due to the Imposition of the Easement(s).....	\$	0
h. Total Compensation for Easement(s).....	\$	1,000

### 3. Explanation:

The Temporary Easement being imposed on the subject property consists of a ±15-foot-deep strip which runs parallel with McCarthy Road a length of 150.00 feet; the south line of the strip is located 15 feet north of the centerline of McCarthy Road (see attached plat). It has an area of ±2,250 square feet.

The term of the easement is two years. Factors considered in the valuation of the easement include the duration of the easement, location with respect to the improvements, and property rights being acquired in relation to the remainder parcel. It is assumed the lawn and paving in the easement will not be affected or will be replaced with "like" as part of the project. It is the appraiser's opinion that the imposition of the easement will not affect any future development, and there are no damages indicated to the non-easement property.

**APPRAISER CERTIFICATION**

In accordance with USPAP, I certify that, to the best of my knowledge and belief:

- The statements of fact contained in the report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have  have not  performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- That I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.

As required by the client, I further certify that:


- I have afforded the property owner(s) or their designated representative the opportunity to accompany me at the time of inspection.
- I have made a personal field inspection of the comparable sales relied upon in this appraisal report.
- The subject and comparable sales relied upon in preparing this appraisal were as represented by the photographs contained within the report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24, as well as the Illinois Department's Land Acquisition Policies and Procedures Manual.
- I understand this report may be used in connection with the acquisition of right-of-way for a highway to be constructed by the State of Illinois with its funds and/or with the assistance of Federal-aid highway funds, or other Federal funds.
- I have prepared this appraisal in accordance with state laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are noncompensable under the established law of Illinois.
- I have not given consideration to, or included in my appraisal, and allowance for relocation assistance benefits.
- Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property. Any increase or decrease in value caused by the actual acquisition of a part of the property was considered in opining the value of the Remainder after the taking. This statement is in compliance with 49 CFR 24.103(b) as well as IDOT's Land Acquisition Policies and Procedures Manual.
- I have not revealed the findings and results of this appraisal to anyone other than the Client, and I will not do so until so authorized by the Client, or until I am required to do so by law, or until I am released from this obligation by having publicly testified as to such findings.
- The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined by the Home Inspector Licenses Act [225 ILCS 441] and 68 Ill Adm. Code 1410 and are not to be considered a home inspection of home inspection report.
- My opinion of the fair market value of the property taken and net damage to the remainder, if any, as of the effective date of this appraisal is \$ 5,000 based upon my independent appraisal and the exercise of my professional judgment.



Signature of Appraiser – Keith T. Tadrowski  
553.001238 Exp. Date 9/30/2021

Type of License State Certified General Real Estate Appraiser Lic. No.

## Comparable Sale Data

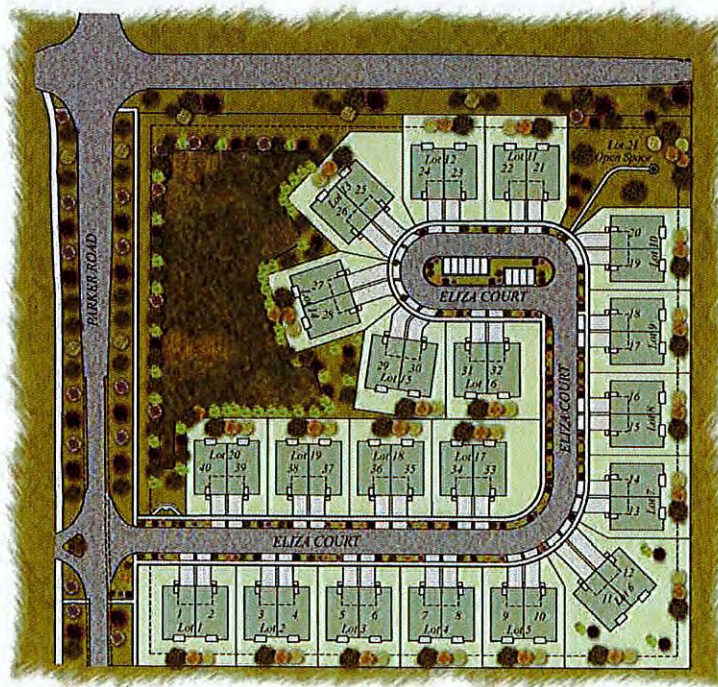
	Comparable Sale No.: 1
	Seller: Paradise Park Assisted Living, Lemont, LLC
	Purchaser: Willow Pointe, LLC
	Sale Date: 5/2018
	County: Cook
	Deed Type: Special Warranty Deed
	Document Number: 1817018023
	Verified Sale Price: \$785,000
	Unit Price (if applicable): \$1.73 per Sq. Ft.
	Zoning: R-5, Single-Family Attached Residential (Lemont)
	Highest and Best Use: Multi-Family Residential Development
	Property Rights Conveyed: Fee Simple
Financing: Normal	
Conditions of Sale: Conventional	
Name of party to the transaction with whom this sale was verified: James F. Boris, Seller Representative Name of appraiser(s) who verified this sale (date sale was verified): Keith Tadrowski (5/13/20) Name of appraiser(s) who inspected this sale (date of inspection): Keith Tadrowski (3/19/19 & 1/5/21) Additional data sources used to verify this sale: Deed, Costar, MLS Additional comments on verification process (if applicable): N/A	
Address: 13101 Parker Road, Lemont, Illinois PIN(s): 22-35-300-002 Location Description: Southeast corner of Parker Road and 131 <sup>st</sup> Street, Lemont, Illinois Legal Description: N/A	
Description of the Land Area (Acres): 10.40                      Area (SF): 453,024  Describe relevant site details below: Topography: Level Shape: Generally rectangular (see following page) Floodplain: None Wetlands: None  The following utilities and services are available to this site: Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Comments:  Allocation of Value (if applicable): Value Allocated to Land: \$785,000 Unit Value of Land: \$1.73 per Sq. Ft.	Description of the Improvements (if applicable)  Describe relevant building improvement details below: Vacant land. Subsequently developed with the "Villas at Willow Pointe" development with 40 residential duplex units.  Describe relevant site improvement details below: None of contributory value  Allocation of Value (if applicable): Value Allocated to Improvements: \$0
Use the space below to provide additional explanation of relevant details (use an additional page if necessary):	

AERIAL PHOTO OF COMAPRABLE SALE NO. 1




DEVELOPMENT PLAN OF COMAPRABLE SALE NO. 1

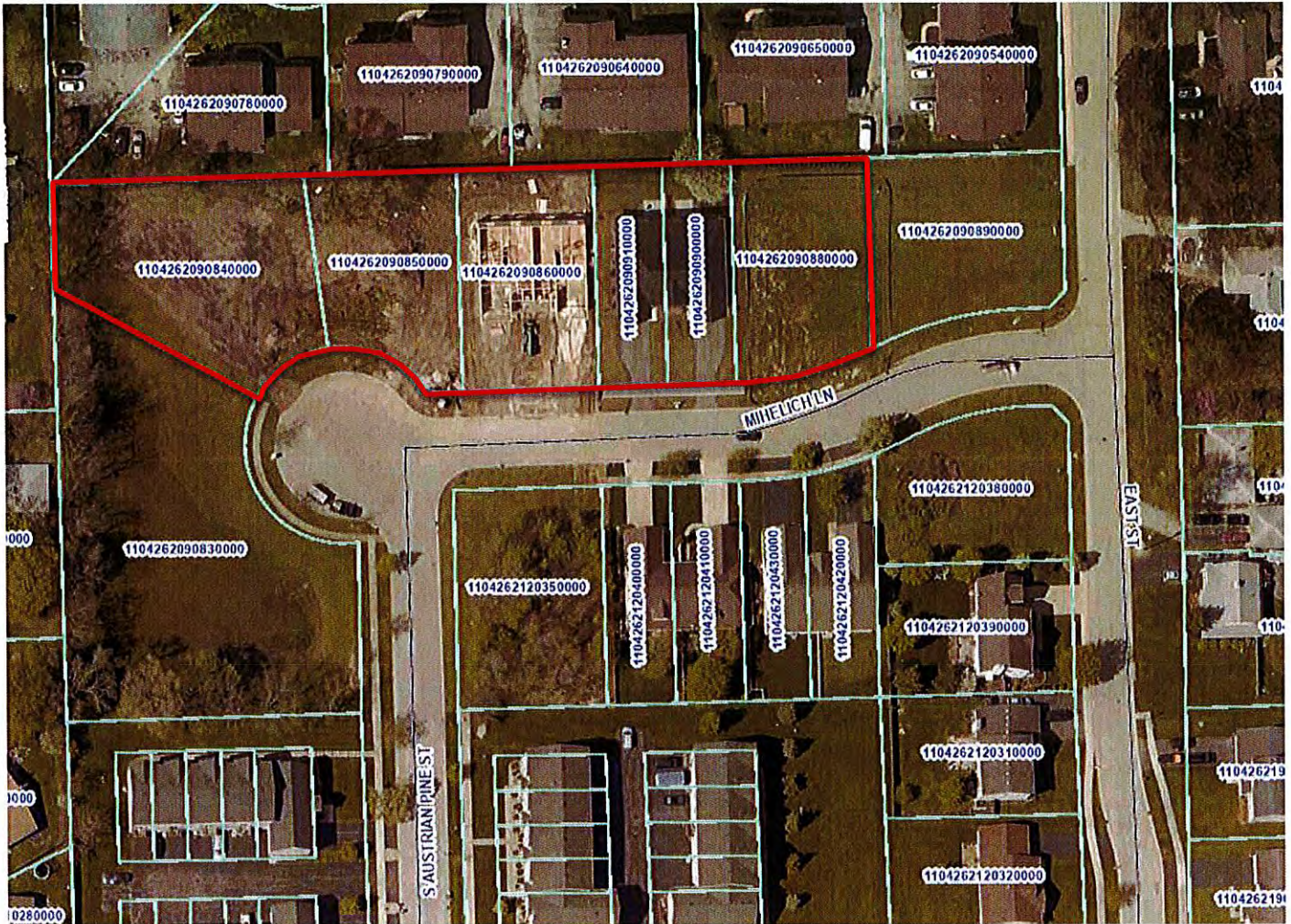
VILLAS AT  
WILLOW  
POINTE




## Comparable Sale Data

	Comparable Sale No.: 2
	Seller: Limestone, LLC
	Purchaser: Danmor LLC – Master Series – Mihelich Estates Series
	Sale Date: 1/19/2018
	County: Will
	Deed Type: Warranty Deed      Document Number: R2018009862
	Verified Sale Price: \$125,000
	Unit Price (if applicable): \$2.45 per Sq. Ft.
	Zoning: R-2 Single-Family Residential (Lockport)
	Highest and Best Use: Multi-Family Residential Development
	Property Rights Conveyed: Fee Simple
	Financing: Normal
Conditions of Sale: Conventional	
Name of party to the transaction with whom this sale was verified: Karen Robertson, Listing Broker Name of appraiser(s) who verified this sale (date sale was verified): Keith Tadrowski (1/6/21) Name of appraiser(s) who inspected this sale (date of inspection): Keith Tadrowski (1/5/21) Additional data sources used to verify this sale: Deed, MLS Additional comments on verification process (if applicable): N/A	
Address: N/A PIN(s): 11-04-26-209-084, -085, -086, -087, & -088 Location Description: North side of Mihelich Court, west of East Street, Lockport, Illinois Legal Description: N/A	
Description of the Land Area (Acres): 1.170 <u>net</u> *      Area (SF): 50,961 <u>net</u> *  Describe relevant site details below: Topography: Level Shape: Generally rectangular (see following page) Floodplain: None Wetlands: None  *Gross area of site is sale 62,489 square feet, however, one of the lots (11-04-26-209-087) had already been developed and units sold. The sale included the underlying common area of this lot but it was not a buildable/useable lot.  The following utilities and services are available to this site: Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Comments:  Allocation of Value (if applicable): Value Allocated to Land: \$125,000 Unit Value of Land: \$2.45 per Sq. Ft.	Description of the Improvements (if applicable)  Describe relevant building improvement details below: One of the lots (11-04-26-209-087) had already been developed and the two units sold; sale included four vacant lots and the underlying land/common area of this improved lot. This improved lot had no contributory value to the sale price, and the sale was essentially of the four vacant lots. The sale included plans to develop the property with 8 additional duplexes.  Describe relevant site improvement details below: None of contributory value  Allocation of Value (if applicable): Value Allocated to Improvements: \$0
Use the space below to provide additional explanation of relevant details (use an additional page if necessary):	

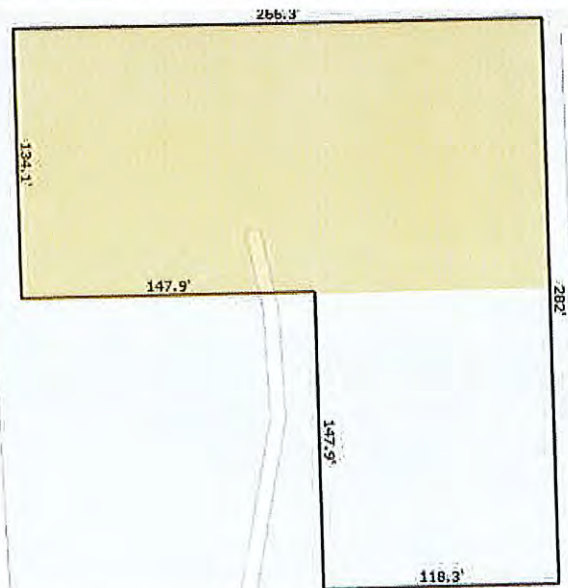
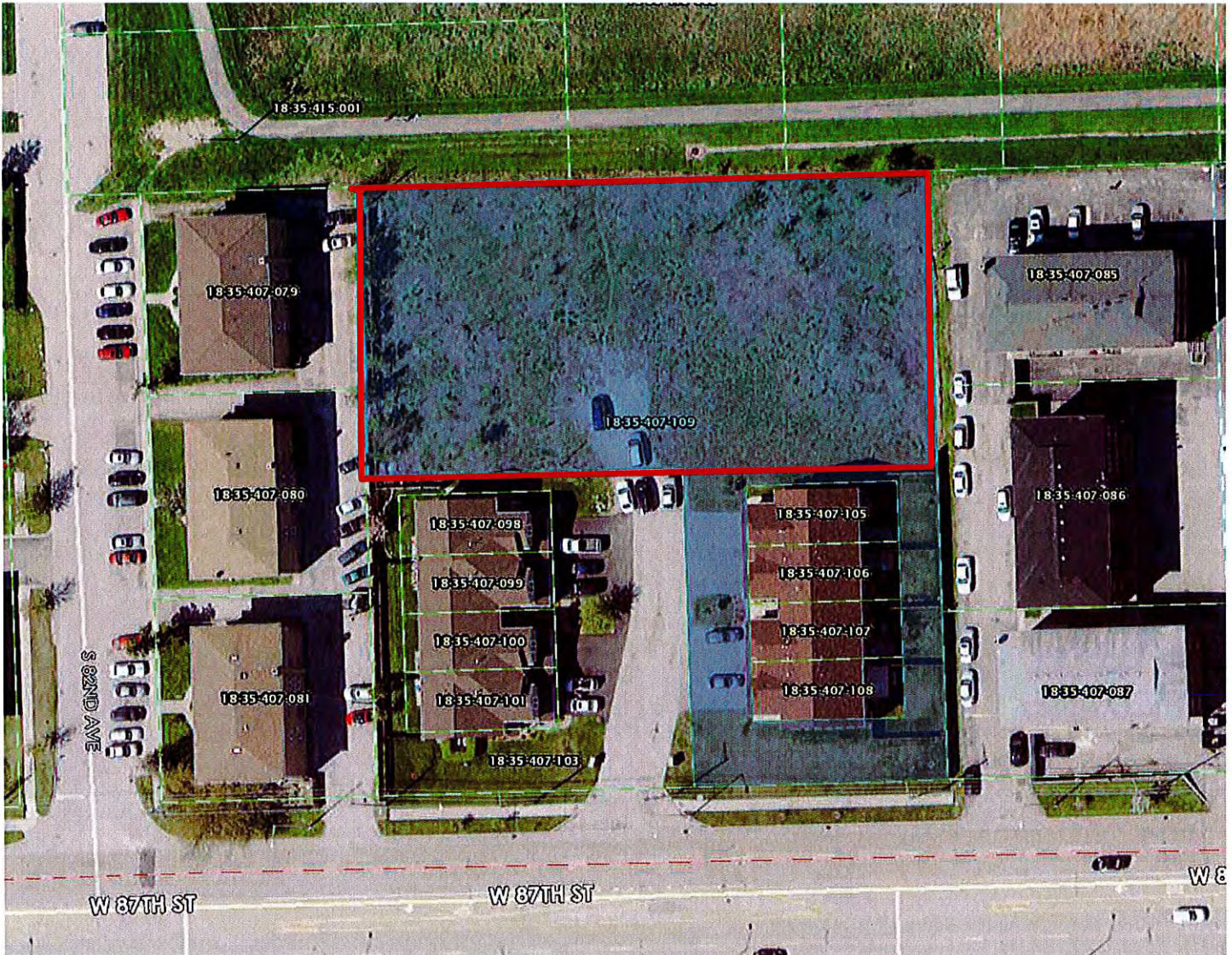
AERIAL PHOTO OF COMPARABLE SALE NO. 2



**Comparable Sale Data**

	Comparable Sale No.: 3
	Seller: TJ Daliege Development Corp.
	Purchaser: Z & R Properties 6C, Inc.
	Sale Date: 8/23/2017
	Type of Document: Warranty Deed
	Document No.: 1724208111
	Verified Sale Price: \$105,000.00
	Unit Price When Applicable: \$2.94 per Sq. Ft.
	Verified Via: Jennifer Ratliff (Listing Broker), Deed, MLS
	Verified To: Keith T. Tadrowski
	Date Verified: 1/7/20
	Date of Inspection: 1/7/20
Inspected By: Keith T. Tadrowski	
Zoning: R-5, Multi-Family Residence (Hickory Hills)	
Location, Address, and/or Legal Description of Sale Property:  Address: 8160-8176 W. 87 <sup>th</sup> Street, Hickory Hills, Illinois PIN: 18-35-407-109 (part); sale did not include the southern 148.0 feet of the PIN Location: North of 87 <sup>th</sup> Street, east of 82 <sup>nd</sup> Avenue, Hickory Hills, Illinois	Highest and Best Use: Multi-Family Residential Development
	Financing: If normal, check <input checked="" type="checkbox"/> . If other than normal, explain below.
<b>Land Description – Type and Size:</b>  Size: 35,711 square feet (266.3' X 134.1') or 0.820 acres Shape: Rectangular Frontage: None Access: Ingress/egress easement across the adjacent property to the south Topography: Level Floodplain/Wetland: No wetlands; approximately 1/3 of the lot is classified as Zone AE floodplain (see attached floodplain map)	Condition of Sale: If an "Arm's-length" transaction, check <input checked="" type="checkbox"/> . If other, explain below.  This was reportedly a distressed sale. The developer had built the front eight townhomes, but was having financial difficulties and decided to sell off the rear land for development with nine townhomes. These nine proposed townhomes already had plans and permits at the time of sale, and the underground work (utilities) was completed.
	Buildings and Miscellaneous Improvements: Estimate contribution to value when applicable.  Buildings: Vacant lot. Subsequently developed with nine attached townhomes.  Land Improvements: None  List Utilities Available: All are available.


**SKETCH/TAX MAP  
COMPARABLE SALE NO. 3 (Outlined in red)**



FLOODPLAIN MAP  
COMPARABLE SALE NO. 3 (Outlined in red)



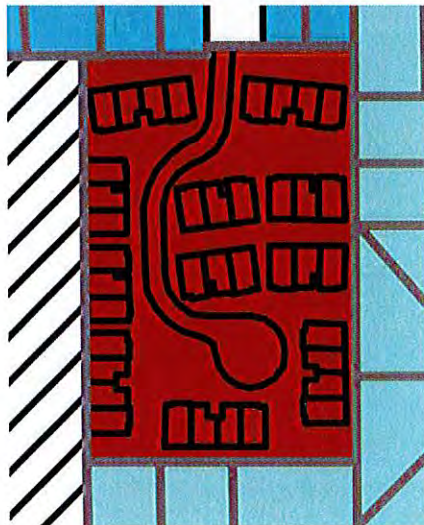
**Comparable Sale Data**

	Comparable Sale No.: 4
	Seller: Grand Covington, LLC
	Purchaser: ZNET Holding, MBA Trucking Inc., T&T builders, LLC, and OMR Group, LLC, as joint tenants
	Sale Date: 6/16/2020
	Type of Document: Warranty Deed
	Document No.: 202207359
	Verified Sale Price: \$420,000.00
	Unit Price When Applicable: (based on \$3.89 per Sq. Ft. net area)
	Verified Via: Connie Tomlinson (Listing Broker), Deed, MLS
	Verified To: Keith T. Tadrowski
	Date Verified: 8/25/20
	Date of Inspection: 8/25/20
	Inspected By: Keith T. Tadrowski
	Zoning: R-3, Residential (Justice)
Location, Address, and/or Legal Description of Sale Property:	Highest and Best Use: Multi-Family Residential Development
Address: 8633 Covington Avenue, Justice, Illinois 60458 PIN: 18-26-113-039 Location: Covington Avenue south of 73 <sup>rd</sup> Place, Justice, Illinois	Financing: If normal, check <input checked="" type="checkbox"/> . If other than normal, explain below.
	Condition of Sale: If an "Arm's-length" transaction, check <input checked="" type="checkbox"/> . If other, explain below.
<b>Land Description – Type and Size:</b>  Size: 3.4 gross acres of which the northern 122 feet or 40,016 square feet has already been developed with eight townhomes; the net area of the site is 108,088 square feet or 2.481 acres Shape: Rectangular (with eight cut-out lots developed with eight townhomes; see following page) Topography: Level Floodplain/Wetland: None	Buildings and Miscellaneous Improvements: Estimate contribution to value when applicable.  Buildings: Improved with a street and utilities and permitted for 29 additional townhomes (seven 3-unit townhome building and two 4-unit townhome buildings). Eight units were already constructed in 2010 and the rest of the development was not completed.  Land Improvements: Streets, utilities, and landscaping.  List Utilities Available: All are available.

**SKETCH/TAX MAP  
COMPARABLE SALE NO. 4 (Outlined in red)**



**PROPOSED DEVELOPMENT**



*PLA*

*PERM*

LEGEND



PUBLIC UTILITY AND  
DRAINAGE EASEMENT



TEMPORARY  
CONSTRUCTION EASEMENT



HERETOFORE DEDICATED