

**VILLAGE OF FRANKLIN PARK
PAYABLE VOUCHER, PAYROLL AND ACH SUMMARY
FOR PASSAGE AT THE VILLAGE BOARD MEETING OF
8.12.2024**

<u>Payroll Ending</u>	<u>07/19/24</u>	<u>08/02/24</u>	<u>TOTALS</u>
Village Portion of Social Security	12,825.66	14,929.63	
Village Portion of Medicare	8,338.94	8,572.83	
Payroll	603,965.06	620,182.33	
Special Payroll Buyback	<u>55,537.73</u>	<u>0.00</u>	
Total Payroll Expense	680,667.39	643,684.79	\$ 1,324,352.18
<u>Manual Checks & Wires</u>			
Manual Checks	<u>5,921.61</u>		
Total Manual Checks			\$ 5,921.61
<u>ACH Debits</u>			
Health Insurance Premium	303,754.05		
City of Chicago (Water Payment)	<u>311,568.24</u>		
Total ACH Debits			\$ 615,322.29
Payable Vouchers			
Payable Voucher 08-02-2024	338,611.59		
Payable Voucher 08-16-2024	<u>1,885,177.81</u>		
Total Payable Vouchers			\$ 2,223,789.40
Grand Total Payments			\$ 4,169,385.48

Accounts Payable

Computer Check Proof List by Vendor

User: cperez
 Printed: 08/02/2024 - 2:20PM
 Batch: 00202.08.2024



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 4590	AEP ENERGY			Check Sequence: 1	ACH Enabled: False
3013133540July2	3010 Mannheim 3013133540 6/3-7/2/24	22,149.31	08/02/2024	19-01-62330	
3013133551July2	0 N Belmont 3013133551 6/10-7/10/24	759.49	08/02/2024	19-01-62330	
3013133551June2	0 N Belmont 3013133551 5/9-6/10/24	776.86	08/02/2024	19-01-62330	
	Check Total:	23,685.66			
Vendor: 3832	AT&T			Check Sequence: 2	ACH Enabled: False
3354131901	Franklin Park water tower for July	734.22	08/02/2024	10-02-51200	
	Check Total:	734.22			
Vendor: 5242	AT&T			Check Sequence: 3	ACH Enabled: False
847233074207	Multiple dept single line charges- July	402.59	08/02/2024	10-02-51200	
847451129207	Multiple Norcomm single line charges for July	224.61	08/02/2024	10-02-51200	
847671155607	Alarm circuits and multiple single lines for July	404.16	08/02/2024	10-02-51200	
847678617106	Fire station 2 outside phone for June	21.00	08/02/2024	10-02-51200	
	Check Total:	1,052.36			
Vendor: 0717	AT&T LONG DISTANCE			Check Sequence: 4	ACH Enabled: False
857644570	Long distance for June	28.41	08/02/2024	10-02-51200	
	Check Total:	28.41			
Vendor: 1272	AT&T TELECONFERENCE SERVICES			Check Sequence: 5	ACH Enabled: False
407-004251	Conference call services- June	113.08	08/02/2024	10-02-51200	
	Check Total:	113.08			
Vendor: 3378	BYRNE SOFTWARE TECHNOLOGIES INC			Check Sequence: 6	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
0103816	Professional services on Accela Land Mgmt 2/10	70.00	08/02/2024	10-02-81000	
0104135	Professional services on Accela Land Mgmt 3/9-	2,800.00	08/02/2024	10-02-81000	
	Check Total:	2,870.00			
Vendor: 0968	CHRISTOPHER B. BURKE ENGINEERING, LTD.			Check Sequence: 7	ACH Enabled: False
11	Front st/Carnation St connector 4/28-5/25/24	3,319.00	08/02/2024	52-01-82800	
61H14-25	Franklin Ave Phase III engineering 4/28-5/25/24	64,679.06	08/02/2024	65-10-54600	
	Check Total:	67,998.06			
Vendor: 3643	COMCAST			Check Sequence: 8	ACH Enabled: False
209928110	Dedicated internet and network services- July	8,484.84	08/02/2024	10-02-51200	
	Check Total:	8,484.84			
Vendor: 3644	COMCAST			Check Sequence: 9	ACH Enabled: False
0167317July24	Services for 7/20-8/19/24	94.86	08/02/2024	10-20-52600	
	Check Total:	94.86			
Vendor: 5257	COMED			Check Sequence: 10	ACH Enabled: False
0615329000July2	10699 Waveland 0615329000 6/10-7/10/24	64.00	08/02/2024	10-50-62330	
3604055000July2	3200 Sarah 3604055000 6/17-7/17/24	264.15	08/02/2024	10-50-62330	
4123337000July2	3200 Mannheim 4123337000 6/17-7/17/24	34.46	08/02/2024	10-50-62330	
4910975000July2	9380 Chestnut 4910975000 6/10-7/10/24	63.77	08/02/2024	10-50-62330	
5040921222July2	00WS Wolf Rd 5040921222 6/11-7/11/24	63.99	08/02/2024	10-50-62330	
5566322000July2	3022 Cullerton 5566322000 6/4-7/3/24	22.09	08/02/2024	10-50-62330	
5870695000July2	9800 Franklin Ave 5870695000 6/11-7/11/24	37.20	08/02/2024	10-50-62330	
6484021222July2	2709 Scott 6484021222 6/11-7/11/24	242.19	08/02/2024	10-50-62330	
6686895000July2	2599 Scott 6686895000 6/11-7/11/24	108.13	08/02/2024	10-50-62330	
6911683111July2	3900 Mannheim 6911683111 6/10-7/10/24	22.70	08/02/2024	10-50-62330	
7517571222July2	3548 River Rd 7517571222 6/4-7/3/24	26.91	08/02/2024	10-50-62330	
8327688000July2	11230 Addison 8327688000 6/11-7/11/24	334.21	08/02/2024	34-02-62800	
	Check Total:	1,283.80			
Vendor: 4039	EUCLID MANAGERS			Check Sequence: 11	ACH Enabled: False
5396090July24	Long term disability Aug2024	1,367.04	08/02/2024	10-52-62370	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
5396090July24	Dental Aug2024	15,362.40	08/02/2024	10-52-62390	
5396090July24	Voluntary life Aug2024	1,460.86	08/02/2024	10-52-59000	
5396090July24	Short term disability Aug2024	5,165.13	08/02/2024	10-52-62370	
5396090July24	Vision Aug2024	1,181.63	08/02/2024	10-52-62390	
	Check Total:	24,537.06			
Vendor: 2059 142049-43	EXP US SERVICES Franklin Ave Phase II engineering 4/27-5/31/24	23,502.81	08/02/2024	Check Sequence: 12 65-10-54100	ACH Enabled: False
	Check Total:	23,502.81			
Vendor: 3241 61890	F.W. KLINE INC. Service call and labor for East entrance door	220.00	08/02/2024	Check Sequence: 13 10-20-52600	ACH Enabled: False
	Check Total:	220.00			
Vendor: 4927 073024	RICARDO CARMELO FERNANDEZ Reimbursement for CDL	61.35	08/02/2024	Check Sequence: 14 34-02-52000	ACH Enabled: False
	Check Total:	61.35			
Vendor: 1555 43682 43829 43830	H&H ELECTRIC COMPANY Street lighting maint- 9300 & 9320 Belmont Street lighting & traffic signal maint- various loc Furnish & install detector loops- Grand & Scott	590.45 676.70 3,600.00	08/02/2024 08/02/2024 08/02/2024	Check Sequence: 15 10-90-62690 10-50-62340 10-90-62690	ACH Enabled: False
	Check Total:	4,867.15			
Vendor: 2870 S208389	HOMER INDUSTRIES Drop charges- woodchips	25.00	08/02/2024	Check Sequence: 16 09-01-64000	ACH Enabled: False
	Check Total:	25.00			
Vendor: 4545 18786 18786 18786 18786 18786	KCS COMPUTER TECHNOLOGY SentinelOne Proofpoint spam filter software GFI AV server software Meraki equipment 23-24 Max online back of servers	440.00 672.75 1,220.96 2,025.00 400.00	08/02/2024 08/02/2024 08/02/2024 08/02/2024 08/02/2024	Check Sequence: 17 10-02-54200 10-02-54200 10-02-54200 10-02-80100 10-02-55040	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
18786	Veem backup replication	135.00	08/02/2024	10-02-55040	
18786	Ironscales	1,690.00	08/02/2024	10-02-54200	
18786	Consulting services for June	650.00	08/02/2024	10-02-51150	
18786	Office 365	2,595.20	08/02/2024	10-02-54200	
	Check Total:	9,828.91			
Vendor: 3819	LEAF			Check Sequence: 18	ACH Enabled: False
16907647	Copier rental for August	1,550.00	08/02/2024	10-02-80001	
	Check Total:	1,550.00			
Vendor: 3811	MID CENTRAL WATER WORKS ASSOCIATION			Check Sequence: 19	ACH Enabled: False
072324	Seminar for 08.14.24 (14 attendees)	560.00	08/02/2024	34-01-52060	
	Check Total:	560.00			
Vendor: 4521	NICOR			Check Sequence: 20	ACH Enabled: False
00421665753Ju24	9800 Franklin 00421665753 6/25-7/24/24	18.51	08/02/2024	10-90-62940	
50771900003Ju24	9300 Belmont 50771900003 6/25-7/24/24	141.70	08/02/2024	34-01-62940	
83226800007Ju24	10920 King 83226800007 5/29-6/27/24	57.25	08/02/2024	34-01-62940	
87873543729Ju24	9320 Belmont 87873543729 6/25-7/24/24	44.39	08/02/2024	34-02-52450	
	Check Total:	261.85			
Vendor: 0270	O'REILLY AUTOMOTIVE, INC.			Check Sequence: 21	ACH Enabled: False
3398-110540	Belt tentioner #212	49.57	08/02/2024	08-01-50034	
3398-121363	Gas tank strap #231	65.87	08/02/2024	08-01-50090	
	Check Total:	115.44			
Vendor: 7774	PHYSICIANS IMMEDIATE CARE			Check Sequence: 22	ACH Enabled: False
4406615	Hepatitis vaccines x2 June2024	240.00	08/02/2024	10-52-53000	
4406615	New FF physical June2024	730.00	08/02/2024	10-40-53000	
	Check Total:	970.00			
Vendor: 4235	PITNEY BOWES PURCHASE POWER			Check Sequence: 23	ACH Enabled: False
071824	Postage	1,164.63	08/02/2024	10-01-51500	
071824	Postage	1,164.62	08/02/2024	34-01-51500	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	2,329.25			
Vendor: UB*00706	PLATING INTERNATIONAL			Check Sequence: 24	ACH Enabled: False
	Refund Check 028338-000, 11134 ADDISON	718.59	08/02/2024	34-00-20100	
	Refund Check 028338-000, 11134 ADDISON	1,149.64	08/02/2024	34-00-20100	
	Check Total:	1,868.23			
Vendor: 4552	REPUBLIC SERVICES #551			Check Sequence: 25	ACH Enabled: False
0551-015975772	Scavenger services, July 2024	146,759.38	08/02/2024	09-01-64010	
	Check Total:	146,759.38			
Vendor: 2117	ROZALADO & CO			Check Sequence: 26	ACH Enabled: False
39866	Janitorial services for PD 3/18-3/31/24	1,631.33	08/02/2024	10-20-52600	
42816	Janitorial services for PD 4/29-5/12/24	1,631.33	08/02/2024	10-20-52600	
44689	Janitorial services for VH and PW 6/10-6/23/24	1,381.80	08/02/2024	10-13-52800	
44689	Janitorial services for PD 6/10-6/23/24	1,631.33	08/02/2024	10-20-52600	
45377	Janitorial services for PD 6/24-7/7/24	1,631.33	08/02/2024	10-20-52600	
45377	Janitorial services for VH and PW 6/24-7/7/24	1,381.80	08/02/2024	10-13-52800	
	Check Total:	9,288.92			
Vendor: 2103	ANDY SMOLEN			Check Sequence: 27	ACH Enabled: False
072924	Reimbursement for Arborist certification	120.00	08/02/2024	10-90-52000	
	Check Total:	120.00			
Vendor: 5294	SPRINGBROOK HOLDING COMPANY LLC			Check Sequence: 28	ACH Enabled: False
TM INV-007758	Difference in payment	10.00	08/02/2024	10-02-54200	
	Check Total:	10.00			
Vendor: 5425	VERIZON WIRELESS			Check Sequence: 29	ACH Enabled: False
9968782851	Data charges for mobile jetpacks- June	83.01	08/02/2024	10-02-51200	
9970010259	Monthly cell phone charges water-July--#980431	1,365.53	08/02/2024	34-01-80500	
9970010259	Monthly cell phone charges general-July--#9804	2,585.25	08/02/2024	10-02-80300	
9970010260	Monthly parking meter charges for Metra station	72.02	08/02/2024	41-01-65000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	4,105.81			
Vendor: 2511	VESTIS			Check Sequence: 30	ACH Enabled: False
6020253881	Carpet service	131.61	08/02/2024	10-20-52600	
6020253882	Carpet service	199.77	08/02/2024	10-13-52600	
6020255995	Carpet service	131.61	08/02/2024	10-20-52600	
6020255996	Carpet service	199.77	08/02/2024	10-13-52600	
6020258086	Carpet service	131.61	08/02/2024	10-20-52600	
6020258087	Carpet service	199.77	08/02/2024	10-13-52600	
	Check Total:	994.14			
Vendor: 4140	WHEATLAND TITLE COMPANY			Check Sequence: 31	ACH Enabled: False
679268	Title committment for Franklin Ave reconstructic	159.00	08/02/2024	65-10-54100	
683789	Title committment for Franklin Ave reconstructic	132.00	08/02/2024	65-10-54100	
	Check Total:	291.00			
	Total for Check Run:	338,611.59			
	Total of Number of Checks:	31			

Accounts Payable

Computer Check Proof List by Vendor

User: cperez
 Printed: 08/08/2024 - 3:32PM
 Batch: 00216.08.2024



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 3443	1ST AYD CORPORATION			Check Sequence: 1	ACH Enabled: False
PSI711985	Station supplies	544.14	08/16/2024	10-30-62030	
PSI712434	Station supplies	115.94	08/16/2024	10-30-62030	
PSI715209	Rain jackers and rain pants	555.77	08/16/2024	10-90-60600	
	Check Total:	1,215.85			
Vendor: 5002	34 PUBLISHING, INC.			Check Sequence: 2	ACH Enabled: False
37506	Design services for Aug2024 newsletter	450.00	08/16/2024	10-01-51880	
	Check Total:	450.00			
Vendor: 2261	A LAMP CONCRETE CONTRACTORS, INC.			Check Sequence: 3	ACH Enabled: False
636.24.1	Schiller Blvd Roadway and Utility Improvement	868,105.08	08/16/2024	65-10-86100	
	Check Total:	868,105.08			
Vendor: 2615	A.W.E.S.O.M.E. PEST SERVICE INC.			Check Sequence: 4	ACH Enabled: False
6794	Exterminating services July2024	510.00	08/16/2024	10-60-62460	
	Check Total:	510.00			
Vendor: 1259	ACE HARDWARE - FIRE			Check Sequence: 5	ACH Enabled: False
149107	credit	-3.18	08/16/2024	10-30-62050	
149638/1	Propane- reimbursed by 2%fund	39.95	08/16/2024	10-30-62050	
149811/1	Wire brush, oil quartz	37.79	08/16/2024	10-30-80570	
149869/1	Equipment for Engine 479 compartment repairs	27.82	08/16/2024	10-30-50110	
G88320	credit	-22.00	08/16/2024	10-30-62050	
	Check Total:	80.38			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 1260	ACE HARDWARE - SEWER & WATER			Check Sequence: 6	ACH Enabled: False
149699/1	Cleaning supplies	59.70	08/16/2024	34-02-52200	
149837/1	Table, paper towels, bags, sponges,soaps	266.67	08/16/2024	34-02-52200	
150060/1	Paint, Wood, brushes, trayset, hammers	314.68	08/16/2024	34-01-62590	
150069/1	Fasteners, valves, nipples	39.30	08/16/2024	34-01-62590	
	Check Total:	680.35			
Vendor: 1264	ACE HARDWARE - STREETS			Check Sequence: 7	ACH Enabled: False
149851/1	Padlock, fasteners, straps	18.64	08/16/2024	10-90-62680	
	Check Total:	18.64			
Vendor: 3364	ADP SCREENING & SELECTION			Check Sequence: 8	ACH Enabled: False
1245111-07-2024	Monthly screening services, July2024	32.32	08/16/2024	10-60-60000	
	Check Total:	32.32			
Vendor: 3050	AIR ONE EQUIPMENT, INC.			Check Sequence: 9	ACH Enabled: False
206521	FF boots-remaining balance	515.00	08/16/2024	10-30-62180	
208980	FF boots	419.00	08/16/2024	10-30-62180	
209111	SCBA facepieces	760.00	08/16/2024	10-30-50800	
209112	SCBA waist belt repair	217.40	08/16/2024	10-30-50800	
209113	FF boots	429.00	08/16/2024	10-30-62180	
	Check Total:	2,340.40			
Vendor: 3576	AIRGAS USA, LLC			Check Sequence: 10	ACH Enabled: False
9151594901	Oxygen tanks refill	296.59	08/16/2024	10-30-62090	
	Check Total:	296.59			
Vendor: 0149	AL PIEMONTE FORD SALES, INC.			Check Sequence: 11	ACH Enabled: False
801062	Trans shield #874	22.75	08/16/2024	08-01-50020	
801363	Air filter #203	20.62	08/16/2024	08-01-50090	
801363	Oil filters F 750 shelf stock (6)	196.32	08/16/2024	08-01-50090	
801512	Air filters # F750 shelf stock	103.10	08/16/2024	08-01-50090	
801665	Turbo massflow air tube #201	396.66	08/16/2024	08-01-50090	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	739.45			
Vendor: 0010	ALEXANDER CHEMICAL CORPORATION			Check Sequence: 12	ACH Enabled: False
84016	Chlorine	1,476.41	08/16/2024	34-01-62850	
84208	Chlorine	30.00	08/16/2024	34-01-62880	
	Check Total:	1,506.41			
Vendor: 3495	ALEXANDER EQUIPMENT COMPANY			Check Sequence: 13	ACH Enabled: False
208918	Apron chaps, kask, ear muggs, fiberglass pole, pi	1,258.72	08/16/2024	10-90-82630	
209387	Solenoid valve, wire connector	1,487.17	08/16/2024	10-90-50100	
209461	Light cords, ear muffs	466.38	08/16/2024	08-01-50090	
209462	Advanced apron chaps 36"	209.99	08/16/2024	10-90-60600	
	Check Total:	3,422.26			
Vendor: 3107	ALLIANT INSURANCE SERVICES			Check Sequence: 14	ACH Enabled: False
2645973	Public official bond- Comptroller	250.00	08/16/2024	10-32-62190	
	Check Total:	250.00			
Vendor: 0013	ALLIED ASPHALT PAVING CO.			Check Sequence: 15	ACH Enabled: False
252639	N50 D surface	513.89	08/16/2024	10-90-62600	
	Check Total:	513.89			
Vendor: 1634	ALPHA PRIME COMMUNICATIONS			Check Sequence: 16	ACH Enabled: False
51937F	FCC license corrdination	525.00	08/16/2024	07-01-54200	
	Check Total:	525.00			
Vendor: 1941	ALTORFER INDUSTRIES CAT			Check Sequence: 17	ACH Enabled: False
P6AC0104058	Brackets	207.98	08/16/2024	08-01-50090	
P6AC0104059	Couplings	206.72	08/16/2024	08-01-50090	
P6AC0104178	Seal Orings	35.28	08/16/2024	08-01-50090	
P6AC0105669	Seals	3.00	08/16/2024	08-01-50090	
P6AC0105782	Tube assy, fill	476.09	08/16/2024	10-90-50100	
	Check Total:	929.07			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 2809 23313	ARTISTIC ENGRAVING Retired Sgt badge 97	157.25	08/16/2024	Check Sequence: 18 10-20-60331	ACH Enabled: False
	Check Total:	157.25			
Vendor: 5242 847233023407 847233053507	AT&T Multiple single line charges PD- June Multiple single line charges PD- July	244.78 179.01	08/16/2024 08/16/2024	Check Sequence: 19 10-02-51200 10-02-51200	ACH Enabled: False
	Check Total:	423.79			
Vendor: 5662 07224	ANDREA BANGURA Reimbursement for River Grove citation paid to	50.00	08/16/2024	Check Sequence: 20 10-20-30962	ACH Enabled: False
	Check Total:	50.00			
Vendor: 1412 0111606 0111642 0113817	BATTERY SERVICE CORP 2 batteries- sweeper #2 Lawnmower/tractor battery Battery #hustler lawnmower	137.02 51.50 51.50	08/16/2024 08/16/2024 08/16/2024	Check Sequence: 21 08-01-50090 08-01-50034 08-01-50034	ACH Enabled: False
	Check Total:	240.02			
Vendor: 0925 2677 2681 2687 2688 2695 2696 2701 2702 2704 2707 2708 2712 2713	BELLWOOD ELECTRIC MOTORS, INC. To remove pump #2 Copenhagen lift station To work on pump#1 controls at Curtis pump stati To remove pump #2 from Fullerton lift station To work on service pump at King st station Disassemble pump, replace bearings, seals, gask To install pump #2 at Copenhagen station; replac Rewind insulation, new bearings, gaskets -Fuller To install pump #2 at Fullerton lift station To work on pump controls at Copenhagen and Ft Disassemble, bearings, assemble pump #3 pump To install pump #3 at pump house Check valves, service at King st To work pump #4 at King St pump station	4,200.00 3,200.00 3,200.00 3,900.00 8,900.00 5,400.00 7,300.00 3,600.00 3,900.00 9,300.00 4,600.00 2,200.00 3,800.00	08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024	Check Sequence: 22 34-02-50940 34-01-50940 34-02-50940 34-01-50940 34-02-50940 34-02-50940 34-02-50940 34-02-50940 34-01-50940 34-01-50940 34-02-50940 34-01-50940	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	63,500.00			
Vendor: 1764	BIUNDO LANDSCAPING			Check Sequence: 23	ACH Enabled: False
4-Aug2024	Senior grass cutting 170 cuts @\$27 July2024	4,590.00	08/16/2024	10-60-63550	
4-Aug24	July vacant and foreclosed grass cutting 10500 G	560.00	08/16/2024	43-01-59000	
4-Aug24	July vacant and foreclosed grass cutting	150.00	08/16/2024	10-13-53000	
	Check Total:	5,300.00			
Vendor: 5074	BLUDERS TREE SERVICE			Check Sequence: 24	ACH Enabled: False
4655	Stump grinding (34)	11,400.00	08/16/2024	10-90-62730	
4656	Hazardous tree removals (12)	12,526.00	08/16/2024	10-90-62730	
4657	Hazardous tree removals (11)	9,314.00	08/16/2024	10-90-62730	
4658	Hazardous tree removals (10)	7,770.00	08/16/2024	10-90-62730	
4659	Tree pruning for two hazardous trees	800.00	08/16/2024	10-90-62730	
4660	Emergency tree removals (5)	6,500.00	08/16/2024	10-90-62730	
4662	Emergency tree removals (2)	4,500.00	08/16/2024	10-90-62730	
4680	Hazardous tree removal (5)	9,300.00	08/16/2024	10-90-62730	
4682	Emergency tree removal	3,250.00	08/16/2024	10-90-62730	
7670	Hazardous tree removal (2)	4,200.00	08/16/2024	10-90-62730	
	Check Total:	69,560.00			
Vendor: 1571	BRADY INDUSTRIES			Check Sequence: 25	ACH Enabled: False
9048498	Supplies	257.02	08/16/2024	10-20-52600	
	Check Total:	257.02			
Vendor: 0503	BUILDERS ASPHALT, LLC			Check Sequence: 26	ACH Enabled: False
139470	Cold patch	4,002.35	08/16/2024	10-90-62600	
	Check Total:	4,002.35			
Vendor: 3378	BYRNE SOFTWARE TECHNOLOGIES INC			Check Sequence: 27	ACH Enabled: False
0105482	Professional services on Accela 7/6-7/12/24	70.00	08/16/2024	10-02-81000	
	Check Total:	70.00			
Vendor: 0416	C.O.P.S & F.I.R.E PERSONALTESTING SERVICE, INC.			Check Sequence: 28	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
109211	Law enforcement oral interviews	4,200.00	08/16/2024	10-40-62260	
	Check Total:	4,200.00			
Vendor: 1474	CITY HALL TECHNOLOGIES, INC			Check Sequence: 29	ACH Enabled: False
141	Email delivery services for e-newsletter and tech	5,250.00	08/16/2024	10-01-51880	
	Check Total:	5,250.00			
Vendor: 5656	CITY OF AURORA			Check Sequence: 30	ACH Enabled: False
235095	Water production lab test May2024	210.00	08/16/2024	34-01-62850	
235314	Water production lab test June2024	210.00	08/16/2024	34-01-62850	
	Check Total:	420.00			
Vendor: 1420	CLARK DIETZ, INC.			Check Sequence: 31	ACH Enabled: False
441478	Water system modeling 6/1-6/28/24	942.45	08/16/2024	34-01-82800	
	Check Total:	942.45			
Vendor: 3644	COMCAST			Check Sequence: 32	ACH Enabled: False
0141239July24	Cable TV for streets for Aug24	4.20	08/16/2024	10-02-51200	
	Check Total:	4.20			
Vendor: 3459	COMPUTER INFORMATION SYSTEMS			Check Sequence: 33	ACH Enabled: False
239422	Annual license renewal	29,697.38	08/16/2024	10-20-80400	
	Check Total:	29,697.38			
Vendor: 3302	CORE & MAIN LP			Check Sequence: 34	ACH Enabled: False
U546895	Gaskets, bolts, hex nuts, Butterfly valve w gear	5,939.00	08/16/2024	34-01-62860	
	Check Total:	5,939.00			
Vendor: 1337	CORPORATE BUSINESS CARDS, LTD			Check Sequence: 35	ACH Enabled: False
336301	July newsletters	2,352.06	08/16/2024	10-01-51880	
	Check Total:	2,352.06			
Vendor: 1071	COZEN O'CONNOR			Check Sequence: 36	ACH Enabled: False
15006975	Lobbyist services, July2024	3,500.00	08/16/2024	10-12-67560	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
15007279	Lobbyist services, Aug2024	3,500.00	08/16/2024	10-12-67560	
	Check Total:	7,000.00			
Vendor: 0398	CTSI GROUP			Check Sequence: 37	ACH Enabled: False
3225403	Camera repairs and replacement	3,280.00	08/16/2024	10-02-55050	
3225404	Camera repairs and replacement	2,426.60	08/16/2024	10-02-55050	
	Check Total:	5,706.60			
Vendor: 1464	D&P CONSTRUCTION CO., INC.			Check Sequence: 38	ACH Enabled: False
0000404205	Switches	1,825.00	08/16/2024	09-01-64000	
0000404522	Switches	940.00	08/16/2024	09-01-64000	
0000404895	Switches	580.00	08/16/2024	09-01-64000	
0000405644	Switches	3,853.75	08/16/2024	09-01-64000	
0000406036	Switches	645.00	08/16/2024	09-01-64000	
0000407196	Switches	470.00	08/16/2024	09-01-64000	
0000407862	Switches	4,730.00	08/16/2024	09-01-64000	
	Check Total:	13,043.75			
Vendor: 2733	Dell Marketing L.p.			Check Sequence: 39	ACH Enabled: False
10762338324	Warranty for Dell servers	477.00	08/16/2024	10-02-80100	
	Check Total:	477.00			
Vendor: 1668	DUPAGE TOPSOIL, INC.			Check Sequence: 40	ACH Enabled: False
057442	Semi pulv	415.00	08/16/2024	34-02-63070	
	Check Total:	415.00			
Vendor: 1755	E. HOFFMAN, INC.			Check Sequence: 41	ACH Enabled: False
31644	Mixed load spoils hauled out	1,395.00	08/16/2024	34-02-63070	
31646	Mixed load spoils hauled out	1,090.00	08/16/2024	34-02-63070	
	Check Total:	2,485.00			
Vendor: 5498	EFAX CORPORATE			Check Sequence: 42	ACH Enabled: False
4935946	Efax software for HR- June	34.99	08/16/2024	10-02-54200	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	34.99			
Vendor: 3829	ELECTRICAL SYSTEMS, INC.			Check Sequence: 43	ACH Enabled: False
11106	Scott St Transducer failure/float height	4,366.24	08/16/2024	34-02-89008	
11107	Scott St R&R Transducer for Wet well	4,903.76	08/16/2024	34-02-89008	
11108	Scott St Float replacement	4,777.58	08/16/2024	34-02-89008	
11109	Floats and Transducer materials	4,454.61	08/16/2024	34-01-62860	
11119	Garra breaker tripping	3,967.56	08/16/2024	34-02-50940	
11120	Clearing cable demo	4,920.77	08/16/2024	34-01-82980	
	Check Total:	27,390.52			
Vendor: 3278	ELEVATOR INSPECTION SERVICES			Check Sequence: 44	ACH Enabled: False
124878	Two inspections performed for annual elevator ir	64.00	08/16/2024	10-13-60550	
	Check Total:	64.00			
Vendor: 4788	FERGUSON WATERWORKS #2516			Check Sequence: 45	ACH Enabled: False
0493587	Schotchlocks/splicings	1,752.32	08/16/2024	34-01-62835	
	Check Total:	1,752.32			
Vendor: 2245	FOUR SEASONS			Check Sequence: 46	ACH Enabled: False
072524	Refund for permit 24BP0433 for not completed	152.00	08/16/2024	10-13-30710	
	Check Total:	152.00			
Vendor: 0081	FRANKLIN PARK PLUMBING CO., INC.			Check Sequence: 47	ACH Enabled: False
14142	Investigated water leak	660.00	08/16/2024	34-01-62860	
14143	Replaced 2 bad valves	930.00	08/16/2024	34-01-50940	
14144	Replace 8" valve in vault on water main Belmon	7,915.00	08/16/2024	34-01-62860	
14145	Replace fire hydrant at 3530 Elder	7,110.00	08/16/2024	34-01-62860	
14146	Replace 8" valve in vault at Belmont & Mannhei	7,915.00	08/16/2024	34-01-62860	
14148	Cut and repaired lead pipe	2,188.00	08/16/2024	34-01-88910	
14153	Replace lead service with new 1" copper	6,440.00	08/16/2024	34-01-88910	
375.20.2	Construction @ Martens St combined sewer proj	47,868.60	08/16/2024	34-02-89103	
	Check Total:	81,026.60			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 4885 39354196	FREEDOM HEATING & COOLING, INC. AC repair	462.28	08/16/2024	Check Sequence: 48 10-30-62060	ACH Enabled: False
	Check Total:	462.28			
Vendor: 0214 2171	ROBERT GARCIA Reimbursement for IEHA conference for health 1	300.00	08/16/2024	Check Sequence: 49 10-13-52100	ACH Enabled: False
	Check Total:	300.00			
Vendor: 6062 5407 5413	GBJ SALES, LLC Cleaning supplies Asphalt remover, sprayer heads	929.55 230.35	08/16/2024 08/16/2024	Check Sequence: 50 34-02-52200 10-90-62680	ACH Enabled: False
	Check Total:	1,159.90			
Vendor: UB*00704	GERONIMO GARCIA Refund Check 067140-000, 2517 ELDER Refund Check 067140-000, 2517 ELDER	1,808.96 391.04	07/29/2024 07/29/2024	Check Sequence: 51 34-00-20100 34-00-20100	ACH Enabled: False
	Check Total:	2,200.00			
Vendor: 5200 9167007682 9177049203 9195295303 9195295895 9195295903 9198235401	GRAINGER Marking tape-plastic Lights Ear muffs Diesel exhaust fluid Ear muffs, hard hats Filter element	78.30 18.22 133.95 334.95 133.95 14.04	08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024	Check Sequence: 52 10-90-62680 10-20-52600 10-90-82630 10-90-50200 10-90-60600 10-90-62680	ACH Enabled: False
	Check Total:	713.41			
Vendor: 4028 2	GRUND & RIESTERER Professional services for various projects thru 6/30/24	7,962.50	08/16/2024	Check Sequence: 53 34-01-82800	ACH Enabled: False
	Check Total:	7,962.50			
Vendor: 4516 2407188 2407197	GW & ASSOCIATES, PC Payroll processing for May2024 Comptroller services for June2024	3,600.00 250.00	08/16/2024 08/16/2024	Check Sequence: 54 10-60-51900 42-01-57000	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
2407197	Comptroller services for June2024	250.00	08/16/2024	14-01-57000	
2407197	Comptroller services for June2024	4,000.00	08/16/2024	34-01-40119	
2407197	Comptroller services for June2024	250.00	08/16/2024	12-01-57000	
2407197	Comptroller services for June2024	8,000.00	08/16/2024	10-01-67590	
2407197	Comptroller services for June2024	250.00	08/16/2024	40-01-57000	
	Check Total:	16,600.00			
Vendor: 0234	HAMPTON, LENZINI, & RENWICK, INC.			Check Sequence: 55	ACH Enabled: False
000020241647	Professional services for Native maint services	10,050.00	08/16/2024	34-02-63070	
	Check Total:	10,050.00			
Vendor: 1026	HARPOS V.I.P AUTOPARTS			Check Sequence: 56	ACH Enabled: False
12647-1	Oil filters -shelf stock	66.00	08/16/2024	08-01-50020	
12650-1	Fuel pump #231	232.96	08/16/2024	08-01-50090	
12674-1	Steering gear box #212	370.58	08/16/2024	08-01-50034	
12677-1	Core return	-167.00	08/16/2024	08-01-50034	
12711-1	Pads and rotors #879	196.40	08/16/2024	08-01-50020	
12722-1	Pads and rotors #898	173.85	08/16/2024	08-01-50090	
12729-1	Sway bar bushings	23.43	08/16/2024	08-01-50008	
	Check Total:	896.22			
Vendor: UB*00707	HARRY SMITH			Check Sequence: 57	ACH Enabled: False
	Refund Check 014668-000, 9102 GRAND	13.04	08/02/2024	34-00-20100	
	Refund Check 014668-000, 9102 GRAND	32.40	08/02/2024	34-00-20100	
	Check Total:	45.44			
Vendor: 4004	HOME DEPOT CREDIT SERVICES			Check Sequence: 58	ACH Enabled: False
9550453	Flooring repair	661.38	08/16/2024	10-30-62050	
	Check Total:	661.38			
Vendor: 2870	HOMER INDUSTRIES			Check Sequence: 59	ACH Enabled: False
S212124	Drop charges- chips	25.00	08/16/2024	09-01-64000	
S214084	Mulch	130.00	08/16/2024	09-01-64000	
S215825	Drop charges- chips	150.00	08/16/2024	09-01-64000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
S215887	Drop charges- chips	50.00	08/16/2024	09-01-64000	
S215919	Drop charges- chips	100.00	08/16/2024	09-01-64000	
S215964	Drop charges- chips	150.00	08/16/2024	09-01-64000	
S216041	Drop charges- chips	150.00	08/16/2024	09-01-64000	
S216172	Drop charges- chips	100.00	08/16/2024	09-01-64000	
S216709	Drop charges- chips	50.00	08/16/2024	09-01-64000	
S216739	Drop charges- chips	75.00	08/16/2024	09-01-64000	
S216787	Drop charges- chips	75.00	08/16/2024	09-01-64000	
S216934	Drop charges- chips	75.00	08/16/2024	09-01-64000	
S216991	Drop charges- chips	50.00	08/16/2024	09-01-64000	
S217042	Drop charges- chips	75.00	08/16/2024	09-01-64000	
	Check Total:	1,255.00			
Vendor: 4824	ILEAS			Check Sequence: 60	ACH Enabled: False
DUES13280	Annual membership dues	240.00	08/16/2024	10-20-52100	
	Check Total:	240.00			
Vendor: 3564	ILLINOIS EPA			Check Sequence: 61	ACH Enabled: False
ILM580029A	Annual NPDES fee	5,000.00	08/16/2024	34-02-63070	
	Check Total:	5,000.00			
Vendor: 0557	ILLINOIS STATE POLICE			Check Sequence: 62	ACH Enabled: False
20240503047	FP liquor control comm-May	28.25	08/16/2024	10-20-60630	
20240603047	FP liquor control comm-June	113.00	08/16/2024	10-20-60630	
	Check Total:	141.25			
Vendor: 5524	INDUSTRIAL CHEMICAL LABS			Check Sequence: 63	ACH Enabled: False
397169	Hydraulic water stop cement	1,196.90	08/16/2024	34-01-62860	
	Check Total:	1,196.90			
Vendor: 4323	J & L Engraving			Check Sequence: 64	ACH Enabled: False
3312	Personal passport tags	102.25	08/16/2024	10-30-62180	
	Check Total:	102.25			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 2084	J.G. UNIFORMS			Check Sequence: 65	ACH Enabled: False
132770	Vest	1,075.00	08/16/2024	10-20-54000	
132771	Vest	1,075.00	08/16/2024	10-20-54000	
132772	Vest	1,075.00	08/16/2024	10-20-54000	
	Check Total:	3,225.00			
Vendor: 1209	JANET G MARTINEZ			Check Sequence: 66	ACH Enabled: False
INV-0091	June 2024 newsletter- Spanish translation	198.00	08/16/2024	10-01-51880	
INV-0092	July 2024 newsletter- Spanish translation	198.00	08/16/2024	10-01-51880	
	Check Total:	396.00			
Vendor: 4909	JC SZABO & ASSOCIATES			Check Sequence: 67	ACH Enabled: False
123	Services for FP rail advice July2024	116.67	08/16/2024	10-72-62557	
	Check Total:	116.67			
Vendor: 3614	JEEP & BLAZER, LLC			Check Sequence: 68	ACH Enabled: False
22402	Legal services for Joslyn May2024	350.00	08/16/2024	10-72-62557	
	Check Total:	350.00			
Vendor: 4559	JESSE'S LAWN SERVICES			Check Sequence: 69	ACH Enabled: False
072924	July vacant and foreclosed grass cutting	906.00	08/16/2024	10-13-53000	
072924	July vacant and foreclosed grass cutting 3010 Ma	400.00	08/16/2024	43-01-59000	
080124	Senior grass cutting 105 cuts @\$27 July2024	2,835.00	08/16/2024	10-60-63550	
	Check Total:	4,141.00			
Vendor: 1534	JKS VENTURES, INC.			Check Sequence: 70	ACH Enabled: False
210279	Yard waste hauls	1,095.00	08/16/2024	09-01-64000	
210328	Yard waste hauls	3,592.50	08/16/2024	09-01-64000	
credit	Credit on account	-800.43	08/16/2024	09-01-64000	
	Check Total:	3,887.07			
Vendor: 0041	JOSEPH MCLOUGHLIN			Check Sequence: 71	ACH Enabled: False
1729July2024	Landscaping-Copenhagen lift station	3,035.00	08/16/2024	34-02-63070	
1729July2024	Landscaping-Field East of Police station	2,700.00	08/16/2024	10-90-86000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
1729July2024	Landscaping-Jack B Williams	2,800.00	08/16/2024	34-02-63070	
1729July2024	Landscaping-King st pumping station	2,500.00	08/16/2024	34-01-62900	
1729July2024	Landscaping-Milton Rentmeester retention pond	2,800.00	08/16/2024	34-02-63070	
1729July2024	Landscaping-Drainage ditch	2,300.00	08/16/2024	10-90-62600	
1729July2024	Landscaping-Clearing pump station	1,060.00	08/16/2024	34-02-63070	
1729July2024	Landscaping-David Talbott station	3,000.00	08/16/2024	34-02-63070	
1853July2024	Landscaping- 3010 Rose St parking lot	800.00	08/16/2024	10-90-86000	
1853July2024	Landscaping- B12	450.00	08/16/2024	10-90-87610	
1853July2024	Landscaping- Train station	600.00	08/16/2024	41-01-63210	
1853July2024	Landscaping- Joe Thomas Park	250.00	08/16/2024	10-90-88880	
1853July2024	Landscaping- 9545 Belmont	1,250.00	08/16/2024	10-90-86000	
1853July2024	Landscaping- Field south of Garra underpass	800.00	08/16/2024	10-90-86000	
1853July2024	Landscaping- Veterans Memorial	375.00	08/16/2024	10-90-69590	
1853July2024	Landscaping- Utilites dept	1,500.00	08/16/2024	10-90-86000	
1853July2024	Landscaping- Garra underpass	750.00	08/16/2024	10-90-62600	
1853July2024	Landscaping- 9500 Belmont	250.00	08/16/2024	10-90-86000	
1853July2024	Landscaping- Leyden news agency	425.00	08/16/2024	10-90-86000	
1853July2024	Landscaping- Miller Park	275.00	08/16/2024	10-90-86000	
1853July2024	Landscaping- Police station	1,775.00	08/16/2024	10-90-86000	
1853July2024	Landscaping- Rose and Franklin	600.00	08/16/2024	10-90-86000	
2430July2024	Storm clean up-Metra station area	1,675.00	08/16/2024	10-90-86000	
2430July2024	Complete clean-up and Mulch- 3019 Rose	8,972.00	08/16/2024	10-90-86000	
2442July2024	Landscaping-Houston & James	1,075.00	08/16/2024	10-90-86000	
2442July2024	Landscaping-Frankin & Martens	780.00	08/16/2024	10-90-86000	
2442July2024	Landscaping-Grand Ave SW to NW	1,975.00	08/16/2024	10-90-86000	
2442July2024	Landscaping-Nevada retention pond	850.00	08/16/2024	10-90-86000	
2442July2024	Landscaping-Legion hall & Ruby	775.00	08/16/2024	10-90-86000	
2442July2024	Landscaping-9280-9300 Belmont	675.00	08/16/2024	10-90-86000	
2442July2024	Landscaping-Fullerton & Oak	1,200.00	08/16/2024	10-90-86000	
2442July2024	Landscaping-Houston & James	750.00	08/16/2024	10-90-86000	
2442July2024	Landscaping-Planter boxes	775.00	08/16/2024	10-90-86000	
2442July2024	Landscaping-Grand Ave	1,175.00	08/16/2024	10-90-86000	
	Check Total:	50,972.00			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 3233	JUST TIRES			Check Sequence: 72	ACH Enabled: False
0000066148	Parts and labor (2 tires) #895	471.98	08/16/2024	10-20-50300	
0000066526	Replacement tire #872	232.24	08/16/2024	10-20-50300	
0000066528	Parts and labor (4 tires) #898	1,001.00	08/16/2024	10-20-50300	
	Check Total:	1,705.22			
Vendor: 0110	KRIETER CONCRETE CONST.			Check Sequence: 73	ACH Enabled: False
4951	Replacement of reinforced street drain w curb	2,900.00	08/16/2024	34-02-63070	
4954	Replacement of reinforced street opening	4,850.00	08/16/2024	34-01-62860	
4955	Replacement of reinforced curb w street drain	3,520.00	08/16/2024	34-02-63070	
4956	Replacement of reinforced street opening	5,240.00	08/16/2024	34-01-62860	
4958	Replacement of reinforced section of concrete st	4,400.00	08/16/2024	34-01-62860	
4959	Replacement of reinforced section of concrete st	4,400.00	08/16/2024	34-02-63070	
4960	Replacement of reinforced street opening	2,700.00	08/16/2024	34-01-62860	
4962	Replacement of reinforced street drain w curb	3,260.00	08/16/2024	34-02-63070	
4964	Replacement of reinforced storm sewer & street	5,420.00	08/16/2024	34-02-63070	
4965	Replacement of reinforced combo sewer with pa	3,850.00	08/16/2024	34-02-63070	
4966	Replacement of reinforced street opening due to	4,650.00	08/16/2024	34-01-62860	
4968	Replacement of reinforced public sidewalk	1,800.00	08/16/2024	34-02-63070	
4969	Replacement of reinforced curb with street drain	4,260.00	08/16/2024	10-90-62600	
	Check Total:	51,250.00			
Vendor: 4408	KUUSAKOSKI US LLC			Check Sequence: 74	ACH Enabled: False
A-12367	Electronic recycling	1,397.22	08/16/2024	09-01-64000	
	Check Total:	1,397.22			
Vendor: 5590	LARRY'S PLUMBING & ELECTRICAL GENERAL			Check Sequence: 75	ACH Enabled: False
18978	Repair of urinal in mens locker room	553.00	08/16/2024	10-20-52600	
	Check Total:	553.00			
Vendor: 0358	LED & SAFETY			Check Sequence: 76	ACH Enabled: False
2421156	Light boxes	194.28	08/16/2024	08-01-50090	
2421172	Vests	134.67	08/16/2024	34-01-62070	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	328.95			
Vendor: 3518	MCGUIRE WOODS CONSULTING LLP			Check Sequence: 77	ACH Enabled: False
92843847	Lobbyist services, 6/15-7/14/24	3,500.00	08/16/2024	10-12-67560	
	Check Total:	3,500.00			
Vendor: 0131	MENARDS MELROSE PARK			Check Sequence: 78	ACH Enabled: False
68148	Flat panel, wall angle, ecomat, random textured	448.56	08/16/2024	34-01-62920	
68156	Mailbox, T-handles	61.21	08/16/2024	10-90-62070	
68420	Paint, 5/8/ BCX ul	77.25	08/16/2024	10-90-62070	
68524	Hose, wire brushes, seal, J-hooks	75.07	08/16/2024	10-90-62680	
68677	Mat, straws, bags	63.81	08/16/2024	08-01-50009	
68732	Tools, electrical tape, lock cord	87.85	08/16/2024	10-90-62070	
68978	Shelves, charcoal alum	108.86	08/16/2024	10-90-62720	
	Check Total:	922.61			
Vendor: 5553	METRO STRATEGIES			Check Sequence: 79	ACH Enabled: False
FPPM-08	Franklin Ave project	1,330.00	08/16/2024	65-10-82820	
FPPM-08	Underpass project	3,402.00	08/16/2024	65-10-87000	
FPPM-08	Wolf & Addison project	270.00	08/16/2024	65-10-84500	
	Check Total:	5,002.00			
Vendor: 2046	MID AMERICAN WATER, INC.			Check Sequence: 80	ACH Enabled: False
235371A	RW valves, megalugs with bolts	3,030.24	08/16/2024	34-01-62860	
235967A	Flange shoe Hyd (2) & flange double pumper	20,284.20	08/16/2024	34-01-62860	
	Check Total:	23,314.44			
Vendor: 6059	MINT MASTERS INC			Check Sequence: 81	ACH Enabled: False
57721	Firefighter challenge coins	762.00	08/16/2024	10-30-52300	
	Check Total:	762.00			
Vendor: 0333	MONTANA & WELCH, LLC			Check Sequence: 82	ACH Enabled: False
16966	General matters May2024	39,682.50	08/16/2024	10-72-62557	
16967	Litigation matters May2024	341.25	08/16/2024	10-72-62557	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
17063	General matters June2024	29,847.62	08/16/2024	10-72-62557	
	Check Total:	69,871.37			
Vendor: 4992 8557720240625	Motorola Solutions,Inc Monthly rate for radios	234.00	08/16/2024	Check Sequence: 83 10-30-51170	ACH Enabled: False
	Check Total:	234.00			
Vendor: 2106 24-256876	MUNICIPAL MANAGEMENT SERVICES, INC. Municipal Mgmt Services, Aug2024	25,238.00	08/16/2024	Check Sequence: 84 10-20-60400	ACH Enabled: False
	Check Total:	25,238.00			
Vendor: 2107 24-256888	NORCOMM PUBLIC SAFETY COMM., INC. Emergency dispatch services, Aug2024	68,784.11	08/16/2024	Check Sequence: 85 10-14-40220	ACH Enabled: False
	Check Total:	68,784.11			
Vendor: UB*00708	NORFOLK Refund Check 063015-000, 9400 FULLERTON Refund Check 063015-000, 9400 FULLERTON	1,292.76 2,157.05	08/05/2024 08/05/2024	Check Sequence: 86 34-00-20100 34-00-20100	ACH Enabled: False
	Check Total:	3,449.81			
Vendor: 4333 358286	North East Multi-Regional Training, Inc. CGSI class	175.00	08/16/2024	Check Sequence: 87 10-20-52001	ACH Enabled: False
	Check Total:	175.00			
Vendor: 1653 122315	ON TIME EMBROIDERY INC Uniforms	241.00	08/16/2024	Check Sequence: 88 10-30-40806	ACH Enabled: False
122563	Uniforms	179.00	08/16/2024	10-30-40806	
124681	Uniforms	62.00	08/16/2024	10-30-40806	
125587	Uniforms	231.00	08/16/2024	10-30-40806	
125671	Uniforms	126.00	08/16/2024	10-30-40806	
125800	Uniforms	286.00	08/16/2024	10-30-40806	
125813	Uniforms	147.00	08/16/2024	10-30-40806	
126575	Uniforms	180.00	08/16/2024	10-30-40806	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	1,452.00			
Vendor: 0270 3398-123257	O'REILLY AUTOMOTIVE, INC. Blower motor resister #1881	49.98	08/16/2024	Check Sequence: 89 08-01-50090	ACH Enabled: False
	Check Total:	49.98			
Vendor: 2249 264939800 268650857 268785081 268785082 268785083 268785229 268785231 268817827 270080274	ORKIN Weekly services Additional bait stations Weekly services Weekly services Weekly services Weekly services Weekly services Additional bait stations Additional bait stations	330.00 150.85 330.00 330.00 330.00 330.00 150.85 107.75	08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024	Check Sequence: 90 10-60-62460 10-60-62460 10-60-62460 10-60-62460 10-60-62460 10-60-62460 10-60-62460	ACH Enabled: False
	Check Total:	2,389.45			
Vendor: 2250 176694	ORLANDO AUTO TOP INC Windshield replacement #895	750.00	08/16/2024	Check Sequence: 91 10-20-50300	ACH Enabled: False
	Check Total:	750.00			
Vendor: 4223 55205	P.R. STREICH & SONS, INC. Annual hoist inspection	462.50	08/16/2024	Check Sequence: 92 34-02-62590	ACH Enabled: False
	Check Total:	462.50			
Vendor: 8300 16135	PAGODA COMPUTER SUPPLIES Printer repairs Firestation1	156.00	08/16/2024	Check Sequence: 93 10-02-50700	ACH Enabled: False
	Check Total:	156.00			
Vendor: 3296 5	PANORAMIC LANDSCAPING Senior grass cutting 100 cuts @\$27 July2024	2,700.00	08/16/2024	Check Sequence: 94 10-60-63550	ACH Enabled: False
	Check Total:	2,700.00			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 3995 822102	PARAMEDIC DESIGN, INC Acrylic EMS organizer	321.31	08/16/2024	Check Sequence: 95 10-30-82080	ACH Enabled: False
	Check Total:	321.31			
Vendor: 0141 6	PARAMEDIC SERVICES OF ILLINOIS, INC. Ambulance billing June2024	1,517.00	08/16/2024	Check Sequence: 96 10-30-62140	ACH Enabled: False
	Check Total:	1,517.00			
Vendor: 0599 146550 146696 146701 147932	PESCHE'S FLOWER, INC. Potting mix bags Flowers Flowers Flowers	607.68 69.90 1,038.53 92.42	08/16/2024 08/16/2024 08/16/2024 08/16/2024	Check Sequence: 97 10-90-62715 10-90-62715 10-90-62715 10-90-62715	ACH Enabled: False
	Check Total:	1,808.53			
Vendor: 1578 3106765075	PITNEY BOWES GLOBAL FINANCIAL SERVICES, LLC Postage meter lease	879.60	08/16/2024	Check Sequence: 98 10-01-50930	ACH Enabled: False
	Check Total:	879.60			
Vendor: 5060 1025637310	PITNEY BOWES INC Supplies for postage meter	265.58	08/16/2024	Check Sequence: 99 10-01-50930	ACH Enabled: False
	Check Total:	265.58			
Vendor: 4960 30485	PORTER LEE CORPORATION Evidence supplies	173.30	08/16/2024	Check Sequence: 100 10-20-60630	ACH Enabled: False
	Check Total:	173.30			
Vendor: 8126 22919 22920 22921	PRAEDIUM VALUATION GROUP Appraisal for Village owned property 9651 Frank Appraisal for Village owned property 3335 Schie Appraisal for Village owned property 3335 Schie	1,850.00 1,850.00 400.00	08/16/2024 08/16/2024 08/16/2024	Check Sequence: 101 10-12-50540 10-12-50540 10-12-50540	ACH Enabled: False
	Check Total:	4,100.00			
Vendor: UB*00703	KENNETH & BARBARA RAYDL			Check Sequence: 102	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Refund Check 024386-000, 3125 LEE STREET	110.21	07/22/2024	09-00-20100	
	Check Total:	110.21			
Vendor: UB*00705	ROBIN REIERSON			Check Sequence: 103	ACH Enabled: False
	Refund Check 008523-000, 2544 SARAH	498.47	07/29/2024	34-00-20100	
	Refund Check 008523-000, 2544 SARAH	278.83	07/29/2024	34-00-20100	
	Check Total:	777.30			
Vendor: 5408	RESTORE CONSTRUCTION, INC.			Check Sequence: 104	ACH Enabled: False
1626	Board up all openings at 3516 Elder Ln	2,813.00	08/16/2024	10-13-54000	
	Check Total:	2,813.00			
Vendor: 0556	ROSEMONT LANDSCAPING			Check Sequence: 105	ACH Enabled: False
10709	Senior grass cutting 110 cuts @\$27 July2024	2,970.00	08/16/2024	10-60-63550	
	Check Total:	2,970.00			
Vendor: 2117	ROZALADO & CO			Check Sequence: 106	ACH Enabled: False
39866	Janitorial services for VH and PW 3/18-3/31/24	1,381.80	08/16/2024	10-13-52600	
42816	Janitorial services for VH and PW 4/29-5/12/24	1,381.80	08/16/2024	10-13-52600	
	Check Total:	2,763.60			
Vendor: 2419	RUSSO'S POWER EQUIPMENT			Check Sequence: 107	ACH Enabled: False
SPI20742972	Pole prunner, leaf rakes, woodcutters, helmets	1,187.91	08/16/2024	10-90-82630	
SPI20742973	Chain loops	221.94	08/16/2024	10-90-82630	
SPI20756097	Pole prunner, helmets, chainsaw	1,046.96	08/16/2024	10-90-82630	
SPI20756098	Saw chains	170.70	08/16/2024	10-90-62780	
SPI20760066	Air filters #weedwackers	19.98	08/16/2024	08-01-50034	
SPI20762245	Tank vent	11.99	08/16/2024	08-01-50034	
	Check Total:	2,659.48			
Vendor: 1999	SAFEBUILT, LLC			Check Sequence: 108	ACH Enabled: False
532450	Plan review for June2024	459.27	08/16/2024	10-13-40100	
	Check Total:	459.27			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
97499	Professional services for Robinson Rd 5/26-6/25	5,125.00	08/16/2024	61-01-54000	
	Check Total:	10,831.25			
Vendor: 1848	SPECIAL CARE			Check Sequence: 113	ACH Enabled: False
785149	Patches	410.00	08/16/2024	10-20-60590	
	Check Total:	410.00			
Vendor: 3795	STANDARD EQUIPMENT COMPANY			Check Sequence: 114	ACH Enabled: False
P51050	D-main broom, runner	739.83	08/16/2024	08-01-50090	
	Check Total:	739.83			
Vendor: 3223	STATE INDUSTRIAL PRODUCTS			Check Sequence: 115	ACH Enabled: False
903439511	Primezyme	2,011.32	08/16/2024	34-02-62880	
	Check Total:	2,011.32			
Vendor: 1565	STERICYCLE, INC			Check Sequence: 116	ACH Enabled: False
8007545403	Monthly subscription	23.55	08/16/2024	10-20-60630	
	Check Total:	23.55			
Vendor: 3221	STRATUS NETWORKS			Check Sequence: 117	ACH Enabled: False
211483	Fiber line to PD-FD-Pump house-VH	2,253.21	08/16/2024	10-02-51200	
	Check Total:	2,253.21			
Vendor: 0183	SUBURBAN WELDING & STEEL, LLC			Check Sequence: 118	ACH Enabled: False
92785	To repair weld and fishplate mainframe and chip	2,206.82	08/16/2024	08-01-50090	
92847	To repair weld and reinforce safety bar on chippe	183.39	08/16/2024	08-01-50090	
	Check Total:	2,390.21			
Vendor: 2675	SUNBELT RENTALS			Check Sequence: 119	ACH Enabled: False
156162101-0002	Rental of Stump grinder	409.32	08/16/2024	10-90-62760	
	Check Total:	409.32			
Vendor: 5471	TARGETSOLUTIONS LEARNING LLC			Check Sequence: 120	ACH Enabled: False
070824	Vector scheduling increase of users upgrade	256.41	08/16/2024	10-30-51150	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	256.41			
Vendor: 0103 T2428445	TECHNOLOGY MANAGEMENT REVOLVING FUND Communication charges	942.40	08/16/2024	Check Sequence: 121 07-01-51200	ACH Enabled: False
	Check Total:	942.40			
Vendor: 1505 080324	THE JORDAN GROUP July public affairs, mkt, PR	6,000.00	08/16/2024	Check Sequence: 122 10-01-51880	ACH Enabled: False
	Check Total:	6,000.00			
Vendor: 5423 31672 31721	THIRD MILLENNIUM Vehicle stickers post lock box fulfillment Utility bill rendering July2024	2,990.28 2,661.89	08/16/2024 08/16/2024	Check Sequence: 123 10-90-62325 34-01-62857	ACH Enabled: False
	Check Total:	5,652.17			
Vendor: 5313 1294	THOMAS HERRERA LANDSCAPING July vacant and foreclosed grass cutting	825.00	08/16/2024	Check Sequence: 124 10-13-53000	ACH Enabled: False
	Check Total:	825.00			
Vendor: 3351 850409103	THOMSON REUTERS - WEST Monthly billing	249.11	08/16/2024	Check Sequence: 125 10-20-60560	ACH Enabled: False
	Check Total:	249.11			
Vendor: 5342 145955 146034 146066 146066 146066	TRI-ANGLE SCREEN PRINT Uniform T-shirts Shirts Work shirts Work shirts Work shirts	600.00 170.00 437.34 437.33 437.33	08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024	Check Sequence: 126 10-30-40806 34-01-60600 34-01-60600 34-02-60600 10-90-60600	ACH Enabled: False
	Check Total:	2,082.00			
Vendor: 5271 534368436 534368436	U.S. BANCORP GOVT LEASING AND FINANCE, INC Trucks -Lease pymt #077-0020331-002 Trucks -Lease pymt #077-0020331-002	15,862.21 445.59	08/16/2024 08/16/2024	Check Sequence: 127 34-00-26106 34-01-68959	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
534368436	Trucks -Lease pymt #077-0020331-002	49,350.37	08/16/2024	10-90-88009	
534368436	Trucks -Lease pymt #077-0020331-002	1,386.31	08/16/2024	10-90-68959	
	Check Total:	67,044.48			
Vendor: 5041	ULINE SHIPPING SUPPLY SPECIALISTS			Check Sequence: 128	ACH Enabled: False
180027978	Desk and file cabinets	1,313.90	08/16/2024	10-30-62020	
180458784	Supplies	635.90	08/16/2024	10-20-60630	
	Check Total:	1,949.80			
Vendor: 5425	VERIZON WIRELESS			Check Sequence: 129	ACH Enabled: False
9967583313	Monthly cell phone charges ESTB-#980431441-	1,907.68	08/16/2024	07-01-51200	
9967583314	Monthly cell phone charges 911 portion-#980431	1,045.53	08/16/2024	07-01-51200	
9970010261	Monthly tablet charges for water -July--#980431-	220.92	08/16/2024	34-01-80500	
9970010261	Monthly tablet charges for Admin -July--#98043	100.10	08/16/2024	10-02-80300	
	Check Total:	3,274.23			
Vendor: 2511	VESTIS			Check Sequence: 130	ACH Enabled: False
6020260006	Carpet service	131.61	08/16/2024	10-20-52600	
6020260009	Carpet service	199.77	08/16/2024	10-13-52800	
6020262222	Carpet service	131.61	08/16/2024	10-20-52600	
6020262223	Carpet service	199.77	08/16/2024	10-13-52800	
	Check Total:	662.76			
Vendor: 4957	VISA - PARTNERSHIP FINANCIAL CU			Check Sequence: 131	ACH Enabled: False
072224	Purchase of Evidence equipment	168.43	08/16/2024	10-20-60630	
	Check Total:	168.43			
Vendor: 1299	W.S. DARLEY & COMPANY			Check Sequence: 132	ACH Enabled: False
17534269	Mount, hook	117.32	08/16/2024	10-30-80570	
17535356	Firefighting gear	10,784.02	08/16/2024	10-30-62180	
	Check Total:	10,901.34			
Vendor: 0351	WAREHOUSE DIRECT			Check Sequence: 133	ACH Enabled: False
5764543-0	Janitorial supplies	242.34	08/16/2024	10-13-52200	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
IN544566	Copier page counts for all copiers- June	795.10	08/16/2024	10-02-80001	
IN548177	Copier page counts for all copiers- July	643.30	08/16/2024	10-02-80001	
	Check Total:	1,680.74			
Vendor: 0202 0323752	WATER PRODUCTS - AURORA Concrete spacer rings	2,191.75	08/16/2024	34-02-63070	Check Sequence: 134 ACH Enabled: False
	Check Total:	2,191.75			
Vendor: 4685 3543 3543	WATERSMART SOFTWARE, INC Vxsmart; Digital base Vxsmart; Digital base	5,405.00 5,405.24	08/16/2024 08/16/2024	34-02-63070 34-01-62860	Check Sequence: 135 ACH Enabled: False
	Check Total:	10,810.24			
Vendor: 0788 40079812	WENTWORTH TIRE SERVICE Tire disposal by Recycler (12 @ \$5)	60.00	08/16/2024	09-01-64000	Check Sequence: 136 ACH Enabled: False
	Check Total:	60.00			
Vendor: 2987 24-07 24-07-1	WEST SUBURBAN MAJOR CRIMES TASK FORCE Membership dues Major Crash unit- annual dues	2,250.00 500.00	08/16/2024 08/16/2024	10-20-52100 10-20-52100	Check Sequence: 137 ACH Enabled: False
	Check Total:	2,750.00			
Vendor: 0209 266242-000	ZIEBELL WATER SERVICE PRODUCTS Couplings, PVCs	1,001.76	08/16/2024	34-02-63070	Check Sequence: 138 ACH Enabled: False
	Check Total:	1,001.76			
Vendor: 8239 PS-INV104852 PS-INV104852 PS-INV104852 PS-INV104915 PS-INV104915	ZIPS CAR WASH, LLC Car washes- Police- June Car washes- Bldg- June Car washes- Fire- June Car washes- Bldg-May Car washes- Police- May	54.00 6.00 3.00 9.00 54.00	08/16/2024 08/16/2024 08/16/2024 08/16/2024 08/16/2024	10-20-50300 10-13-50100 10-30-50100 10-13-50100 10-20-50300	Check Sequence: 139 ACH Enabled: False
	Check Total:	126.00			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: 4019 4004348	ZOLL MEDICAL CORP Medical equipment	2,607.60	08/16/2024	Check Sequence: 140 10-30-82080	ACH Enabled: False
	Check Total:	2,607.60			
	Total for Check Run:	1,885,177.81			
	Total of Number of Checks:	140			

Accounts Payable

Manual Check Proof List

User: cperez
 Printed: 07/19/2024 - 3:43PM
 Batch: 00415.07.2024



Invoice No	Amount	Payment Date	Description	Check Number	Date	Acct Number	reference
Vendor: 3274	LAS ISLAS VIP						
				335650	07/15/2024		
071224	2,002.55	07/15/2024	Reimbursement for beer distributor-Chicago Bev			10-61-69561	
071224-1	769.06	07/15/2024	Reimbursement for supplies			10-61-69561	
071224-2	3,000.00	07/15/2024	FP Fest-guarantee			10-61-69561	
Total for Check	5,771.61						
Total for 3274	5,771.61						
Vendor: 3811	MID CENTRAL WATER WORKS AS						
				335651	07/15/2024		
07924	150.00	07/15/2024	Seminar 7.17.24			34-01-52000	
Total for Check	150.00						
Total for 3811	150.00						
Total Checks:		5,921.61					

THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER 2425-R-__

**A RESOLUTION OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY,
ILLINOIS DECLARING AS SURPLUS PROPERTY THE VILLAGE OWNED
BUILDING AND PARCEL OF REAL PROPERTY AT 9651 FRANKLIN AVENUE
AND AUTHORIZING VILLAGE STAFF TO MARKET THE PROPERTY FOR
DEVELOPMENT AND DIRECT THE VILLAGE CLERK TO MAKE A COPY OF
THE APPRAISAL OF THE PROPERTY AVAILABLE TO ANY PARTY**

BARRETT F. PEDERSEN, Village President
APRIL ARELLANO, Village Clerk

IRENE AVITIA
GILBERT J. HAGERSTROM
JOHN JOHNSON
WILLIAM RUHL
KAREN SPECIAL
ANDY YBARRA
Trustees

RESOLUTION NUMBER 2425-R-___

A RESOLUTION OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS DECLARING AS SURPLUS PROPERTY THE VILLAGE OWNED BUILDING AND PARCEL OF REAL PROPERTY AT 9651 FRANKLIN AVENUE AND AUTHORIZING VILLAGE STAFF TO MARKET THE PROPERTY FOR DEVELOPMENT AND DIRECT THE VILLAGE CLERK TO MAKE A COPY OF THE APPRAISAL OF THE PROPERTY AVAILABLE TO ANY PARTY

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, The Village owns a parcel of property commonly known as 9651 Franklin Avenue, Franklin Park, Illinois that is zoned DT-1, Downtown Core District, as described in the Village of Franklin Park Zoning Ordinance, and identified by permanent index number (PIN) 12-28-208-010-0000 which is a 4,530 square foot corner lot that is improved with a single-tenant, one-story brick and stone commercial building approximately 2,500 square feet in size and built in 1946, and as further legally described on Exhibit A (the "*Property*"), a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Village President and Board of Trustees of the Village of Franklin Park (the "*Corporate Authorities*") find that the Property is no longer necessary, appropriate, required for the use of, profitable to or serve any viable use to the Village and that the sale of the Property will eliminate burdensome maintenance cost, provide needed funds, and generate tax revenue for use in the general fund of the Village; and

WHEREAS, the Corporate Authorities further find that the Property serves no public use

to the residents of the Village and is in the best interest of the health, safety, and welfare of Village residents to sell the Property; and

WHEREAS, 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code sets forth a procedure for the sale of municipal-owned surplus real property by Village staff after ascertaining the value of the surplus real estate by written appraisal and making said appraisal available for public inspection; and

WHEREAS, the Village ascertained a written appraisal report for the Property, dated July 26, 2024, which was prepared by Mary Wagner, MAI, of Praedium Valuation Group, 1658 North Milwaukee Avenue, Suite B, PMB 5460, Chicago, Illinois, 60647 (the "*Appraisal*"), a copy of which is attached hereto and made a part hereof, as Exhibit B; and

WHEREAS, the Appraisal found that the current market value or appraised value of the Property in its "as is" condition is \$143,000.00; and

WHEREAS, the Appraisal is on file and available for inspection or copying in the office of the Village Clerk of the Village of Franklin Park as well as on the Village's website to any interested party; and

WHEREAS, the Corporate Authorities have determined it best to allow Village staff in the Department of Community Development to market the Property for sale for a commercial retail development and present to the Corporate Authorities for consideration a sale and development agreement for the Property that will complement and enhance the commercial corridor around the Property and benefit the residents of the Village; and

WHEREAS, the Corporate Authorities have determined it is in the best interests of the Village to allow Village staff to conduct the sale of the Property as provided in 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Property, as herein described, is hereby determined, and declared by the Corporate Authorities to be surplus real estate of the Village.

Section 3. The Director of Community Development is hereby authorized to seek commercial retail development proposals and to review, recommend, and present a proposal and sale and development agreement for the Property to the Corporate Authorities in accordance with this Resolution and pursuant to 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code.

Section 4. The officials, officers, employees, engineers, and attorneys of the Village are hereby authorized to undertake the necessary steps to present a proposal and final agreement for the sale of the Property to the Corporate Authorities, as contemplated herein.

Section 5. The Village Clerk is hereby authorized and directed to publish a copy of this Resolution at the first opportunity following its passage in a newspaper published within the Village and to make available a copy of the Appraisal for public inspection by any interested party.

Section 6. If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 7. All ordinances, resolutions, motions, or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall be in full force and effect immediately after its passage and publication as required by law.

(Intentionally Left Blank)

PASSED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this ____ day of August 2024, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA					
HAGERSTROM					
JOHNSON					
RUHL					
SPECIAL					
YBARRA					
PRESIDENT PEDERSEN					
TOTAL					

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this ____ day of August 2024.

 BARRETT F. PEDERSEN
 VILLAGE PRESIDENT

ATTEST:

 APRIL ARELLANO
 VILLAGE CLERK

Exhibit A

Legal Description of Property

LOT 1 IN BLOCK 5 IN 1ST ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Numbers (PIN): 12-28-208-010-0000

Property commonly known as: 9651 Franklin Avenue, Franklin Park, Illinois 60131

Exhibit B

Appraisal



PRAEDIUM
VALUATION GROUP

Appraisals • Consulting • Expert Witness

APPRAISAL REPORT FOR
9651 Franklin Avenue,
Franklin Park,
Cook County, IL, 60131

AS OF
July 26, 2024

PREPARED FOR
Mr. Nicholas Walny
Director of Community
Development
Village of Franklin Park
9500 W. Belmont Ave.
Franklin Park, IL 60131

PREPARED BY
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July 8, 2024

Mr. Nicholas Walny
Director of Community Development
Village of Franklin Park
9500 W. Belmont Ave.
Franklin Park, IL 60131

Re: 9651 Franklin Avenue, Franklin Park,
Cook County, IL, 60131

Dear Mr. Walny:

At your request, we have prepared a restricted appraisal report, which is intended to comply with the reporting requirements set forth under Standards rule 2 in the Uniform Standards of Professional Appraisal Practice. As such, it presents limited discussion of the data, reasoning and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation has been retained in the appraiser's work file. The depth of discussion contained in the report is specific to the needs of the client and for the intended use stated below.

The subject property consists of a 2,500± sf, brick and stone, single-tenant commercial storefront building constructed around 1946. According to the client, the building has been vacant for a few years and had been owner occupied by a printing business for several years prior to that. The building is in below average to fair condition and in need of substantial renovation. The improvements are situated on an approximate 4,530 sf corner site. There is a paved area for parking on the rear of the lot, but it is in need of resurfacing.

Please reference page 13 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis, and valuation methodology.

We certify that we have no present or contemplated future interest in the property beyond this estimate of values.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 49). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, we note the following:

Mr. Walny
Village of Franklin Park
Page 2

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions:

- The appraisal is based on the following extraordinary assumptions: that the roof is in need of patching / repairs, but not a full replacement; that the mechanicals (including HVAC) are older but functional and are only in need of minor servicing; and that environmental concerns are limited to minor surface mold. Use of these extraordinary assumptions may have affected assignment results.

We have not provided any services related to the subject property within the five-year period preceding the date of engagement for this assignment.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), we have made the following value conclusions:

Current Market Value, As Is:

The market value of the fee simple estate of the property, as is, as of July 26, 2024, is:

\$143,000

One Hundred Forty Five Thousand Dollars

The market exposure time preceding July 26, 2024 would have been 6 to 12 months and the estimated marketing period as of July 26, 2024 is 6 to 12 months.

This report was prepared in conformance with USPAP appraisal guidelines as well as those of the Appraisal Institute.

Respectfully submitted,
Praedium Valuation Group



Mary Wagner, MAI
Illinois Certified General Real Estate Appraiser
License No. 553-001102
License Expires September 30, 2025



Elizabeth Gulis, MAI
Illinois Certified General Real Estate Appraiser
License No. 553.002269
License Expires September 30, 2025

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Subject Photos



FRONT (SOUTH) ELEVATION



EAST ELEVATION



REAR ELEVATION



WEST ON ALLEY ALONG REAR LOT LINE



WEST ON FRANKLIN AVENUE



EAST ON FRANKLIN AVENUE



SOUTH ON GUSTAV STREET



REAR PARKING LOT



GAS METER



ELECTRIC METER

Summary of Important Facts and Conclusions

GENERAL

Subject:	9651 Franklin Avenue, Franklin Park, Cook County, IL, 60131
	The subject property consists of a 2,500± sf, brick and stone, single-tenant commercial storefront building constructed around 1946. According to the client, the building has been vacant for a few years and had been owner occupied by a printing business for several years prior to that. The building is in below average to fair condition and in need of substantial renovation. The improvements are situated on an approximate 4,530 sf corner site. There is a paved area for parking on the rear of the lot, but it is in need of resurfacing.
Owner:	Village of Franklin Park
Legal Description:	See addenda
Tax Identification:	12-28-208-010
Date of Report:	July 8, 2024
Intended Use:	The intended use is for internal accounting purposes.
Intended Users:	The Village of Franklin Park
Assessed Value:	\$101,211 (2023), however property is now tax exempt
Sale History & Current Listing / Contracts:	The subject property was acquired by the Village of Franklin Park on April 2, 2024, via a deed in lieu of foreclosure (doc. #2024.0932212). The grantor was 9651 Franklin Corporation and the grantee was Village of Franklin Park. There have been no other sales or listings of the subject in the past five years.

PROPERTY

Land Area: Total: 4,530 square feet; 0.10 acres

Improvements:

Subject

Building ID: 9651 Franklin Avenue

Year Built: 1946 (Per Cook County GIS)

Condition: Below average / fair

Number of Stories: 1.00 story

Gross Building Area (GBA): 2,500± square feet

Rentable Area (RA): 2,500± square feet

Property Totals:	GBA	RA	Units
	2,500	2,500	1

Zoning: DT-1, Downtown Core District

Highest and Best Use of the Site: A build-to-suit commercial or mixed-use development in accordance with current zoning.

Highest and Best Use as Improved: Continued use of improvements after curing deferred maintenance.

VALUE CONCLUSIONS

Reconciled Values:	As Is
Value Conclusions	\$143,000
Effective Dates	July 26, 2024
Property Rights	Fee Simple

The market exposure time preceding July 26, 2024 would have been 6 to 12 months and the estimated marketing period as of July 26, 2024 is 6 to 12 months.

Key Analysis Points

Location

The subject property is located in the Village of Franklin Park, Illinois, a northwestern suburb of Chicago. The property is approximately 11.8 miles northwest of the Loop, 2.5 miles southeast of O'Hare airport, and 11.3 miles northwest of Midway Airport. Franklin Park is roughly bordered by Waveland and Seymour Avenues to the north, Des Plaines River Road and Elm Street to the east, I-294, Belmont Avenue, Grand Avenue, Fullerton Avenue and Armitage Avenue to the south, and the CNW railroad tracks and Mount Prospect Road to the west. Neighboring communities include River Grove to the east, Melrose Park and Northlake to the south, Bensenville to the west and Schiller Park and O'Hare International Airport to the north.

Franklin Park has sizeable industrial districts in the west end of the village and in the northeast and southeast portions of the village. The local industrial market benefits from its proximity to the airport and area expressways. The remaining areas are primarily residential, and there are commercial districts along some thoroughfares in the village, and along Franklin Avenue and 25th Avenue / Rose Street in the downtown district.

More specifically, the subject is located on the southwest corner of Franklin Avenue and Gustav Street in the downtown district of Franklin Park. Franklin Avenue has an average daily traffic count of 4,900 vehicles per day at this location and Gustav Street has 450 vehicles per day. The downtown district of Franklin Park is centered on Franklin Avenue and extends between Ruby Street on the west and Edgington Street on the east. There is a light industrial district to the west along Franklin Avenue. The Franklin Park Metra station is one block north of the subject. The downtown district consists primarily of older storefronts occupied by local businesses, and two newer mixed-use buildings with ground floor commercial space and residential units above. One was built over 10 years ago while the other was completed in 2022. The ground floor commercial units in the newer building remain vacant while the ground floor storefronts facing Franklin Street in the older building are leased but the rear facing unit is vacant.

The area's commercial storefronts are occupied by local businesses. The subject is compatible with the surrounding uses. While there has been a significant amount of new large spec industrial buildings constructed in the village over the past decade, there has been very little commercial development. The large mixed-use building across the street is an exception, though it consists primarily of residential space, and is also in a TIF district while the subject is not. There has been no new construction of smaller commercial buildings similar in size and design to the subject in the downtown district.

In addition to its proximity to the Metra station, public bus service is available in Franklin Park. The southeast boundary of O'Hare International Airport is approximately two miles northwest of the subject, and I-294 is accessible approximately 1.7 miles northwest. Overall, the property has good local and regional access.

In summary, the subject property has a corner location on Franklin Avenue in the downtown district, one block from the Metra station. The location along Franklin Avenue and Gustav Street provides good visibility. Overall, the subject has an above average commercial location within the downtown district, which has had limited new development of small commercial buildings.

Property Description

The subject property consists of a 2,500± sf, brick and stone, single-tenant commercial storefront building constructed around 1946. According to the client, the building has been vacant for a few years and had been owner occupied by a printing business for several years prior to that. The building is in below average to fair condition and in need of substantial renovation. The improvements are situated on an approximate 4,530 sf corner site. There is a paved area for parking on the rear of the lot, but it is in need of resurfacing.

Based on our interior observation, the subject is in need of a complete interior renovation, including new floor, wall and ceiling finish. Water stains on ceiling tiles were noted in a couple of areas, but there was no standing water on the ground. It is assumed that the subject roof needs some repairs / patching. This appraisal is based on the extraordinary assumption that the mechanicals (plumbing, electric, water / sewer and HVAC) are functional, but older, and in need of minor servicing. The storefront system has been replaced from the original, but appears to need some weatherstripping / caulking. Portions of the exterior require minor masonry work. The building is assumed to be structurally sound.

The interior has a front open storefront area with one private office. This area has quarry tile floors, drywall and tile walls and acoustical tile ceilings with fluorescent recessed lighting. The majority of the building is rear open area that had been used as the printing area. There are two single-user washrooms in this area and a utility room. Finish includes old and worn tile flooring, drywall and vinyl covered walls and acoustical tile ceilings with fluorescent recessed lighting. There appeared to be some black mold on portions of the walls. This appraisal is based on the extraordinary assumption that the building does not require costly abatement. There is a main entry point along the Franklin Avenue elevation, and double service doors along the rear elevation. The rear of the site is an asphalt lot that needs to be replaced. It could likely accommodate parking for five cars. There is also parking along Gustav Street and Franklin Avenue.

Report Format

At your request, we have prepared a restricted appraisal report, which is intended to comply with the reporting requirements set forth under Standards Rule 2 in the Uniform Standards of Professional Appraisal Practice. As such, it presents limited discussion of the data, reasoning and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation has been retained in the appraiser's work file. The depth of discussion contained in the report is specific to the needs of the client and for the intended use stated below.

Extraordinary Assumptions

The appraisal is based on the following extraordinary assumptions: that the roof is in need of patching / repairs, but not a full replacement; that the mechanicals (including HVAC) are older but functional and are only in need of minor servicing; and that environmental concerns are limited to minor surface mold. Use of these extraordinary assumptions may have affected assignment results.

Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user. Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

This appraisal is prepared for Mr. Nicholas Walny, Village of Franklin Park. The problem to be solved is to estimate the current market value, as is, for internal accounting purposes.

The definition of market value used in this appraisal is found in *The Dictionary of Real Estate Appraisal, 6th edition* (Chicago: Appraisal Institute, 2015), and the same definition can also be found in the Code of Federal Regulations; "12 CFR, part 34, subpart C-Appraisal 34.42 (g).

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment was made in cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The intended use is to provide an opinion of market value to assist our client, The Village of Franklin Park, with internal accounting purposes.

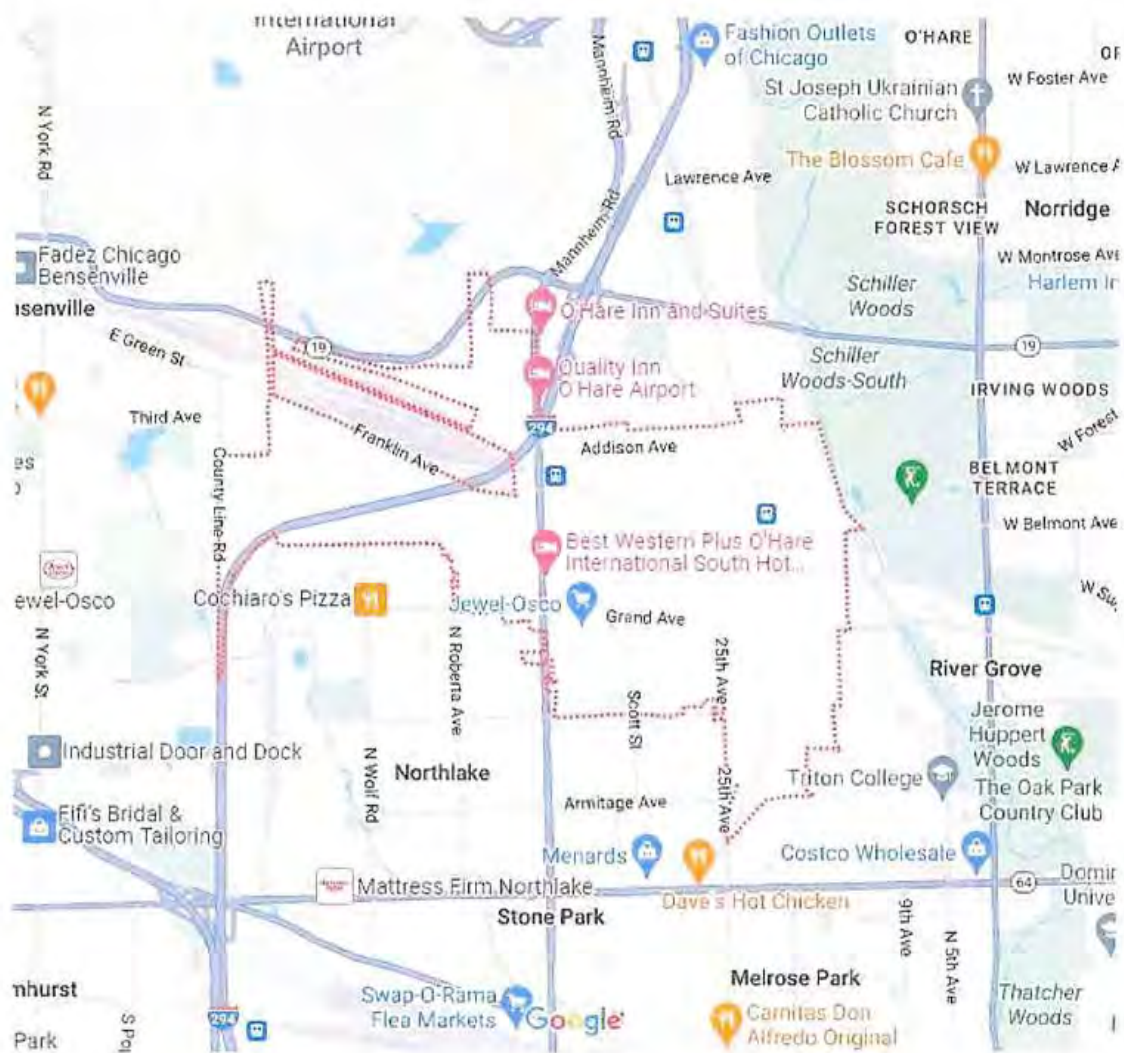
Scope of Work

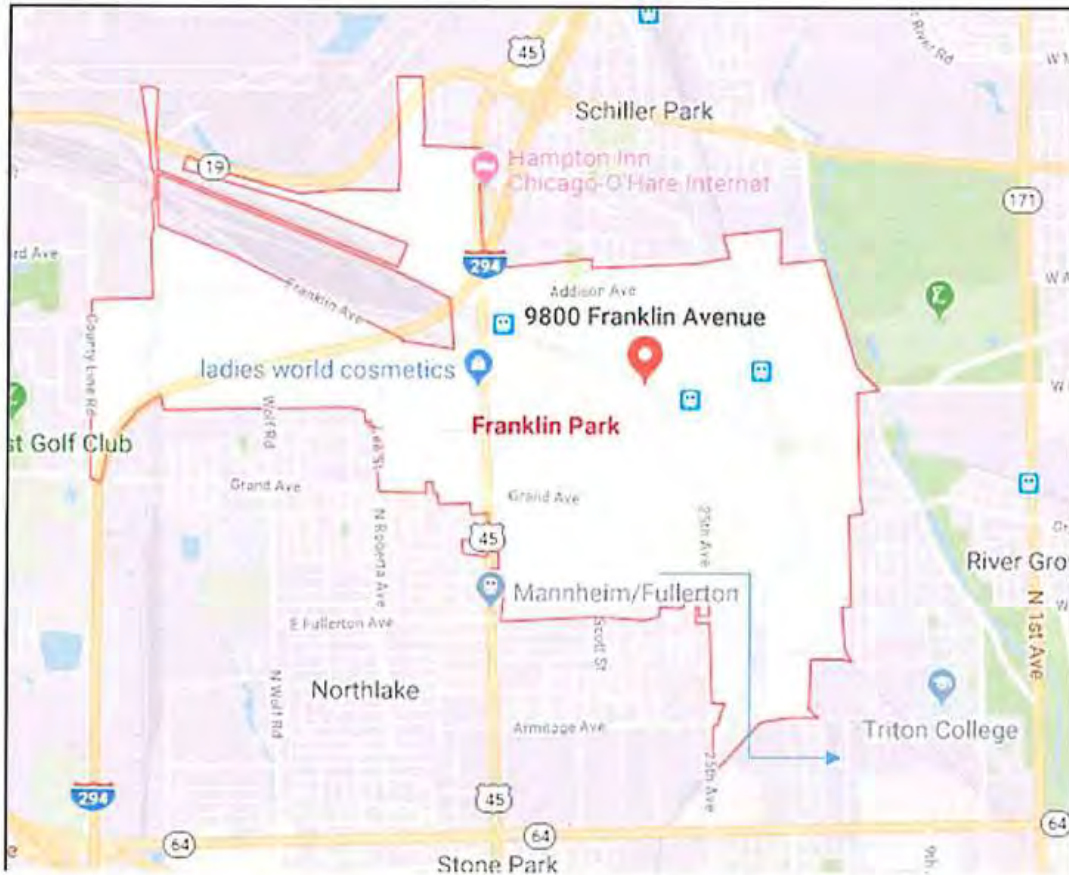
Report Type:	This is a Restricted Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2. This format provides for only basic property identification, appraisal statements and value conclusion. The appraisal may only be used by the client for the intended use. The rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's work file.
Property Identification:	The subject has been identified by the Assessor's parcel number, the legal description and common street address.
Inspection:	An interior and exterior inspection of the subject property has been made. A plat of survey was not available.
<u>Valuation Analyses</u>	
Cost Approach:	A cost approach was not developed as the age of the improvements makes the depreciation difficult to accurately measure. Also, buyers and sellers of this asset class typically do not use this approach when making pricing decisions.
Sales Comparison Approach:	A sales comparison approach was developed as there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.
Income Capitalization Approach:	An income capitalization approach was not developed as the subject is a vacant single-tenant building that had formerly been owner occupied. Pricing for this type of asset is based on a sales comparison analysis, and the income capitalization approach is not necessary for credible assignment results.
Hypothetical Conditions:	There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions:

The appraisal is based on the following extraordinary assumptions: that the roof is in need of patching / repairs, but not a full replacement; that the mechanicals (including HVAC) are older but functional and are only in need of minor servicing; and that environmental concerns are limited to minor surface mold. Use of these extraordinary assumptions may have affected assignment results.

Community Map





The subject is located in the Village of Franklin Park, approximately 0.3 miles west of the of the “Franklin Park” station along the Metra Rail’s North Central Service and Milwaukee District West lines. The subject has proximate expressway access 1.5 miles northwest to Mannheim Road. Bus route 303 runs along 25th Avenue in proximity to the subject.

Property Description

The subject property consists of a 2,500± sf, brick and stone, single-tenant commercial storefront building constructed around 1946. According to the client, the building has been vacant for a few years and had been owner occupied by a printing business for several years prior to that. The building is in below average to fair condition and in need of substantial renovation. The improvements are situated on an approximate 4,530 sf corner site. There is a paved area for parking on the rear of the lot, but it is in need of resurfacing.

Parcel ID	Land Summary				Topography	Shape
	Gross Land Area (Acres)	Gross Land Area (Sq Ft)	Usable Land Area (Acres)	Usable Land Area (Sq Ft)		
12-28-208-010	0.10	4,530	0.10	4,530	Level	Two parallelograms

The lot size has been taken from the Cook County Viewer website.

SITE

Location:	The subject is located at the southwest corner of Franklin Avenue and Gustav Street in Franklin Park.
Current Use:	Commercial storefront
Site Size:	Total: 0.10 acres; 4,530 square feet Usable: 0.10 acres; 4,530 square feet
Shape:	The subject site is a parallelogram..
Frontage/Access:	The subject building covers most of the lot along the Franklin Avenue frontage, but there is rear alley access to the subject. Frontage is as follows: Franklin Avenue: 34.60 feet Ruby Street: 136.3 feet The site is a corner lot.
Visibility:	Above Average
Topography:	Level
Soil Conditions:	The soil conditions at the subject are assumed to be typical of the region and adequate to support development.
Utilities:	Electricity: The site is served by public electricity. Sewer: City sewer Water: City water Natural Gas: The site is served by a public gas company

Adequacy: The subject's utilities are typical of the market area and adequate for its intended use.

Site Improvements: Paved parking

Flood Zone: The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject is located in FEMA flood zone X, which is not classified as a special flood hazard area.

FEMA Map Number: 17031C0386J

FEMA Map Date: August 19, 2008

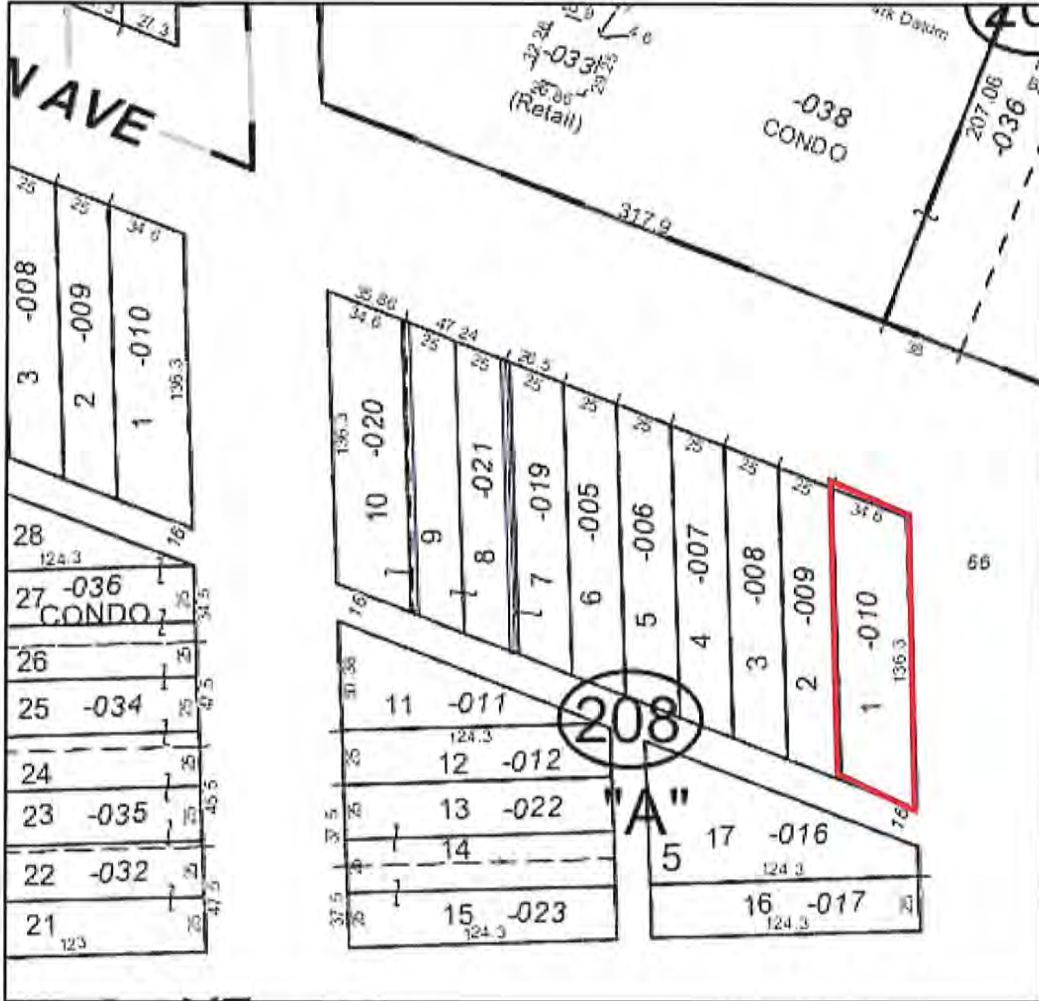
The appraiser is not an expert in this matter and is reporting data from FEMA maps.

Environmental Issues: To the best of our knowledge, there are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.

Encumbrance Easements: To the best of our knowledge, there no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.

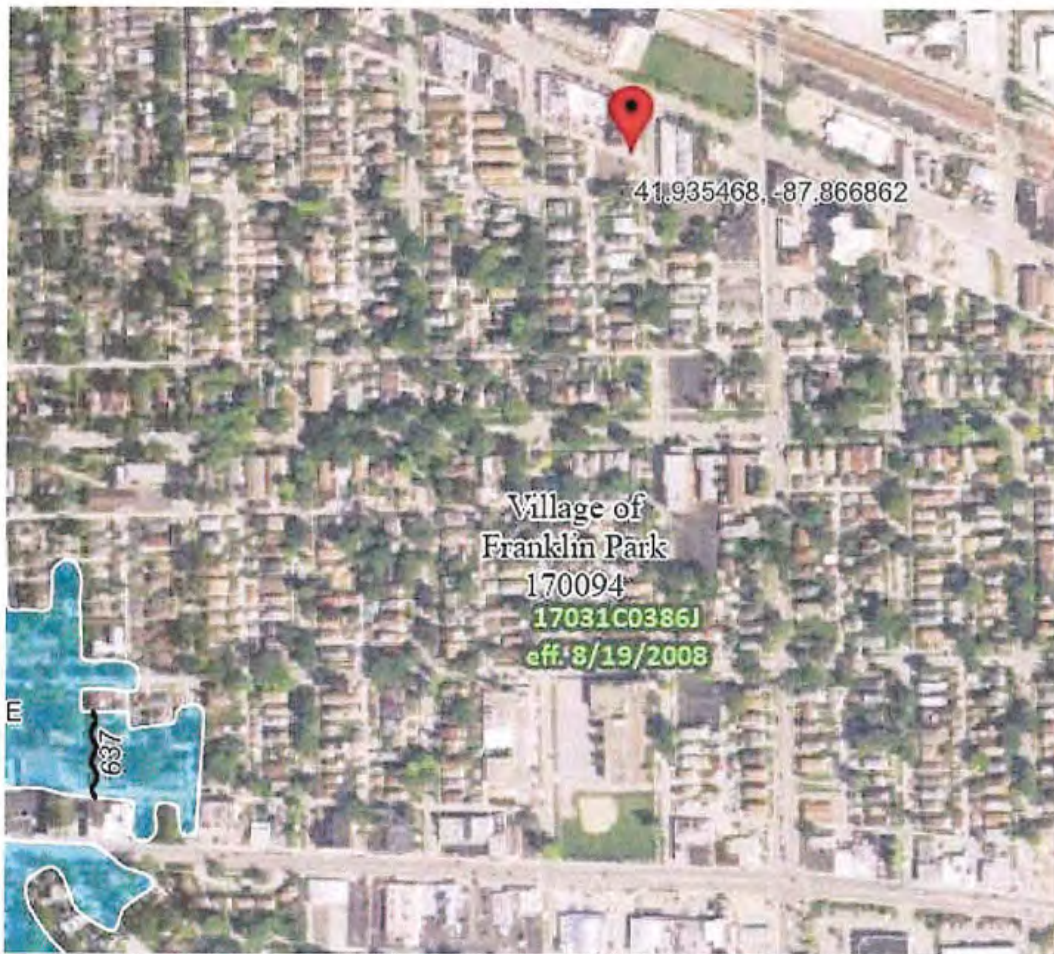
Site Comments: The subject site is a corner lot with average frontage for a small commercial lot in the market area. The property has rear alley access.

Sidwell Map



The subject is outlined in red above.

Flood Map



USDA, USGS The National Map; Orthoimagery. Data refreshed June, 2024.



Aerial View



Note: Subject highlighted in blue in the above aerial picture.

Source: Cook County GIS

Improvements Description

Development/Property Name:	9651 Franklin Avenue
Property Type:	Commercial storefront
Overview:	The subject property consists of a 2,500± sf, brick and stone, single-tenant commercial storefront building constructed around 1946. According to the client, the building has been vacant for a few years and had been owner occupied by a printing business for several years prior to that. The building is in below average to fair condition and in need of substantial renovation. The improvements are situated on an approximate 4,530 sf corner site. There is a paved area for parking on the rear of the lot, but it is in need of resurfacing.

GENERAL

Building Identification:	9651 Franklin Avenue
Building Description:	Commercial storefront
Construction:	Class C
Construction Quality:	Average
Year Built:	1946 (Per Cook County GIS)
Effective Age:	35 years
Remaining Useful Life:	20 years
Condition:	Below average / fair
Appeal/Appearance:	Average
Areas, Ratios & Numbers:	Number of Stories: 1.00 Gross Building Area: 2,500± square feet Rentable Area: 2,500± square feet

FOUNDATION, FRAME & EXTERIOR

Foundation:	Concrete
Basement/Sublevels:	None
Basement Use:	No Basement

Structural Frame:	Masonry
Exterior:	Face brick on side elevation with limestone facade; common brick on rear elevation
Windows:	Insulated glass storefronts
Roof/Cover:	Wood deck / Cover was not seen

INTERIOR

Floor Cover:	Older and worn tile
Walls:	Drywall and vinyl wall covering with some ceramic tile
Ceilings & Ceiling Height:	Suspended acoustical tile; Estimated 10' to 12'
Lighting:	Primarily florescent recessed

MECHANICAL SYSTEMS

Heating:	Gas forced warm air
Cooling:	Central AC
Electrical:	Assumed adequate for current use
Plumbing Condition:	Assumed average
Sprinkler:	None

PARKING

Number of Spaces:	There is paved area along the rear of the building that is in need of resurfacing. It is assumed that it could accommodate 5 vehicles (2 spaces / 1,000 sf of GBA). Parking requirements vary based on use.
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PROPERTY ANALYSIS

Deferred Maintenance:	The subject building has been vacant for a few years and is an older storefront building. The building is in below average to fair condition and in need of new floor, wall and ceiling finish. Additionally, there were water stains noted on some ceiling tiles, indicating a need for roof patching or repairs. There appeared to be areas with black mold. The exterior
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requires some masonry work and the parking lot need to be resurfaced. The areas around the windows may need some caulking or weather stripping.

Capital Improvements: No recent capital improvements were reported or noted.

Comments: The subject property is a corner commercial storefront in the downtown district. It has been vacant for a few years and is in need of all new interior finish, some roof patching / repairs, some masonry work and the parking lot needs to be resurfaced.

Americans With Disabilities Act

Please reference the Limiting Conditions and Assumptions section of this report on page 51.

Hazardous Substances

Please reference the Limiting Conditions and Assumptions section of this report on page 51.

Interior Photographs



REAR OPEN AREA



FRONT OPEN AREA



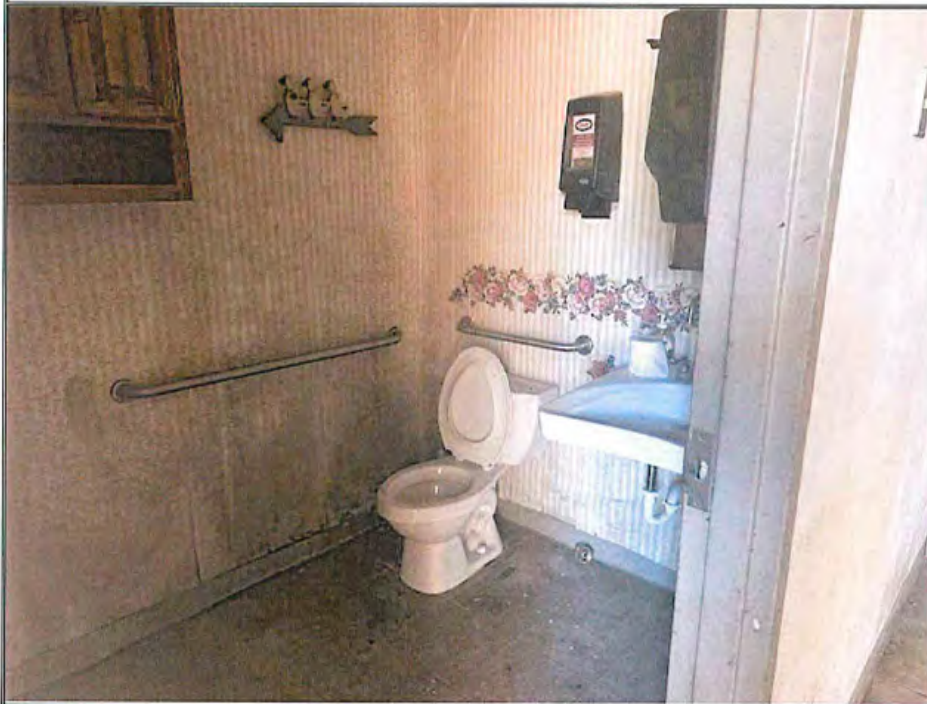
PRIVATE ROOM IN FRONT PORTION



FRONT OPEN AREA



WASHROOM



WASHROOM



UTILITY CLOSET



ELECTRICAL PANEL



SIGNS OF BLACK MOLD



SIGNS OF BLACK MOLD



WATER STAINS ON CEILING TILES

Assessment and Taxes

Taxing Authority Cook County

PIN: 12-28-208-010

Assessment Year 2023 Board Certified Assessment

Real estate in Cook County is reassessed every three years. Taxes are payable in arrears in two installments. The first installment is an estimated bill based on the prior year's tax rate and assessed value. The second installment is then adjusted to reflect changes in assessed valuation or tax rates for that year. Taxes for 2023 are payable in 2024.

The subject was assessed in 2023, but is now owned by the Village of Franklin Park and will be tax exempt. The taxes for 2022, payable in 2023, were \$32,073 or \$12.83 psf. The local property tax rate for 2022 was 10.839%. The 2022 taxes were based on an Assessor's opinion of market value of \$404,844, which is well above the opinion of market value in this appraisal report. The subject was significantly over-assessed. Based on Assessor's records, the assessment had not been appealed since 2016. Given that the property will not be assessed going forward, an estimate of future taxes is not relevant.

	Tax Year 2023	Tax Year 2022	Tax Year 2021	% Change 2022 - 2023	% Change 2021 - 2022
Land Value	\$19,531	\$19,531	\$19,531	0.0%	0.0%
Building Value	\$81,680	\$81,680	\$35,468	0.0%	130.3%
Total Assessed Value	\$101,211	\$101,211	\$54,999	0.0%	84.0%
		10.839%	13.191%	N/A	-17.8%
Property Taxes		\$32,073	\$21,784	N/A	47.2%
Property Taxes Per Sq. Ft.		\$12.83	\$8.71	N/A	47.2%

Zoning

The subject is zoned DT-1, Downtown Core District by the Village of Franklin Park.

Zoning District:	DT-1, Downtown Core District	
Purpose:	The DT-1 Downtown core district is intended to accommodate a mixed-use development environment predominantly characterized by walkable, pedestrian-oriented retail and service uses on the ground floor, with office and residential uses above. Form standards included for the district establish a strong street wall, with buildings located close to the sidewalk and parking areas located to the rear of structures.	
Permitted & Conditional Uses:	<u>Public/Civic:</u>	Community center, cultural facility, parking structure
	<u>Residential:</u>	Multifamily dwellings or residential uses above ground floor commercial
	<u>Commercial:</u>	Indoor amusement, Animal care, gallery, broadcasting, day care, financial institution, gym, hotel, lodge / social club, performance venue, restaurant, retail sales and service,
Minimum Lot Size and Width:	None	
Minimum Lot Area / Dwelling Unit:	900 sf / DU	
Bldg. Height:	24' to 78' (Ground floor must be at least 14')	
<u>Setbacks</u>	<u>Front</u>	0 to 5 feet
	<u>Side:</u>	0 to 10 feet (for corner side)
	<u>Rear:</u>	None, unless adjacent to residential district, then 10 feet
Maximum Floor-Area-Ratio (FAR):	None reported	
Parking Requirements:	See full Ordinance for further complete listing. Most commercial uses require 1 parking space for between 200 to 500 sf of GBA, Above ground dwelling units require 1.2 spaces per unit.	

Zoning Map



The subject is zoned DT-1, Downtown Core District by the Village of Franklin Park.

Highest and Best Use

Land is appraised as though vacant and available for development to its highest and best use, and the appraisal of improvements is based on their actual contribution to the site.

Highest and best use may be defined as:

The reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.¹

Highest and Best Use – “As If Vacant”

The highest and best use of the site, as vacant, is for: A build-to-suit commercial or mixed-use development in accordance with current zoning.

Highest and Best Use – “As Improved”

The Highest and Best Use of the subject property “as improved” is: Continued use of improvements after curing deferred maintenance.

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Capitalization Approach
3. The Sales Comparison Approach

Cost Approach

The Cost Approach is based on the principle that a prudent buyer would not pay more for a property than the cost of obtaining a similar site and having similar improvements constructed on the site. The land and the improvements are separately valued. The land is valued based on sales of comparable sites, adjusting their sale prices for differences indicated by the market. The replacement cost new of the improvements is estimated, and then adjusted for depreciation. The depreciated value of the improvements is then added to the value of the land to arrive at an estimate of value for the subject by the Cost Approach.

The Cost Approach is summarized as follows:

$$\begin{array}{r} \text{Cost New} \\ - \text{Depreciation} \\ + \text{Land Value} \\ = \text{Value} \end{array}$$

Sales Comparison Approach

The Sales Comparison Approach is based on the principle that a prudent buyer would not pay more to purchase a property than it would cost to purchase a similar alternative property. The first step in this approach is to collect sale prices (or asking prices) for properties that are comparable to the subject. These sales are then analyzed using common units of comparison, such as price per square foot, price per dwelling unit, or price per acre, depending on the property type. The unit prices that are derived are then adjusted for differences between the comparable sales and the subject. An adjusted unit price is applied to the subject, resulting in an estimate of value by the Sales Comparison Approach.

Income Capitalization Approach

The Income Capitalization Approach is based on the principle that a prudent buyer will pay no more for an income-producing property than the value of the projected income capitalized (or discounted) to a current lump-sum value at a given rate of return. This approach forecasts a gross income for the subject, which is reduced to a net income by deducting a vacancy allowance and reasonable expenses. The net income is then capitalized (or discounted) based on a rate that is required in the market, taking into account the perceived risks and benefits that would apply to owning the subject property. The

capitalization process results in an estimate of value by the Income Capitalization Approach.

Final Reconciliation

The appraisal process concludes with the final reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

Analyses Applied

A **cost analysis** was considered and was not developed because the age of the improvements makes the depreciation difficult to accurately measure. Also, buyers and sellers of this asset class typically do not use this approach when making pricing decisions.

A **sales comparison analysis** was considered and was developed because there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

An **income analysis** was considered and was not developed, because the subject is a vacant single-tenant building that had formerly been owner occupied. Pricing for this type of asset is based on a sales comparison analysis, and the income capitalization approach is not necessary for credible assignment results.

Sales Comparison Approach

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

The procedure for the sales comparison approach is outlined in *The Appraisal of Real Estate*, as the following:

- 1) Research the competitive market for information on sales transactions, listings, and offers to purchase or sell involving properties that are similar to the subject in terms of characteristics such as condition, location, and land use constraints. The goal is to find a set of comparable sales as similar as possible to the subject property.
- 2) Verify the information by confirming that the data obtained is factually accurate and that the transactions reflect arm's-length market considerations. Verification may elicit additional information about the market.
- 3) Select relevant units of comparison (e.g., price per acre, price per square foot, price per front foot) and develop a comparative analysis for each unit. The goal here is to define and identify a unit of comparison that explains market behavior.
- 4) Look for differences between the comparable sale properties and the subject property using the elements of comparison. Then adjust the price of each sale property to reflect how it differs from the subject property or eliminate that property as a comparable. This step typically involves using the most comparable sales properties and then adjusting for any remaining differences.
- 5) Reconcile the various value indications produced from the analysis of comparables into a single value indication or a range of values.

Comparables

There have been few recent sales of small commercial buildings in the subject's market area. We have included sales of some larger buildings along Franklin Avenue, as well as some light industrial buildings on Franklin Avenue.

The most relevant sales are listed in the following table, and all back-up data has been retained in the work file.

Improved Sale Comparables					
	1	2	3	4	5
Subject	9651 Franklin Franklin Park, IL	9831 Franklin Ave. Franklin Park, IL	9836 Franklin Franklin Park, IL	9726 Franklin Ave. Franklin Park, IL	9701-09 Franklin Franklin Park, IL
Address	9704-12 Franklin Franklin Park, IL	9831 Franklin Ave. Franklin Park, IL	9836 Franklin Franklin Park, IL	9726 Franklin Ave. Franklin Park, IL	9701-09 Franklin Franklin Park, IL
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Leased Fee
Building Size (SF)	2,500	2,851	4,800	5,000 (incl. fin bsmt)	9,729
Lot Size	4,530	2,950	8,777	7,187	14,272
Land to Bldg. Ratio	1.81	1.03	1.83	1.44	1.47
Zoning	DT-1	C-4	C-5	DT-1	DT-1
YB/Condition	1946; Below average / Fair	1966; Below Average /Fair	1971; Avg.	1978; Avg / Avg. +	1952; Average
Build-out	Former printing business; needs all new build-out	Warehouse; 12' ceilings	Warehouse w/ 11% finished area; 12.5' ceilings	Single tenant office w/ mod. Fin. Bsmt.	Multitenant retail & office
Corner / Interior	Corner	Interior, dual frontage (Belmont)	Interior	Interior	Interior
Conditions of Sale	N/A	Net of \$11,000 seller concession	Normal	Net of \$3,000 seller concession	Normal
Sale Date	N/A	2/7/2022	2/20/2021	1/10/2022	3/23/2021
Purchase Price	N/A	\$300,000	\$270,000	\$287,000	\$650,000
\$/SF	N/A	\$33.57	\$56.25	\$57.40	\$66.81
Overall Adjustment	N/A	Sl. Inferior	Sl. Inferior	Similar / Sl. Superior	Similar / Sl. Superior

Comparable Sales Analysis

The comparable sales have been analyzed and compared with the subject property. They range in unadjusted unit sale price between \$33.57 and \$66.81 psf, with an average of \$51.82 psf and a median of \$56.25 psf. All five comps are masonry buildings on Franklin Avenue within two blocks of the subject.

Comps 1, 4 and 5 are commercial buildings in the downtown district while Comps 2 and 3 are light industrial buildings a couple of blocks west of the subject.

Comp 1 is a 5-unit storefront property that was fully leased at the time of sale to local businesses. We were not able to reach the broker for the deal, however, it is again listed for sale and the current broker, Mike DeSerto of Entre Commercial, indicated that at the time of the February of 2022 sale, it had a fair amount of deferred maintenance and a couple of tenants were about to vacate. Others had below market rents. The buyer subsequently replaced all of the HVAC and made improvements within the units. He brought in a couple of new tenants at market rates. At the time of sale, it was slightly superior to the subject in condition, and also had an advantage in market conditions on the date of sale as commercial property values have trended downward since early 2022 due to significant increases in interest rates. It is inferior to the subject in size, land to building ratio and in that it is an interior lot. Overall, it is slightly inferior to the subject and an upward adjustment is warranted.

Comp 2 is a light industrial building located two blocks west of the subject, just outside of the downtown district. The listing agent, Dalila Arellano of Century 21, said that it was a cash deal and it was an arm's length transaction. Based on interior photos, the interior was unfinished warehouse space with a framed off area that was also unfinished. It appeared to be in below average to fair condition. The building is similar to the subject in size, but inferior in build-out, land to building ratio, location and in that it is an interior lot. This is partly offset by the dual frontage as the lot backs to Belmont Avenue. It has an advantage over the subject in market conditions. Overall, an upward adjustment is warranted.

Comp 3 is a light industrial building located two blocks west of the subject, just outside of the downtown district. It is inferior in size, location, build-out and in that it is an interior lot. Property values were increasing between February of 2021 and early to mid-2022, but have since declined. Overall, the net effect is neutral. The Comp has an advantage in condition. Overall, it is slightly inferior and adjusted upward.

Comp 4 is a single-tenant office building located ½ block west of the subject in the downtown district. It is inferior in size and in that 50% of the space is a finished garden level area. According to the listing agent, it had new central air and a newer generator. Based on interior photos it was far superior to the subject in build-out / condition. The lower level has a lower quality of finish than the main floor. It is an interior, triangular lot, but the rear lot line runs adjacent to a municipal parking lot, adding to its accessibility, parking and visibility. It is superior in age, condition, build-out and market

conditions on the date of sale. Overall, the Comp is generally similar to slightly superior to the subject on a price per sf unit basis.

Comp 5 is a multitenant storefront property located down the block from the subject in the downtown district. According to John Parrish of Spartan Real Estate and Development, broker, the building was in “decent shape” and did not require any immediate repairs or maintenance. At the time there were two vacancies and the other units had short term leases. Overall, it is thought to have been significantly superior to the subject in condition and build-out. It is inferior in size, but the individual units are similar in size to the subject units. It is inferior in occupancy as an investor would have to lease it up whereas the subject might appeal to an owner user that would not have to lease the space. The building is currently fully leased. Overall, it is thought to be similar to slightly superior to the subject and a modest downward adjustment is warranted.

In addition to the closed sales, we considered two current offerings on Grand Avenue. The first is a property at 9516 Grand Avenue that had been occupied by a printing business and was reported to be in need of a lot of work. It contains about 5,000 sf and is currently listed for \$120,000 or \$24.00 psf. The broker, Jasmin Baynes at Atlas Asset Management, said that it is not a fair comp because it is a Cook County Land Bank property. They require the buyer to register with them, and the buyer must meet certain criteria, including having experience with renovations and having cash on hand for renovation. Also, the buyer cannot hold the property and they must renovate and occupy within a short period of time. She said that the complicated process turns many potential buyers off and the list price is not reflective of value. Therefore, this listing is not being considered.

The second is a 4,900 sf building on a 12,500 sf site at 9514 Grand Avenue. This is an older storefront that was reported by the broker, Leszek Gadek, to be in poor condition. The broker said that there has been very little interest in the property since he listed it in 2021. The current asking price is \$359,000 or \$73.27 psf. Given the lengthy listing period, it is reasonable to assume that it will sell for a much lower amount.

Overall, the Comps ranged in unadjusted unit price between \$33.57 and \$66.81 psf, with an average of \$51.82 psf and a median of \$56.25 psf. Real estate markets are not perfect and all comps do not point to the same indication of unit value for the subject. For example, Comp 1 suggests a unit price in the \$35 to \$40 psf range while Comps 3, 4 and 5 indicate a value closer to \$60 psf. The subject benefits from its size, on-site parking and corner location while its condition is a significant negative. After consideration of all factors, it is our opinion that the market value is best estimated at \$57.00 psf or \$143,000, as illustrated on the following page.

As Is Market Value

Indicated Value per GBA:	\$57.00
Subject Size:	2,500 sf
Indicated Value:	\$142,500
Indicated Value:	\$143,000

One Hundred Forty Three Thousand Dollars

Certification

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We 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.
- We have not provided any services related to the subject property within the five-year period preceding the date of engagement for this assignment.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our 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.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Elizabeth Gulis, MAI has not made a personal inspection of the property that is the subject of this report. Mary Wagner, MAI, has made a personal inspection of the property.
- No one else provided significant real property appraisal assistance to the people signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Mary Wagner, MAI and Elizabeth Gulis, MAI have completed the continuing education program of the Appraisal Institute.



Mary Wagner, MAI
Illinois Certified General Real Estate Appraiser
License No. 553-001102
License Expires September 30, 2025



Elizabeth Gulis, MAI
Illinois Certified General Real Estate Appraiser
License No. 553.002269
License Expires September 30, 2025

Addenda

Legal Description

LOT 1 IN BLOCK 5 IN 1ST ADDITION TO FRANKLIN PARK, BEING A
SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28,
TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

Source: Cook County Clerk's Records

Definitions

Market Value¹:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

A Fee Simple estate is defined¹ as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

A Leased Fee interest is defined¹ as:

A freehold (ownership interest) where the possessory interest has been granted to another party by the creation of a contractual landlord-tenant relationship (i.e., a lease).

Marketing Time is defined¹ as:

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal.

Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.

Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.

¹ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015).

Exposure Time is defined¹ as:

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

See Marketing Time, above.

Gross Building Area (GBA): Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the region.¹

Rentable Area (RA): For office buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring the inside finished surface of the dominant portion of the permanent building walls, excluding any major permanent penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.¹

Gross Leasable Area (GLA): Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces.¹

As Is Market Value

The estimate of the market value of the real property in its current physical condition, use and zoning as of the appraisal date.¹

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of Praedium Valuation Group. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) Praedium Valuation Group regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

Americans with Disabilities Act (ADA) of 1990

A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. Praedium Valuation Group has not made a determination regarding the subject's ADA compliance or non-compliance. Non-compliance could have a negative impact on value, however this has not been considered or analyzed in this appraisal.

Comp 1 9704-11 Franklin



Comp 2 9831 Franklin



Comp 3 9836 Franklin



Comp 4 9726 Franklin (West Elevation)



Comp 4 9726 Franklin (South Elevation)



Comp 5 9701-09 Franklin



Appraiser Qualifications

PRAEDIUM VALUATION GROUP

Appraisals • Consulting • Expert Witness

Mary Wagner, MAI

EDUCATION

University of Wisconsin – Madison, WI
Bachelor of Business Administration, Real Estate and Urban Land Economics

APPRAISAL EXPERIENCE

Property Types

Office	Warehouse	Shopping Centers
Big Box Retail	Restaurants	Single-Tenant Net Lease
Manufacturing	Golf Courses	Subdivisions
Banks	Schools	House of Worship
Easements	Development Sites	Data Centers
Multifamily	Condominiums	Strip Retail
Flex	Public Storage	Open Space

Clients Include: financial institutions, appraisal management companies, municipalities, government entities, attorneys, accountants, developers, non-for-profit organizations, investors, individuals

Qualified as an expert witness in federal bankruptcy court, City of Chicago Zoning Board of Appeals and at municipal hearings

PROFESSIONAL EXPERIENCE

Praedium Valuation Group, Chicago, IL (2016-Present)
Managing Director of Commercial Valuation

Midwest Appraisal Company, Inc., Chicago, IL (1991-2016)
Last serving as President

DESIGNATIONS / MEMBERSHIPS

Certified General Real Estate Appraiser, State of IL
MAI, Appraisal Institute
ICAP

Currently serve on the Board of Directors of the Chicago Chapter of the Appraisal Institute, and as the Chair of the Education Committee, and as a Candidate Advisor

PRAEDIUM VALUATION GROUP

Appraisals • Consulting • Expert Witness

ELIZABETH GULIS, MAI

EDUCATION

The University of Michigan—Ann Arbor, MI (1984-1988)

Bachelor of Business Administration

Commercial Appraisal Coursework (Appraisal Institute)

General Appraiser Income Approach I

General Appraiser Income Approach II

General Appraiser Sales Comparison Approach

General Appraiser Site Valuation & Cost Approach

Advanced Income Capitalization

Quantitative Analysis

Statistics, Modeling and Finance

General Appraiser Market Analysis Highest & Best Use

General Report Writing and Case Studies

Advanced Market Analysis and Highest & Best Use

Advanced Concepts & Case Studies

General Appraiser Report Writing & Case Studies

LICENSES, CERTIFICATIONS & AFFILIATIONS

- Illinois Certified General Real Estate Appraiser
- Member, MRED, Midwest Real Estate Data
- Designated Member of the Appraisal Institute (MAI)

APPRAISAL EXPERIENCE

Commercial

Apartment Buildings (5+ Units)

Retail Buildings & Strip Centers

Industrial Buildings

New Construction

Rent Survey

Mixed Use Buildings

Office Buildings

Parking Garage Buildings

Broken Condominiums

Vacant Land

Retail and Office Condominiums

De-Conversions

House of Worship

Residential

Detached Single Family Houses

Condominiums

Small Income (2-4 Units) Properties

Cooperatives

Vacant Land

Relocation

New Construction

PROFESSIONAL EXPERIENCE

Praedium Valuation Group, Chicago, IL (2005 - present)

Senior Commercial Real Estate Appraiser (2012 –present)

- Value Types: Market, Bulk Sale Value, Disposition, Liquidation, As Is, As Complete, As Stabilized, Diminution in Value
- Proficient in WinTotal and Narrative1 software
- Appraisal Review

Certified Residential Real Estate Appraiser (2005-2012)

- Appraised residential real estate specializing in downtown Chicago neighborhoods and high-value properties.

Engagement Letter



May 29, 2024

Mr. Nicholas Walny
Director of Community Development and Planning
Village Of Franklin Park
nwalny@vofp.com

Re: 9651 Franklin, Franklin Park and
3335 Schierhorn Ct., Franklin Park

Dear Mr. Walny:

Thank you for the opportunity to present this proposal for appraisal services for the above-referenced properties. By signing and returning this proposal you authorize Praedium Valuation Group to perform the following scope of work:

Specifications of the Appraisal.

Subject Property:	1) 9651 Franklin, Franklin Park, IL 2) 3335 Schierhorn Ct., Franklin Park, IL
Property Type:	1) Single-tenant commercial storefront 2) Single-tenant light industrial building
Interest to be Valued:	Fee simple
Additional Property to be Valued:	None
Intended Use:	Internal accounting purposes
Intended User:	Village of Franklin Park
Type of Value:	As-Is current market value
Date of Value:	Date of Appraiser's inspection, specific date to be stated in the report.
Hypothetical conditions, Special/Extraordinary assumptions:	None anticipated

Anticipated Scope of Work:	<ul style="list-style-type: none"> • Identification of the objective of the assignment • Identification and analysis of the property and neighborhood • On-site property observation (interior and exterior) • Analysis and conclusion of the property's highest and best use • Research and analysis of the history of the property. • A comparative analysis of comparable sale properties. • Development of the sales comparison approach to form an opinion of market value for each property. • Preparation of a narrative appraisal report for each property
Report Option and Format:	Appraisal report
Delivery Date:	The turnaround time is 15 to 20 business days from the date this agreement is signed, assuming access to the property is provided in a timely manner
Appraiser's Interest In Subject Property or in Client or Other Involved Parties:	Appraiser has no knowledge of any current or prospective interest in the subject property, or in Client or other parties involved in the transaction to which this appraisal relates.
Prior Services Regarding Subject Property (USPAP Disclosure):	We have not performed any prior services relating to subject properties within the 3-year period preceding the date of this Agreement
Special Conditions:	None
Appraisal Fee:	<p>\$1,850 for each property for a narrative appraisal report with a sales comparison approach.</p> <p>\$2,250 for each property for a narrative appraisal report with a sales comparison and income capitalization approach.</p>
Payment Terms:	Payment is due in full within 30 days of delivery

Conflicts of Interest

We have conducted a check for conflicts of interest based upon the information that you have provided and have found none. Please call us immediately if you become aware of a conflict or potential conflict that has not been waived.

Waiver of Jury Trial; Choice of Venue

We both agree to waive our legal right to a trial by jury for any dispute, and to instead submit any unresolved dispute, if any, to trial by a federal or state court venued in Chicago, Illinois. We also both agree that the federal or state courts venued in Chicago, Illinois, shall have jurisdiction and exclusive jurisdiction over any such dispute.

Authorizations

Client Authorization

Client: Village of Forest Park
Date: 5-11-24
Signature: [Handwritten Signature]
Name: Michelle Watson
Position: Director of Community Development

Billing Address (email or person/address to whom invoices should be sent):

9500 W. Belmont Ave
Forest Park, Ga 30130

Property Contact Name: Michelle Watson
Property Contact E-Mail: m.watson@villageofforestpark.com
Property Contact Phone: 577-071-5278

Praedium Authorization

Appraiser: Praedium Valuation Group
Signature: [Handwritten Signature]
Name: Mary Wagner
Position: Managing Director

THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER 2425-R-__

**A RESOLUTION OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY,
ILLINOIS DECLARING AS SURPLUS PROPERTY THE VILLAGE OWNED
BUILDING AND PARCEL OF REAL PROPERTY AT 3335 SCHIERHORN COURT
AND AUTHORIZING VILLAGE STAFF TO MARKET THE PROPERTY FOR
DEVELOPMENT AND DIRECT THE VILLAGE CLERK TO MAKE A COPY
OF THE APPRAISAL OF THE PROPERTY AVAILABLE TO ANY PARTY**

BARRETT F. PEDERSEN, Village President
APRIL ARELLANO, Village Clerk

IRENE AVITIA
GILBERT J. HAGERSTROM
JOHN JOHNSON
WILLIAM RUHL
KAREN SPECIAL
ANDY YBARRA
Trustees

RESOLUTION NUMBER 2425-R-__

A RESOLUTION OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS DECLARING AS SURPLUS PROPERTY THE VILLAGE OWNED BUILDING AND PARCEL OF REAL PROPERTY AT 3335 SCHIERHORN COURT AND AUTHORIZING VILLAGE STAFF TO MARKET THE PROPERTY FOR DEVELOPMENT AND DIRECT THE VILLAGE CLERK TO MAKE A COPY OF THE APPRAISAL OF THE PROPERTY AVAILABLE TO ANY PARTY

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, The Village owns a parcel of property commonly known as 3335 Schierhorn Court, Franklin Park, Illinois that is zoned I-1 Light Industrial District, as described in the Village of Franklin Park Zoning Ordinance, and identified by permanent index number (PIN) 12-22-402-070-0000 which is a 8,459 square foot lot that is improved with a one-story, brick, light industrial building approximately 4,212 square feet in size and built in 1962, and as further legally described on Exhibit A (the "*Property*"), a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Village President and Board of Trustees of the Village of Franklin Park (the "*Corporate Authorities*") find that the Property is no longer necessary, appropriate, required for the use of, profitable to or serve any viable use to the Village and that the sale of the Property will eliminate burdensome maintenance cost, provide needed funds, and generate tax revenue for use in the general fund of the Village; and

WHEREAS, the Corporate Authorities further find that the Property serves no public use to the residents of the Village and is in the best interest of the health, safety, and welfare of Village

residents to sell the Property; and

WHEREAS, 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code sets forth a procedure for the sale of municipal-owned surplus real property by Village staff after ascertaining the value of the surplus real estate by written appraisal and making said appraisal available for public inspection; and

WHEREAS, the Village ascertained a written appraisal report for the Property, dated June 28, 2024, which was prepared by Mary Wagner, MAI, of Praedium Valuation Group, 1658 North Milwaukee Avenue, Suite B, PMB 5460, Chicago, Illinois, 60647 (the "*Appraisal*"), a copy of which is attached hereto and made a part hereof, as Exhibit B; and

WHEREAS, the Appraisal found that the current market value or appraised value of the Property in its "as is" condition is \$150,000.00; and

WHEREAS, the Appraisal is on file and available for inspection or copying in the office of the Village Clerk of the Village of Franklin Park as well as on the Village's website to any interested party; and

WHEREAS, the Corporate Authorities have determined it best to allow Village staff in the Department of Community Development to market the Property for sale for an industrial development and present to the Corporate Authorities for consideration a sale and development agreement for the Property that will enhance the industrial corridor around the Property and benefit the residents of the Village; and

WHEREAS, the Corporate Authorities have determined it is in the best interests of the Village to allow Village staff to conduct the sale of the Property as provided in 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Property, as herein described, is hereby determined, and declared by the Corporate Authorities to be surplus real estate of the Village.

Section 3. The Director of Community Development is hereby authorized to seek industrial development proposals and to review, recommend, and present a proposal and sale and development agreement for the Property to the Corporate Authorities in accordance with this Resolution and pursuant to 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code.

Section 4. The officials, officers, employees, engineers, and attorneys of the Village are hereby authorized to undertake the necessary steps to present a proposal and final agreement for the sale of the Property to the Corporate Authorities, as contemplated herein.

Section 5. The Village Clerk is hereby authorized and directed to publish a copy of this Resolution at the first opportunity following its passage in a newspaper published within the Village and to make available a copy of the Appraisal for public inspection by any interested party.

Section 6. If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 7. All ordinances, resolutions, motions, or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall be in full force and effect immediately after its passage and publication as required by law.

(Intentionally Left Blank)

PASSED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this ____ day of August 2024, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA					
HAGERSTROM					
JOHNSON					
RUHL					
SPECIAL					
YBARRA					
PRESIDENT PEDERSEN					
TOTAL					

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this ____ day of August 2024.

 BARRETT F. PEDERSEN
 VILLAGE PRESIDENT

ATTEST:

 APRIL ARELLANO
 VILLAGE CLERK

Exhibit A

Legal Description of Property

THAT PART OF LOT 2 IN SCHIERHORN'S INDUSTRIAL DIVISION OF PART OF LAFRAMBOISE RESERVE IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT 2 WHICH IS 168.04 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE WEST LINE THEREOF) TO A POINT ON THE EASTERLY LINE OF SAID LOT 2 WHICH IS 172.78 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE EASTERLY LINE THEREOF) EXCEPT THAT PART OF SAID LOT 2 LYING NORTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT 2 WHICH IS 110.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE WEST LINE THEREOF) TO A POINT IN THE EASTERLY LINE OF SAID LOT 2 WHICH IS 117.78 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE EASTERLY LINE THEREOF), IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers (PIN): 12-22-402-070-0000

Property commonly known as: 3335 Schierhorn Court, Franklin Park, Illinois 60131

Exhibit B

Appraisal



PRAEDIUM

VALUATION GROUP

Appraisals • Consulting • Expert Witness

APPRAISAL REPORT FOR
3335 Schierhorn Court,
Franklin Park,
Cook County, IL, 60131

AS OF
June 28, 2024

PREPARED FOR
Mr. Nicholas Walny
Director of Community
Development
Village of Franklin Park
9500 W. Belmont Ave.
Franklin Park, IL 60131

PREPARED BY
Praedium Valuation Group
1658 N Milwaukee Ave., Suite B,
PMB 5460
Chicago, Illinois 60647
File Name: 22920

PRAEDIUM VALUATION GROUP

Appraisals • Consulting • Expert Witness

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Fax: 773-665-8342

August 5, 2024

Mr. Nicholas Walny
Director of Community Development
Village of Franklin Park
9500 W. Belmont Ave.
Franklin Park, IL 60131

Re: 3335 Schierhorn Court, Franklin Park,
Cook County, IL, 60131

Dear Mr. Walny:

At your request, we have prepared a restricted appraisal report in compliance with the Uniform Standards of Professional Appraisal Practice. As such, it presents limited discussion of the data, reasoning and analyses that were used in the appraisal process to develop the opinion of value. Supporting documentation has been retained in the appraiser's workfile. The depth of discussion contained in the report is specific to the needs of the client and for the intended use stated below.

The 8,459 sf subject site is improved with a one-story, brick, light industrial building having approximately 4,212 square feet of gross building area. According to public record, it was built in 1962. The building has 13'± clear ceiling heights and one, grade-level overhead door. The interior is mostly open warehouse space with roughly 10% of office area in fair to poor condition. It has reportedly been vacant for over a decade and has significant deferred maintenance.

Please reference page 13 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis, and valuation methodology.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 49). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, we note the following:

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions:

- We were not provided with a plat of survey or architectural plans. Due to overgrown shrubs and plants, it was not possible to measure some exterior walls. Therefore, aerial measurements were used and are approximate. This appraisal is based on the extraordinary assumption that the building area is accurate. Use of this extraordinary assumption may have affected assignment results.

We previously appraised this property for the same client and with the same date of value, however, at that time, an interior observation was not permitted and the cost estimates for significant roof and masonry repairs were not available. Otherwise, we have not provided any services related to the subject property within the five-year period preceding the date of engagement for this assignment.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), we have made the following value conclusions:

Current Market Value, As Is:

The market value of the fee simple estate of the property, as is, as of June 28, 2024, is

\$150,000
One Hundred Fifty Thousand Dollars

The market exposure time preceding June 28, 2024 would have been 6 to 12 months and the estimated marketing period as of June 28, 2024 is 6 to 12 months.

This report was prepared in conformance with USPAP appraisal guidelines as well as those of the Appraisal Institute.

Respectfully submitted,
Praedium Valuation Group



Mary Wagner, MAI
Illinois Certified General Real Estate Appraiser
License No. 553-001102
License Expires September 30, 2025

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Subject Photos



FRONT (SOUTH) ELEVATION



REAR (EAST) ELEVATION



SOUTH AND EAST ELEVATIONS



SOUTH ELEVATION



BROKEN WINDOWPANES



SOUTHEAST CORNER OF BUILDING IN NEED OF MASONRY REBUILD



AREA IN NEED OF MASONRY WORK



REAR PAVED AREA BEHIND BUILDING



NORTH ON SCHIERHORN COURT



SOUTH ON SCHIERHORN COURT



DRIVEWAY ONTO SITE FROM SCHIERHORN COURT (SOUTH / RIGHT PORTION) BELONGS WITH PROPERTY TO THE SOUTH

Summary of Important Facts and Conclusions

GENERAL

Subject:	3335 Schierhorn Court, Franklin Park, Cook County, IL, 60131
	The 8,459 sf subject site is improved with a one-story, brick, light industrial building having approximately 4,212 square feet of gross building area. According to public record, it was built in 1962. The building has 13'± clear ceiling heights and one, grade-level overhead door. The interior is mostly open warehouse space with roughly 10% of office area in fair to poor condition. It has reportedly been vacant for over a decade and has significant deferred maintenance.
Owner:	Village of Franklin Park
Legal Description:	See addenda
Tax Identification:	12-22-402-070
Date of Report:	August 5, 2024
Intended Use:	The intended use is for internal accounting and possible disposition purposes.
Intended Users:	The Village of Franklin Park
Assessed Value:	\$64,160 (2023), however property will be tax exempt
Sale History & Current Listing / Contracts:	A review of deeds on the Cook County Clerk's website indicates that there have been no sales of the subject property in the last five years. According to the client, the Village of Franklin Park recently acquired the property via a deed in lieu of foreclosure. This transaction is not yet reported on the Clerk's website

PROPERTY

Land Area: Total: 8,459 square feet; 0.19 acres

Improvements:**Subject**

Building ID: 3335 Schierhorn Court

Year Built: 1962 (Per Cook County GIS)

Condition: Fair / Poor

Number of Stories: 1.00 story

Gross Building Area (GBA): 4,212 square feet

Rentable Area (RA): 4,212 square feet

Property Totals:	GBA	RA	Units
	4,212	4,212	1

Zoning: I-1, Light Industrial District

Highest and Best Use of the Site: A build-to-suit light industrial in accordance with current zoning.

Highest and Best Use as Improved: Continued use of improvements after curing deferred maintenance.

VALUE CONCLUSIONS

Reconciled Values:	As Is
Value Conclusions	\$150,000
Effective Dates	June 28, 2024
Property Rights	Fee Simple

The market exposure time preceding June 28, 2024 would have been 6 to 12 months and the estimated marketing period as of June 28, 2024 is 6 to 12 months.

Key Analysis Points

Location

The subject property is located in the Village of Franklin Park, Illinois, a northwestern suburb of Chicago. The property is approximately 11.7 miles northwest of the Loop and 2.5 miles southeast of the nearest portion of O'Hare International Airport. Franklin Park is roughly bordered by Waveland and Seymour Avenues to the north, Des Plaines River Road and Elm Street to the east, I-294, Belmont Avenue, Grand Avenue, Fullerton Avenue and Armitage Avenue to the south, and the CNW railroad tracks and Mount Prospect Road to the west. Neighboring communities include River Grove to the east, Melrose Park and Northlake to the south, Bensenville to the west and Schiller Park and O'Hare International Airport to the north. The subject is located in the northeast portion of the Village of Franklin Park, approximately 1/3 mile east of the "Franklin Park" station along the Metra Rail's North Central Service station, and about 0.7 mile northeast of the Milwaukee District West line. The subject has proximate expressway access 1.5 miles northwest to I-294. River Road is located one block east and is a primary north-south thoroughfare. The Schiller Woods and Des Plaines River are located to the east of River Road.

Franklin Park has sizeable industrial districts in the west end of the village and in the northeast and southeast portions of the village. The local industrial market benefits from its proximity to the airport and area expressways. The remaining areas are primarily residential, and there are commercial districts along some thoroughfares in the village.

More specifically, the subject is located on the east side of Schierhorn Court, ½ block north of Gage Avenue in an industrial district. Schierhorn Court is a short street that extends one block from Avenue to the parking lot of a banquet facility ½ block north of the subject. Most improvements are similar in age to the subject though there is some recent construction mixed in. The occupancy rate in the area's industrial buildings is high. River Road is one block east and has a mix of commercial, industrial, residential and special purpose (house of worship, banquet hall, hotel) properties. Schiller Woods and the Des Plaines River are east of River Road, and this area is in a FEMA designated special flood hazard area.

Property Description

The 8,459 sf subject site is improved with a one-story, brick, light industrial building having approximately 4,212 square feet of gross building area. According to public record, it was built in 1962. The building has 13'± clear ceiling heights and one, grade-level overhead door. The interior is mostly open warehouse space with roughly 10% of office area in fair to poor condition. It has reportedly been vacant for over a decade and has significant deferred maintenance.

The client provided a partial interior description from a building inspector from the Village of Franklin Park. A copy is presented below:

"On March 15, 2024, a visual inspection of 3335 Schierhorn was performed. The outside of the building has areas that will need tuckpointing. The southeast corner of the building has major damage from the roof edge to the ground of the building. The brick and mortar has given away so shifting has occurred. Replacement will be required. The interior of the building has some areas that may have leaks. There was no floor puddling, but some joists were showing moisture. Small areas near sinks showed a black substance (possible mold). The interior wall and floor areas seemed visually to be ok. The roof should be inspected and the corner wall completed. Overall, depending on the cost of repairs, the building seems to have good bones, and possibly not need to be demolished. Mike Vonesh"

During our interior observation, floor puddling was noted in areas, and there were some holes in the drywall wall, broken blocks in some glass block windows and significant masonry issues. According to contractor's estimates, the building requires about \$77,455 in masonry work and a tear off roof for about \$48,500. Additionally it needs a new concrete floor in the warehouse area, all new office finish and new mechanicals.

The interior is mostly open warehouse area, though there is an office area (est. at 10% of GBA) with worn and dated finish (older and worn tile and paneling with water marks) in the front. The front of the lot has overgrown landscaping. There is a driveway along the side (south) lot line which leads to a paved area in the rear, which is in need of resurfacing. The façade has face brick in average condition, while the remainder has common brick in need of substantial tuckpointing, and brick replacement in areas. Overall, it is in fair to poor condition.

Report Format

At your request, we have prepared a restricted appraisal report, which is intended to comply with the reporting requirements set forth under Standards Rule 2 in the Uniform Standards of Professional Appraisal Practice. As such, it presents limited discussion of the data, reasoning and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation has been retained in the appraiser's workfile. The depth of discussion contained in the report is specific to the needs of the client and for the intended use stated below.

Extraordinary Assumptions

- We were not provided with a plat of survey or architectural plans. Due to overgrown shrubs and plants, it was not possible to measure some exterior walls. Therefore, aerial measurements were used and are approximate. This appraisal is based on the extraordinary assumption that the building area is accurate. Use of this extraordinary assumption may have affected assignment results.

Report Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user. Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

This appraisal is prepared for Mr. Nicholas Walny, Village of Franklin Park. The problem to be solved is to estimate the current market value, as is, for internal accounting and possible disposition purposes.

The definition of market value used in this appraisal is found in *The Dictionary of Real Estate Appraisal, 6th edition* (Chicago: Appraisal Institute, 2015), and the same definition can also be found in the Code of Federal Regulations; "12 CFR, part 34, subpart C-Appraisal 34.42 (g).

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment was made in cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The intended use is to provide an opinion of market value to assist our client, The Village of Franklin Park, for internal accounting and possible disposition purposes.



Scope of Work

Report Type:	This is a Restricted Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2. This format provides for only basic property identification, appraisal statements and value conclusion. The appraisal may only be used by the client for the intended use. The rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's workfile.
Property Identification:	The subject has been identified by the Assessor's parcel number, the legal description and common street address.
Inspection:	An interior and exterior observation has been made. A plat of survey was not available.
<u>Valuation Analyses</u>	
Cost Approach:	A cost approach was not developed as the age of the improvements makes the depreciation difficult to accurately measure. Also, buyers and sellers of this asset class typically do not use this approach when making pricing decisions.
Sales Comparison Approach:	A sales comparison approach was developed as there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.
Income Capitalization Approach:	An income capitalization approach was not developed as the subject is a vacant single-tenant building that had formerly been owner occupied. Pricing for this type of asset is based on a sales comparison analysis, and the income capitalization approach is not necessary for credible assignment results.
Hypothetical Conditions:	There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions:

We were not provided with a plat of survey or architectural plans. Due to overgrown shrubs and plants, it was not possible to measure some exterior walls. Therefore, aerial measurements were used and are approximate. This appraisal is based on the extraordinary assumption that the building area is accurate. Use of this extraordinary assumption may have affected assignment results.

Market Area Analysis

Location Map



The subject property is located in the Village of Franklin Park, approximately 11.7 miles northwest of the Loop and 2.5 miles southeast of O'Hare airport.

Community Map



The subject is located in the northeast portion of the Village of Franklin Park, approximately 1/3-mile east of the “Franklin Park” station along the Metra Rail’s North Central Service station, and about 0.7-miles northeast of the Milwaukee District West line. The subject has proximate expressway access 1.5 miles northwest to I-294. River Road is located one block east and is a primary north-south thoroughfare. The Schiller Woods and Des Plaines River are located to the east of River Road.

Property Description

The 8,459 sf subject site is improved with a one-story, brick, light industrial building having approximately 4,212 square feet of gross building area. According to public record, it was built in 1962. The building has 13'± clear ceiling heights and one, grade-level overhead door. The interior is mostly open warehouse space with roughly 10% of office area in fair to poor condition. It has reportedly been vacant for over a decade and has significant deferred maintenance.

Parcel ID	Land Summary				Topography	Shape
	Gross Land Area (Acres)	Gross Land Area (Sq Ft)	Usable Land Area (Acres)	Usable Land Area (Sq Ft)		
12-22-402-070	0.19	8,459	0.19	8,459	Level	Quadrilateral

SITE

Location: The subject is located on the east side of Schierhorn Court, north of Gage Avenue in Franklin Park.

Current Use: Warehouse

Site Size: Total: 0.19 acres; 8,459± square feet
Usable: 0.19 acres; 8,459± square feet

Shape: The subject site is a quadrilateral.

Frontage/Access: The subject is located along the east side of Schierhorn Ct. and has one curb cut. Frontage is as follows:

Schierhorn Ct.: 58.04 feet

The site is an interior lot.

Visibility: Unobstructed

Topography: Primarily level

Soil Conditions: The soil conditions at the subject are assumed to be typical of the region and adequate to support development.

Utilities: Electricity: The site is served by public electricity.
Sewer: City sewer
Water: City water
Natural Gas: The site is served by a public gas company
Adequacy: The subject's utilities are typical of the market area and adequate for its intended use.

Site Improvements: Paved area along the south and east lot lines; overgrown landscaping along the front (west) lot line

Flood Zone: The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject is located all or almost all in a FEMA zone X, though the easternmost portion may be in a zone AE. Zone X is not classified as a special flood hazard area, however, Zone AE is.

FEMA Map Number: 17031C0378J

FEMA Map Date: August 19, 2008

The appraiser is not an expert in this matter and is reporting data from FEMA maps.

Environmental Issues: To the best of our knowledge, there are no known adverse environmental conditions on the subject site. Some steel drums with unknown contents were noted in the building and on the rear of the site. This appraisal is based on the assumption that the subject does not have any adverse environmental conditions. Please reference Limiting Conditions and Assumptions.

Encumbrance Easements: To the best of our knowledge, there are no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.

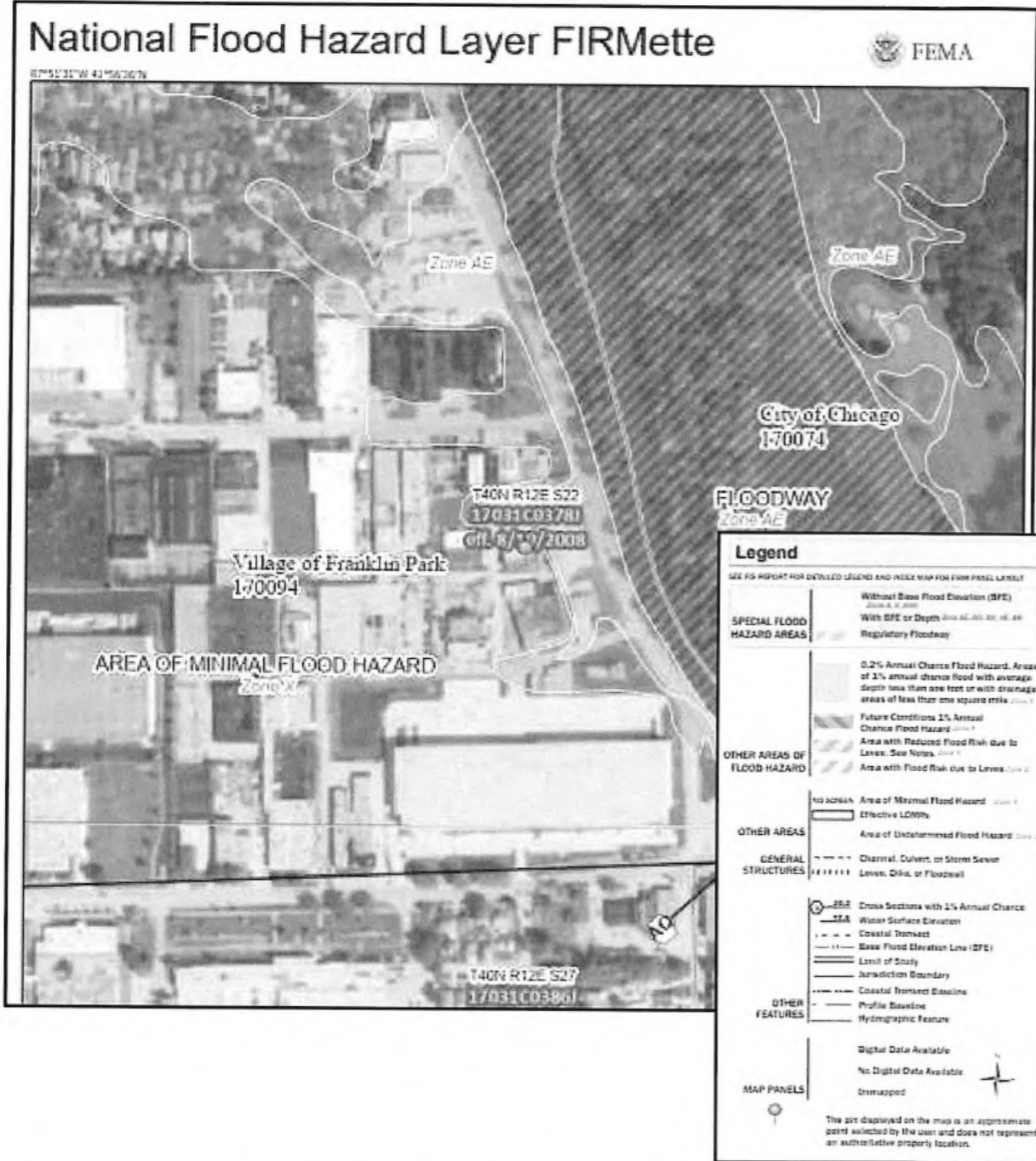
Site Comments: The subject site is an interior, quadrilateral lot on the east side of Schierhorn Court, which comes to a dead end 1/2 block north of the subject.

AERIAL PHOTOGRAPH



Source: Cook County Viewer website

FEMA Flood Map



The subject appears to be just outside of the designated special flood hazard area.

Improvements Description

Development/Property Name: 3335 Schierhorn Ct.

Property Type: Warehouse

Overview: The 8,459 sf subject site is improved with a one-story, brick, light industrial building having approximately 4,212 square feet of gross building area. According to public record, it was built in 1962. The building has 13± clear ceiling heights and one, grade-level overhead door. The interior is mostly open warehouse space with roughly 10% of office area in fair to poor condition. It has reportedly been vacant for over a decade and has significant deferred maintenance.

GENERAL

Building Identification: 3335 Schierhorn Court

Building Description: Single-tenant light industrial

Construction: Class C

Construction Quality: Average

Year Built: 1962 (Per Cook County GIS)

Effective Age: 45 years

Remaining Useful Life: 15 years

Condition: Fair / Poor

Appeal/Appearance: Average

Areas, Ratios & Numbers: Number of Stories: 1.00
Gross Building Area: 4,212± square feet
Rentable Area: 4,212± square feet

FOUNDATION, FRAME & EXTERIOR

Foundation: Concrete

Basement/Sublevels: None

Basement Use: No Basement

Structural Frame: Masonry

Exterior:	Face brick on front elevation with common brick on side and rear elevations (extensive masonry work is required).
Windows:	Older fixed windows on façade; glass block with operable center vents along south and rear elevations. A few of the glass blocks were broken, leaving openings into the building.
Roof/Cover:	Existing roof is leaking in multiple areas and a new tear-off roof is required

INTERIOR

Interior Layout:	Average for use; small office in front, open warehouse in remainder
Floor Cover:	Concrete in warehouse; older, worn tile in office / sales area
Walls:	Concrete block and brick in warehouse; Drywall and panel in office area
Ceilings & Ceiling Height:	Drywall in office area; thin sheeting in shop area; 13'+- ceiling clearance in the warehouse area
Lighting:	Fluorescent strip lighting
Washrooms:	Two single-user washrooms
Office Space:	Roughly 10% of finished office area in fair condition and in need of complete renovation
Loading Facilities:	One grade-level overhang door along the side elevation.

MECHANICAL SYSTEMS (THE FOLLOWING IS ASSUMED)

Heating:	Gas forced warm air and CAC in the office and a ceiling suspended, gas fired unit heater in the warehouse area. All mechanicals are reported to be in need of replacement.
Cooling:	Central AC in office area only - unit reported to be past its economic life and in need of replacement
Electrical:	Circuit breaker panel; reported to require new electrical service
Plumbing Condition:	Reported to be in need of modernization

Sprinkler: None

PARKING

Number of Spaces: There is paved area in the rear of the lot. The south end of the lot is paved but it is a driveway with a sign indicating that it is a fire lane and is not for parking. Parking requirements vary based on use.

PROPERTY ANALYSIS

Deferred Maintenance: The subject building has been vacant for over ten years and is an older light industrial building with significant deferred maintenance. There is a small finished area in the front of the building with a vestibule, reception area, private office and a single-user washroom. The finish in the entry area consists of older, worn and damaged tile, older paneling and drywall ceilings with fluorescent strip lighting. There was black staining on the base of the paneling and drywall in areas, possibly mold. There are some holes in the drywall walls and the paint is peeling significantly in the washroom. There is evidence of water damage. The office area is in need of a gut renovation. The majority of the building is warehouse space with concrete floors, concrete block walls and a thin covering over the roof deck. There is a ceiling suspended, gas fired unit heater, though it is reportedly not functional. There is some trash on the floor of the warehouse, along with some steel drums and other materials and equipment. There were some puddles on the ground indicating roof leaks. The building is reportedly in need of a new roof (tear off) and the contractors estimate is \$77,455.

Additionally, the brick exterior is crumbling in areas and substantial tuckpointing and masonry work are necessary. An interested party received a quote for masonry repair and the estimate was \$48,500. In addition to these two major items (roof and masonry) the entire building is in need of rehab including new mechanicals, new electrical service and updated plumbing, new concrete floor, glass block window repairs, new door and windows on front elevation, new office finish, new washrooms finish, landscaping, and re-paving. The two major items (roof and masonry) total \$125,955 or \$29.90 psf, not including the general rehab. Overall, the building is in fair to poor condition.

Capital Improvements: No recent capital improvements were noted or reported.

Comments:

The subject property is a light industrial building with one overhead door, an estimated 13' ceiling clearance and 10%± finished office / customer service area. It is in fair to poor condition and requires significant masonry work, a new tear-off rood, new mechanicals, new interior finish, landscaping and paving.

Americans With Disabilities Act

Please reference the Limiting Conditions and Assumptions section of this report on page 51.

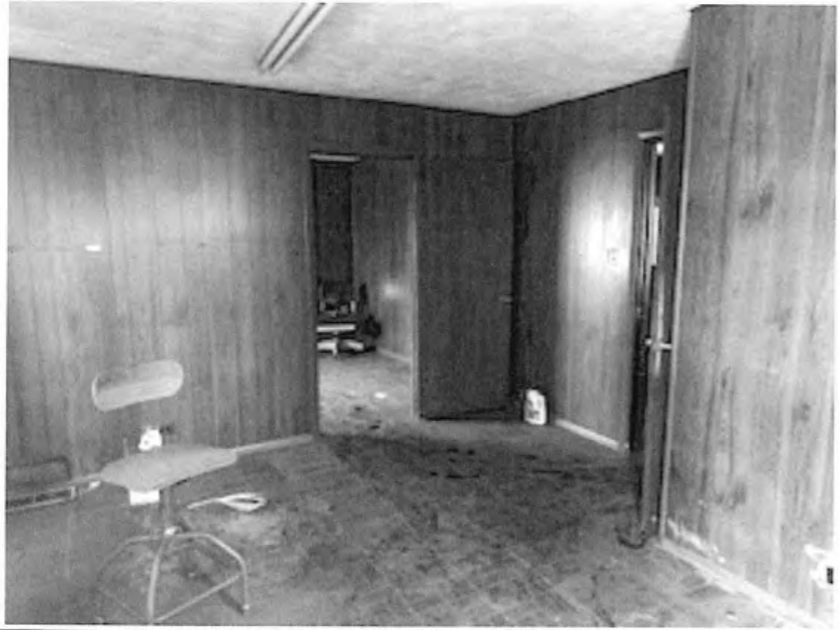
Hazardous Substances

Please reference the Limiting Conditions and Assumptions section of this report on page 51.

Interior Photographs (some taken by Franklin Park inspector on 03/15/2024)



FLOOR AND LOWER WALL DETAIL IN OFFICE AREA



OFFICE



ENTRY VESTIBULE



OFFICE WASHROOM



WASHROOM



WALL IN WASHROOM



WAREHOUSE CEILING



VIEW LOOKING NORTHWEST ACROSS SHOP AREA



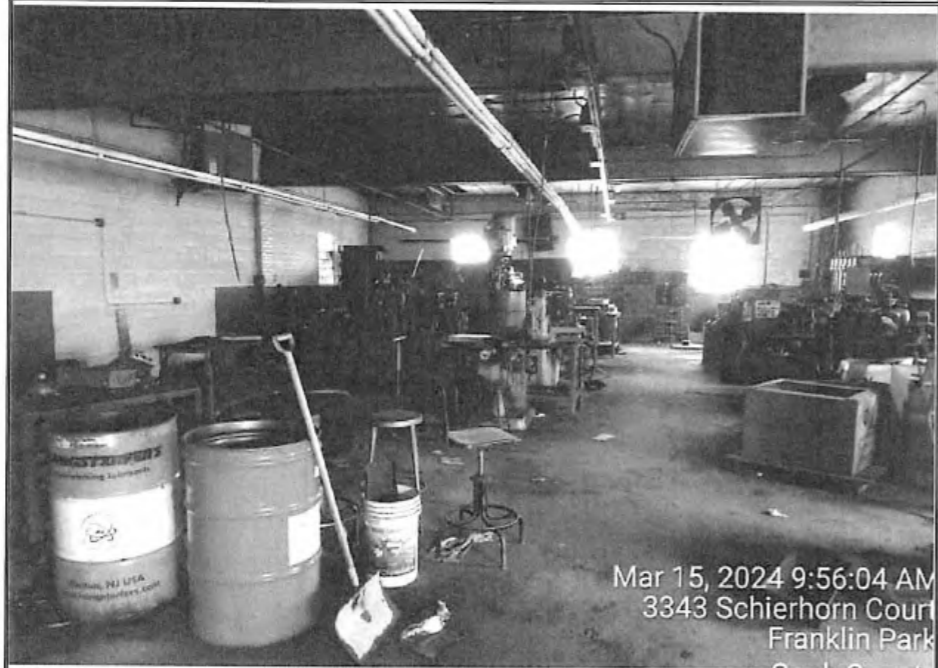
WAREHOUSE / SHOP AREA



VIEW EAST ACROSS WAREHOUSE / SHOP AREA



WAREHOUSE AREA



MARCH 2024 PHOTO OF SHOP AREA



WAREHOUSE WASHROOM



FURNACE AND HOT WATER HEATER ABOVE OFFICE AREA

Assessment and Taxes

Taxing Authority Cook County
PINs: 12-22-402-070
Assessment Year 2023 Board Certified Assessment

Real estate in Cook County is reassessed every three years. Taxes are payable in arrears in two installments. The first installment is an estimated bill based on the prior year's tax rate and assessed value. The second installment is then adjusted to reflect changes in assessed valuation or tax rates for that year. Taxes for 2023 are payable in 2024.

The subject was assessed in 2023, but is now owned by the Village of Franklin Park and will be tax exempt. The taxes for 2022, payable in 2023, were \$4.83 psf. The local property tax rate for 2022 was 10.839%. The 2022 taxes were based on an Assessor's opinion of market value of \$256,640, which is above the opinion of market value in this appraisal report. Given that the property will not be assessed going forward, an estimate of future taxes is not relevant.

	Tax Year 2023	Tax Year 2022	Tax Year 2021	% Change 2022 - 2023	% Change 2021 - 2022
Land Value	\$21,674	\$21,674	\$21,673	0.0%	0.0%
Building Value	\$42,486	\$42,486	\$49,327	0.0%	-13.9%
Total Assessed Value	\$64,160	\$64,160	\$71,000	0.0%	-9.6%
		10.839%	13.191%	N/A	-17.8%
Property Taxes		\$20,332	\$28,122	N/A	-27.7%
Property Taxes Per Sq. Ft.		\$4.83	\$6.68	N/A	-27.7%

Zoning

The subject is zoned I-1, Light Industrial District by the Village of Franklin Park.

Zoning District:	I-1 Light Industrial District	
Purpose:	“...The I-1 Light industrial district is intended to accommodate a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are conducted within enclosed buildings, and do not create appreciable nuisances, hazards, or other outside impacts...”	
Permitted Uses:	<u>Public/Civic:</u>	Government buildings
	<u>Commercial/Industrial:</u>	Bakeries, banks, boot and shoe manufacturing, building materials sales and storage, distribution facility/terminal, carpet manufacturing, light machinery production, offices-general, business and professional, medical and dental clinics, restaurants, warehousing and storage
	<u>Conditional:</u>	Automobile repair and service stations, food manufacture, packaging and processing, health clubs/gyms, machine shops, canine day boarding and grooming, parks and playgrounds, community centers
Minimum Lot Size:	6,000 sf and 50 ft in width	
Yard Req.:	<u>Front:</u>	15 ft
	<u>Side:</u>	10 ft + 1’ for every 2’ in height above 15’
	<u>Rear:</u>	10 ft
Maximum Height:	50’	
Parking Requirements:	Varies by use. Refer to Ordinance for complete listing	
Source: Village of Franklin Park Zoning Ordinance		

Zoning Map



Subject location indicated by the blue arrow.

The subject is zoned I-1, Light Industrial District by the Village of Franklin Park.

Highest and Best Use

Land is appraised as though vacant and available for development to its highest and best use, and the appraisal of improvements is based on their actual contribution to the site. Highest and best use may be defined as:

The reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.¹

Highest and Best Use – “As If Vacant”

The highest and best use of the site, as vacant, is for: A build-to-suit light industrial in accordance with current zoning.

Highest and Best Use – “As Improved”

The Highest and Best Use of the subject property “as improved” is: Continued use of improvements after curing deferred maintenance. The value as improved exceeds the value of the site as if vacant by a small amount at the present time.

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Capitalization Approach
3. The Sales Comparison Approach

Cost Approach

The Cost Approach is based on the principle that a prudent buyer would not pay more for a property than the cost of obtaining a similar site and having similar improvements constructed on the site. The land and the improvements are separately valued. The land is valued based on sales of comparable sites, adjusting their sale prices for differences indicated by the market. The replacement cost new of the improvements is estimated, and then adjusted for depreciation. The depreciated value of the improvements is then added to the value of the land to arrive at an estimate of value for the subject by the Cost Approach.

The Cost Approach is summarized as follows:

$$\begin{array}{r} \text{Cost New} \\ - \text{Depreciation} \\ + \text{Land Value} \\ = \text{Value} \end{array}$$

Sales Comparison Approach

The Sales Comparison Approach is based on the principle that a prudent buyer would not pay more to purchase a property than it would cost to purchase a similar alternative property. The first step in this approach is to collect sale prices (or asking prices) for properties that are comparable to the subject. These sales are then analyzed using common units of comparison, such as price per square foot, price per dwelling unit, or price per acre, depending on the property type. The unit prices that are derived are then adjusted for differences between the comparable sales and the subject. An adjusted unit price is applied to the subject, resulting in an estimate of value by the Sales Comparison Approach.

Income Capitalization Approach

The Income Capitalization Approach is based on the principle that a prudent buyer will pay no more for an income-producing property than the value of the projected income capitalized (or discounted) to a current lump-sum value at a given rate of return. This approach forecasts a gross income for the subject, which is reduced to a net income by deducting a vacancy allowance and reasonable expenses. The net income is then capitalized (or discounted) based on a rate that is required in the market, taking into account the perceived risks and benefits that would apply to owning the subject property. The

capitalization process results in an estimate of value by the Income Capitalization Approach.

Final Reconciliation

The appraisal process concludes with the final reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

Analyses Applied

A **cost analysis** was considered and was not developed because the age of the improvements makes the depreciation difficult to accurately measure. Also, buyers and sellers of this asset class typically do not use this approach when making pricing decisions.

A **sales comparison analysis** was considered and was developed because there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

An **income analysis** was considered and was not developed, because the subject is a vacant single-tenant building that had formerly been owner occupied. Pricing for this type of asset is based on a sales comparison analysis, and the income capitalization approach is not necessary for credible assignment results.

Sales Comparison Approach

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

The procedure for the sales comparison approach is outlined in *The Appraisal of Real Estate*, as the following:

- 1) Research the competitive market for information on sales transactions, listings, and offers to purchase or sell involving properties that are similar to the subject in terms of characteristics such as condition, location, and land use constraints. The goal is to find a set of comparable sales as similar as possible to the subject property.
- 2) Verify the information by confirming that the data obtained is factually accurate and that the transactions reflect arm's-length market considerations. Verification may elicit additional information about the market.
- 3) Select relevant units of comparison (e.g., price per acre, price per square foot, price per front foot) and develop a comparative analysis for each unit. The goal here is to define and identify a unit of comparison that explains market behavior.
- 4) Look for differences between the comparable sale properties and the subject property using the elements of comparison. Then adjust the price of each sale property to reflect how it differs from the subject property or eliminate that property as a comparable. This step typically involves using the most comparable sales properties and then adjusting for any remaining differences.
- 5) Reconcile the various value indications produced from the analysis of comparables into a single value indication or a range of values.

Comparables

We have researched several recent sales of industrial buildings in the subject's size range in Franklin Park. We were not able to identify any sales that had as much deferred maintenance as the subject, and adjustments for condition will be significant. The most relevant sales are listed in the following table, and all back up data has been retained in the work file.

Improved Sale Comparables						
	Subject	1	2	3	4	5
Address	3335 Schierhorn Ct. Franklin Park, IL	10148 Pacific Franklin Park, IL	10361 Franklin Ave. Franklin Park, IL	1071 Waveland Franklin Park, IL	3014 Willow Franklin Park, IL	9915 Pacific Franklin Park, IL
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Building Size (SF)	4,212	6,136	3,840	7,956	4,900	8,400
Lot Size	8,459	6,136	8,009	13,297	6,250	14,960
Land to Bldg. Ratio	2.01	1.00	2.09	1.67	1.28	1.78
YB/Condition	1962; Fair / Poor	1957; Avg.	1951; Avg-	1965; Avg.- / Fair	1978; Avg. / Avg.+	1966; Avg.-
Ceiling Heights	13'	12'	12'	12'	14'	14'
% Office	10%±	9.8%	14.3%	10%±	14.3%	10% est.
Docks / Doors	1 DID	1 DID	1 DID	1 DID; 1 Dock	1 DID; 1 Dock	1 DID; 1 Dock
Corner / Interior	Interior	Corner	Corner	Interior	Interior; Dead end cul de sac	Interior
Conditions of Sale	N/A	Normal	Normal	Normal	Normal; Easement for access	Normal
Sale Date	N/A	4/11/2024	5/5/2023	9/14/2023	4/18/2024	9/10/2021
Purchase Price	N/A	\$290,000	\$205,000	\$450,000	\$300,000	\$280,000
\$/SF	N/A	\$47.26	\$53.39	\$56.56	\$61.22	\$33.33
Overall Adjustment		Downward	Downward	Downward	Downward	Upward

Comparable Sales Analysis

The comparable sales have been analyzed and compared with the subject property. They range in unadjusted unit sale price between \$33.33 and \$61.22 psf, with an average of \$50.35 psf and a median of \$53.39 psf.

Comp 1 is inferior to the subject in land to building ratio as the building covers the entire site, and it is also inferior in size. However, it has a significant advantage in condition and in that it is a corner site. According to Ben Cocogliato, broker, the building was up to code and the roof had been repaired and re-coated a couple of years ago. Overall, it is superior adjusted downward.

Comp 2 is similar to the subject in size, construction, land to building ratio and loading facilities. According to the broker, Daniel Merrion of Coldwell Banker, this was a former auto body building that had not been recently updated. It had older mechanicals and was in below average condition. He reported that there had been other interested parties, but the village would not approve their proposed uses. It has an advantage in that it is a corner lot. Overall, a downward adjustment is warranted.

Comp 3 is a larger building with deferred maintenance. According to Ninoshiba, broker, the building needed a new roof and mechanicals. It had been a machine shop and it was very dirty and in need of renovation. Nonetheless, it did not require the extensive brick work that the subject needed and it has an advantage in condition. It also has an advantage over the subject in that it includes a dock and a drive-in door. Overall, it is superior on a price per square foot unit basis and is adjusted downward.

Comp 4 is a similar-sized industrial building at the end of a cul de sac that dead ends into the train tracks. It is a newer building in superior condition with updated offices. The broker, George Ristau of Weichert Realtors, stated that there were some issues that would need to be addressed by buyer at a total cost of less than \$10,000. Aside from its superior condition, it has an advantage in that it has a dock and a drive-in door. It is at a disadvantage in land to building ratio, though it benefits from an easement across the neighboring property which provides access to its overhead door. Overall, it is significantly superior to the subject and adjusted downward.

Comp 5 is an older sale of a building located further west in Franklin Park. It has a disadvantage in size and also is inferior in market conditions as industrial property values have risen significantly since the date of sale. Conversely, it is significantly superior in condition. The building had newer windows, but according to the buyer's broker, Mariano Rivero of Chicagoland Brokers, the building needed work (roof, mechanicals). Overall, it is a superior property, but due to market conditions, an upward adjustment is warranted.

We also considered the March of 2021 sale of a building two doors down from the subject at 3349 Schierhorn Ct. Industrial building values in the area have risen since the date of sale. This is a 3,300 sf brick building on a 6,704 sf site. The buyer indicated that it was in above average condition at the time of sale, having had recent updates and

recently paved driveway and parking lot and new landscaping. Also, it had about 24% office area. It is similar to the subject in location, size, ceiling heights, land to building ratio and loading facilities. It sold for \$245,000 or \$74.24 psf. A significant downward adjustment is warranted due to condition.

Market Value Conclusion

Real estate markets are not perfect and all sales do not point to the same indication of value for the subject, but collectively, they support an opinion of market value. While Comp 3 is only slightly superior at \$56.56 psf, Comp 5 is only slightly inferior at \$33.33 psf. All sales have been considered in the final analysis. The condition of the subject is significantly inferior to that of the Comps as it requires a total \$125,955 or \$29.90 psf for roof replacement and masonry work. This is in addition to the complete renovation, including new mechanicals, interior finish, front windows, landscaping and parking lot / driveway. As a result a figure well below the average and median, and towards the lower end of the range is warranted. The subject benefits from its higher land to building ratio, though Comps with a corner location do not need the driveway area to reach the parking and overhead door that is required for interior lots such as the subject.

After consideration of the subject's location, condition, physical and legal characteristics, and the extraordinary assumptions of this appraisal, it is our opinion that the market value is best estimated at \$36.00 psf or \$150,000, as shown below.

As Is Market Value	
Indicated Value per GBA:	\$36.00
Subject Size:	4,212 sf
Indicated Value:	\$151,632
Rounded:	\$150,000

One Hundred Fifty Thousand Dollars

Certification

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We 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.
- We previously appraised this property for the same client and with the same date of value, however, at that time, an interior observation was not permitted and the cost estimates for significant roof and masonry repairs were not available. Otherwise, we have not provided any services related to the subject property within the five-year period preceding the date of engagement for this assignment.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our 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.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Mary Wagner, MAI, has made an interior and exterior inspection of the property.
- No one else provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Mary Wagner, MAI has completed the continuing education program of the Appraisal Institute.



Mary Wagner, MAI
Illinois Certified General Real Estate Appraiser
License No. 553-001102
License Expires September 30, 2025

Addenda

Legal Description

THAT PART OF LOT 2 IN SCHIERHORN'S INDUSTRIAL DIVISION OF PART OF LAFRAMBOISE RESERVE IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT 2 WHICH IS 168.04 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE WEST LINE THEREOF) TO A POINT ON THE EASTERLY LINE OF SAID LOT 2 WHICH IS 172.78 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE EASTERLY LINE THEREOF) EXCEPT THAT PART OF SAID LOT 2 LYING NORTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT 2 WHICH IS 110.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE WEST LINE THEREOF) TO A POINT IN THE EASTERLY LINE OF SAID LOT 2 WHICH IS 117.78 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF SAID LOT 2 (AS MEASURED ALONG THE EASTERLY LINE THEREOF), IN COOK COUNTY, ILLINOIS

Source: Cook County Clerk's Records

Definitions

Market Value¹:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

A Fee Simple estate is defined¹ as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

A Leased Fee interest is defined¹ as:

A freehold (ownership interest) where the possessory interest has been granted to another party by the creation of a contractual landlord-tenant relationship (i.e., a lease).

Marketing Time is defined¹ as:

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal.

Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.

Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.

¹ Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015).

Exposure Time is defined¹ as:

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

See Marketing Time, above.

Gross Building Area (GBA): Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the region.¹

Rentable Area (RA): For office buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring the inside finished surface of the dominant portion of the permanent building walls, excluding any major permanent penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.¹

Gross Leasable Area (GLA): Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces.¹

As Is Market Value

The estimate of the market value of the real property in its current physical condition, use and zoning as of the appraisal date.¹

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of Praedium Valuation Group. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) Praedium Valuation Group regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

Americans with Disabilities Act (ADA) of 1990

A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. Praedium Valuation Group has not made a determination regarding the subject's ADA compliance or non-compliance. **Non-compliance could have a negative impact on value, however this has not been considered or analyzed in this appraisal.**



New Edge Improvement
 CO
 1200 Louisa Ave.
 Elk Grove Village
 IL 60007
 Phone: (773) 701-8701
 Fax: (847) 998-2152

07/24/2024
 Claim Information
 State Farm

Company Representative
 Greg Wad
 Phone: (773) 829-7128
 greg.newedge@gmail.com

Angela Lofino
 3335 Scherhorn Court
 Franklin Park, IL 60131
 (773) 415-8162

Job: Angela Lofino

Roofing Section

We are pleased to provide you with the following proposal for a new roof system, and will include all the necessary labor, material and equipment for its installation.

Procedure:

1. Set-up OSHA approved safety lines & clamping system around all perimeter edges & around roof cranes.
2. Provide and install debris chutes if necessary to reduce the amount of loose debris.
3. Tear off all roof systems, cover to seal decking & properly haul away.
4. Remove existing metal gravel area from parapet walls.
5. Install two layers of 2.0" polystyrene insulation over wood deck (mechanically) per R-30 energy code. Roof will include tapered insulation in all necessary areas.
6. Install GAF 60/40 TPO membrane over polystyrene insulation.
7. All flashing & projections will consist of GAF products & accessories.
8. Provide and install new commercial gutters & downspouts.
9. All Perimeter edges will have a 2 part 24 gauge KYNAR finished custom metal gravel area.
10. Roof will include a 10 Year Workmanship Warranty & GAF 20 Year Material Warranty.

Price Pricing & Terms:

- Wood Decking 5.400 ft or 510 per foot of board
- Any accessories EXTRA will be done on a T&M basis @ 1125.00 per man hour & cost of materials plus 15%
- T&M down: 1/2 upon half completion, 1/2 upon final completion
- Price is good for 30 days
- Our expected start date for the project is on the water 30 days of the signed contract.

New Edge Improvement does its very best to adhere to any expected timelines or deadlines given. However, due to the nature of unforeseen happen of work or certain events, it isn't always feasible that we are able to accommodate these expectations. For example but not limited to: if there is a 30% chance of rain, precipitation in the forecast it may cause delays to the project timelines.

Should a leak occur in the roof through workmanship defects, repairs will be made, provided a reasonable notice is given & the purchaser has fulfilled the terms of this agreement. The roof must be free of all snow, debris & other foreign matter not conducive to roofing practices. Also installation access to the roof, if a traffic decking is installed over the roof system.

Upon receipt of an executed copy of this proposal, along with payment, we will schedule the start as proposed.

The balance of the net shall be due upon completion. Unpaid balance after 30 days will carry a service charge of 5% per month and a 24% per year.

We are not responsible for any removal or weather abatement removal problems if found present. Any such pre-existing conditions shall constitute extra cost to be determined by agreement.

The proposal may be withdrawn by New Edge Development Co. at the owner's option upon receipt of any cost increase (including equipment replacement) in excess of the cost of the original proposal.

Note:
 New Edge's scope of work is above the structural roof deck.
 We cannot be responsible for items below the roof deck unless notified in writing prior to start of work.
 Items may include: roof deck, roof structure, mechanical, electrical, plumbing, and other items that may be located below the roof deck.
 During roofing work, the deck may need to be covered with a tarp. This may cause problems with existing roof penetrations and could result in damage to the membrane or pipes etc.
 We will use the greatest amount of care during the execution of the above stated work to avoid damage to the interior and exterior of the building and adjacent landscaping.

We will perform the work at the location of the building and issue for the sum of \$77,455.

Our quotes are for fixed price work.
 Quotes will include all materials and labor required to complete the work.

TAXES ARE NOT INCLUDED IF APPLICABLE

We have not included the city's permit cost. These costs are based on a percent of the contract value. Some states do not have a permit fee. We will apply for and obtain a permit if it is required for the work. The cost will be added to our fixed fee.
 Our proposed roof system options are subject to your city's building code provisions. Should complete roof replacement be required, we may have to work outside of work. A fee will be added to our fixed fee.
 Subject to the City/State regulations, we will coordinate with the owner to obtain all necessary permits and approvals to the work.

ELECTRICAL WORK IS NOT INCLUDED IN THE PRICE
 Some conditions may need to be met in order to complete the work.

A schedule of progress will be provided upon request.

QTY	UNIT
1.00	EA
\$77,455.00	

TOTAL \$77,455.00

Starting at 2794 months with a **ACOM** of **600%**

Masonry Repair Estimate

NCS323 - 3 part carbonless
 2 - white
 CONTRACTOR'S INVOICE

Double Movers
 5441 S. DuSable
 Chicago IL 60609
 773-488-5581

CONTRACTOR'S NAME: Double Movers
 PROJECT NAME: Some

CLIENT NAME: Nicole Collins
 ADDRESS: 5335 Schurman st. Franklin Park
 PHONE: 773-488-5462

DATE: 7-19-24

DESCRIPTION OF WORK PERFORMED

Level and level @ 2750 sqft of brick on @ side
 @ side & @ side of property - @ 110 sqft \$7,000

Remove & Replace
 2 - 32-32 Glass blocks vented
 5 - 42-48 Glass blocks vented \$4,000.00

Repair south east corner of building
 @ 200 sq ft. \$7,500.00

TOTAL
 Labor & Materials
 \$48,500

Appraiser Qualifications

**PRAEDIUM
VALUATION GROUP**

Appraisals • Consulting • Expert Witness

Mary Wagner, MAI

EDUCATION

University of Wisconsin – Madison, WI
Bachelor of Business Administration, Real Estate and Urban Land Economics

APPRAISAL EXPERIENCE

Property Types

Office	Warehouse	Shopping Centers
Big Box Retail	Restaurants	Single-Tenant Net Lease
Manufacturing	Golf Courses	Subdivisions
Banks	Schools	House of Worship
Easements	Development Sites	Data Centers
Multifamily	Condominiums	Strip Retail
Flex	Public Storage	Open Space

Clients Include: financial institutions, appraisal management companies, municipalities, government entities, attorneys, accountants, developers, non-for-profit organizations, investors, individuals

Qualified as an expert witness in federal bankruptcy court, City of Chicago Zoning Board of Appeals and at municipal hearings

PROFESSIONAL EXPERIENCE

Praedium Valuation Group, Chicago, IL (2016-Present)
Managing Director of Commercial Valuation

Midwest Appraisal Company, Inc., Chicago, IL (1991-2016)
Last serving as President

DESIGNATIONS / MEMBERSHIPS

Certified General Real Estate Appraiser, State of IL
MAI, Appraisal Institute
ICAP

Currently serve on the Board of Directors of the Chicago Chapter of the Appraisal Institute, and as the Chair of the Education Committee, and as a Candidate Advisor

Engagement Letter

PRAEDIUM
VALUATION GROUP
Appraisals • Consulting • Expert Witness

May 29, 2024

Mr. Nicholas Walny
Director of Community Development and Planning
Village Of Franklin Park
nwalny@voftp.com

Re: 9651 Franklin, Franklin Park and
3335 Schierhorn Ct., Franklin Park

Dear Mr. Walny:

Thank you for the opportunity to present this proposal for appraisal services for the above-referenced properties. By signing and returning this proposal you authorize Praedium Valuation Group to perform the following scope of work.

Specifications of the Appraisal.

Subject Property:	1) 9651 Franklin, Franklin Park, IL 2) 3335 Schierhorn Ct., Franklin Park, IL
Property Type:	1) Single-tenant commercial storefront 2) Single-tenant light industrial building
Interest to be Valued:	Fee simple
Additional Property to be Valued:	None
Intended Use:	Internal accounting purposes
Intended User:	Village of Franklin Park
Type of Value:	As-is current market value
Date of Value:	Date of Appraiser's inspection, specific date to be stated in the report.
Hypothetical conditions, Special/Extraordinary assumptions:	None anticipated

Anticipated Scope of Work:	<ul style="list-style-type: none"> • Identification of the objective of the assignment. • Identification and analysis of the property and neighborhood. • On-site property observation (interior and exterior) • Analysis and conclusion of the property's highest and best use • Research and analysis of the history of the property. • A comparative analysis of comparable sale properties. • Development of the sales comparison approach to form an opinion of market value for each property. • Preparation of a narrative appraisal report for each property.
Report Option and Format:	Appraisal report
Delivery Date:	The turnaround time is 15 to 20 business days from the date this agreement is signed, assuming access to the property is provided in a timely manner.
Appraiser's Interest In Subject Property or in Client or Other Involved Parties:	Appraiser has no knowledge of any current or prospective interest in the subject property, or in Client or other parties involved in the transaction to which this appraisal relates.
Prior Services Regarding Subject Property (USPAP Disclosure):	We have not performed any prior services relating to subject properties within the 7-year period preceding the date of this Agreement.
Special Conditions:	None
Appraisal Fee:	\$1,850 for each property for a narrative appraisal report with a sales comparison approach. \$2,250 for each property for a narrative appraisal report with a sales comparison and income capitalization approach.
Payment Terms:	Payment is due in full within 30 days of delivery.

Conflicts of Interest

We have conducted a check for conflicts of interest based upon the information that you have provided and have found none. Please call us immediately if you become aware of a conflict or potential conflict that has not been waived.

Waiver of Jury Trial; Choice of Venue

We both agree to waive our legal right to a trial by jury for any dispute, and to instead submit any unresolved dispute, if any, to trial by a federal or state court venued in Chicago, Illinois. We also both agree that the federal or state courts venued in Chicago, Illinois, shall have jurisdiction and exclusive jurisdiction over any such dispute.

Authorizations

Client Authorization

Client: Village of Forest Park

Date: 6-11-2019

Signature: Nicholas Watson

Name: Nicholas Watson

Position: Director of Community Development

Billing Address (email or person/address to whom invoices should be sent):

2700 W Belmont St

Forest Park, IL 60131

Property Contact Name: Nicholas Watson

Property Contact E-Mail: n.watson@villageof.com

Property Contact Phone: 708-271-5278

Prædium Authorization

Appraiser: Prædium Valuation Group

Signature: Mary Wagner

Name: Mary Wagner

Position: Managing Director

THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

ORDINANCE

NUMBER 2425-G- __

**AN ORDINANCE APPROVING A PROFESSIONAL SERVICES
AGREEMENT FOR BUILDING AND LIFE SAFETY CODE UPDATE
SERVICES BY AND BETWEEN SAFE BUILT ILLINOIS, LLC AND
THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS**

BARRETT F. PEDERSEN, Village President
APRIL ARELLANO, Village Clerk

IRENE AVITIA
GILBERT J. HAGERSTROM
JOHN JOHNSON
WILLIAM RUHL
KAREN SPECIAL
ANDY YBARRA
Trustees

ORDINANCE NUMBER 2425-G- __

AN ORDINANCE APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR BUILDING AND LIFE SAFETY CODE UPDATE SERVICES BY AND BETWEEN SAFEUILT ILLINOIS, LLC AND THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recital is hereby incorporated herein and made a part hereof, as if fully set forth in its entirety.

Section 2. The Professional Services Agreement by and between SAFEuilt Illinois, LLC and the Village of Franklin Park, Cook County, Illinois (the "*Agreement*"), a copy of which is attached hereto and made a part hereof as Exhibit A, is hereby approved substantially in the form presented to the Board of Trustees of the Village, with any and all such changes, substantive or otherwise, as may be authorized by the Deputy Building Director or Village Attorney, the execution thereof by the Village President to constitute the approval of the Corporate Authorities of any and all changes or revisions therein contained.

Section 3. The officials, officers, employees, and attorneys of the Village are hereby authorized to take such further actions as are necessary to carry out the intent and purpose of this Ordinance and the Agreement.

Section 4. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 5. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

ADOPTED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this ____ day of August 2024, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA					
HAGERSTROM					
JOHNSON					
RUHL					
SPECIAL					
YBARRA					
PRESIDENT PEDERSEN					
TOTAL					

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this ____ day of August 2024.

 BARRETT F. PEDERSEN
 VILLAGE PRESIDENT

ATTEST:

 APRIL ARELLANO
 VILLAGE CLERK

Exhibit A
Agreement

THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

ORDINANCE

NUMBER 2425-G-__

**AN ORDINANCE AUTHORIZING THE DISPOSAL OF CERTAIN
SURPLUS PROPERTY OWNED BY THE VILLAGE OF FRANKLIN PARK,
COOK COUNTY, ILLINOIS AND AUTHORIZING THE DONATION OF THE
PROPERTY TO THE FOX RIVER TROLLEY MUSEUM
(RAILROAD SIGNAL LIGHT)**

BARRETT F. PEDERSEN, Village President
APRIL ARELLANO, Village Clerk

IRENE AVITIA
GILBERT J. HAGERSTROM
JOHN JOHNSON
WILLIAM RUHL
KAREN SPECIAL
ANDY YBARRA
Trustees

ORDINANCE NUMBER 2425-G-__

AN ORDINANCE AUTHORIZING THE DISPOSAL OF CERTAIN
SURPLUS PROPERTY OWNED BY THE VILLAGE OF FRANKLIN PARK,
COOK COUNTY, ILLINOIS AND AUTHORIZING THE DONATION OF THE
PROPERTY TO THE FOX RIVER TROLLEY MUSEUM
(RAILROAD SIGNAL LIGHT)

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the Village has the authority pursuant to 65 ILCS 5/11-76-4 to declare property to be no longer necessary or useful to the Village and to authorize the disposition of the property in such manner as the Village may designate; and

WHEREAS, the Village has identified Village owned personal property consisting of a railroad signal light that is no longer used or required by the Village (the "*Surplus Property*"); and

WHEREAS, it is the opinion of the President and Board of Trustees of the Village of Franklin Park (the "*Corporate Authorities*") that the Surplus Property is no longer necessary or useful or for the best interests of the Village to retain; and

WHEREAS, the Fox River Trolley Museum, 365 South La Fox Street, South Elgin, Illinois 60177 (the "*Museum*") has expressed an interest in the Surplus Property for renovation and future display; and

WHEREAS, the Corporate Authorities have determined that the donation of the Surplus Property to the Museum is in the best interest of the Village on condition that the Museum agrees to accept the donation of the Surplus Property in its "as is" condition with "all known and unknown

faults" and without any warranties of any kind whatsoever, and that Museum assumes all costs and liabilities in connection with the donation and transport of the Surplus Property.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Corporate Authorities find that the Surplus Property is no longer necessary or useful to the Village and authorize the donation of the Surplus Property to the Museum, as herein described.

Section 3. The officials, officers, employees, and attorneys of the Village are hereby authorized and directed to take such further actions as are necessary to carry out the intent and purpose of this Ordinance and to assist with the donation of the Surplus Property.

Section 4. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 5. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

ADOPTED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this ____ day of August 2024, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA					
HAGERSTROM					
JOHNSON					
RUHL					
SPECIAL					
YBARRA					
PRESIDENT PEDERSEN					
TOTAL					

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this ____ day of August 2024.

 BARRETT F. PEDERSEN
 VILLAGE PRESIDENT

ATTEST:

 APRIL ARELLANO
 VILLAGE CLERK

**FIRST AMENDMENT OF
PROFESSIONAL SERVICES AGREEMENT
BETWEEN VILLAGE OF FRANKLIN PARK, ILLINOIS
AND SAFEbuilt ILLINOIS, LLC**

THIS FIRST AMENDMENT OF PROFESSIONAL SERVICES AGREEMENT is made effective as of the date of the last signature below by and between Village of Franklin Park, Illinois (Municipality) and SAFEbuilt Illinois, LLC, a wholly owned subsidiary of SAFEbuilt, LLC, (Consultant). Municipality and Consultant shall be jointly referred to as the "Parties".

This Amendment shall be effective on the latest date fully executed by both Parties.

RECITALS AND REPRESENTATIONS

WHEREAS, Parties entered into a Professional Services Agreement (Agreement), by which both Parties established the terms and conditions for service delivery on October 1, 2021; and

Parties hereto now desire to amend the Agreement as set forth herein; and

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

1. The above recitals are acknowledged as true and correct and are incorporated herein.
2. Agreement, Exhibit A, 4. Fee Schedule shall be updated to include the below:

Service Fee Schedule:	STANDARD RATE*
Building Official Permit Sign Off Services	\$500.00 per month

3. All other conditions and terms of the original Agreement not specifically amended herein, shall remain in full force and effect.

IN WITNESS HEREOF, the undersigned have caused this Amendment to be executed in their respective names on the dates hereinafter enumerated.

SAFEbuilt Illinois, LLC
Digitally signed by Gary Amato
Date: 2024.05.28 12:28:34 -04'00'

By: Gary Amato
Name: Gary Amato
Title: Chief Administrative Officer
Date: May 28, 2024

Village of Franklin Park, Illinois

By: _____
Name: _____
Title: _____
Date: _____

THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

ORDINANCE

NUMBER 2425-G- __

**AN ORDINANCE APPROVING A FIRST AMENDMENT TO THE PROFESSIONAL
SERVICES AGREEMENT BY AND BETWEEN SAFE BUILT ILLINOIS, LLC AND
THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS**

BARRETT F. PEDERSEN, Village President
APRIL ARELLANO, Village Clerk

IRENE AVITIA
GILBERT J. HAGERSTROM
JOHN JOHNSON
WILLIAM RUHL
KAREN SPECIAL
ANDY YBARRA
Trustees

ORDINANCE NUMBER 2425-G-__

AN ORDINANCE APPROVING A FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN SAFEUILT ILLINOIS, LLC AND THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recital is hereby incorporated herein and made a part hereof, as if fully set forth in its entirety.

Section 2. The First Amendment to the Professional Services Agreement by and between SAFEuilt Illinois, LLC and the Village of Franklin Park, Cook County, Illinois (the "*First Amendment*"), a copy of which is attached hereto and made a part hereof as Exhibit A, is hereby approved substantially in the form presented to the Board of Trustees of the Village, with any and all such changes, substantive or otherwise, as may be authorized by the Deputy Building Director or Village Attorney, the execution thereof by the Village President to constitute the approval of the Corporate Authorities of any and all changes or revisions therein contained.

Section 3. The officials, officers, employees, and attorneys of the Village are hereby authorized to take such further actions as are necessary to carry out the intent and purpose of this Ordinance and the First Amendment.

Section 4. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 5. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

ADOPTED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this ____ day of August 2024, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA					
HAGERSTROM					
JOHNSON					
RUHL					
SPECIAL					
YBARRA					
PRESIDENT PEDERSEN					
TOTAL					

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this ____ day of August 2024.

 BARRETT F. PEDERSEN
 VILLAGE PRESIDENT

ATTEST:

 APRIL ARELLANO
 VILLAGE CLERK

Exhibit A

First Amendment

THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

ORDINANCE

NUMBER 2425-VC-__

AN ORDINANCE AMENDING SECTION 6-6A-3 OF ARTICLE A OF
CHAPTER SIX OF TITLE SIX OF THE VILLAGE CODE OF THE VILLAGE
OF FRANKLIN PARK, COOK COUNTY, ILLINOIS DESIGNATING THE
SOUTHERN MOST PORTION OF WASHINGTON STREET
ADJACENT TO GRAND AVENUE A TWO-WAY STREET

BARRETT F. PEDERSEN, Village President
APRIL ARELLANO, Village Clerk

IRENE AVITIA
GILBERT J. HAGERSTROM
JOHN JOHNSON
WILLIAM RUHL
KAREN SPECIAL
ANDY YBARRA
Trustees

ORDINANCE NUMBER 2425-VC- ____

AN ORDINANCE AMENDING SECTION 6-6A-3 OF ARTICLE A OF
CHAPTER SIX OF TITLE SIX OF THE VILLAGE CODE OF THE VILLAGE
OF FRANKLIN PARK, COOK COUNTY, ILLINOIS DESIGNATING THE
SOUTHERN MOST PORTION OF WASHINGTON STREET
ADJACENT TO GRAND AVENUE A TWO-WAY STREET

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the President and Board of Trustees of the Village of Franklin Park (the "*Corporate Authorities*") designate one-way streets in the Village and are charged with the responsibility of periodically adjusting these regulations to address the changing needs of the Village and its residents; and

WHEREAS, the Corporate Authorities have decided to amend the one-way street designation on a portion of Washington Street adjacent to Grand Avenue.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. Section 6-6A-3 ("*Southbound One-Way Streets Designated*") of Article A ("*One-Way Streets and Alleys*") of Chapter Six ("*Traffic Schedules*") of Title Six ("*Motor Vehicles and Traffic*") of the Village Code of the Village of Franklin Park, Illinois, is hereby

amended by adding the following underlined language and deleting the following stricken language to read, as follows:

6-6A-3. Southbound One-Way Streets Designated.

The following streets are hereby designated as one-way streets on which traffic shall move in a southbound direction only:

Street	Area of Restriction
Washington Street	From Franklin Avenue to Grand Avenue and King Avenue to Belmont Avenue
<u>Washington Street</u>	<u>From Franklin Avenue to 195 feet from Grand Avenue</u>

Section 3. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 4. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

ADOPTED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this _____ day of August 2024, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA					
HAGERSTROM					
JOHNSON					
RUHL					
SPECIAL					
YBARRA					
PRESIDENT PEDERSEN					

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this _____ day of August 2024.

 BARRETT F. PEDERSEN
 VILLAGE PRESIDENT

ATTEST:

 APRIL ARELLANO
 VILLAGE CLERK

THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER 2425-VC-__

**AN ORDINANCE AMENDING SECTION 6-6F-8 OF CHAPTER SIX
OF TITLE SIX OF THE VILLAGE CODE OF THE VILLAGE OF FRANKLIN
PARK, COOK COUNTY, ILLINOIS TO ELIMINATE THE HANDICAPPED
RESERVED PARKING SPACE AT 3144 ERNST STREET**

BARRETT F. PEDERSEN, Village President
APRIL ARELLANO, Village Clerk

IRENE AVITIA
GILBERT J. HAGERSTROM
JOHN JOHNSON
WILLIAM RUHL
KAREN SPECIAL
ANDY YBARRA
Trustees

ORDINANCE NUMBER 2425-VC-__

AN ORDINANCE AMENDING SECTION 6-6F-8 OF CHAPTER SIX
OF TITLE SIX OF THE VILLAGE CODE OF THE VILLAGE OF FRANKLIN
PARK, COOK COUNTY, ILLINOIS TO ELIMINATE THE HANDICAPPED
RESERVED PARKING SPACE AT 3144 ERNST STREET

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the "Village") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the President and Board of Trustees of the Village of Franklin Park (the "Corporate Authorities") may from time to time amend the text of the Village Code of Franklin Park when it is determined to be in the best interests of the residents of the Village; and

WHEREAS, a reserved parking space designation for handicapped person parking was granted for the property commonly known as 3144 Ernst Street and the reserved parking space is no longer necessary.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recitals are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. Section 6-6F-8 ("*Reserved Parking Spaces*") of Article F ("*Parking Restrictions*") of Chapter 6 ("*Traffic Schedules*") of Title 6 ("*Motor Vehicles and Traffic*") of the Village Code of Franklin Park is hereby amended by deleting the following stricken language to read, as follows:

Ernst Street 3144

Section 3. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 4. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

ADOPTED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this ____ day of August 2024, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA					
HAGERSTROM					
JOHNSON					
RUHL					
SPECIAL					
YBARRA					
PRESIDENT PEDERSEN					
TOTAL					

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this ____ day of August 2024.

 BARRETT F. PEDERSEN
 VILLAGE PRESIDENT

ATTEST:

 APRIL ARELLANO
 VILLAGE CLERK

THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER 2425-VC-__

**AN ORDINANCE AMENDING CHAPTER SIX OF TITLE SIX OF THE VILLAGE
CODE OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS
(HANDICAPPED RESERVED PARKING SPACE FOR 3433 SUNSET LANE)**

BARRETT F. PEDERSEN, Village President
APRIL ARELLANO, Village Clerk

IRENE AVITIA
GILBERT J. HAGERSTROM
JOHN JOHNSON
WILLIAM RUHL
KAREN SPECIAL
ANDY YBARRA
Trustees

ORDINANCE NUMBER 2425-VC-__

AN ORDINANCE AMENDING CHAPTER SIX OF TITLE SIX OF THE VILLAGE
CODE OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS
(HANDICAPPED RESERVED PARKING SPACE FOR 3433 SUNSET LANE)

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the President and Board of Trustees of the Village of Franklin Park (the "*Corporate Authorities*") may from time to time amend the text of the Village Code of Franklin Park when it is determined to be in the best interests of the residents of the Village; and

WHEREAS, an application for reserved handicapped parking was submitted to the Village by a resident of 3433 Sunset Lane; and

WHEREAS, the police department has reviewed the above referenced application and upon due investigation is recommending approval of said application to the Corporate Authorities.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recitals are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. Section 6-6F-8 ("*Reserved Parking Spaces*") of Article F ("*Parking Restrictions*") of Chapter 6 ("*Traffic Schedules*") of Title 6 ("*Motor Vehicles and Traffic*") of the Village Code of Franklin Park is hereby amended by adding the following underlined language to read, as follows:

Section 3. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 4. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

ADOPTED by the President and Board of Trustees of the Village of Franklin Park, Cook

County, Illinois this _____ day of August 2024, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA					
HAGERSTROM					
JOHNSON					
RUHL					
SPECIAL					
YBARRA					
PRESIDENT PEDERSEN					
TOTAL					

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on

this _____ day of August 2024.

BARRETT F. PEDERSEN
VILLAGE PRESIDENT

ATTEST:

APRIL ARELLANO
VILLAGE CLERK

THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

ORDINANCE

NUMBER 2425-VC- __

**AN ORDINANCE OF THE VILLAGE OF FRANKLIN PARK, COOK
COUNTY, ILLINOIS AMENDING SECTION 6-6E-3 OF THE VILLAGE
CODE REQUIRING RIGHT TURNS ONLY FROM GEORGE STREET
TO WESTBOUND GRAND AVENUE**

BARRETT F. PEDERSEN, Village President
APRIL ARELLANO, Village Clerk

IRENE AVITIA
GILBERT J. HAGERSTROM
JOHN JOHNSON
WILLIAM RUHL
KAREN SPECIAL
ANDY YBARRA
Trustees

ORDINANCE NUMBER 2425-VC- __

AN ORDINANCE OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS AMENDING SECTION 6-6E-3 OF THE VILLAGE CODE REQUIRING RIGHT TURNS ONLY FROM GEORGE STREET TO WESTBOUND GRAND AVENUE

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the “*Village*”) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the President and Board of Trustees of the Village of Franklin Park (the “*Corporate Authorities*”) are charged with the responsibility of protecting the health, safety, and welfare of the residents of the Village; and

WHEREAS, the Corporate Authorities may from time to time amend the text of the Village Code of Franklin Park when it is determined to be in the best interests of the residents of the Village; and

WHEREAS, the Corporate Authorities find that it is in the best interests of the health, safety, and welfare of the residents of the Village to restrict the turning of a vehicle as herein required at the intersection specified in accordance with 625 ILCS 5/11-208.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. Section 6-6E-3 (“*Right Turns Only*”) of Article E (“*Turning Restrictions*”) of Chapter 6 (“*Traffic Schedules*”) of Title 6 (“*Motor Vehicles and Traffic*”) of the Village Code of Franklin Park is hereby amended by adding the underlined language to read, as follows:

6-6E-3. – Right turns only.

- (a) It shall be unlawful for the operator of any vehicle to fail to make a right turn within the periods specified at the following intersection:

Street	Area of Restriction	Time
<u>George Street</u>	<u>Westbound at Grand Avenue</u>	<u>At any time</u>

Section 3. That the Corporate Authorities find and declare that the regulations and requirements herein established are to protect and ensure the health, safety, and welfare of the residents of the Village.

Section 4. This Ordinance, and its parts, are declared to be severable and any section, paragraph, clause, provision, or portion of this Ordinance that is declared invalid shall not affect the validity of any other provision of this Ordinance, which shall remain in full force and effect.

Section 5. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

ADOPTED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this ____ day of August 2024, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA					
HAGERSTROM					
JOHNSON					
RUHL					
SPECIAL					
YBARRA					
PRESIDENT PEDERSEN					
TOTAL					

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this ____ day of August 2024.

 BARRETT F. PEDERSEN
 VILLAGE PRESIDENT

ATTEST:

 APRIL ARELLANO
 VILLAGE CLERK

THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

ORDINANCE

NUMBER 2425-VC- __

**AN ORDINANCE AMENDING TITLE FOUR OF THE VILLAGE CODE OF
THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS REGULATING
PUBLIC CAMPING AND OTHER ACTIONS IN CONNECTION THEREWITH
WITHIN THE CORPORATE BOUNDARIES**

BARRETT F. PEDERSEN, Village President
APRIL ARELLANO, Village Clerk

IRENE AVITIA
GILBERT J. HAGERSTROM
JOHN JOHNSON
WILLIAM RUHL
KAREN SPECIAL
ANDY YBARRA
Trustees

ORDINANCE NUMBER 2425-VC-__

AN ORDINANCE AMENDING TITLE FOUR OF THE VILLAGE CODE OF
THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS REGULATING
PUBLIC CAMPING AND OTHER ACTIONS IN CONNECTION THEREWITH
WITHIN THE CORPORATE BOUNDARIES

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the “*Village*”) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, estimates provide that, in 2020, there were approximately 10,431 Illinoisans experiencing homelessness. ILL. OFF. TO PREVENT & END HOMELESSNESS, ILL. DEP’T HUM. SERVS., HOME ILLINOIS: ILLINOIS’ PLAN TO PREVENT AND END HOMELESSNESS (2022), available at <https://perma.cc/QV8K-3XGK>; and

WHEREAS, a 2022 study by the United States (U.S.) Department of Housing and Urban Development estimated that 9,212 people were experiencing homelessness in Illinois in January 2022, with an estimated 20.6% of those homeless persons being unsheltered, meaning they have no form of shelter on which to rely. OFF. POL’Y DEV. & RSCH., U.S. DEP’T HOUS.& URB. DEV., PIT ESTIMATES OF HOMELESSNESS IN THE U.S. (2022), available at <https://www.huduser.gov/portal/sites/default/files/xls/2007-2022-PIT-Counts-by-State.xlsx>; and

WHEREAS, the estimates provided by the U.S. Department of Housing and Urban Development “likely underestimate the size of the homeless population because identifying people experiencing homelessness is inherently difficult.” U.S. GOV’T ACCOUNTABILITY OFF., GAO-20-433, HOMELESSNESS: BETTER HUD OVERSIGHT OF DATA COLLECTION COULD IMPROVE ESTIMATES OF HOMELESS POPULATION (2020), available at <https://perma.cc/7ZUQ-U5CE>; and

WHEREAS, the American Public Health Association has recognized homelessness as a public health issue, since research shows that homeless individuals (1) suffer “higher mortality rates and chronic disease loads” than non-homeless populations; (2) “overuse emergency services, leading to higher costs for treatment” for all persons; and, (3) with no form of shelter “can exacerbate conditions such as diabetes and hepatitis C” *Housing and Homelessness as a Public Health Issue*, Am. Pub. Health Ass’n (Nov. 7, 2017), <https://www.apha.org/policies-and-advocacy/public-health-policy-statements/policy-database/2018/01/18/housing-and-homelessness-as-a-public-health-issue>; *see also* Bernard Beall et al., *Invasive Pneumococcal Disease Clusters Disproportionally Impact Persons Experiencing Homelessness, Injecting Drug Users, and the Western United States*, 226 J. Infectious Diseases 332 (2022), available at <https://doi.org/10.1093/infdis/jiac058>. (finding that “invasive pneumococcal disease” was “disproportionally represented” in the homeless population when compared against populations not experiencing homelessness); and

WHEREAS, the U.S. Interagency Council on Homelessness has noted that people “who experience homelessness die nearly 30 years earlier than the average American - and often from easily treatable illnesses.” *Homelessness Data & Trends*, U.S. Interagency Council on Homelessness, <https://www.usich.gov/guidance-reports-data/data-trends> (last visited July 15, 2024); and

WHEREAS, pursuant to Section 1-1-4 of the Illinois Municipal Code (65 ILCS 5/1-1-4), the Village has those powers conferred upon it by the Illinois Municipal Code; and

WHEREAS, the Section 1-2-1 of the Illinois Municipal Code (65 ILCS 5/1-2-1), provides that the Corporate Authorities of the Village may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, Section 1-2-1.1 of the Illinois Municipal Code (65 ILCS 5/1-2-1.1) empowers the Corporate Authorities of the Village to pass ordinances to regulate any matter that is expressly within the powers granted to the Village by making the violation a misdemeanor punishable by up to six (6) months of incarceration; and

WHEREAS, Section 1-1-10 of the Illinois Municipal Code (65 ILCS 5/1-1-10) empowers the Corporate Authorities of the Village to exercise all powers granted to it expressly, by necessity, by the Illinois Municipal Code, by Illinois statute, or by the Illinois Constitution; and

WHEREAS, Section 11-20-5 of the Illinois Municipal Code (65 ILCS 5/11-20-5) empowers the Corporate Authorities of Village to “do all acts and make all regulations which may be necessary or expedient for the promotion of health or the suppression of diseases”; and

WHEREAS, Section 11-60-2 of the Illinois Municipal Code (65 ILCS 5/11-60-2) empowers the Corporate Authorities of the Village to define, prevent and abate nuisances; and

WHEREAS, Section 3-102 of the Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/3-102) obligates the Village to “exercise ordinary care to maintain public property in a reasonably safe condition.” *Bubb v. Springfield Sch. Dist. 186*, 167 Ill. 2d 372, 377 (1995) (citing 745 ILCS 10/3-102); and

WHEREAS, the Local Governmental and Governmental Employees Tort Immunity Act generally immunizes municipalities from damages claims where the public property was not being used in the manner intended and permitted by the municipality. *See Wojdyla v. City of Park Ridge*, 148 Ill. 2d 417, 421–22 (1992) (*quoting* 745 ILCS 10/3-102(a)) (“Thus, for a pedestrian to be protected in the present circumstances by the statute, he must be an intended and permitted user of the property under the control of the city.”); and

WHEREAS, in *City of Grants Pass, Oregon v. Johnson*, 603 U.S. _____, 144 S. Ct. 2202 (2024), the United States Supreme Court held that the criminalization of “public camping”, as defined in the City of Grants Pass’s ordinance, did not unconstitutionally infringe on the Eighth Amendment rights of homeless and otherwise unhoused persons within said City; and

WHEREAS, in *Johnson*, the United States Supreme Court acknowledged that homelessness is a “complex and serious social issue” whose “causes are many” and which “cries out for effective responses” to combat it. *Johnson*, 603 U.S. ___, slip op. at 10, 34; and

WHEREAS, in *Johnson*, the United States Supreme Court relied heavily on the “stepwise” escalation of penalties in Grants Pass’s ordinance to uphold its constitutionality. *Id.* at 11, 16–17; and

WHEREAS, in view of the foregoing, the President and Board of Trustees of the Village of Franklin Park, (the “*Corporate Authorities*”) believe that it is appropriate, necessary and in the best interests of the Village and its residents that the Village implement a Public Camping Prohibition and related enforcement mechanisms to address the myriad public concerns that public camping creates.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. That the Corporate Authorities find and declare that the regulations and requirements herein established are to protect and ensure the health, safety, and welfare of the residents of the Village.

Section 3. Title 4 ("*Public Health and Welfare*") of the Village Code of the Village of Franklin Park, Illinois, is hereby amended by adding the following new Chapter and underlined language to read, as follows:

CHAPTER 11. – PUBLIC CAMPING REGULATIONS AND PROHIBITION

4-11-1. – REGULATION OF PUBLIC CAMPING NECESSARY TO PROMOTE PUBLIC HEALTH.

In an effort to address the public health concerns identified above, the President and Board of Trustees of the Village of Franklin Park (the "*Corporate Authorities*") hereby declare it necessary or expedient for the promotion of health or the suppression of diseases, to regulate Public Camping, as that term is defined herein, within the Village's corporate limits.

4-11-2. – PUBLIC CAMPING NOT INTENDED USE OF PUBLIC PROPERTY.

Except for those parcels of property specifically designated by the Village in any subsequent ordinance, the Village hereby declares that none of its property is permitted nor intended to be used for Public Camping, as the term is defined herein.

4-11-3. – PUBLIC CAMPING AS A NUISANCE.

Public Camping, as the term is defined herein, is hereby declared to be a nuisance within the Village in any manner not authorized by this Chapter or in violation of any other regulations contained in another Chapter of this Village Code of the Village of Franklin Park, Illinois.

4-11-4. – DEFINITIONS.

The following definitions apply to this Ordinance:

(A) "Bedding" means a sleeping bag, or any other material, used for bedding purposes.

(B) "Campsite" means any physical space that is not within an established structure, where Bedding or any stove or fire is placed, established or maintained for the purpose of maintaining a temporary place to live, whether or not such place incorporates the use of any tent, lean-to, shack or any other structure, or any vehicle or part thereof.

(C) "Exempt Personal Property" means items which would otherwise constitute Personal Property under the terms of this Ordinance, but which (i) has no apparent utility or monetary value; (ii) Personal Property which is unsanitary to store or otherwise maintain; (iii) any weapon possessed illegally; (iv) drug paraphernalia; (v) items appearing to be stolen or otherwise appearing to be evidence of a crime; (vi) items which the person cannot demonstrate the requisite lawful authority to possess; and, (vii) any items of food which can reasonably be expected to spoil or otherwise perish within the next 30 days.

(D) "Personal Property" means any item reasonably recognizable as belonging to a person and having apparent utility or monetary value, except for Exempt Personal Property.

(E) "Public Camping" means to cause or participate in the establishment of, or the act of remaining in or at, a Campsite.

4-11-5. – PUBLIC CAMPING PROHIBITED.

(A) No person may sleep, nor otherwise engage in Public Camping, on a public sidewalk, street, alley, lane, other public right-of-way, park, bench, or any other publicly owned property, nor on or under any bridge or viaduct, at any time.

(B) No person may sleep, nor otherwise engage in Public Camping, in any pedestrian or vehicular entrance to public or private property abutting a public right-of-way.

(C) No person may sleep, nor otherwise engage in Public Camping, on any real property owned or otherwise maintained by the Village.

(D) No person may park a vehicle overnight within the Village for the purpose of sleeping or otherwise engaging in Public Camping in said vehicle.

(E) For the purposes of this Section, the act of parking or leaving a vehicle parked for two consecutive hours, and/or remaining within a public vehicle on any property under the jurisdiction of the Village for the purpose of Public Camping, for two consecutive hours without permission from the President and Board of Trustees of the Village, between the hours of midnight and 6:00 a.m., shall be considered a violation of this Ordinance.

4-11-6. – EXCEPTIONS TO PROHIBITION.

Notwithstanding the foregoing, it shall not be a violation to engage in Public Camping when done (i) in a manner specifically authorized by this Code; (ii) after a formal declaration of the Village in emergency circumstances; or, (iii) upon resolution of the President and Board of Trustees of the Village, the same may exempt a special event from the prohibitions of this Section, if the President and Board of Trustees of the Village finds such exemption to be in the public interest and consistent with the goals and objectives of the President and Board of Trustees of the Village, and with such conditions imposed as the President and Board of Trustees of the Village deems necessary. Any conditions imposed will include a condition requiring that the applicant provide evidence of adequate insurance coverage and agree to indemnify the Village for any liability, damage or expense incurred by the Village as a result of the activities of the applicant. Any findings by the President and Board of Trustees of the Village shall specify the exact dates and location covered by the exemption.

4-11-7. – REMOVAL OF CAMPSITE.

Removal of a Campsite in violation of this Ordinance may occur under the following circumstances:

(A) Prior to removing a Campsite, the Village shall post a notice, 24-hours in advance of the removal, unless immediate removal of the Campsite is deemed to be necessary for one of the reasons in subparagraphs 1-4, below. If such immediate removal is undertaken, the basis for causing the immediate removal of such Campsite should be adequately documented by the appropriate person(s).

(1) immediate removal of the Campsite is necessary to maintain access to a property;

(2) immediate removal of the Campsite is necessary to maintain the sanitary condition of a property;

(3) immediate removal of the Campsite is necessary because the Campsite is an obstruction to any public right-of-way; or,

(4) immediate removal of the Campsite is necessary because the Campsite poses a risk to the health and safety of the Village and its residents.

(B) Upon any action pursuant to Section 4-11-7 (A), the person causing such action to be taken shall inform an appropriate agency delivering social services to homeless individuals in the Village, of the location of the Campsite and the persons found to be in violation of this Ordinance, so said agency may determine whether or not it would be appropriate to offer its services to those persons.

(C) If a 24-hour notice has been posted, and the 24-hour notice period has passed, then the Campsite, as well as all Personal Property thereon, shall be removed by the appropriate person(s) acting on behalf of the Village.

(D) No portion of this Section shall be construed to prohibit any person found to be engaging in Public Camping from removing their Personal Property from the Campsite; however, such Personal Property that constitutes Exempt Personal Property and which a reasonably prudent law enforcement officer, exercising the applicable constitutional standard, would conclude that said Exempt Personal Property constitutes items appearing to be stolen or otherwise appearing to be evidence of a crime, and/or items which the person cannot demonstrate the requisite lawful authority to possess, may be retained and stored as evidence.

4-11-8. – DISPOSITION AND RELEASE OF PERSONAL PROPERTY.

(A) All Personal Property removed from any Campsite which is not Exempt Personal Property shall be stored by the appropriate law enforcement agency of the Village, for a minimum of 30 days, during which time it shall be reasonably available for and released to an individual confirming ownership.

(B) All Exempt Personal Property may be disposed of or retained as evidence by the appropriate law enforcement agency of the Village.

4-11-9. – PENALTY; MITIGATION.

(A) The penalty for any person's first violation of this Ordinance within a rolling twenty-four (24) month period shall be \$75.

(B) The penalty for any person's second violation of this Ordinance within a rolling twenty-four (24) month period shall be \$150.

(C) The penalty for any person's third violation of this Ordinance within a rolling twenty-four (24) month period shall be \$350.

(D) The penalty for any person's fourth violation of this Ordinance within a rolling twenty-four (24) month period shall be \$500.

(E) The penalty for any person's fifth violation of this Ordinance within a rolling twenty-four (24) month period shall be \$750.

(F) The penalty for any person's sixth or subsequent violation of this Ordinance within a rolling twenty-four (24) month period may be a monetary penalty of \$750 or incarceration for a period not exceeding the maximum time allowed pursuant to Section 1-2-9 of the Illinois Municipal Code (65 ILCS 5/1-2-9).

(G) As a substitute for any monetary penalty assessed pursuant to subsections A – F, above, and if consented to by the Village, the penalty assessed to any person found in violation of this Ordinance may be that said person must engage in public service by cleaning the rights-of-way and other public facilities of the Village for an amount of time that, if the person found to have violated this Ordinance was being paid the minimum wage under Illinois law, the amount paid for that person's labors would have been equal to the monetary penalty assessed under this Ordinance.

(H) The Village is hereby empowered to exercise all powers afforded to it, at law or in equity, to collect any fines assessed against a person pursuant to this Ordinance, including but not limited to seeking incarceration of said person for a period of time that conforms with Section 1-2-9 of the Illinois Municipal Code (65 ILCS 5/1-2-9).

(I) In the imposition of any penalty pursuant to this Section, the penalty shall be mitigated by whether or not the person immediately removed all Personal Property and litter, including but not limited to bottles, cans, and garbage, from the Campsite after the person was informed that the person was in violation of this Ordinance.

(J) A separate offense of this Ordinance shall be deemed committed on each day on which a violation occurs or continues.

(K) In addition to any other remedy provided by law or this Ordinance, any person found in violation of this Section may be immediately removed from the premises where the Campsite is located.

Section 4. Repeal of Conflicting Provisions. All ordinances, resolutions and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

Section 5. Severability. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

Section 6. Headings or Captions. The headings or captions identifying the various sections and subsections of this Ordinance are for reference only and do not define, modify, expand, or limit any of the terms or provisions of the Ordinance.

Section 7. Publication. The Village Clerk is directed by the Corporate Authorities to publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code (65 ILCS 5/1-2-4).

(Intentionally Left Blank)

ADOPTED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this ____ day of August 2024, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA					
HAGERSTROM					
JOHNSON					
RUHL					
SPECIAL					
YBARRA					
PRESIDENT PEDERSEN					
TOTAL					

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this ____ day of August 2024.

 BARRETT F. PEDERSEN
 VILLAGE PRESIDENT

ATTEST:

 APRIL ARELLANO
 VILLAGE CLERK

THE VILLAGE OF FRANKLIN PARK
COOK COUNTY, ILLINOIS

ORDINANCE

NUMBER 2425-VC- __

**AN ORDINANCE AMENDING SECTION 3-2-7 OF CHAPTER TWO OF TITLE
THREE OF THE VILLAGE CODE OF THE VILLAGE OF FRANKLIN PARK,
COOK COUNTY, ILLINOIS ISSUING A CLASS B LIQUOR LICENSE TO
GOAL LINE LLC D/B/A THE GOAL LINE**

BARRETT F. PEDERSEN, Village President
APRIL ARELLANO, Village Clerk

IRENE AVITIA
GILBERT J. HAGERSTROM
JOHN JOHNSON
WILLIAM RUHL
KAREN SPECIAL
ANDY YBARRA
Trustees

ORDINANCE NUMBER 2425-VC- __

AN ORDINANCE AMENDING SECTION 3-2-7 OF CHAPTER TWO OF TITLE
THREE OF THE VILLAGE CODE OF THE VILLAGE OF FRANKLIN PARK,
COOK COUNTY, ILLINOIS ISSUING A CLASS B LIQUOR LICENSE TO
GOAL LINE LLC D/B/A THE GOAL LINE

WHEREAS, the Village of Franklin Park, Cook County, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, a Class B liquor license authorizes the sale at retail on the premises specified of alcoholic liquor for consumption on the premises only without video gaming terminals (the "*Class B Liquor License*"); and

WHEREAS, the President and Board of Trustees of the Village of Franklin Park (the "*Corporate Authorities*") are charged with the responsibility of regulating the number of liquor licenses that are available for the sale and distribution of alcoholic beverages within the Village; and

WHEREAS, Goal Line LLC d/b/a The Goal Line (the "*Applicant*") is seeking a Class B Liquor License for the premises located at 9700 Franklin Avenue, Franklin Park, Illinois (the "*Premises*") and is in the process of completing the requirements for the issuance of said license.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their

entirety.

Section 2. Section 3-2-7 (“*Number of Licenses Issued*”) of Chapter Two (“*Alcoholic Beverages*”) of Title Three (“*Business and License Regulations*”) of the Village Code of Franklin Park, Illinois, is hereby amended by deleting the following stricken language and adding the underlined language to read, as follows:

3-2-7. – Number of licenses issued.

- (a) *Maximum number of licenses.* The maximum number of licenses which may be issued for each class shall be as follows:

...

The total number of class B liquor licenses shall not exceed ~~ten (10)~~ eleven (11).

...

- (b) *Reduction in the number of licenses.* Whenever a license is revoked, surrendered, nonrenewed, forfeited or lapsed as herein provided in this chapter, the maximum number of licenses in the class of the license which is revoked, surrendered, nonrenewed, forfeited or lapsed as set forth in subsection (a) of this section shall be automatically and immediately reduced by one without further action by the corporate authorities, notwithstanding the number of such licenses permitted pursuant to this section.
- (c) *Appropriate number of licenses.* The village clerk shall codify the appropriate maximum number of licenses for each class whenever the number of license(s) is reduced by this section.

Section 3. The amendments as set forth in Section 2 of this Ordinance shall not take effect until the completion of all licensing and statutory requirements and procedures by the Applicant as provided by the Village Code of Franklin Park and the Local Liquor Control Commissioner. The Class B Liquor License herein provided shall automatically be reduced by one without further action by the Corporate Authorities, if such license is not duly issued to the Applicant as herein contemplated by October 8, 2024, regardless of cause or reason of the Applicant

or the Village.

Section 4. This Ordinance, and its parts, are declared to be severable and any section, paragraph, clause, provision, or portion of this Ordinance that is declared invalid or unenforceable shall not affect the validity or enforceability of any other provision of this Ordinance, which shall remain in full force and effect.

Section 5. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

(Intentionally Left Blank)

ADOPTED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this ____ day of August 2024, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA					
HAGERSTROM					
JOHNSON					
RUHL					
SPECIAL					
YBARRA					
PRESIDENT PEDERSEN					
TOTAL					

APPROVED by the President of the Village of Franklin Park, Cook County, Illinois on this ____ day of August 2024.

 BARRETT F. PEDERSEN
 VILLAGE PRESIDENT

ATTEST:

 APRIL ARELLANO
 VILLAGE CLERK

**PROFESSIONAL SERVICES AGREEMENT
BETWEEN VILLAGE OF FRANKLIN PARK, ILLINOIS
AND SAFEbuilt ILLINOIS, LLC**

This Professional Services Agreement ("Agreement") is made and entered into by and between Village of Franklin Park, Illinois ("Municipality") and SAFEbuilt Illinois, LLC, a wholly owned subsidiary of SAFEbuilt, LLC ("Consultant"). Municipality and Consultant shall be jointly referred to as "Parties".

RECITALS

WHEREAS, Municipality is seeking a consultant to perform the services listed in Exhibit A – List of Services, ("Services"); and

WHEREAS, Consultant is ready, willing, and able to perform Services.

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, Municipality and Consultant agree as follows:

1. SCOPE OF SERVICES

Consultant will perform Services in accordance with construction codes, amendments and ordinances adopted by the elected body of Municipality, state laws and regulations that are applicable to the Services provided under this Agreement. The qualified professionals employed by Consultant will maintain current certifications, certificates, licenses as required for Services that they provide to Municipality. Consultant is not obligated to perform services beyond what is contemplated by this Agreement.

Unless otherwise provided in Exhibit C, Consultant shall provide the Services using hardware and Consultant's standard software package. In the event that Municipality requires that Consultant utilize hardware or software specified by or provided by Municipality, Municipality shall provide the information specified in Exhibit C. Consultant shall use reasonable commercial efforts to comply with the requirements of Exhibit C and Municipality, at its sole expense, shall provide such technical support, equipment or other facilities as Consultant may reasonably request to permit Consultant to comply with the requirements of Exhibit C.

2. CHANGES TO SCOPE OF SERVICES

Any changes to Services between Municipality and Consultant shall be made in writing that shall specifically designate changes in Service levels and compensation for Services. Both Parties shall determine a mutually agreed upon solution to alter services levels and a transitional timeframe that is mutually beneficial to both Parties. No changes shall be binding absent a written Agreement or Amendment executed by both Parties.

3. FEE STRUCTURE

In consideration of Consultant providing services, Municipality shall pay Consultant for Services performed in accordance with Exhibit B – Fee Schedule for Services.

4. INVOICE & PAYMENT STRUCTURE

Consultant will invoice Municipality, on a monthly basis and provide all necessary supporting documentation. All payments are due to Consultant within 30 days of Consultant's invoice date. Payments owed to Consultant but not made within sixty (60) days of invoice date shall bear simple interest at the rate of one and one-half percent (1.5%) per month. If payment is not received within ninety (90) days of invoice date, Services will be discontinued until all invoices and interest are paid in full. Municipality may request, and Consultant shall provide, additional information before approving the invoice. When additional information is requested Municipality will identify specific disputed item(s) and give specific reasons for any request. Undisputed portions of any invoice shall be due within 30 days of Consultants invoice date, if additional information is requested, Municipality will submit payment within thirty (30) days of resolution of the dispute.

5. TERM

This Agreement shall be effective on the latest date on which this Agreement is fully executed by both Parties. The initial term of this Agreement shall be twelve (12) months. Agreement shall automatically renew for subsequent twelve (12) month terms until such time as either Party notifies the other of their desire to terminate this Agreement.

6. TERMINATION

Either Party may terminate this Agreement, or any part of this Agreement upon ninety (90) days written notice, with or without cause and with no penalty or additional cost beyond the rates stated in this Agreement. In case of such termination, Consultant shall be entitled to receive payment for work completed up to and including the date of termination within thirty (30) days of the termination.

All structures that have been permitted, a fee collected, and not yet expired at the time of termination may be completed through final inspection by Consultant if approved by Municipality. Consultant's obligation is met upon completion of final inspection or permit expiration, provided that the time period to reach such completion and finalization does not exceed ninety (90) days. Alternately, Municipality may exercise the option to negotiate a refund for permits where a fee has been collected but inspections have not been completed. The refund will be prorated according to percent of completed construction as determined by Consultant and mutually agreed upon by all Parties. No refund will be given for completed work.

7. FISCAL NON-APPROPRIATION CLAUSE

Financial obligations of Municipality payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules, regulations, and resolutions of Municipality, and other applicable law. Upon the failure to appropriate such funds, this Agreement shall be terminated.

8. MUNICIPALITY OBLIGATIONS

Municipality shall timely provide all data information, plans, specifications and other documentation reasonably required by Consultant to perform Services (Materials). Municipality has the right to grant and hereby grants Consultant a fully paid up, non-exclusive, non-transferable license to use the Materials in accordance with the terms of this Agreement.

9. PERFORMANCE STANDARDS

Consultant shall perform the Services using that degree of care, skill, and professionalism ordinarily exercised under similar circumstances by members of the same profession practicing or performing the substantially same or similar services. Consultant represents to Municipality that Consultant retains employees that possess the skills, knowledge, and abilities to competently, timely, and professionally perform Services in accordance with this Agreement.

10. INDEPENDENT CONTRACTOR

Consultant is an independent contractor, and, except as provided otherwise in this section, neither Consultant, nor any employee or agent thereof, shall be deemed for any reason to be an employee or agent of Municipality. Municipality shall have no liability or responsibility for any direct payment of any salaries, wages, payroll taxes, or any and all other forms or types of compensation or benefits to any personnel performing services for Municipality under this Agreement. Consultant shall be solely responsible for all compensation, benefits, insurance and employment-related rights of any person providing Services hereunder during the course of or arising or accruing as a result of any employment, whether past or present, with Consultant.

Consultant and Municipality agree that Consultant will provide similar service to other clients while under contract with Municipality and Municipality acknowledges that Consultant employees may provide similar services to multiple clients. Consultant shall at its sole discretion assign and reassign qualified employees, as determined by Consultant, to perform services for Municipality. Municipality may request that a specific employee be assigned to or reassigned from work under this Agreement and Consultant shall consider that

request when determining staffing. Consultant shall determine all conditions of employment for its employees, including hours, wages, working conditions, promotion, discipline, hiring and discharge. Consultant exclusively controls the manner, means and methods by which services are provided to Municipality, including attendance at meetings, and Consultant's employees are not subject to the direction and control of Municipality. Except where required by Municipality to use Municipality information technology equipment or when requested to perform the services from office space provided by the Municipality, Consultant employees shall perform the services using Consultant information technology equipment and from such locations as Consultant shall specify. No Consultant employee shall be assigned a Municipal email address as their exclusive email address and any business cards or other IDs shall state that the person is an employee of Consultant or providing Services pursuant to a contractual agreement between Municipality and Consultant.

It is the intention of the Parties that, to the greatest extent permitted by applicable law, Consultant shall be entitled to protection under the doctrines of governmental immunity and governmental contractor immunity, including limitations of liability, to the same extent as Municipality would be in the event that the services provided by Consultant were being provided by Municipality. Nothing in this Agreement shall be deemed a waiver of such protections.

11. ASSIGNMENT AND SUBCONTRACT

Neither party shall assign all or part of its rights or obligations under this Agreement to another entity without the written approval of both Parties; consent shall not be unreasonably withheld. Notwithstanding the preceding, Consultant may assign this Agreement in connection with the sale of all or substantially all of its assets or ownership interest, effective upon notice to Municipality, and may assign this Agreement to its parent, subsidiaries or sister companies (Affiliates) without notice to Municipality. Consultant may subcontract any or all of the services to its Affiliates without notice to Municipality. Consultant may subcontract any or all of the services to other third parties provided that Consultant gives Municipality prior written notice of the persons or entities with which Consultant has subcontracted. Consultant remains responsible for any Affiliate's or subcontractor's performance or failure to perform. Affiliates and subcontractors will be subject to the same performance criteria expected of Consultant. Performance clauses will be included in agreements with all subcontractors to assure quality levels and agreed upon schedules are met.

12. INDEMNIFICATION

To the fullest extent permitted by law, Consultant shall defend, indemnify, and hold harmless Municipality, its elected and appointed officials, employees and volunteers and others working on behalf of Municipality, from and against any and all third-party claims, demands, suits, costs (including reasonable legal costs), expenses, and liabilities ("Claims") alleging personal injury, including bodily injury or death, and/or property damage, but only to the extent that any such Claims are caused by the negligence of Consultant or any officer, employee, representative, or agent of Consultant. Consultant shall have no obligations under this Section to the extent that any Claim arises as a result of Consultants compliance with Municipal law, ordinances, rules, regulations, resolution, executive orders or other instructions received from Municipality.

To the fullest extent permitted by law and without waiver of governmental immunity, Municipality shall defend, indemnify, and hold harmless Consultant, its officers, employees, representatives, and agents, from and against any and all Claims alleging personal injury, including bodily injury or death, and/or property damage, but only to the extent that such Claims are caused by (a) the negligence of, or material breach of any obligation under this Agreement by, Municipality or any officer, employee, representative, or agent of Municipality or (b) Consultant's compliance with Municipal law, ordinances, rules, regulations, resolutions, executive orders or other instructions received from Municipality. If either Party becomes aware of any incident likely to give rise to a Claim under the above indemnities, it shall notify the other and both Parties shall cooperate fully in investigating the incident.

13. LIMITS OF LIABILITY

EXCEPT ONLY AS MAY BE EXPRESSLY SET FORTH HEREIN, CONSULTANT EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES OF ANY KIND, WHETHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, ERROR-FREE OPERATION, PERFORMANCE, ACCURACY, OR NON-INFRINGEMENT. IN NO EVENT SHALL CONSULTANT OR MUNICIPALITY BE LIABLE TO ONE ANOTHER FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, RELIANCE, EXEMPLARY, OR SPECIAL DAMAGES INCLUDING WITHOUT LIMITATION, DAMAGES FOR LOST PROFITS, LOST REVENUES, LOST DATA OR OTHER INFORMATION, OR LOST BUSINESS OPPORTUNITY, REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, INDEMNITY, NEGLIGENCE, WARRANTY, STRICT LIABILITY, OR TORT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND NOTWITHSTANDING THE FAILURE OF ESSENTIAL PURPOSE OF ANY REMAINING REMEDY OTHER THAN WITH RESPECT TO PAYMENT OF OBLIGATIONS FOR SERVICES. EXCEPT WITH RESPECT TO PAYMENT OBLIGATIONS, IN NO EVENT SHALL THE LIABILITY OF MUNICIPALITY OR CONSULTANT UNDER THIS AGREEMENT FROM ANY CAUSE OF ACTION WHATSOEVER (REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT OR UNDER ANY OTHER LEGAL THEORY, AND WHETHER ARISING BY NEGLIGENCE, INTENTIONAL CONDUCT, OR OTHERWISE) EXCEED THE GREATER OF THE AMOUNT OF FEES PAID TO CONSULTANT PURSUANT TO THIS AGREEMENT OR THE AVAILABLE LIMITS OF CONSULTANTS INSURANCE REQUIRED PURSUANT TO SECTION 16, BELOW (SUCH LIMITS DEFINE MUNICIPAL MAXIMUM LIABILITY TO THE SAME EXTENT AS IF MUNICIPALITY HAD BEEN OBLIGATED TO PURCHASE THE POLICIES).

EXCEPT WITH RESPECT TO PAYMENT OBLIGATIONS, IN NO EVENT SHALL THE LIABILITY OF MUNICIPALITY OR CONSULTANT UNDER THIS AGREEMENT FROM ANY CAUSE OF ACTION WHATSOEVER (REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT OR UNDER ANY OTHER LEGAL THEORY, AND WHETHER ARISING BY NEGLIGENCE, INTENDED CONDUCT, OR OTHERWISE) EXCEED \$2,000,000.

14. INSURANCE

- A. Consultant shall procure and maintain and shall cause any subcontractor of Consultant to procure and maintain, the minimum insurance coverages listed below throughout the term of this Agreement. Such coverages shall be procured and maintained with forms and insurers acceptable to Municipality. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.
- B. Worker's compensation insurance to cover obligations imposed by applicable law for any employee engaged in the performance of work under this Agreement, and Employer's Liability insurance with minimum limits of one million dollars (\$1,000,000) bodily injury each accident, one million dollars (\$1,000,000) bodily injury by disease – policy limit, and one million dollars (\$1,000,000) bodily injury by disease – each employee. Worker's compensation coverage in "monopolistic" states is administered by the individual state and coverage is not provided by private insurers. Individual states operate a state administered fund of workers compensation insurance which set coverage limits and rates. Monopolistic states: Ohio, North Dakota, Washington, Wyoming.
- C. Commercial general liability insurance with minimum combined single limits of one million dollars (\$1,000,000) each occurrence and two million dollars (\$2,000,000) general aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, independent Consultant's, and products. The policy shall contain a severability of interest provision and shall be endorsed to include Municipality and Municipality's officers, employees, and consultants as additional insureds.
- D. Professional liability insurance with minimum limits of one million dollars (\$1,000,000) each claim and two million dollars (\$2,000,000) general aggregate.
- E. Automobile Liability: If performance of this Agreement requires use of motor vehicles licensed for highway use, Automobile Liability Coverage is required that shall cover all owned, non-owned, and hired automobiles with a limit of not less than \$1,000,000 combined single limit each accident.
- F. Municipality shall be named as an additional insured on Consultant's insurance coverage.
- G. Prior to commencement of Services, Consultant shall submit certificates of insurance acceptable to Municipality.

15. THIRD PARTY RELIANCE

This Agreement is intended for the mutual benefit of Parties hereto and no third-party rights are intended or implied.

16. OWNERSHIP OF DOCUMENTS

Except as expressly provided in this Agreement, Municipality shall retain ownership of all Materials and Consultant shall retain ownership of all pre-existing Consultant intellectual property, including improvements thereto all work product and deliverables created by Consultant pursuant to this Agreement. The Materials, work product and deliverables shall be used by Consultant solely as provided in this Agreement and for no other purposes without the express prior written consent of Municipality. Subject to the preceding, as between Municipality and Consultant, all deliverables from the performance of the Services (Deliverables) shall become the exclusive property of Municipality when Consultant has been compensated for the same as set forth herein, and Municipality shall thereafter retain sole and exclusive rights to receive and use such materials in such manner and for such purposes as determined by it. Notwithstanding any provision of this Agreement to the contrary, Consultant shall have no liability, including under Section 14, with respect to (i) the use by Municipality of unfinished or draft Deliverables or (ii) the use of Deliverables for any project other than that for which they were prepared or (iii) the use of Deliverables after a change in applicable codes or law. Notwithstanding the preceding, Consultant may use the Materials, work product, deliverables, applications, records, documents and other materials provided to perform the Services or resulting from the Services, for purposes of (i) training, (ii) benchmarking of Municipality's and other client's performance relative to that of other groups of customers served by Consultant; and (ii) improvement, development marketing and sales of existing and future Consultant services, tools and products. For the avoidance of doubt, Municipality Data will be provided to third parties, other than hosting providers, development consultants and other third parties providing services for Consultant, only on an anonymized basis and only as part of a larger body of anonymized data. If this Agreement expires or is terminated for any reason, all records, documents, notes, data and other materials maintained or stored in Consultant's secure proprietary software pertaining to Municipality will be exported into a CSV file and become property of Municipality. Notwithstanding the preceding, Consultant shall own all rights and title to any Consultant provided software and any improvements or derivative works thereof.

17. CONSULTANT ACCESS TO RECORDS

Parties acknowledge that Consultant requires access to Records in order for Consultant to perform its obligations under this Agreement. Accordingly, Municipality will either provide to Consultant on a daily basis such data from the Records as Consultant may reasonably request (in an agreed electronic format) or grant Consultant access to its Records and Record management systems so that Consultant may download such data. Data provided to or downloaded by Consultant pursuant to this Section shall be used by Consultant solely in accordance with the terms of this Agreement.

18. CONFIDENTIALITY

Consultant shall not disclose, directly or indirectly, any confidential information or trade secrets of Municipality without the prior written consent of Municipality or pursuant to a lawful court order directing such disclosure.

19. CONSULTANT PERSONNEL

Consultant shall employ a sufficient number of experienced and knowledgeable employees to perform Services in a timely, polite, courteous and prompt manner. Consultant shall determine appropriate staffing levels and shall promptly inform Municipality of any reasonably anticipated or known employment-related actions which may affect the performance of Services. Additional staffing resources shall be made available to Municipality when assigned employee(s) is unavailable.

20. DISCRIMINATION & ADA COMPLIANCE

Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, disability, national origin or any other category protected by applicable federal or state law. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer,

recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of Equal Opportunity laws. Consultant shall comply with the appropriate provisions of the Americans with Disabilities Act (the "ADA"), as enacted and as from time to time amended, and any other applicable federal regulations. A signed certificate confirming compliance with the ADA may be requested by Municipality at any time during the term of this Agreement.

21. E-VERIFY/VERIFICATION OF EMPLOYMENT STATUS

Pursuant to FS 448.095, Consultant certifies that it is registered with and uses the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by Consultant during the term of the Agreement. Consultant shall not knowingly employ or contract with an illegal alien to perform work under this Agreement and will verify immigration status to confirm employment eligibility. If Consultant enters into a contract with a subcontractor to perform work or provide services pursuant to the Agreement, Consultant shall likewise require the subcontractor to comply with the requirements of FS 448.095, and the subcontractor shall provide to Consultant an affidavit stating that the subcontractor does not employ, contract with or subcontract with an unauthorized alien. Consultant will maintain a copy of such affidavit for the duration of its contract with owner. Consultant is prohibited from using the E-Verify program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.

22. SOLICITATION/HIRING OF CONSULTANT'S EMPLOYEES

During the term of this Agreement and for one year thereafter, Municipality shall not solicit, recruit or hire, or attempt to solicit, recruit or hire, any employee or former employee of Consultant who provided services to Municipality pursuant to this Agreement ("Service Providers"), or who interacted with Municipality in connection with the provision of such services (including but not limited to supervisors or managers of Service Providers, customer relations personnel, accounting personnel, and other support personnel of Consultant). Parties agree that this provision is reasonable and necessary in order to preserve and protect Consultant's trade secrets and other confidential information, its investment in the training of its employees, the stability of its workforce, and its ability to provide competitive building department programs in this market. If any provision of this section is found by a court or arbitrator to be overly broad, unreasonable in scope or otherwise unenforceable, Parties agree that such court or arbitrator shall modify such provision to the minimum extent necessary to render this section enforceable. In the event that Municipality hires any such employee during the specified period, Municipality shall pay to Consultant a placement fee equal to 100 % of the employee's annual salary including bonus and training certification.

23. NOTICES

Any notice under this Agreement shall be in writing and shall be deemed sufficient when presented in person, or sent, pre-paid, first-class United States Mail, or delivered by electronic mail to the following addresses:

If to Municipality:

Barrett F. Pedersen, Mayor
Village of Franklin Park
9500 Belmont Avenue
Franklin, Park, Illinois 60131

If to Consultant:

Joe DeRosa, CRO
SAFEbuilt, LLC
444 North Cleveland, Suite 444
Loveland, CO 80537
Email: jderosa@safebuilt.com

24. FORCE MAJEURE

Any delay or nonperformance of any provision of this Agreement by either Party (with the exception of payment obligations) which is caused by events beyond the reasonable control of such party, shall not constitute a breach of this Agreement, and the time for performance of such provision, if any, shall be deemed to be extended for a period equal to the duration of the conditions preventing such performance.

25. DISPUTE RESOLUTION

In the event a dispute arises out of or relates to this Agreement, or the breach thereof, and if said dispute cannot be settled through negotiation, Parties agree first to try in good faith to settle the dispute by mediation, before resorting to arbitration, litigation, or some other dispute resolution procedure. The cost thereof shall be borne equally by each Party.

26. ATTORNEY'S FEES

In the event of dispute resolution or litigation to enforce any of the terms herein, each Party shall pay all its own costs and attorney's fees.

27. AUTHORITY TO EXECUTE

The person or persons executing this Agreement represent and warrant that they are fully authorized to sign and so execute this Agreement and to bind their respective entities to the performance of its obligations hereunder.

28. CONFLICT OF INTEREST

Consultant shall refrain from providing services to other persons, firms, or entities that would create a conflict of interest for Consultant with regard to providing the Services pursuant to this Agreement. Consultant shall not offer or provide anything of benefit to any Municipal official or employee that would place the official or employee in a position of violating the public trust as provided under Municipality's charter and code of ordinances, state or federal statute, case law or ethical principles.

29. GOVERNING LAW AND VENUE

The negotiation and interpretation of this Agreement shall be construed under and governed by the laws of the State of Illinois, without regards to its choice of laws provisions. Exclusive venue for any action under this Agreement, other than an action solely for equitable relief, shall be in the state and federal courts serving Municipality and each party waives any and all jurisdictional and other objections to such exclusive venue.

30. COUNTERPARTS

This Agreement and any amendments or task orders may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. For purposes of executing this Agreement, scanned signatures shall be as valid as the original.

31. ELECTRONIC REPRESENTATIONS AND RECORDS

Parties hereby agree to regard electronic representations of original signatures as legally sufficient for executing this Agreement and scanned signatures emailed by PDF or otherwise shall be as valid as the original. Parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

32. WAIVER

Failure to enforce any provision of this Agreement shall not be deemed a waiver of that provision. Waiver of any right or power arising out of this Agreement shall not be deemed waiver of any other right or power.

33. ENTIRE AGREEMENT

This Agreement, along with attached exhibits, constitutes the complete, entire and final agreement of the Parties hereto with respect to the subject matter hereof, and shall supersede any and all previous agreements, communications, representations, whether oral or written, with respect to the subject matter hereof. Invalidation of any of the provisions of this Agreement or any paragraph sentence, clause, phrase, or word herein or the application thereof in any given circumstance shall not affect the validity of any other provision of this Agreement.

IN WITNESS HEREOF, the undersigned have caused this Agreement to be executed in their respective names on the dates hereinafter enumerated.

SAFEbuilt Illinois, LLC

Village of Franklin Park, Illinois

By: Gary Amato

By: _____

Name: Gary Amato

Name: _____

Title: Chief Administrative Officer

Title: _____

Date: July 30, 2024

Date: _____

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EXHIBIT A – LIST OF SERVICES

1. LIST OF SERVICES

Code Transition Project Scope of Work

- ✓ Consultant will provide assistance with the adoption amending Village Codes and Ordinances
- ✓ Code Transition process will consist of a six (6) month process

Phase 1 – Review of Adopted Codes, Local Amendments, and Local Regulations

Identify and review current adopted Codes, as well as Local Amendments and selected Local Regulations.

- ✓ **Task 1a:** Identify and review current Codes, Local Amendments, and Local Regulations adopted by the Village. Identify possible additional codes and regulations that the Village may consider adopting.

MODEL CODES TO BE ADOPTED:	STATE OF ILLINOIS ADOPTED CODES
ICC International Building Code, 2021 Edition	Illinois Plumbing Code, Edition 2014, 77 Ill. Adm. Code 890
ICC International Existing Building Code, 2021 Edition	Illinois Energy Conservation Code, 2015 77 Ill. Adm. Code 600
ICC International Fire Code, 2021 Edition	Illinois Radon Resistant Construction Act (420 ILCS 52/15)
ICC International Mechanical Code, 2021 Edition	Illinois Accessibility Code 2019 (71 Ill. Admin. Code 400)
ICC International Fuel Gas Code, 2021 Edition	Illinois Environmental Barriers Act (410 ILCS 25)
ICC International Property Maintenance Code, 2021 Edition	Illinois Smoke Detector Act (425 ILCS 60/)
ICC International Residential Code, 2006-2021 Edition	Illinois Carbon Monoxide Alarm Act (430 ILCS 135/)
ICC International Swimming Pool and Spa Code, 2021 Edition	Illinois Elevator Safety and Regulation Act (225 ILCS 312)
NFPA 101 - Life Safety Code	
NFPA 70 - National Electric Code, 2020 Edition	

- ✓ **Task 1b:** Compile data and facilitate a kick-off meeting with Village staff

Phase 2 – Ordinance Preparation

Preparation of documents for presentation, review, and eventual adoption by the Village Council, based on input and initial Village Council comments.

- ✓ **Task 3a:** Consult and coordinate with the Village Attorney to determine an acceptable format for Ordinance
- ✓ **Task 3b:** Prepare draft Ordinance.
- ✓ **Task 3c:** Submit draft Ordinance for a final review by the Village Attorney.
- ✓ **Task 3d:** Attend Village hearings to assist with the presentation of the Ordinance.

- A. Delivery of services will be determined by the Village, with a code adoption and implementation date of January 01, 2025 being the target. The time line for delivery of services will need to align with the public meeting laws and adoption process for the Village to meet the implementation and adoption date.

2. MUNICIPAL OBLIGATIONS

- Municipality will issue permits and collect all fees
- Municipality will provide Consultant with a list of requested inspections and supporting documents
- Municipality will intake plans and related documents for pick up by Consultant or submit electronically
- Municipality will provide a monthly activity report that will be used for monthly invoicing
- Municipality will provide zoning administration for projects assigned to Consultant
- Municipality will provide codes books for front counter use
- Municipality will provide office space, desk, desk chairs, file cabinets, local phone service, internet, use of copier and fax

3. TIME OF PERFORMANCE

- Consultant will perform Services during normal business hours excluding Municipal holidays
- Services will be performed on an as-requested basis
- Building Official or designated representative will be available at the Municipal offices as mutually agreed upon
- Inspectors will be dispatched on an as-requested basis
- Inspectors will be dispatched daily or as-requested
- Consultant representative(s) will be on-site weekly based on activity levels
- Consultant representative(s) will be available by phone and email
- Consultant representative(s) will meet with the public by appointment
- Additional Inspectors will be dispatched on an as-needed basis

EXHIBIT B – FEE SCHEDULE FOR SERVICES

1. FEE SCHEDULE

- On January 1, 2025 and annually thereafter, the hourly and flat rates listed shall be increased based upon the annual increase in the Department of Labor, Bureau of Labor Statistics or successor thereof, Consumer Price Index (United States City Average, All Items (CPI-U), Not Seasonally adjusted, All Urban Consumers, referred to herein as the "CPI") for the Municipality or, if not reported for the Municipality the CPI for cities of a similar size within the applicable region from the previous calendar year, such increase, however, not to exceed 4% per annum. The increase will become effective upon publication of the applicable CPI data. If the index decreases, the rates listed shall remain unchanged.
- Consultant fees for Services provided pursuant to this Agreement will be as follows:

SERVICE FEE SCHEDULE:	STANDARD RATE*
Evaluate and recommend updates for the 2003 through 2021 Model Codes	\$150.00 per hour, not to exceed \$20,000.00
<p>*Services requested beyond normal business hours, Monday through Friday, will be invoiced at one-and-a-half times (1.5x) the standard rate with a two (2) hour minimum.</p> <p>Services requested on Saturdays, will be invoiced at one-and-a-half (1.5) times the standard rate with a four (4) hour minimum.</p> <p>Services requested on Sunday or US Federal holidays will be invoiced at two (2) times the standard rate with a four (4) hour minimum.</p>	

EXHIBIT C – MUNICIPAL SPECIFIED OR SAFE BUILT PROVIDED SOFTWARE

1. Consultant shall provide Services pursuant to this Agreement using hardware and Consultant's standard software package, unless otherwise provided below. Use of Consultant's software shall be subject to the applicable terms of service, privacy and other policies published by Consultant with respect to that software, as those policies may be amended from time to time. In the event that Municipality requires that Consultant utilize hardware and/or software specified by and provided by Municipality, Consultant shall use reasonable commercial efforts to comply with Municipal requirements.
2. Municipality, at its sole expense, shall provide such technical support, equipment or other facilities as Consultant may reasonably request to permit Consultant to comply with Municipal requirements. Municipality will provide the following information to Consultant:
 - ✓ Municipal technology point of contact information including name, title, email and phone number
 - ✓ List of technology services, devices and software that the Municipality will provide may include:
 - Client network access
 - Internet access
 - Proprietary or commercial software and access
 - Computer workstations/laptops
 - Mobile devices
 - Printers/printing services
 - Data access
 - List of reports and outputs

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Date:
7 - 18 - 2024

Offered By:
Bob Donlon
Sales Representative
847.804.6017

Equipment Provided for:
The Village of Franklin Park
9320 W Belmont Ave,
Franklin Park, IL 60131

Equipment Quote



Stock Photo

Standard Equipment is pleased to present The Village of Franklin Park the following quotation for a New Vactor 2100i PD Sewer Cleaner mounted on a 2025 Freightliner 114SD Chassis. (Z001946)





Dealership Information

Family-owned and operated since 1969, Standard Equipment Company provides environmental equipment solutions for municipalities, contractors, and companies. We have built a reputation for excellence by offering the finest new equipment, a large selection of parts, excellent service, and unparalleled customer support. We customize environmental equipment solutions for every situation by putting our customer's needs first. Standard's greatest ability is dependability.



Manufacturer Information

Vactor's origins as an American manufacturer go back more than a century, and their expertise and leadership in sewer cleaning date back more than fifty years. In that time, they have been more than a manufacturer. As a pioneer and an innovator, they have found ways to help communities save money, improve the quality of life for people, and improve the productivity and safety of the individuals who operate their equipment.

This commitment to innovation inspired them to create the very first combination sewer cleaner in 1969.

Today, they remain driven to bring you the safest, most capable, versatile, quietest, and most efficient equipment possible. Durable, reliable equipment that delivers the quality and value you deserve and should demand. Equipment you can count on today, tomorrow, and years into the future.

Vactor 2100i

Putting the operator first. That's what the 2100i® is all about. It employs advanced technology that not only enhances the performance of the equipment but the individuals who operate it. Less fatigue. More comfort. Push button operation. Greater precision. Superior power and performance. Controls that truly put the operator in control. All of this in a system designed to be the ultimate in ruggedness, reliability, simplicity, and value.

Its many features include:

- IntuiTouch® one-touch in-cab controls for PTO/Transfer Case activation at the touch of a button
- IntuiTouch control panel that combines all cleaning system functions into one, articulating control panel
- *Optional RDB 1015™ Rapid Deployment Boom telescopes out 10' and extends the debris hose down 15' eliminating the need for additional tubes
- *Optional Patent pending H.A.L.O.™ (Hands-Free Accessory Light Option) brings a new level of safety and efficiency to every job site
- Low maintenance Jet Rodder® Water Pump provides smooth continuous flows and optional "jackhammer" action
- *Optional wireless controls, including an updated belly pack and handheld remotes with two-way data transmission and multiple control functions
- The multi-Flow system offers operation at lower RPM for better fuel economy without sacrificing performance, less component wear, and greater product life
- Modul-Flex design provides for maximum capacities and optimum weight distribution on every truck
- Quieter engine design, high ground clearance, lower water fill point, and other features to improve the operator experience
- High-strength aluminum water tank maximizes capacity and comes with a 10-year corrosion resistance warranty
- Choose from a Positive Displacement model for pulling material long distances or Single and Dual Fan models for all-around sanitary and storm sewer cleaning
- Choose from over 100 precision-engineered enhancements to fully customize your 2100i

Equipment Details

2100i PD, 18" Vacuum, 15 Yard Debris, Combination Sewer Cleaner

Equipment Features

- Operator Station Curbside Toolbox
- Aluminum Fenders
- Mud Flaps
- Electric/Hydraulic Four Way Boom
- Color Coded Sealed Electrical System
- Intuitouch Electronic Package
- Double Acting Hoist Cylinder
- Handgun Assembly
- Ex-Ten Steel Cylindrical Debris Tank
- Flexible Hose Guide
- (3) Nozzles with Carbide Inserts with Rack
- Suction Tube Storage
- 1" Nozzle Pipe
- 10' Leader Hose
- Flat Rear Door with Hydraulic Locks
- Dual Stainless-Steel Float Shut Off System
- Microstrainer Prior to Blower
- Subframe Mounted -2 Pipe Rack -8"
- Debris Body Vacuum Relief System
- Debris Deflector Plate
- 60" Dump Height
- Debris Body-Up Message and Alarm
- Low Water Indicator on Screen with Alarm and Water Pump Flow Indicator
- 3" Y -Strainer at Passenger Side Fill with 25' Fill Hose
- Additional Water Tank Sight Gauge
- Liquid Float Level Indicator
- Digital Water Pressure Gauge
- Front Joystick Boom Control
- Boom Hose Storage
- Boom Out of Position Message and Alarm
- Rodder System Accumulator - Jack Hammer on/off Control with manual valve
- 3" Y -Strainer at the Water Pump
- Midship Handgun Coupling
- Chassis Engine Cooling Package
- Side Mounted Water Pump
- Digital Hose Footage Counter
- Hose Reel Manual Hydraulic Extend/Retract
- Hose Reel Chain Cover
- Hydraulic Tank Shutoff Valves
- Hydraulic Extending 15" - Rotating Hose Reel - 1" x800' Capacity
- Tachometer/Chassis Engine with Hourmeter
- Water Pump Hour Meter

Equipment Features Continued

- PTO Hour Meter
- Hydraulic Oil Temp Alarm
- Tachometer & Hourmeter/Blower
- Circuit Breakers
- LED Lights- Clearance- Back-up- Stop- Tail & Turn
- Tow Hooks- Front and Rear
- Electronic Back-Up Alarm
- 8" Vacuum Pipe Package
- Emergency Flare Kit
- Fire Extinguisher 5 Lbs.
- Module Paint- DuPont Imron Elite - Wet on Wet
- Vactor 2100i Body Decal- Standard
- Debris Body Flushout
- Rear Door Valve Flushout
- 6" Rear Door Knife Valve with Camloc - 3:00 position
- 6" Rear Door Knife Valve with Camloc with Port -6:00 position
- Centrifugal Separators (Cyclones)
- Folding Pipe Rack - Curbside -8" Pipe
- Folding Pipe Rack - Streetside -8" Pipe
- Folding Pipe Rack - Rear Door -8" Pipe
- Rear Door Splash Shield
- Lube Manifold, with Lube Chart
- Air Purge
- Additional Water- 1500-gallon Total
- Front Blower Controls
- Blower High Temp Safety Shutdown
- Digital Water Level Indicator
- Digital Debris Body Level Indicator Tied to Vacuum Relief
- Bellypack Wireless Controls with hose reel controls- 2-way communications- and LCD Display
- Rotatable Boom Inlet Hose
- 180 deg. 10ft Telescoping Boom
- Telescopic Boom Elbow- Nickel Plated
- 80 GPM/2500 PSI Jet Rodder pump
- Cold Weather Recirculator- PTO Driven- 25 GPM
- Handgun Couplers- Front and Rear
- Hydro Excavation Kit - Includes Lances with Shield Nozzles- Storage Tray- and Vacuum Tube
- Cyclone Washout System
- Vactor Standard Manual with Cloud Parts
- 600' x 1" Piranha Sewer Hose 2500 PSI in lieu of STD
- Rodder Hose Pinch Roller
- Lateral Cleaning Kit with 150' Hose and Nozzle- 25 GPM/2000 PSI located at Side
- Rodder Pump Drain Valves
- Final Filter and Silencer Ball Valve Drains
- Hose Wind Guide (Dual Roller)- Auto-Indexing
- Front Hose Reel Tool Storage
- Rear Directional Control- LED Arrowboard

Equipment Features Continued

- Wireless- Waterproof- Rechargeable- Handheld- LED Spot Light with 12V Charger
- 14 Light Package- 14 Federal Signal Strobe Lights- LED
- Amber Lights for Flashing Light Package
- LED Mid-Ship Turn Signals
- Worklights (2)- LED-Boom
- Worklights (2)- LED- Rear Door
- Worklight- LED- Operators Station
- Worklight- LED- Hose Reel Manhole
- Worklight- LED- Passenger Side
- Worklight- LED- Driver Side
- Camera System- Front- Rear and Both Sides
- Safety Cone Storage Rack - Drop-in Style
- Toolbox- Front Bumper Mounted- 16 x 12 x 18 with (2) LED Side Markers
- Long Handle Tool Storage
- Toolbox- Behind Cab - 16w 30h x 96d
- Toolbox- Driver Side Chassis Frame- 24w x 24h x 24d
- Toolbox- Driver Side Subframe- 18w x 24h x 24d
- Vactor Logos - Applied

Chassis Information:

- Chassis Year – 2025
- Chassis Make – Freightliner
- Chassis Model – 114SD
- Chassis Weight Rating – 66,000 GVWR
- Chassis Powertrain – 370 Horsepower, Automatic Transmission, GHG Emissions, SFA
6x4 Single Axle
- Chassis Color – White
- Body Color – White

Additional Components

- Aluminum Hydro Excavation Tube
- Machete HXX Dig Nozzle
- 1 Inch Aqua Drill
- Warthog Switcher Sewer Cleaning Nozzle
- Dry Paper Final Filters

*All “Additional Components” are included in the total unit price.

Trade-In Information

Chassis

- 2014
- Kenworth
- T440
- VIN: 1NKBLJ0X1EJ413645
- Miles: 28,428
- Hours: 5,479
- Color: White

Body

- 2013
- Vactor
- 2115P-18
- S/N: 13-12V-14306
- Hours: 1,053
- Color: Blue

*Miles and hours are based on when the unit was inspected on 7/12/2024.

Price Quote



Standard Equipment and Vactor are proud holders of a Sourcewell competitively bid procurement contract. Sourcewell allows for government agencies to control cost of procurement and ensure that they are getting the equipment they want at a competitively bid price. For more information about Sourcewell, you can find them on the web at www.sourcewell-mn.gov.

Quotes include all Tax, Title, and License Fees if applicable.

Item Description	Delivered Cost
New Vactor 2100i Sewer Cleaner	\$597,669.57

Sourcewell contract 101221-VTR

Terms and Conditions

1. Multiple unit orders will be identical to signed proposal. Changes or deviations to any unit of a multiple unit order will require a new signed proposal.
2. Chassis specifications and data codes for customer-supplied chassis must be submitted to and approved by Manufacturer prior to submittal of customer purchase order.
3. All prices quoted are in US Dollars unless otherwise noted.
4. All price quotations are for informational purposes only. Prices are subject to change without notice. Final prices will be reflected on the final invoice. Comparable components may be substituted for those listed on any quote or specification. Any weights and dimensions are estimates and are provided for informational purposes only and are not guaranteed. Non-factory approved Modifications may void the warranty in whole or in part. Due to the nature of specialty custom equipment, all sales are final. By acceptance of this quote by signature, letter of intent, or issuance of a purchase order the purchasing party understands that this agreement supersedes any conditions that the purchasing party may provide as terms of purchase.
5. Vactor Manufacturing and Chassis limited warranty included.
6. Price does not include state or local taxes.
7. Price includes title and plating fees.
8. Payment is due at the time of delivery.
9. Unit is subject to prior sale.
10. Below is the trade value assigned to the equipment shown on page 7 of this quote. For the value shown, Standard Equipment expects to take possession of the machine to be handed over at the time of trade in the same condition, (normal wear and tear notwithstanding), as on the evaluation date of July 12th, 2024.
11. Standard Equipment must review the piece of equipment 30 days prior to delivery and requests that the machine is/has:
 - Made available for inspection.
 - DOT compliant - Recent D.O.T. is/has been performed within 30 days.
 - No active check engine/transmission warning lights illuminated.
 - Proof of available Title i.e., photocopy of front and back.
12. Standard Equipment has the right to reject the trade-in if terms 10 and 11 are not met.
13. Trade-in value is contingent on the revaluation of the unit to confirm the same condition from the last inspection in July 2024.
14. Quote is valid for 30 days from 7/18/2024.

Total Unit Price:	\$597,669.57
Trade in:	-\$130,000.00
Total:	\$467,669.57

IN WITNESS WHEREOF, the parties hereto agree to enter into this purchase agreement.

The Village of Franklin Park

Standard Equipment Company

X

Signature

X

Signature

Name: _____

Name: Greg Zukowski

Date: _____

Date: 7/18/2024

**ASSIGNMENT AND ASSUMPTION OF PROPERTY TAX ASSESSMENT
CLASSIFICATION AGREEMENT FOR 11600 KING STREET,
FRANKLIN PARK, ILLINOIS**

This Assignment and Assumption of the Property Tax Assessment Classification Agreement ("*Assignment*") is made and entered into this 12th day of August 2024 by and between 11680 King Street LLC, an Illinois limited liability company ("*Owner*"), 11600 King Street Franklin Park LLC, an Illinois limited liability company ("*Assignee*") and the Village of Franklin Park, an Illinois municipal corporation ("*Village*").

WITNESSETH:

WHEREAS, pursuant to a certain real estate sale contract dated June 26, 2024, the Assignee agreed to purchase from the Owner certain real property situated in Cook County, Illinois, as legally described in Exhibit A, a copy of which is attached hereto and made a part hereof ("*Property*"); and

WHEREAS, following the conveyance of the Property by the Owner, the Assignee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by the Owner, the Owner and the Village require that the Assignee agree to comply with all the terms, requirements and obligations set forth in that certain Property Tax Assessment Classification Agreement, dated as of November 22, 2021, by and between the Village and Owner, as amended from time to time ("*Classification Agreement*"); and

NOW, THEREFORE, in consideration of the agreement of the Owner to convey the Property to the Assignee and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between and among the Village, the Owner, and the Assignee, as follows:

- 1. Recitals.** The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.
- 2. Assumption of Obligations.** The Assignee hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements, and obligations of the Classification Agreement, including all exhibits and attachments thereto, regardless of whether such terms, requirements and obligations are to be performed and provided by, or are imposed upon, the Owner and the Assignee covenant and agrees with Village to undertake and perform the improvements provided on Exhibit B of this Assignment, a copy of which is attached hereto and made a part hereof. If any discrepancy exists between Exhibit B of the Classification Agreement and Exhibit B of this Assignment, Exhibit B of this Assignment shall control.
- 3. Acknowledgement and Release of Assignee.** The Village hereby acknowledges its agreement to the Assignee's assumption of the obligation to comply with the terms, requirements, and obligations of the Classification Agreement, including all exhibits and

attachments thereto, and the Village hereby releases the Owner from any and all liability for failure to comply with the terms, requirements, and obligations of the Classification Agreement.

4. **Third Party Beneficiaries.** Except as to the Village, Owner and Assignee, this Assignment shall not be construed, to create a third-party beneficiary status or interest in, nor give any third-party beneficiary rights or remedies to any other person or entity not a party to this Assignment.

5. **Counterparts.** This Assignment may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument.

6. **Governing Law.** This Assignment shall be governed by, interpreted under, and construed and enforceable in accordance with the laws of the State of Illinois, without regard to its conflict principles.

7. **Representations Related to Assignee; Contact and Notice Information.** Assignee represents and warrants to Village that the following address and contact information for Assignee is true and correct and any service of a notice, demand or request to the contact information below shall be deemed effective upon Assignee so long as such notice, demand or request otherwise complies with the requirements of the Classification Agreement:

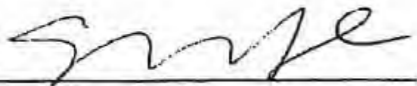
Assignee: 11600 King Street Franklin Park LLC
c/o Douglas Clingan, Manager
2525 Arthur Avenue
Elk Grove Village, Illinois 60007
doug@clingansteel.com

Copy to: Steven C. Carbon
Attorney at Law
Kupisch & Carbon, Ltd.
201 N. Church Road
Bensenville Illinois 60106
SCarbon@kclattorneys.com

(Intentionally Left Blank)

IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be executed as of the day and year first written above.

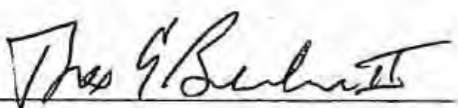
ATTEST:


By: Sylvia Ye
Its: Secretary


ATTEST:

By: _____
Its: _____

ATTEST:


By: THOMAS E BULWANTI
Its: G.M.

OWNER:
11680 King Street LLC, an Illinois limited liability company


By: ERIC Y. CHANG
Its: Manager

VILLAGE:
VILLAGE OF FRANKLIN PARK, an Illinois municipal corporation

By: _____
Its: _____

ASSIGNEE:
11600 King Street Franklin Park LLC, an Illinois limited liability company

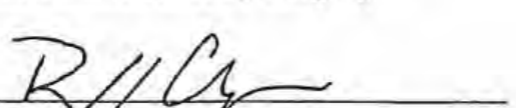

By: DOUG CLINGAN
Its: MANAGER

EXHIBIT A

LEGAL DESCRIPTION FOR 11600 KING STREET

PARCEL A:

*THAT PART OF THE SOUTH EAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTH EAST ¼ WHICH IS 1,122.93 FEET NORTH OF THE SOUTH EAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST, IN A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE, FOR A DISTANCE OF 2,269.41 FEET TO A POINT IN THE EAST LINE OF POWELL AVENUE, SAID EAST LINE BEING 2,269.41 FEET WEST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST ¼, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST IN SAID RIGHT ANGLE LINE, 342.0 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 47 SECONDS EAST IN A LINE PARALLEL TO THE EAST LINE OF SAID POWELL AVENUE, 302.0 FEET TO A POINT IN THE NORTHERLY LINE OF KING STREET; THENCE SOUTH 89 DEGREES 09 MINUTES WEST IN SAID NORTHERLY LINE 342.04 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID POWELL AVENUE; THENCE NORTH 0 DEGREES 00 MINUTES 47 SECONDS WEST IN SAID EAST LINE, 307.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE SOUTH EAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTH EAST ¼ WHICH IS 1,122.93 FEET NORTH OF THE SOUTH EAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES COMMENCING 13 SECONDS WEST, IN A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE, FOR A DISTANCE OF 2,269.41 FEET TO A POINT IN THE EAST LINE OF POWELL AVENUE, SAID EAST LINE BEING 2,269.41 FEET WEST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST ¼, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THENCE NORTH 0 DEGREES 00 MINUTES 47 SECONDS WEST IN THE EAST LINE OF SAID POWELL AVENUE, 125.0 FEET THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, 322.0 FEET; THENCE NORTH 0

DEGREES 00 MINUTES 47 SECONDS WEST 30.0 FEET; THENCE NORTH 9 DEGREES 26 MINUTES 57 SECONDS EAST, 121.66 FEET TO A POINT IN A LINE 342.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID POWELL AVENUE, SAID POINT BEING 275.0 FEET NORTH OF THE POINT OF INTERSECTION OF SAID PARALLEL LINE WITH SAID RIGHT ANGLE LINE, THENCE SOUTH 0 DEGREES 00 MINUTES 47 SECONDS EAST IN SAID PARALLEL LINE, 275.0 FEET TO SAID POINT OF INTERSECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST IN SAID RIGHT ANGLE LINE 342.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-19-400-058-0000

COMMON ADDRESS: 11600 King Street, Franklin Park, Illinois 60131

EXHIBIT B

1. Improve and expand concrete pads for docks for truck mobility and shall improve entire parking area.

Assignee shall complete in Fall 2024.

2. Add aesthetically appealing signage to improve property and identify user.

Assignee shall submit design to Village and complete improvements in Fall of 2024.

3. Landscape improvements to increase property and neighborhood aesthetics.

Assignee shall complete all landscaping enhancements in Fall 2024.

June 21, 2024

Honorable Mayor and Board of Trustees
Village of Franklin Park,
9500 Belmont Ave.
Franklin Park, IL 60131

Re: St. Gertrude Fest

Dear Mayor and Board of Trustees:

On Saturday August 24th, 2024 between the hours of 5:00 P.M. and 10:00 P.M., and Sunday August 25th between the hours of 10:00 A.M. and 6 P.M. St. Gertrude will be holding the "Taste oof St. Gertrude". We would appreciate if you could allow us to close the section of Gustave from the alley to Schiller Blvd. for safety access for children coming from Schiller. The only house that would be affected is the house on the corner of Gustave and Schiller. The other houses would be able to exit the alley.

Thank you in advance for your consideration to this request.

Sincerely,



St. Gertrude Fest Committee

P.S. Please send reply and/or other request to attention of Michael Vallone

Village of Franklin Park
Cortiss Street Pump Station Rehabilitation
Bid Tabulation
Date: 8/1/2024

No.	Items	Unit	Quantity	Electrical Systems, Inc. 17335 S Ashland Ave East Hazel Crest, IL 60429		AMS Industries, Inc. 9341 Adam Don Parkway Woodridge, IL 60517		Independent Mechanical Industries, Inc. 2671 United Lane Elk Grove Village, IL 60007		Engineer's Estimate	
				Unit Price	Cost	Unit Price	Cost	Unit Price	Cost	Unit Price	Cost
1	Mobilization	Lump Sum	1	\$ 54,900.00	\$ 54,900.00	\$ 9,700.00	\$ 9,200.00	\$ 70,000.00	\$ 70,000.00	\$ 30,000.00	\$ 30,000.00
2	Bonds, insurance, general conditions	Lump Sum	1	\$ 27,400.00	\$ 27,400.00	\$ 12,000.00	\$ 12,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
3	Demolition/Removals	Lump Sum	1	\$ 30,500.00	\$ 30,500.00	\$ 9,800.00	\$ 9,800.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
4	Replacement of two (2) horizontal split case pumps, complete in place.	EA	2	\$ 66,590.00	\$ 133,100.00	\$ 112,500.00	\$ 225,000.00	\$ 75,000.00	\$ 150,000.00	\$ 47,000.00	\$ 94,000.00
5	Installation of two (2) variable frequency drives, complete in place.	EA	2	\$ 19,800.00	\$ 39,600.00	\$ 25,000.00	\$ 25,000.00	\$ 27,500.00	\$ 55,000.00	\$ 35,000.00	\$ 70,000.00
6	Site process: including piping, valves, flow meter, etc	Lump Sum	1	\$ 53,000.00	\$ 53,000.00	\$ 63,000.00	\$ 63,000.00	\$ 135,000.00	\$ 135,000.00	\$ 90,000.00	\$ 90,000.00
7	Site electric: furnish, install, and testing, including conduit, wiring, supports, minor equipment, complete in place	Lump Sum	1	\$ 131,500.00	\$ 131,500.00	\$ 180,000.00	\$ 180,000.00	\$ 150,000.00	\$ 150,000.00	\$ 115,000.00	\$ 115,000.00
8	Controls and integration: furnish and install including telemetry, instrumentation, integration, startup and testing	Lump Sum	1	\$ 75,900.00	\$ 75,900.00	\$ 8,500.00	\$ 8,500.00	\$ 80,000.00	\$ 80,000.00	\$ 30,000.00	\$ 30,000.00
9	HVAC improvements, including fans, heaters, and dampers.	Lump Sum	1	\$ 28,600.00	\$ 28,600.00	\$ 76,500.00	\$ 76,500.00	\$ 30,000.00	\$ 30,000.00	\$ 27,000.00	\$ 27,000.00
	Total	Lump Sum	1	\$ 574,500.00	\$ 574,500.00	\$ 609,000.00	\$ 609,000.00	\$ 715,000.00	\$ 715,000.00	\$ 501,000.00	\$ 501,000.00

Notes:

1. AMS Industries did not fill out the supplemental bid breakdown form correctly for item number 5. The \$25,000 shown is what they used to get the \$609,000. This error does not change the low bid.