VILLAGE BOARD
MEETING AGENDA

February 17, 2026
7:00 p.m.

Meetings can be watch on the Village's YouTube Channel

1. **Call to Order; Roll Call**

2. **Pledge of Allegiance**

3. **Presentation of Meeting Minutes**

   a. **Village Board Meeting – February 3, 2026**

   Documents:

   20260203 VB MINUTES.PDF

4. **Presentations**

5. **President's Comments**

6. **Audience Participation**

7. **First Readings**

   By unanimous consent, the Board may waive the Second Reading and

take final action on any First Reading agenda item.

a. **Community Development Committee Report**
Chair Trustee Gavanes; Co-Chair Trustee Leahy

i. **Zoning Certificate Update (for information only)**

Documents:

COM I - INFORMATION ONLY_ZONING CERTIFICATES_021126.PDF

ii. **Discussion and possible action regarding Authorizing the Budget for Attendance at the International Council of Shopping Centers 2026 Conference in the Total Amount of $6,582.40 (Res. 1693-26)**

Documents:

COM II - ICSC 2026 BUDGET REQUEST_REDACTED.PDF

b. **Capital & Infrastructure Committee Report**
Chair Trustee Daly; Co-Chair Trustee Aiani

c. **Finance & Operations Committee Report**
Chair Trustee Powers, Co-Chair Trustee Aiani

i. **Discussion and possible action regarding Approving the 2026 Fourth of July Fireworks Celebration Budget & Contribution Totaling $258,000 (Res. 1694-26)**

Documents:

FIN I - 2026 FOURTH OF JULY BUDGET - 20260212 - V2.0.PDF

ii. **Discussion and possible action regarding Establishment of President's Cup Grant Program Using Existing Budgeted Funds (Res. 1695-26)**

Documents:

FIN II - ESTABLISHMENT OF PRESIDENTS CUP GRANT - 20260202.PDF

iii. **Discussion and possible action regarding Approval of the 2026 ItascaFest Budget (Res. 1696-26)**

Documents:

FIN III - 2026 ITASCAFEST BUDGET APPROVAL - 20260206.PDF

iv. **Discussion and possible action regarding Accepting Proposals from BN Controls and Enhanced Networks for SCADA Server Upgrades (IT Project IT-24-011) in an amount not to exceed $50,000 (Res. 1697-26)**

Documents:

FIN IV - PROJECTAPPROVAL_IT-24-011-PROJECT - 20260212.PDF

v. **Presentation of Monthly Financial Report ending December 31, 2025 (for information only)**

Documents:

FIN V - MONTHLY FINANCIAL REPORT_DECEMBER 2025.PDF

d. **Intergovernmental Committee Report**
Chair Trustee Leahy; Co-Chair Trustee Christensen

8. **Consent Agenda**

a. **Approving Resolution 1689-26 to Accept the Proposal from Tri-Fin LLC for a Three-Year Light Pole, Park Bench, and Garbage Can Painting Program at an Estimated Project Cost of $178,825.57**

Documents:

CONSENT A - LIGHTPOLE PARK BENCH GARBAGE CAN PAINTING PROGRAM PROPOSAL ACCEPTANCE - 20260130_REDACTED.PDF

b. **Approving Resolution 1690-26 to Accept the Proposal from M.E. Simpson Company Inc. for a Three-Year Water System Assessment Program at an Estimated Project Cost of $165,456**

Documents:

CONSENT B - WATER SYSTEM ASSESSMENT PROGRAM PROPOSAL ACCEPTANCE - 20260127_REDACTED.PDF

9. **Non-Consent Agenda**

a. **Discussion and possible action regarding Approval of a Quote with Blue Peak in the amount of $37,424.50 for the Rental of Tents, Tables, Chairs, and Power for the 2026 Oktoberfest Event (Res. 1692-26)**

Documents:

NON CONSENT A - OKTOBERFEST TENT RENTAL - 20260202.PDF

10. **Payment of Bills**

a. **Payment of Bills through February 17, 2026**

Documents:

ROB_2.17.26.PDF

11. **New Business**

12. **Old Business**

a. **Discussion and possible action regarding Annexation Agreement and Annexation for 19W076 Granville Avenue**

The petitioner has requested an additional two-week extension for this item to March 3rd, 2026. No new information will be presented at this meeting.

Documents:

OLD BUSINESS A - GRANVILLE ANNEX AGREEMENT - 20251121_REDACTED.PDF

b. **Discussion and possible action regarding Variances for a Single-Family Home for 19W076 Granville Avenue**

The petitioner has requested an additional two-week extension for this item to March 3rd, 2026. No new information will be presented at this meeting.

Documents:

OLD BUSINESS B - GRANVILLE VARIANCES 19W076 GRANVILLE - 20251121_REDACTED.PDF

13. Department Head Reports

14. Village Administrator Report

15. Closed Session

16. Adjournment

Questions regarding meeting participation or requests for accommodation in accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 should be directed to the Deputy Clerk at deputyclerk@itasca.com or (630) 228-5605.

MINUTES OF THE REGULAR VILLAGE BOARD MEETING
TUESDAY, FEBRUARY 3, 2026
7:00 P.M.
ITASCA MUNICIPAL COMPLEX
2ND FLOOR BOARD ROOM

1. Call to Order

The Village Board Meeting was called to order by Mayor Pruyn at 7:04 p.m.

Roll Call

PRESENT: Mayor Jeff Pruyn, Trustee Jeff Aiani, Trustee Melissa Christensen, Trustee Brendan Daly, Trustee Dino Gavanes, Trustee Ellen Leahy, Trustee Patrick Powers.
ABSENT: None.

Others Present: Director of Police Bob O'Connor, Public Works Director Mike Subers, Engineering Consultant Mark Wesolowski, Assistant to Village Administrator Deanne Curelo, Community Development Director Kurtis Pozsgay, Finance Director Jennifer Mitchell, Village Administrator Carie Anne Ergo, Village Attorney Chuck Hervas, Village Clerk Jody Conidi.

2. Pledge of Allegiance

3. Meeting Minutes

a. Village Board Meeting – January 20, 2026

Motion to approve the Village Board Meeting Minutes for Tuesday, January 20, 2026.

Motion	Powers
Second	Christensen
Aye (6)	Aiani, Christensen, Daly, Gavanes, Leahy, Powers
No (0)	None
Absent (0)	None
MOTION APPROVED.	

b. Community Development Committee Workshop – January 27, 2026

Motion to approve the Community Development Committee Workshop Minutes for Tuesday, January 27, 2026.

Motion	Gavanes
Second	Powers
Aye (6)	Aiani, Christensen, Daly, Gavanes, Leahy, Powers
No (0)	None
Absent (0)	None
MOTION APPROVED.	

4. Presentations

5. President Comments

6. Audience Participation
A resident commented on the drainage on her property.

7. First Readings

a. Community Development Committee
Chair: Trustee Gavanes; Co-Chair: Trustee Leahy

i. Zoning Certificates – New Applicants
Zoning Certificates were presented for Brella Beverage, Inc., 800 Hollywood Avenue.

b. Capital and Infrastructure Committee
Chair: Trustee Daly; Co-Chair: Trustee Aiani

i. Light Pole, Park Bench, and Garbage Can Painting Program – Proposal
Motion to approve Resolution 1689-26, "A Resolution Accepting the Low Bid from Tri-Fin LLC for the Three-Year Light Pole, Park Bench, Garbage Can Painting Program" for $178,825.57.

Motion	Daly
Second	Powers
Aye (6)	Aiani, Christensen, Daly, Gavanes, Leahy, Powers
No (0)	None
Absent (0)	None
MOTION APPROVED.	

ii. Water System Assessment Program - Proposal
Motion to approve Resolution 1690-26, "A Resolution Accepting the Proposal from M.E. Simpson for the Three-Year Water System Assessment Program" for $165,456.00.

Motion	Daly
Second	Aiani
Aye (6)	Aiani, Christensen, Daly, Gavanes, Leahy, Powers
No (0)	None
Absent (0)	None
MOTION APPROVED.	

iii. Two New Police Vehicles – Purchase Approval
Motion to waive second reading and approve Resolution 1691-26, "A Resolution Accepting the Purchase of Two Police Vehicles from Currie Motors Fleet Through the Suburban Purchasing Cooperative and Upfitting in an Amount up to $105,00.00".

Motion	Daly
Second	Powers
Aye (6)	Aiani, Christensen, Daly, Gavanes, Leahy, Powers
No (0)	None
Absent (0)	None
MOTION APPROVED.	

c. Finance and Operations Committee
Chair: Trustee Powers; Co-Chair: Trustee Aiani

i. 2026 Oktoberfest – Tent, Table, Chair, and Power Rental Quote
Motion to approve Resolution 1692-26 for the 2026 Oktoberfest tent, table, chair, and power rental quote from Blue Peak for $37,424.50.

Motion	Powers
Second	Daly
Aye (5)	Aiani, Daly, Gavanes, Leahy, Powers
No (1)	Christensen
Absent (0)	None
MOTION APPROVED.	

d. Intergovernmental Committee
Chair: Trustee Leahy; Co-Chair: Trustee Christensen

8. Consent Agenda

a. Resolution 1687-26 – Contract Extension with Hard Rock Concrete Cutters for the 2026 Sidewalk Slicing Program in an Amount up to the Approved Fiscal Year 2027 Budget.

Motion to approve the Consent Agenda.

Motion	Daly
Second	Leahy
Aye (6)	Aiani, Christensen, Daly, Gavanes, Leahy, Powers
No (0)	None
Absent (0)	None
MOTION APPROVED.	

9. Non-Consent Agenda

10. Payment of Bills – February 3, 2026
Motion to approve the payment of bills through February 3, 2026 for $735,701.99.

Motion	Powers
Second	Daly
Aye (6)	Aiani, Christensen, Daly, Gavanes, Leahy, Powers
No (0)	None
Absent (0)	None
MOTION APPROVED.	

11. New Business

12. Old Business

a. 19W076 Granville Avenue – Annexation Agreement and Annexation

b. 19W076 Granville Avenue – Single-Family Home Variances

Motion to postpone Agenda Items:

12.a. 19W076 Granville Avenue – Annexation Agreement and Annexation
12.b. 19W076 Granville Avenue – Single-Family Variances

related to Ordinance 2162-25, "An Ordinance Annexing Certain Territory to the Village of Itasca, DuPage County, Illinois (19W076 Granville Ave., the Chicago Title Land Trust Company – 39,988 Square Feet)" and Ordinance 2163-25, "An Ordinance Approving Variances for the Development of a Single-Family Home in the R-1 Residential District at 19W076 Granville Ave., Case PC 25-018" to the Village Board Meeting on Tuesday, February 17, 2026 per petitioner request.

Motion	Gavanes
Second	Daly
Aye (6)	Aiani, Christensen, Daly, Gavanes, Leahy, Powers
No (0)	None
Absent (0)	None
MOTION APPROVED.	

13. Department Head Reports

The Police Department reported on a weapon being displayed by a female juvenile on a school bus traveling through Itasca, and 2025 gambling and crime rates were down from 2024.

Public Works reported on freezing weather impacting water mains and the new smart meters notifying staff of broken water pipes inside residences and some breaks occurred at residences with homeowners away for extended periods.

Engineering reported on the schedule for the Manhole Lining Project and a pre-construction meeting for the Schiller Street Basin Improvement Project.

Administration reported on Coffee with the Mayor.

Community Development reported on a new three-story concept for the NTT CH5 building and developer interest in the vacant property west of Irving Park Road and Rohlwing Roads.

Finance reported on Capital Improvement Committee Workshops are scheduled for Thursday, February 19, 2026 and Tuesday, February 24, 2026 at 5:00 p.m.

14. Village Administrator Report

15. Closed Session

16. Adjournment

Motion to adjourn the Village Board Meeting at 7:42 p.m.

Motion	Powers
Second	Daly
Aye (6)	Aiani, Christensen, Daly, Gavanes, Leahy, Powers
No (0)	None
Absent (0)	None
MOTION APPROVED.	

Submitted this 3rd of February 2026:

_____

Jody A. Conidi, RMC, Village Clerk

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Charles Voss, Project Assistant

THROUGH: Kurtis Pozsgay, Community Development Director

DATE: February 11th, 2026

SUBJECT: Zoning Certificates Update

RECOMMENDED MOTION: No action required. For information only.

INTRODUCTION

New Business License applications were received from the following businesses. Village staff have approved Zoning Certificates for the following applications.

BMP USA LLC, 1065 Hawthorn Dr.

The property is zoned OR Office Research District. The leased space is 3,228s.f. of office space, with approximately 6 employees, and 10 parking spaces assigned to the business. The business activities have been described as a sales, marketing, and engineering office. The Itasca Zoning Use Ordinance permits this use per section 9.02.1 *Offices: Business, professional, governmental and medical.*

Hanjin Intermodal America Inc, 500 Park Blvd Ste 185C

The property is zoned ROC Regional Office Center District. The leased space is 1,111s.f. of office space, with approximately 4 employees at the location. The business activities have been described as a logistics management and freight forwarding coordination business. The Itasca Zoning Use Ordinance permits this use per section 10.03.1.a *Executive, administrative, personal service and professional offices.*

TJ Maxx of IL LLC, 2 Pierce Pl Ste 800

The property is zoned ROC Regional Office Center District. The leased space is 15,762s.f. of office space, with approximately 40 employees at the location. The business activities have been described as a regional office space for TJ Maxx. The Itasca Zoning Use Ordinance permits this use per section 10.03.1.a *Executive, administrative, personal services and professional offices.*

Village of Itasca – New Business Application

E-mail Completed Form To: commdev@itasca.com

Please Note: The business name, address, phone, fax, e-mail, website, and description will be listed in the Itasca Online Business Directory.

BUSINESS INFORMATION

Business Name: BMP USA, LLC

Proposed Itasca Address: 1065 HAWTHORN DRIVE, ITASCA, IL 60143

Current Address: 3209 WILKE ROAD, ARLINGTON HEIGHTS, IL 60004

Mailing Address (if different from Proposed Itasca Address): N/A

Parent Company and Address (if applicable): N/A

Phon[redacted] Illinois Business Tax Number: 45-4406593

Email: [redacted] Website: www.bmpdoors.us

Does your business collect retail sales tax: Yes X No ____ Does your business sell tobacco products: Yes ____ No X

Does your business have live entertainment: Yes ____ No X

Select a Single Business Category Based on the Principal Business Use at the Local Location				
☐ Restaurant/ Bar	☐ Medical Office	☐ Laboratory/ Testing Facility	☐ Warehouse	☐ Manufacturing
■ Business Office	☐ Retail	☐ Personal Services	☐ Day Care/ School	☐ Lodging

Detailed Description of Business Activities: SALES / MARKETING AND ENGINEERING OFFICE

BUSINESS OWNER / MANAGER INFORMATION

Name: STANLEY PRZYSZLAK

Title: PRODUCT MANAGER

Phone: [redacted]

E-mail: [redacted]

INVOICE BILLING CONTACT INFORMATION

Name: LAURA ZIMMER

Title: SALES SUPPORT MANAGER

Phone: [redacted]

E-mail: [redacted]

SITE INFORMATION

Sq. Ft. of Retail Space: 0

Sq. Ft. of Office Space: 3,228

Sq. Ft. of Warehousing / Industrial Space: 0

Sq. Ft. of Other Space: 0

Total Sq. Ft. of Facility: 3.228

Zoning: ORI (Office Research Industrial)

Number of Company Vehicles Parked On-Site: UP TO 10

Number of Vending Machines On-Site: 0

Total # of Parking Spaces Assigned to Your Business: 10

Total # of Employees at Location: 6

Number of Shifts: 1

Number of Employees On-Site During Peak Shift: 5

CO-TENANT INFORMATION *(IF APPLICABLE)*

Will you be a Co-Tenant with another company at the proposed Itasca location? Yes _____ No X

If yes, please provide the name and phone number of each company. Please attach additional sheets if necessary.

Business Name	Use	Phone Number
1.		
2.		

OTHER ITASCA SITES *(IF APPLICABLE)*

Do you occupy more than one location in Itasca? Yes_____ No X

If yes, please list the other addresses and square footage. Please attach additional sheets if necessary.

Address	Square Feet
1.	
2.	

CERTIFICATION

Under the penalties as provided by law, I declare that to the best of my knowledge and belief, the information on this form is true, correct, and complete, and the proposed use(s) is/are in full compliance with Section 11.02 of the Itasca Zoning Ordinance, a copy of which is available online at www.itasca.com/comdev.

Name: STANLEY PRZYSZLAK Title: PRODUCT MANAGER

Signature: [redacted] Date: 1-19-2020

OFFICE USE ONLY

Fee	Amount Paid	Date	Received By
New Tenant Inspection			
Total Business License			

Licensing Fees	Quantity	Amount
Business License Fee		
Vending License Fee		
Tobacco License Fee		
Live Entertainment License Fee		
	Total:	

License Number	
Business License	
Vending License	
Tobacco License	
Live Entertainment License	

New Business Application

E-mail Completed Form To: commdev@itasca.com

Please Note: All Information is Required or Application will not be accepted.

BUSINESS INFORMATION

Business Name: Hanjin Intermodal America, Inc.

Proposed Itasca Address: 500 Park Boulevard Suite 185C Itasca, IL. 60143

Mailing Address (if different from Proposed Itasca Address): _____

Parent Company and Address (if applicable): _____

Phone: [redacted] Illinois Business Tax Number: 36-3932163

Email [redacted] Website: _____

Does your business collect retail sales tax: ☐ Does your business sell tobacco products: ☐

Does your business have live entertainment: ☐ Does your business sell food: ☐ Does your business sell alcohol: ☐

Select a Single Business Category Based on the Principal Business Use/Activity at the Local Location				
☐ Restaurant/ Bar	☐ Medical Office	☐ Laboratory/ Testing Facility	☐ Warehouse	☐ Manufacturing
■ Business Office	☐ Retail	☐ Personal Services	☐ Day Care/ School	☐ Lodging

Detailed Description of Business Activities: Logistics management, freight forwarding coordination

BUSINESS OWNER / MANAGER INFORMATION

Name: John Rho

Title: Station Manager

Phone: [redacted]

E-mail: [redacted]

INVOICE BILLING CONTACT INFORMATION

Name: John Rho

Title: Station Manager

Phone: [redacted]

E-mail: [redacted]

SITE INFORMATION

Sq. Ft. of Retail Space: _____

Sq. Ft. of Office Space: 1,111

Sq. Ft. of Warehousing / Industrial Space: 0

Sq. Ft. of Other Space: 0

Total Sq. Ft. of Facility: 1,111

Number of Company Vehicles Parked On-Site: _____

Total # of Parking Spaces Assigned to Your Business: _____

Total # of Employees at Location: 4

Number of Shifts: _____

Number of Employees On-Site During Peak Shift: _____

BUILDING OWNER INFORMATION

Please provide the Name, E-mail, and Phone Number of the owner of the building.

Name	E-mail	Phone Number
BPRE Itasca Holdings, LP	[redacted]	[redacted]

CO-TENANT INFORMATION *(IF APPLICABLE)*

Will you be a Co-Tenant with another company at the proposed Itasca location? Yes ☐ No ☑

If yes, please provide the name and phone number of each company. Please attach additional sheets if necessary.

	Business Name	Use	Phone Number
1.			
2.			

OTHER ITASCA SITES *(IF APPLICABLE)*

Do you occupy more than one location in Itasca? Yes ☐ No ☑

If yes, please list the other addresses and square footage. Please attach additional sheets if necessary.

	Address	Square Feet
1.		
2.		

CERTIFICATION

Under the penalties as provided by law, I declare that to the best of my knowledge and belief, the information on this form is true, correct, and complete, and the proposed use(s) is/are in full compliance with Section 11.02 of the Itasca Zoning Ordinance, a copy of which is available online at www.itasca.com/comdev.

Name: John Rho Title: Station Manager

Signature: [redacted] Date: 1/26/2026

OFFICE USE ONLY

	Date	By
Application Received		
NTI Scheduled		

Licensing Fees	Amount
Business License Fee	
Vending License Fee	
Tobacco License Fee	
Live Entertainment License Fee	
Total:	

License Number	
Business License	
Vending License	
Tobacco License	
Live Entertainment License	
Liquor License	

New Business Application

E-mail Completed Form To: commdev@itasca.com

Please Note: All Information is Required or Application will not be accepted.

BUSINESS INFORMATION

Business Name: TJ Maxx of IL, LLC

Proposed Itasca Address: Two Pierce Place Itasca, IL 60143 United States

Mailing Address (if different from Proposed Itasca Address): PO Box 9358 Framingham MA 01701

Parent Company and Address (if applicable): The TJX Companies, Inc.

Phone: [redacted] Illinois Business Tax Number: 28878221

Email: [redacted] Website: NA

Does your business collect retail sales tax: ☐ Does your business sell tobacco products: ☐

Does your business have live entertainment: ☐ Does your business sell food: ☐ Does your business sell alcohol: ☐

Select a Single Business Category Based on the Principal Business Use/Activity at the Local Location				
☐ Restaurant/ Bar	☐ Medical Office	☐ Laboratory/ Testing Facility	☐ Warehouse	☐ Manufacturing
■ Business Office	☐ Retail	☐ Personal Services	☐ Day Care/ School	☐ Lodging

Detailed Description of Business Activities: Regional office space

BUSINESS OWNER / MANAGER INFORMATION

Name: The TJX Companies, Inc.

Title: Corporation

Phone: [redacted]

E-mail: [redacted]

INVOICE BILLING CONTACT INFORMATION

Name: Stephen Rowe

Title: Manager

Phone: [redacted]

E-mail: [redacted]

SITE INFORMATION

Sq. Ft. of Retail Space: NA

Sq. Ft. of Office Space: 15,762

Sq. Ft. of Warehousing / Industrial Space: NA

Sq. Ft. of Other Space: NA

Total Sq. Ft. of Facility: 15,762

Number of Company Vehicles Parked On-Site: NA

Total # of Parking Spaces Assigned to Your Business: NA

Total # of Employees at Location: 40

Number of Shifts: 1

Number of Employees On-Site During Peak Shift: 40

BUILDING OWNER INFORMATION

Please provide the Name, E-mail, and Phone Number of the owner of the building.

Name	E-mail	Phone Number
2 Pierce, LLC c/o Sovereign Partners, LLC	[redacted]	[redacted]

CO-TENANT INFORMATION *(IF APPLICABLE)*

Will you be a Co-Tenant with another company at the proposed Itasca location? Yes ☐ No ☑

If yes, please provide the name and phone number of each company. Please attach additional sheets if necessary.

	Business Name	Use	Phone Number
1.			
2.			

OTHER ITASCA SITES *(IF APPLICABLE)*

Do you occupy more than one location in Itasca? Yes ☐ No ☑

If yes, please list the other addresses and square footage. Please attach additional sheets if necessary.

	Address	Square Feet
1.		
2.		

CERTIFICATION

Under the penalties as provided by law, I declare that to the best of my knowledge and belief, the information on this form is true, correct, and complete, and the proposed use(s) is/are in full compliance with Section 11.02 of the Itasca Zoning Ordinance, a copy of which is available online at www.itasca.com/comdev.

Name: Stephen Rowe Title: Manager

Signature: [redacted] Date:

OFFICE USE ONLY

	Date	By
Application Received		
NTI Scheduled		

Licensing Fees	Amount
Business License Fee	
Vending License Fee	
Tobacco License Fee	
Live Entertainment License Fee	
Total:	

License Number	
Business License	
Vending License	
Tobacco License	
Live Entertainment License	
Liquor License	

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Kurtis Pozsgay, Community Development Director

DATE: February 17, 2026

SUBJECT: Authorize Budget for Attendance at the International Council of Shopping Centers 2026 Conference in the Total Amount of $6,582.40

RECOMMENDED MOTION: Move to waive second reading and approve Resolution 1693-26 authorizing the budget for Village Officials to Attend ICSC 2026 Conference.

INTRODUCTION

This memo requests authorization for travel expenses for up to three Village officials to attend the International Council of Shopping Centers (ICSC) annual conference in Las Vegas, from May 18-20, 2026.

DISCUSSION

The International Council of Shopping Centers (ICSC) conference is the largest retail and commercial real estate event in the country. It brings together retailers, developers, and industry professionals, offering the Village an opportunity to connect with businesses that may not otherwise consider the area. The Village has attended this event for several years, finding it valuable for building relationships with potential business partners and exploring growth opportunities.

For the 2026 conference, the Village plans to send two representatives: Community Development Chairperson Dino Gavanes and Community Development Director Kurtis Pozsgay. These representatives will meet with retailers and industry professionals on behalf of the Village. In accordance with the Village's Travel Policy (Resolution 920-17, Exhibit A), the budget for this trip is being submitted for Board approval. A detailed breakdown is provided below.

Total Travel Budget

Item	Per Person Total	Total Expense
Per Diem	$617.00	$1,234.00
Estimated Expenses	$2,674.20	$5,348.40
Total:	**$3,291.20**	**$6,582.40**

The proposed per diem budget follows the travel policy's requirement to use the federal meals and incidental expense per diem rate set by the General Services Administration (GSA) for the destination city (Exhibit B). Ground transportation is estimated based on flat rates published online by taxi services. It is recommended that each attendee receives a per diem for meals, ground transportation, and incidentals of $617.00 to use at their discretion. To streamline administration, receipts are not required for per diem expenses.

Per Diem Budget

Item	Per Person Total	Budget Code
Meals & Incidentals (4 days)	$427.00	01-05-69100
3 Day Transit Pass	$20.00	01-05-69100
Estimated Ground Transportation to ORD (Roundtrip)	$90.00	01-05-69100
Estimated Ground Transportation to LAS (Roundtrip)	$80.00	01-05-69100
Total:	**$617.00**	

It is proposed that conference registration, hotel stays, and airfare be processed as reimbursable expenses with receipts required.

Estimated Expense Budget

Item	Per Person Total	Budget Code
Hotel (3 nights at $391.40 per night)	$1,174.20	01-05-69100
Conference Registration	$1,100.00	01-05-67024
Estimated Round Trip Airfare (per person)	$400.00	01-05-69100
Total:	**$2,674.20**	

Conference registration costs are based on the standard registration pricing. Flight cost estimates are based on economy ticket prices, including bag fees from ORD to LAS. Full reimbursement will be provided for airfare, provided that economy seating is booked at least 4 weeks in advance. The maximum hotel reimbursement of $380 per night is based on the maximum nightly rate set in Resolution 920-17, after it is adjusted for 3% annual inflation.

FISCAL IMPACT

The proposed budget of $6,582.40 will be included in the upcoming Fiscal Year 2027 Budget under line items 01-05-69100 and 01-05-67024.

STAFF RECOMMENDATION

Staff recommends the item be forwarded to the First Reading of the Village Board meeting on February 17, 2026, for consideration and approval.

ATTACHMENTS

1. Exhibit A – Resolution 920-17
2. Exhibit B – GSA Per Diem for Las Vegas

AFTER ACTION STEPS

1. Village representatives must book flights, hotels, conferences
2. Forward copy of approved resolution to Finance
3. Finance to issue per diem stipend
4. Travel Reimbursement Form for each participant to be submitted to Finance

RESOLUTION NO. 920-17

A RESOLUTION REGULATING REIMBURSEMENT OF TRAVEL, MEAL AND LODGING EXPENSES OF TRUSTEES AND EMPLOYEES OF VILLAGE OF ITASCA

WHEREAS, the Village, in accordance with the requirements of the "Local Government Travel Expense Control Act," 50 ILCS 150/1 *et seq.*, has devised a set of regulations for the reimbursement of travel, meal and lodging of Trustees and employees relating to such official business of the Village. Each Public Official and Employee is responsible for assuring that expenditures are prudent and necessary to effectively fulfill their duties to the Village of Itasca; and

WHEREAS, the Village of Itasca ("the Village) hereby recognizes that certain travel and business expenses are necessary and proper for the efficient conduct of public business. Such travel and business expenses are properly incurred for performing mandated, job-required duties (such as investigating usefulness of equipment or services to a particular government requirement) and/or are related to attendance at schooling, national, regional, state and local conferences, seminars, meetings and workshops, where such attendance is necessary for continuing education, training, and development relating to legislation, governance, and/or administration or is deemed worthwhile for reasons including but not limited to, networking, marketing and/or facilitating the duties of the office or business of Itasca.; and

WHEREAS, "Authorized Individual" shall mean a Public Official or Employee, whether elected, appointed or employed, who is authorized to incur travel and travel related or business expenses in the performance of his or her duties;

WHEREAS, attendance of authorized individuals at such opportunities is dependent upon the financial ability of the Village in keeping with each fiscal year's budget, which shall provide for the efficient and economical conduct of official business;

WHEREAS, the Village is authorized to enact resolutions and ordinances for the proper management and conduct of the business of the Board and Village by virtue of its powers as set forth in the "Itasca Village Code," 65 ILCS 5/1 *et. seq.*; and

WHEREAS, the Village finds that the continued development of its elected officials and employees is necessary for the proper management and conduct of the business of the Village; and

NOW, THEREFORE, BE IT RESOLVED BY the President and Board of Trustees of the Village of Itasca, DuPage County Illinois, as follows:

SECTION ONE: TYPES OF ALLOWABLE EXPENSES. The Village may reimburse travel, meals, and lodging expenses of its authorized individuals incurred on behalf of the Village of Itasca. "Travel" means any expenditure directly incident to official travel by

authorized individuals involving reimbursement to travelers and direct payment to private agencies providing transportation or related services. Travel, meal and lodging expenses will be reimbursed for authorized individuals of the Village only for purposes of official business conducted on behalf of the Village. These include but are not limited to off-site or out-of-town meetings related to official business and pre-approved seminars, conferences and other educational events related to the employee's or officer's official duties. The reimbursement of travel, meal and lodging expenses shall be contingent upon the financial ability of the Village, and shall be in accordance with the budget for the fiscal year.

SECTION TWO: MAXIMUM ALLOWABLE EXPENSES. The maximum allowable reimbursement for travel, meal and lodging expenses shall be subject to the following regulations:

(a) Travel expenses relating to the use of personal vehicles shall not exceed the Internal Revenue Service Standard Mileage Rate for Business in effect at the time of travel;

(b) Travel expenses relating to airfare shall only cover standard round-trip airfare for "coach" or "economy".

(c) Whenever a vehicle is rented by an authorized individual, the optional collision, liability and medical insurance offered by the car rental company shall be purchased. The cost of the additional insurance for the scheduled days of the development event shall be included as a travel expense subject to reimbursement. The maximum allowable reimbursement for rental vehicle expenses shall be the standard rate for a full size vehicle, the actual cost incurred for gasoline, and the purchased insurance coverage. The traveler must refuel the vehicle before returning it to the rental company.

(d) Meals and incidental expenses shall not exceed the federal meals and incidental expense per diem rate as set by the GSA for the City, State or regional area of travel. In the event of a multiple-day event, total meal expenses shall not exceed $75.00 per day. This represents $15.00 for breakfast, $25.00 for lunch, and $35.00 for dinner. Reimbursement may be reduced due to meals provided by registration costs. Incidentals include, but are not limited to, tips (15%) and coat check. The Village under no circumstances will reimburse for alcohol. Any unspent per diem advances for meals and incidental expenses must be returned to the Village within 5 days of returning from travel.

(e) If lodging is in connection with a conference or organized activity, lodging expenses must not exceed the maximum group rate published by the conference or activity sponsor if such rate is available at the time of booking. The maximum allowable reimbursement for lodging expenses under this section shall be the amount equal to the conference rate or $300 per night for a standard room if no conference rate is available. In the event of a multiple-day event, total lodging expenses shall not exceed $300 per day.

The standard room rate is the least expensive rate in the hotel, usually offering one king-size bed, or as a double, or with two queen beds. The standard room has the basic amenities, usually a television, coffee maker, telephone, desk, closet, and private bathroom.

(f) Total travel expenses shall not exceed $3,000 per event.

(g) The foregoing expense limitations may be exceeded because of emergency or other extraordinary circumstances. In the event of an emergency necessitating travel or the incurrence of a business expense, the requirements of this Expense Policy shall be waived prior to travel or incurring the expense. However, within thirty (30) days of any emergency expenditure, the Expense Request Form shall be completed and filed with the appropriate office for reimbursement and to document the emergency. Report of any emergency expenditure shall be provided to the Corporate Authorities in an open meeting if the total travel expenses exceed the per event limit of $3,000.

SECTION THREE: DOCUMENTATION OF EXPENSES. Before an expense for travel, meals or lodging may be approved under Section 4 of this policy, the following minimum documentation must first be submitted, in writing, to the Village Administrator on a Travel Request Form:

1) an estimate of the cost of travel, meals, or lodging if expenses have not been incurred or a receipt for the travel, meals, or lodging if expenses have already been incurred;
2) the name of the individual who received or is requesting the travel, meal, or lodging expense reimbursement;
3) the job title or office of the individual who received or is requesting the travel, meal, or lodging expense reimbursement; and
4) the date or dates and nature of the official business for which the travel, meal, or lodging expense was or will be expended.

In compliance with the Act, all documents and information submitted in regard to travel and/or business expenses in accordance with this policy are declared to be "public records" and subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq.

SECTION FOUR: APPROVAL OF EXPENSES

(a) EXPENSES FOR ELECTED OFFICIALS. In accordance with Section 15 of the Local Government Travel Expense Control Act, expenses submitted for reimbursement for travel, meals and lodging under these regulations of any member of the governing board for the Village of Itasca may only be approved by roll call vote at an open meeting of the Village Board.

(b) EXCEEDING MAXIMUM. In accordance with Section 15 of the Local Government Travel Expense Control Act, expenses for travel, meals and lodging of any authorized

individual that exceeds the maximum allowed under these regulations may only be approved by roll call vote at an open meeting of the Board.

(c) OTHER EXPENSES. All other expenses that do not fall within paragraphs (a) or (b) are subject to the Village Administrator's approval.

SECTION FIVE: TRAVEL REQUEST FORM. The Village hereby adopts as its official standardized form for the submission of travel, meal, and lodging expenses the Travel Request Form attached hereto and incorporated herein as Attachment A.

SECTION SIX: REIMBURSEMENT OF INCIDENTAL EXPENSES. An Authorized Individual may be reimbursed for incidental travel expenses incurred during the course of travel. Such incidental travel expenses include, but are not limited to, the following:

1. Registration fees, convention, conference, seminars and/or training fees.
2. Taxi/Rideshare, and airport or hotel limousine fares.
3. Car rentals.
4. Storage or baggage fees.
5. Tolls.
6. Parking fees.
7. Telephone, email, WI-FI access, printing, copies shipping, and facsimile charges relating to official business.
8. Tips for parking attendants and baggage handling.
9. Public Transportation.

Any miscellaneous expense over $10.00 for which reimbursement is being sought shall be accompanied by receipt.

SECTION SEVEN: The following expenses are examples of non-reimbursable expenses. This list is not intended to be all inclusive.

- Alcoholic Beverages;
- Non-meal related tips (tips on alcoholic beverages, meals for unapproved individuals, etc.);
- Any additional costs due to extending travel for personal reasons;
- Early check in or late check out fees;
- Cleaning, pressing, and laundry. The foregoing expense limitations may be exceeded because of emergency or other extraordinary circumstances;
- Personal entertainment including movies, videos or pay per view services in a hotel room;
- Airline and other trip insurance (excluding car rental insurance);
- Beautification, barber, manicurist and shoe shines;
- Fitness or other club membership;
- Personal telephone calls except to report changes in schedule, or to talk with family members once per day. The foregoing expense limitations may be

exceeded because of emergency or other extraordinary circumstances;

- Repairs on personal automobiles damages not covered by insurance while on company business;
- Parking fines, towing expenses, traffic violations and/or court costs;
- Tobacco and personal products;
- Change of flight fees or upgrades. The foregoing expense limitations may be exceeded because of emergency or other extraordinary circumstances;
- Food costs for departmental staff meetings;
- Valet service/parking;
- Membership fees in airline clubs;
- Entertainment Expenses - In accordance with Section 25 of the Local Government Travel Expense Control Act, entertainment expenses shall not be reimbursed to any official or employee. Entertainment expenses include, but are not limited to, shows, amusements, theaters, circuses, sporting events, or any other place of public or private entertainment or amusement, unless ancillary to the purpose of the program or event:

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

SECTION NINE: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION TEN: EFFECTIVE DATE. This Resolution shall be in effect immediately following its passage and approval.

AYES: Trustees Santorsola, Latoria, Madaras, Aiani, Leahy, Hower

NAYES: None

ABSENT: None

ABSTAIN: None

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 3rd day of January, 2017.

APPROVED:

[redacted]

Village President Jeffery J. Pruyn

ATTEST:

[redacted]

Village Clerk Melody J. Craven

VILLAGE OF ITASCA
CORPORATE SEAL
DUPAGE CO. ILL.

GSA Per Diem for Las Vegas

Daily Lodging Rates

Primary destination	County	2025 Oct	Nov	Dec	2026 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Las Vegas	Clark	$126	$126	$126	$159	$159	$159	$126	$126	$126	$126	$126	$126

MIE Rates and Breakdown

Primary destination	County	M&IE total	Breakfast	Lunch	Dinner	Incidental expenses	First and last day of travel
Las Vegas	Clark	$86	$22	$23	$36	$5	$64.50

RESOLUTION NO. 1693-26

A RESOLUTION AUTHORIZING TRAVEL EXPENSES FOR ATTENDANCE AT THE INTERNATIONAL COUNCIL OF SHOPPING CENTERS

WHEREAS, the Village of Itasca recognizes the value of attending the International Council of Shopping Centers (ICSC) annual conference to facilitate business relationships and explore growth opportunities; and

WHEREAS, the Chair of the Community Development Committee and the Community Development Director wish to attend the ICSC Las Vegas 2026 Conference from May 18-20, 2026; and

WHEREAS, the estimated travel expenses for two individuals to attend the ICSC Trade Show may exceed the amounts authorized for travel by Resolution No. 920-17; and

WHEREAS, the total budget for travel expenses, as detailed in the Budget Estimate attached hereto as Exhibit A, is $6,582.40, which includes per diem expenses for meals, ground transportation, and incidentals, as well as reimbursable expenses for hotel accommodations, conference registration, and airfare.

NOW, THEREFORE, BE IT RESOLVED by the Village President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities of the Village of Itasca hereby authorize travel expenses not to exceed $6,582.40 for the Chair of the Community Development Committee and the Community Development Director to attend the ICSC 2026 Conference, as detailed in the Budget Estimate attached hereto as Exhibit A and incorporated herein.

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

SECTION THREE: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in effect immediately from and after its passage and approval.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 17th day of February, 2026.

APPROVED:

_____
Village President Jeffery J. Pruyn

ATTEST:

_____
Village Clerk Jodi Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Deanne Curelo, Assistant to the Village Administrator

DATE: February 12, 2026

SUBJECT Approving the 2026 Fourth of July Fireworks Celebration Budget & Contribution Totaling $258,000

RECOMMENDED MOTION: Motion to direct staff to proceed with planning for the 2026 Fourth of July Fireworks Celebration and allocate funding in the amount of $258,000.

INTRODUCTION

The purpose of this memo is to present the scope and budget associated with a potential Fourth of July fireworks celebration.

BACKGROUND

For 27 years, the Village's Fourth of July fireworks celebration has been held with the assistance of Hamilton Lakes Partners and has grown into a long-standing family tradition. The event draws the largest attendance of any Village-sponsored event.

Over time, both attendance and development within the Hamilton Lakes Business Park have increased. As a result, the scale of the event has gradually exceeded what the business park and surrounding roadway network can reasonably support without additional resources. Changes to traffic patterns following the construction of I-390 further reduced the ease of entering and exiting the area, contributing to increased congestion during the fireworks event.

In 2024, attendance reached its highest level after fireworks celebrations in both Chicago and the Arlington Heights Racetrack were canceled. Although the Village did not promote the event beyond its normal outreach, media coverage directed additional visitors to the Itasca fireworks show. As a result, the 2024 fireworks event drew an estimated 15,000 to 18,000 attendees, with more than 5,200 vehicles parked throughout the Hamilton Lakes Business Park.

While no major public safety incidents were reported, the scale of attendance created significant operational and quality-of-life concerns. The Village received a record number of complaints from residents and neighborhood groups related to congestion and visitor behavior. Complaints included blocked private

driveways, picnicking on private lawns, urinating on private property, drunken and disorderly behavior, illegal fireworks on private property, and other neighborhood impacts.

Traffic congestion extended well beyond the event area, resulting in hour-plus backups on adjacent highways and local roads. Emergency response was also affected, as police were unable to move quickly within and around the event area. During peak congestion, 18 calls for service went unanswered. Representatives from Elk Grove Village and the Illinois State Police contacted Village officials to express concerns related to traffic control, vehicles stopped or abandoned on roadways, trespassing, blocked access drives, and vehicles attempting to park along I-390 to view the fireworks.

Following the 2024 event, staff began discussions regarding whether the fireworks celebration could continue without a substantial increase in scope and cost to address traffic management and public safety concerns. Those discussions were later paused when the Village was notified of major construction along Arlington Heights Road that would further restrict traffic flow through potential lane closures. Given the likelihood that these conditions would worsen already severe congestion, the Village made the decision to cancel the fireworks event in 2025.

DISCUSSION

At the direction of the Village Board, staff evaluated whether the Fourth of July fireworks celebration could return in 2026, a milestone year marking the nation's 250-year anniversary. That evaluation resulted in proposed operational changes intended to address traffic congestion and reduce attendance. Even with these measures, planning must assume attendance levels comparable to 2024.

Under these conditions, the event cannot operate under the scope used in prior years. Expanded operations, staffing, and infrastructure would be required to manage crowd size, traffic congestion, public safety, and neighborhood impacts. Hamilton Partners has prepared a proposed budget that reflects the resources necessary should the Village decide to move forward.

Proposed changes include:

- **Portable Restrooms:** The number of portable restrooms has increased from 65 to 120 to better accommodate increased attendance.
- **Fencing:** Fencing will be added in new areas of the event footprint to improve crowd control and safety. Existing fencing around food and beverage vendors will be converted from soft fencing to hard fencing. In 2024, soft fencing was repeatedly moved or removed by patrons, allowing access into restricted areas behind vendors where generators, cords, and equipment posed safety risks.
- **Barricades:** Barricade quantities have increased, with heavier duty barricades planned for use both within the event footprint and in surrounding neighborhoods to better manage traffic and parking.

- **Entertainment:** Live music hours have expanded. In prior years, music was provided from 8:00 p.m. to 9:30 p.m. The proposed plan includes live music from 6:00 p.m. to 9:30 p.m., to encourage earlier arrival and reduce peak congestion immediately before the fireworks.
- **Lighting and Power:** Additional light towers and remotely controlled specialty light balloons are included to improve visibility in food vendor areas and other high-traffic locations. Additional generators are required to support this expanded lighting.
- **Staffing Costs:** Overtime costs have increased over a two-year period due to collective bargaining agreements.
- **Event Management Support:** Consulting support for traffic, parking, and on site operations, including site surveys, coordination with Village staff and Police personnel, development of the traffic and parking budget and parking plan, review of traffic control schedules, support for day of event operations, traffic and parking communications, and identification of opportunities related to parking, VIP experiences, bar operations, and food and beverage packages.
- **Credit Card Payment Processing:** The budget includes rental of point-of-service devices to allow credit card payments. Prior events accepted cash only. Adding credit card capability is expected to improve efficiency, reduce lines, and support prepaid parking and vendor transactions.
- **Parking Operations and Prepayment**: The proposed plan includes encouraging prepaid parking through discounted early bird pricing. Offering advance purchase options is intended to reduce on-site transactions, speed vehicle entry, and shift arrival times earlier in the evening.
- **Park Entry Points:** Park Boulevard will remain open until a designated time prior to the fireworks, allowing an additional entry point into the park.
- **Vehicle Volume Reduction:** The number of vehicles permitted within the park will be reduced from approximately 5,200 vehicles in 2024 to approximately 3,500 vehicles. This reduction would be implemented through prepaid parking requirements and expanded advance communications intended to limit day of vehicle entry.
- **Traffic Control Support:** The Police Department will continue to utilize outside agencies to assist with traffic control. Hamilton Partners has assisted in coordinating support from Rosemont officers, with a target of securing approximately 30 outside officers. Final staffing numbers will be confirmed closer to the event.
- **Fireworks Display:** The proposed plan includes limiting fireworks shell size to a maximum of five inches to better align the scale of the display with the event footprint.

FISCAL IMPACT

For 2026, the total cost of a Fourth of July fireworks celebration is anticipated to be approximately $441,900, with the Village's out-of-pocket share estimated at approximately $258,000. This total includes:

- The Village's sponsorship contribution of $142,400; and
- Approximately $28,000 in kind services for Police and Public Works staffing; and
- Approximately $76,700 for fencing, barricades, and traffic control security; and
- Approximately $6,500 for event consult contract; and
- Approximately $4,000 for miscellaneous event-related expenses.

RECOMMENDATION

Staff recommends this item be forwarded to the February 17th Village Board meeting for discussion. If approved, a final budget will be prepared and presented by Rick Staback at the March 3rd Village Board meeting.

ATTACHMENTS

- Exhibit A – 2026 Budget

AFTER ACTION STEPS

- Submit the approved budget option to Finance for inclusion in the upcoming FY 26/27 Budget.
- Work with Hamilton Partners to coordinate event management meetings and promotions.

Exhibit A

Village of Itasca / Hamilton Lakes Fourth of July Budgets					
TOTAL EVENT OPERATIONS	**2024 Budget**	**2024 Actual**	**Variance**	**2026 Budget**	**24 Act. vs 26 Bud.**
Sponsorship	$ 119,576	$ 119,576	$ -	$ 142,376	$ (22,800)
Fees from Vendors	$ 9,000	$ 9,190	$ 190	$ 10,500	$ (1,310)
Parking Fees $35 per car / Pre pay parking	$ 67,000	$ 117,635	$ 50,635	$ 114,750	$ 2,885
Police, Fire, Public Works, signage, fencing, barricades	$ 69,554	$ 69,554	$ -	$ 115,200	$ (45,646)
Hamilton Partners coordinated sponsorship	$ 24,000	$ 24,500	$ 500	$ 25,000	$ (500)
Reserve	$ 11,573			$ 34,164	$ (34,164)
TOTAL	$ 300,703	$ 340,455	$ 51,325	$ 441,990	$ (101,535)
ADVERTISING & PROMOTION - EXPENSES					
Public Relations / Daily Herald Ad/ Web Page	$ 3,800	$ 5,600	$ (1,800)	$ 6,500	$ (900)
TOTAL	$ 3,800	$ 5,600	$ (1,800)	$ 6,500	$ (900)
FOOD/BEVERAGE CONCESSIONS -EXPENSES					
Tents/Lighting	$ 5,200	$ 7,903	$ (2,703)	$ 9,500	$ (1,597)
TOTAL	$ 5,200	$ 7,903	$ (2,703)	$ 9,500	$ (1,597)
SITE EQUIPMENT & SERVICES - EXPENSES					
Ambulance Cart	$ 775	$ 398	$ 377	$ 450	$ (52)
Drivers Golf Cart	$ 2,500	$ 2,340	$ 160	$ 2,750	$ (410)
Altorfer (22)	$ 9,500	$ 7,881	$ 1,619	$ 8,750	$ (869)
Portalets/Sinks	$ 5,500	$ 5,715	$ (215)	$ 9,950	$ (4,235)
French Barricades/Bicycle racks	$ 1,000	$ 1,880	$ (880)	$ 2,100	$ (220)
TOTAL	$ 19,275	$ 18,214	$ 1,061	$ 24,000	$ (5,786)
LABOR - EXPENSES					
Private Security	$ 5,500	$ 7,364	$ (1,864)	$ 6,500	$ 864
Parking Attendants/Cashiers/Auditor	$ 13,500	$ 19,198	$ (5,698)	$ 38,380	$ (19,183)
DUFF POS Device Rentals			$ -	$ 5,050	$ (5,050)
Itasca PD	$ 15,561	$ 15,561	$ -	$ 17,500	$ (1,939)
Traffic Control - Contract Security	$ 16,136	$ 17,355	$ (1,219)	$ 19,200	$ (1,845)
Public Works Services - labor	$ 9,319	$ 9,319	$ -	$ 10,500	$ (1,181)
Fencing	$ 5,118	$ 6,911	$ (1,793)	$ 12,500	$ (5,589)
Barricades, Traffice Control, Message Boards	$ 22,092	$ 21,850	$ 242	$ 45,000	$ (23,150)
DUFF Consulting Contract	$ -	$ -	$ -	$ 6,500	$ (6,500)
Misc Expenses	$ 1,329	$ 3,100	$ (1,771)	$ 4,000	$ (900.00)
TOTAL	$ 88,554	$ 100,657	$ (12,103)	$ 165,130	$ (64,473)
STAGING & ENTERTAINMENT - EXPENSES					
Sound, Stage, forklift	$ 39,000	$ 39,000	$ -	$ 40,500	$ (1,500)
Live Music	$ 10,000	$ 10,500	$ (500)	$ 21,500	$ (11,000)
Generators (for stage, sound, vendors	$ 7,800	$ 9,437	$ (1,637)	$ 11,000	$ (1,563)
Light Towers	$ 3,500	$ 4,707	$ (1,207)	$ 6,000	$ (1,293)
Labor/Electrical	$ 5,000	$ 5,000	$ -	$ 5,500	$ (500)
Generators (for delay towers and light balloons)	$ 850	$ 368	$ 482	$ 2,000	$ (1,632)
TOTAL	$ 66,150	$ 69,012	$ (2,862)	$ 86,500	$ (17,488)
MISCELLANEOUS - EXPENSES					
Miscellaneous Expenses	$ 750				$ -
Itasca Fire Protection - Ambulance	$ 1,500				$ -
Fireworks Display	$ 110,000	$ 110,000	$ -	$ 120,000	$ (10,000)
Lifts		$ 3,561	$ (3,561)	$ -	$ 3,561
Special Lighting Balloons		$ 1,184	$ (1,184)	$ 6,550	$ (5,366)
Contingency	$ 5,000		$ (7,621)	$ 15,000	$ (15,000)
Backstage drinks/ice/band		$ 125		$ 250	$ (125)
Parking Passes (paper)/laminate for badges/lanyards	$ 200	$ 199		$ 210	$ (11)
Face Painting/Balloons		$ 5,000		$ 5,000	$ -
Mileage Reimbursement	$ 275	$ 170		$ 350	$ (180)
Professional Services - Jenkins		$ 2,512		$ 1,500	$ 1,012
Parking Tickets		$ 726		$ -	$ 726
Band food buyout		$ 600		$ 1,500	$ (900)
Equipment rental-forklift for stage/sound		$ 2,076		$ -	$ 2,076
Site Signage - rules/scrim		$ 1,581		$ -	$ 1,581
TOTAL	$ 117,250	$ 127,735	$ (12,365)	$ 150,360	$ (22,625)
	2024 Budget	**2024 Actual**	**Variance**	**2026 Budget**	**24 Act. vs 26 Bud.**
Total Income	**$ 300,704**	**$ 340,455**	**$ 39,751**	**$ 441,990**	**$ (101,535)**
Total Expenses	**$ 300,704**	**$ 329,120**	**$ 28,416**	**$ 441,990**	**$ (112,870)**

RESOLUTION NO. 1694-26

A RESOLUTION APPROVING THE 2026 FOURTH OF JULY FIREWORKS BUDGET AS PRESENTED BY HAMILTON PARTNERS IN THE AMOUNT OF $441,900

WHEREAS, the Village of Itasca has partnered with Hamilton Partners for more than 27 years to host a Fourth of July fireworks celebration at the Hamilton Lakes Business Park, which has grown into the largest Village sponsored event; and

WHEREAS, increased attendance, expanded development within the Hamilton Lakes Business Park, and changes to regional traffic patterns have significantly impacted event operations, traffic management, public safety, and neighborhood conditions in recent years; and

WHEREAS, Hamilton Partners has prepared a proposed scope and budget reflecting the expanded operations, staffing, infrastructure, and event management support required to safely conduct a Fourth of July fireworks celebration in 2026; and

WHEREAS, the Village Board has reviewed the proposed scope and budget framework for the 2026 Fourth of July fireworks celebration.

NOW, THEREFORE, BE IT RESOLVED by the Village President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The Village of Itasca hereby approves the budget proposal submitted by Hamilton Partners for the 2026 Fourth of July fireworks celebration in the total amount of $441,900, including a Village out of pocket cost of approximately $258,000, consisting of a $142,400 cash sponsorship and approximately $115,200 for staffing, traffic control, fencing, event management support, and other event related expenses

SECTION TWO: The Village President, or his designee, is hereby authorized to sign any necessary documents relating to the Village's participation and expenditure of funds in the 2026 Fourth of July festivities at Hamilton Lakes Business Park.

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

SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in effect immediately following its passage, approval, and publication in pamphlet form.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 3rd day of March, 2026.

APPROVED:

_____
Village President Jeffery J. Pruyn

ATTEST:

_____
Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Deanne Curelo, ATVA

DATE: February 2, 2026

SUBJECT Establishment of Presidents Cup Grant Program Using Existing Budgeted Funds

RECOMMENDED MOTION: Move to approve the establishment of the Presidents Cup Grant Program and allocate a minimum of $150,000 to support the program in FY27.

INTRODUCTION

Staff is requesting Village Board approval to establish a Presidents Cup Grant Program to allow Presidents Cup funds originally budgeted for Village use to also support hotel and business led visitor-focused efforts during the 2026 Presidents Cup.

DISCUSSION

The Presidents Cup is an international professional golf competition that will be held at Medinah Country Club from September 22 through September 27, 2026. The event is expected to attract approximately 200,000 visitors throughout the week, including a significant number of international guests. This presents a unique opportunity to showcase the Village and support local hotels and businesses during a high-profile global event.

The Village initially planned to host an event during the Presidents Cup period and budgeted $50,000 for that purpose. As planning moved forward, it became clear that a centralized Village event would not align with how visitors are expected to experience the community. Meet Chicago, Discover DuPage, and local hotels have indicated that visitors are likely to remain near their hotels throughout the event period. A single Village-hosted event would compete with activities already happening where guests are staying and would introduce additional parking and transportation challenges.

Local hotels, including the Westin and Eaglewood, are exploring on-site programming throughout the Presidents Cup period. While no activities have been formally booked, ideas under consideration include musical entertainment, food and beverage tastings, and guest-focused amenities intended to keep visitors engaged where they are staying. Both hotels have indicated these efforts would occur throughout the week and estimate spending approximately $5,000 per day on entertainment and related costs.

Given how visitors are expected to move through the community, staff recommends the Village shift its focus from hosting a single event to supporting multiple hotel and business led efforts across the Village. Village

involvement would focus on visibility and promotion, including street banners, signage, and other materials intended to highlight the Village and direct visitors to local hotels and businesses.

To support this approach and allow planning to move forward now, staff proposes establishing a Presidents Cup Grant Program and authorizing the rollover of FY26 Presidents Cup and unused FY26 Hotel funds into FY27.

Program Overview

If approved, the Presidents Cup Grant Program would be modeled after the Village's hotel grant program. It would be open to hotels, businesses, and organizations in good standing with the Village.

The program would reimburse up to 50 percent of eligible costs. Examples of eligible expenses may include entertainment or performers, rental costs, transportation, promotional materials, and program fees related to food and beverage offerings.

Participants would be required to reference the Village name or logo in promotional materials when applicable and submit a request form, along with invoices and proof of payment for reimbursement.

Detailed program guidelines and application materials would be developed and administered by staff following approval of the program.

FISCAL IMPACT

The Village has $50,000 budgeted in FY26 for Presidents Cup related activities across accounts 21-00-61900, 21-00-61025, and 21-00-69050. No expenditures are anticipated in FY26.

For FY27, staff anticipates utilizing FY26 Presidents Cup funds rolled over into FY27, along with unused hotel grant funds, which are currently estimated at approximately $48,000. The final amount of hotel grant funds available for rollover will depend on remaining commitments. As part of the FY27 budget process, staff anticipates requesting additional Presidents Cup funding, as needed, with the goal of establishing a total Presidents Cup budget of approximately $150,000 for both grant funding and Village led promotional and visitor information efforts.

RECOMMENDATION

Staff recommends the item be forwarded to the Village Board First Reading on February 17, 2026, for consideration and approval.

ATTACHMENTS

- FY26 Budget Decision Sheet

AFTER ACTION STEPS

- Outreach to Hotels and Businesses: Coordinate with local hotels and businesses to communicate program details.
- Budget Planning: Identify and request additional funding as part of the FY27 budget process.

Exhibit A

FY 2026 Budget
Decision Package
New Initiative/Major Change Request Form

To Be Submitted for All New Budget Initiatives or Changes Over $5,000

New Request/Change Name:	**Presidents Cup**
Fund:	**Hotel**
Dept:	**Admin**

Dept Priority (Please number all submitted projects):	**1**

New Request/Change Description and Justification:

In September 2026, the Presidents Cup will be hosted at Medinah Country Club, drawing international visitors and media attention to the surrounding area. To prepare for this high-profile event, the Village is working with Meet Chicago Northwest to identify opportunities that encourage guests to stay in the area and explore the community.

This may include hosting special events, coordinating transportation options, and launching targeted marketing efforts that showcase local businesses and amenities. As this is an international event, many logistical arrangements must be secured well in advance. The proposed budget will support early planning and bookings during the current fiscal year to ensure the Village is ready to participate in and benefit from this global event.

Please attach any additional pages, if needed.

New Initiatives/Major Changes

Type	Account #	Description	FY 2025 Budget	FY 2026 Budget	$ Change	% Change
Services	21-00-61025	Event Staff Services	$ -	$ 10,000	$ 10,000	
Rentals	21-00-61900	Rentals	$ -	$ 25,000	$ 25,000	
Sponsorships	21-00-69050	Donations/Sponsorships/Partnerships	$ -	$ 15,000	$ 15,000	
					$ -	
					$ -	
					$ -	
					$ -	
					$ -	
					$ -	
Total Expenditures			**$ -**	**$ 50,000**	**$ 50,000**	

Revenues/Expenditure Offset (if applicable)

Type	Account #	Description	FY 2025 Budget	FY 2026 Budget	$ Change	% Change
Total Revenues			**$ -**	**$ -**	**$ -**	

Total Budget Impact	**$ -**	**$ 50,000**	**$ 50,000**	

Administrative Review Comments:

Action (Budget/Defer):

RESOLUTION NO. 1695-26

A RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A PRESIDENTS CUP GRANT PROGRAM AND THE ROLLOVER OF PRESIDENTS CUP AND HOTEL GRANT FUNDS

WHEREAS, the Presidents Cup is an international professional golf competition scheduled to be held at Medinah Country Club from September 22 through September 27, 2026, and is expected to attract a significant number of domestic and international visitors to the region; and

WHEREAS, the Village of Itasca seeks to support local hotels, businesses, and organizations during the Presidents Cup period by encouraging visitor focused activities that promote overnight stays, dining, and entertainment within the Village; and

WHEREAS, funds were previously budgeted in FY26 for Presidents Cup related activities with the intent of supporting Village led efforts, and the Village now seeks to also support hotel and business led initiatives associated with the event; and

WHEREAS, establishing a Presidents Cup Grant Program will provide a framework to support such efforts and allow planning and coordination with hotels and businesses to move forward in advance of booking timelines; and

WHEREAS, the Village desires to authorize the rollover of FY26 Presidents Cup funds and unused FY26 Hotel Grant funds into FY27 to support Presidents Cup related grant funding and Village promotional efforts.

NOW, THEREFORE, BE IT RESOLVED by the Village President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The President and Board of Trustees hereby authorize the establishment of a Presidents Cup Grant Program to support hotel, business, and organization led visitor focused efforts during the 2026 Presidents Cup.

SECTION TWO: The President and Board of Trustees hereby authorize the rollover of FY26 Presidents Cup funds and any unused FY26 Hotel Grant funds into FY27 for use in support of the Presidents Cup Grant Program and Village Presidents Cup related promotional efforts.

SECTION THREE: Administration of the Presidents Cup Grant Program, including the development of program guidelines and application materials, is hereby delegated to the Village Administrator or designee.

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

SECTION FIVE: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION SIX: EFFECTIVE DATE. This Resolution shall be in effect immediately from and after its passage and approval.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 3rd day of March, 2026.

APPROVED:

_____
Village President Jeffery J. Pruyn

ATTEST:

_____
Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Deanne Curelo, ATVM

DATE: February 6, 2026

SUBJECT: Approval of 2026 ItascaFest Budget

RECOMMENDED MOTION: Motion to approve the 2026 ItascaFest budget as presented by the Itasca Lions Club.

INTRODUCTION

This memo seeks Village Board approval of the attached ItascaFest Budget for 2026, as prepared by the Itasca Lions Club.

DISCUSSION

ItascaFest is an annual, family-friendly, four-day community event organized by the Itasca Lions Club, with support from the Village of Itasca and other local partners. In 2022, the Lions Club and the Village entered into a formal agreement outlining roles, responsibilities, and financial participation related to the event. The Village Board approved an extension of this agreement on November 18, 2025 (Exhibit A).

As required under the agreement, the Lions Club has prepared a detailed budget for the 2026 ItascaFest event. The proposed budget is attached as Exhibit B for Village Board review.

Compared to the prior year, the overall 2026 budget remains largely in line with limited adjustments. The primary increase is associated with entertainment costs. The Lions Club has experienced challenges securing bands for Friday and Saturday evenings due to increased competition from other summer events in the region, resulting in higher booking costs.

The budget also reflects an increase in power expenses. This adjustment is driven by food vendors requiring additional electrical capacity to support their equipment, which has increased overall power needs for the event.

FISCAL IMPACT

For FY27, the Village's total anticipated out of pocket cost related to the event is approximately $70,000.This includes a $35,000 charitable donation, which will be programmed into the FY27 budget under line item 21-

00-69050 for Donations and Sponsorships, and approximately $35,000 in overtime and miscellaneous event related expenses, including rentals and clean up.

STAFF RECOMMENDATION

Staff recommends the item be forwarded to the First Reading of the Village Board meeting on February 17, 2026, for consideration and approval.

AFTER ACTION ITEMS

Program the ItascaFest Budget in Fiscal Year 2027's Budget

ATTACHMENTS

- Exhibit A – 2026 Agreement Between the Village of Itasca and the Itasca Lions Club
- Exhibit B – 2026 ItascaFest Budget Prepared by the Itasca Lions Club

RESOLUTION NO. 1670-25

A RESOLUTION APPROVING AN AGREEMENT WITH THE ITASCA LIONS CLUB FOR THE 2026 ITASCAFEST

WHEREAS, the Village of Itasca, in collaboration with the Itasca Lions Club ("Lions Club"), annually hosts a festival known as ItascaFest on the second full weekend in July; and

WHEREAS, ItascaFest aims to provide an enjoyable community event for both visitors and Village residents while fundraising for the Itasca Lions Club, a 501(c)(4) charity, enabling continued support for charities assisting the sight and hearing disabled, along with addressing other community needs; and

WHEREAS, on February 21, 2023, the Village Board approved Resolution 1415-23 to ease the financial burden on the Lions Club by front-funding certain pre-festival expenses; and

WHEREAS, the Village Board also extended the agreement with the Lions Club for the operation of ItascaFest through Resolutions 1486-23 and 1605-25; and

NOW, THEREFORE, BE IT RESOLVED by the Village President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The Village of Itasca hereby extends its agreement with the Itasca Lions Club for the operation of ItascaFest in 2026, as detailed in the attached Exhibit A, which is incorporated herein by reference.

SECTION TWO: The Village President, or his designee, is hereby granted authorization to sign any necessary documents related to the Village's participation and expenditure of funds in the 2026 ItascaFest festival.

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

SECTION FIVE: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION SIX: EFFECTIVE DATE. This Resolution shall be in effect immediately following its passage, approval, and publication in pamphlet form.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☒	☒	☒	☒	☒	☒	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 18th day of November, 2025.

APPROVED:

[redacted]

Village President Jeffery J. Pruyn

ATTEST:

[redacted]

Village Clerk Jody Conidi

EXHIBIT D

THIRD EXTENSION TO THE AGREEMENT BETWEEN THE VILLAGE OF ITASCA AND THE ITASCA LIONS CLUB CONCERNING ITASCA FEST

This Extension Agreement, entered into this 18th day of November, 2025, is by and between the Village of Itasca, a municipal corporation ("Village"), and the Itasca Lions Club ("Lions Club") (collectively, "Parties").

RECITALS

WHEREAS, the Parties entered into an Agreement on February 21, 2023 (approved in Resolution No. 1415-23), concerning a partnership to sponsor the annual Itasca Fest festival in the Village which is held on the second full weekend in July each year ("Itasca Fest"); and

WHEREAS, the first extension to the Agreement was approved by Resolution 1486-23 on December 5, 2023 and the second extension to the Agreement was approved by Resolution 1605-25 on February 18, 2025; and

WHEREAS, the Parties wish to extend the Agreement for ItascaFest 2026 consistent with the terms herein.

EXTENSION AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenant and promises contained herein, the Village and Lions Club hereby agree as follows:

1. Section 2 of the Agreement, Term and Renewal, is amended to read:

   "Term and Renewal: This Agreement terminates on December 31, 2026. The Agreement can be renewed annually before March 1st of each year by written agreement between the Parties and approval by the Village Board of Trustees."

2. The remainder of the Agreement is hereby ratified and approved by the Parties in this First Extension Agreement and remains in full force and effect.

IN WITNESS THEREOF, the Village and Lions Club have executed this Agreement as authorized by the corporate authorities of the Village and the directors of the Lions Club.

VILLAGE OF ITASCA

[redacted]

Village President Jeffrey Pruyn

ATTEST:

[redacted]

Village Clerk Jody Conidi

ITASCA LIONS CLUB

[redacted]

Print Name & Title: Cynthia M. Vinci PRESIDENT

		2025 Itasca Fest Actual	2026 Itasca Fest Budget	Var F/(U)	NOTES
	Fest Income				
	Food Vendor's and Food trucks	$ 15,600.00	$ 15,600.00	$ -	Cost of booth/food truck $1,300
	Sponsorships	57,700.00	59,000.00	1,300.00	Includes Village Prepayment of $35,000, Itasca Bank $9,000 sponsership and others
	Sponsorship From Fantasy	-	2,500.00	2,500.00	$ is based on total ticket sales
	Friends of the Fest	-	-	-	
	Refreshments (gross)	53,279.00	65,000.00	11,721.00	Includes cash plus direct sales thru SQUARE and VENMO sales
	Bingo (gross)	13,474.00	15,000.00	1,526.00	Friday and Saturday night 6-10 PM, Sunday afternoon 2- 5 PM.
	Pull Tabs (gross)	-	-	-	
	50/50 (gross)	-	-	-	
	Carnival(gross)	183,597.05	195,000.00	11,402.95	
	Deposit - Itasca Bucks and Village Picnic	10,070.70	11,000.00	929.30	Vilage ee's party packets, tickets and Associated Labor clean up cost
	Antique Market/Car show	-	-	-	
		-	-	-	
	Misc. with Lions Startup cash	3,000.00	3,000.00	-	Lions startup cash each night
	Pass through Income				
	Miscell	-	-		
	Town and Country	$ 2,500.00	$ 2,500.00	$ 2,500.00	Usually donated to Club in Sept
	Total Income	**$ 339,220.75**	**$ 368,600.00**	**$ 29,379.25**	
	Fest Expenses				
40	Startup Expense	$ 3,000.00	$ 3,000.00	$ -	Includes Lions start up cash
41	Advertising	5,099.76	6,000.00	(900.24)	Flyers, banners etc.
42	Bags Tournament	-	-	-	
43	Refreshments	20,837.90	24,000.00	(3,162.10)	
44	Bingo	7,751.40	8,000.00	(248.60)	50% returned as pots to players plus State of Illinois gaming license and tax
46	50/50	-	-	-	Did not run a 50/50 for 2025
47	Portion of Ticket sales owed to Fantasy	125,838.08	133,250.00	(7,411.92)	Portion owed to Fantasy Entertainment. 30% first $100k, 32% 100k to $150k, 35% over $150k

		2025 Itasca Fest Actual	2026 Itasca Fest Budget	Var F/(U)	NOTES
48	Child Entertainment - Lester and Company	20,074.87	21,000.00	(925.13)	Lester's tent and entertainment
49	Clean-Up	3,682.50	3,700.00	(17.50)	Associated Labor costs. Reimbursed by the Village
50	Bands	23,000.00	27,000.00	(4,000.00)	We are having difficulties securing bands for Fri/Sat night so budget increased in case needed.
51	Sound Stage and Stage Lighting	15,000.00	15,000.00	-	
53	Tents, lighting, furniture, Main Stage, Power and Lester Stage	62,592.90	70,000.00	(7,407.10)	Incudes additonal power for specfic food vendors
54	Sanitation	10,005.00	10,500.00	(495.00)	
55	Fishing	1,490.98	1,500.00	(9.02)	
56	Itasca Bucks	3,394.00	3,500.00	(106.00)	
57	Insurance	611.00	650.00	(39.00)	
58	Miscellaneous incl. car show	1,452.88	1,500.00	(47.12)	
	Expenses prior to Donations	**$ 303,831.27**	**$ 328,600.00**	**$ (24,768.73)**	
	Gross Net	**$ 35,389.48**	**$ 40,000.00**	$ 40,000.00	Gross Net higher(lower) than Net per Financial Statements
	Itasca Lions Club guarantee Donations	$ 35,000.00	$ 35,000.00	$ 14,040.58	
	Audit	$ -	$ -		
	Total Donations and Audit	**$ 35,000.00**	**$ 35,000.00**		
	Net	**$ 389.48**	**$ 5,000.00**	Net owed to (From) Village	

RESOLUTION NO. 1696-26

A RESOLUTION APPROVING THE 2026 ITASCAFEST BUDGET AS PRESENTED BY THE ITASCA LIONS CLUB

WHEREAS, the Village of Itasca, in collaboration with the Itasca Lions Club ("Lions Club"), annually hosts a festival known as ItascaFest on the second full weekend in July; and

WHEREAS, ItascaFest aims to provide an enjoyable community event for both visitors and Village residents while fundraising for the Itasca Lions Club, a 501(c)(4) charity, enabling continued support for charities assisting the sight and hearing disabled, along with addressing other community needs; and

WHEREAS, on February 21, 2023, the Village Board approved Resolution 1415-23 to ease the financial burden on the Lions Club by front-funding certain pre-festival expenses; and

WHEREAS, the Village Board also extended the agreement with the Lions Club for the operation of ItascaFest through Resolutions 1486-23, 1605-25, and 1670-25; and

WHEREAS, as per the agreement, the Lions Club has submitted a proposed budget for the 2026 ItascaFest for the Village Board's consideration and approval.

NOW, THEREFORE, BE IT RESOLVED by the Village President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The Village of Itasca hereby approves the proposed budget for the 2026 ItascaFest, as presented by the Itasca Lions Club and detailed in Exhibit A.

SECTION TWO The Village President, or his designee, is hereby granted authorization to sign any necessary documents related to the Village's participation and expenditure of funds in the 2026 ItascaFest festival.

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

SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in effect immediately following its passage, approval, and publication in pamphlet form

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 3rd day of March, 2026.

APPROVED:

_____

Village President Jeffery J. Pruyn

ATTEST:

_____

Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

TO: Village Board

FROM: Carie Anne Ergo, Village Administrator

DATE: February 12, 2026

SUBJECT: Accepting Proposals from BN Controls and Enhanced Networks for SCADA Server Upgrades (IT Project IT-24-011) in an amount not to exceed $50,000.

RECOMMENDED MOTION: Move to Accept Proposals from BN Controls and Enhanced Networks

INTRODUCTION

IT Project IT-24-011 will complete required maintenance of the Village's SCADA Servers. The SCADA system is the Village's real-time monitoring and control system for our water and wastewater infrastructure. It allows staff to remotely track water levels, pressure, flow, and equipment status, and immediately alerts staff if something fails or moves outside safe operating limits. This critical infrastructure is used to prevent service disruptions, protect public health, and operate the Village's utility system efficiently and responsibly.

DISCUSSION

Attached you will find the IT Decision Package IT-24-011, which provides information on the project scope. This decision package was reviewed and approved by the Village Board as part of the FY2026 Budget process.

Project IT-24-011 was a planned maintenance item, originally submitted in FY24. The Village's Network Support Provider (Enhanced Networks) and it's SCADA System Support Provider (BN Controls) must work collaboratively manage the upgrade. Both proposals are attached for reference.

This project was identified as a priority in the Village's 2025 Security Assessment and is anticipated to be completed in the fourth quarter of FY26.

FISCAL IMPACT

A total of $50,000 has been budgeted for this project and is evenly split between accounts: #50-51-73001 and #50-52-73001.

STAFF RECOMMENDATION

Staff recommends the item be forwarded to the Village Board for First Reading on February 17, 2026 for review and approval.

BN Controls, Inc
1820 Wallace Ave STE 123
Saint Charles, IL 60174

Subject: – TASK Order 260205

Title: Itasca SCADA upgrades 2026

Description: In order to maintain software and OS patches, and to continue minimizing cybersecurity risk, the SCADA host and 4 SCADA servers will be rebuilt, upgraded, and patched with latest versions of associated SCADA software.

Scope of Services – SCADA Updates	
Factorytalk SCADA server	30
Factorytalk Historian server	35
FactoryTalk TS RDS serv	25
Reporting Server	35
Labor @ 200/hr	125
Total NTE	$25,000

*Labor above includes programming and coordination necessary with the Village's IT consultant, Enhanced Networks.
*SCADA upgrades are necessary to minimize cybersecurity threats.
*Enhanced Networks will be responsible for installing and licensing Windows servers, and configuring firewalls, DNS, and group policy as needed.

Village of Itasca

By:_____
Title:_____

Date Signed:_____

BN Controls, Inc

By:_____
Title: Matt Ayersman
Senior Electrical Engineer

Date Signed: 2/05/2026

Enhanced Networks, Inc.
25683 Hillview Court
Mundelein, IL 60060
(847) 393-7008
www.enhancednetworks.com

PW VM Creation Firewall Network Security for new SCADA VM's
IT-24-011 - IT - WS

Owner: **Village of Itasca Public Works** **Enhanced Networks:** Job No. **0792080**

1. Overview

This proposal outlines the provisioning and configuration of four (4) Windows-based virtual servers to be deployed on the client's existing server host infrastructure. These virtual servers will replace existing end-of-life (EoL) systems currently running Windows Server 2016 Standard and will be upgraded to Windows Server 2022 Standard.

The objective of this project is to modernize the server environment, improve security and supportability, and ensure continued reliable operation of the client's SCADA systems.

2. Scope of Work

We will be responsible for the following activities:

- Design and deployment of four (4) Windows Server 2022 Standard virtual machines
- Installation and base configuration of Windows Server 2022 Standard
- Integration with the existing virtual host and network environment
- Configuration of Windows Firewall rules as required for server roles and applications
- Configuration of DNS settings to ensure proper name resolution
- Configuration and adjustment of Group Policy Objects (GPOs) as required
- Validation testing to confirm server functionality and connectivity

Application installation and data migration are assumed to be handled by BNCONTROLS

3. Virtual Server Descriptions

3.1 Historian Server

The Historian Server will be dedicated to collecting, storing, and managing historical process data generated by the SCADA environment. This server will support long-term data retention and provide a reliable source for trend analysis and operational review.

Primary functions include:

- Data acquisition from SCADA systems

Enhanced Networks, Inc.
25683 Hillview Court
Mundelein, IL 60060
(847) 393-7008
www.enhancednetworks.com

- Secure storage of historical process data
- Support for reporting and analytics tools

3.2 Reporting Server

The Reporting Server will provide reporting services based on data sourced from the Historian and SCADA systems. It will be optimized for report generation, queries, and scheduled reporting tasks.

Primary functions include:

- Generation of operational and management reports
- Scheduled and on-demand reporting services
- Secure access to reporting data for authorized users

3.3 Remote Desktop Server (SCADA Applications)

The Remote Desktop Server will host SCADA client applications and provide centralized, secure remote access for operators and authorized personnel.

Primary functions include:

- Hosting SCADA client software
- Providing Remote Desktop Services (RDS) access
- Centralized application management and updates

3.4 Main SCADA Server

The Main SCADA Server will serve as the core operational server for the SCADA environment. This system is critical to real-time monitoring and control of industrial processes.

Primary functions include:

- Real-time SCADA system operations
- Communication with field devices and control systems
- Coordination with Historian and Reporting servers

4. Operating System and Licensing

All four virtual servers will be deployed using:

- **Operating System:** Windows Server 2022 Standard

ENHANCED NETWORKS

Enhanced Networks, Inc.
25683 Hillview Court
Mundelein, IL 60060
(847) 393-7008
www.enhancednetworks.com

Licensing for Windows Server and any SCADA or third-party applications is assumed to be provided by the client or BNCONTROLS unless otherwise specified.

5. Assumptions and Dependencies

- The existing server host has sufficient resources (CPU, memory, storage, and network capacity) to support the new virtual machines
- Required network connectivity and VLANs are already in place
- Client will provide access to the existing Active Directory environment
- SCADA application vendors support Windows Server 2022

6. Deliverables

- Four fully installed and configured Windows Server 2022 virtual machines
- Documentation of server configurations (IP addressing, DNS settings, firewall rules)
- Confirmation of successful deployment and basic operational testing

7. Out of Scope

- SCADA application licensing
- Application data migration unless explicitly included
- End-user training
- Ongoing monitoring or managed services beyond initial deployment

8. Cost - Labor Break Down

Labor	Hours	Cost
Database	8	$1,100
Desktop	8	$840
Management	35	$5,513
Network	45	$6,638
Server	80	$10,200
Telecom	0	$0
Travel	6	$630
Subtotal	182	$24,921

Enhanced Networks, Inc.
25683 Hillview Court
Mundelein, IL 60060
(847) 393-7008
www.enhancednetworks.com

9. Conclusion

This project will provide a secure, supported, and modernized server platform for the Village's SCADA environment. By replacing EoL systems with Windows Server 2022 virtual servers, the client will benefit from improved security, stability, and long-term support while maintaining continuity of critical SCADA operations.

Terms and Conditions

See Attachment A.

Time Period and Payment

Start Date: **date contract is signed** End Date: **eight weeks after start date**

Project will begin the date the signed contract is received. Project is estimated to be completed within eight weeks after start. Enhanced Networks, Inc. will communicate with Owner Mike Subers throughout the entirety of this project until completion. Mike will be kept apprised of any unforeseen delays. In order to complete the project in the estimated eight weeks, the owner may need to supply Enhanced Networks, Inc. with physical access to the server room and controls network buildings. This may require nonstandard business hours' access including weekends. The owner will be invoiced for all materials/labor after project completion. Total is **$24,921.00.**

Authorization

The undersigned hereby enter into the agreement as described herein:

Owner:		Enhanced Networks:	
			2-9-2026
Authorization By	*Date*	*Authorization By*	*Date*

Enhanced Networks, Inc.
25683 Hillview Court
Mundelein, IL 60060
(847) 393-7008
www.enhancednetworks.com

Attachment A – Standard Terms and Conditions

1. The submitted document and Attachment A constitute and are herein referred to as the Agreement.
2. Enhanced Networks, Inc. is herein referred to as Enhanced Networks, and the party with whom Enhanced Networks is entering into this Agreement is herein referred to as CUSTOMER.
3. Enhanced Networks will submit requests for payment as indicated in the Agreement. Payments shall be due and owing by the CUSTOMER upon receipt of Enhanced Networks invoice for services in accordance with the applicable provisions of the Local Government Prompt Payment Act; and Enhanced Networks may, after giving thirty (30) days written notice to the CUSTOMER, suspend services under this Agreement until Enhanced Networks has been paid in full all amounts due for services, expenses, and including any late payment charges.
4. This Agreement may be terminated, in whole or in part, by either party if the other party substantially fails to fulfill its obligations under this Agreement through no fault of the terminating party; or the CUSTOMER may terminate this Agreement, in whole or in part, for its convenience. However, no such termination may be affected unless the terminating party gives the other party: (1) not less than thirty (30) calendar day's written notice by certified mail of intent to terminate, and (2) an opportunity for a meeting with the terminating party before termination. If this Agreement is terminated by either party, Enhanced Networks shall be paid for services performed to the effective date of termination, including reimbursable expenses. In the event of agreement termination, the CUSTOMER shall receive reproducible copies of Drawings, Custom Developed Applications and other documents completed by Enhanced Networks.
5. Enhanced Networks agrees to hold harmless and indemnify the CUSTOMER and each of its officers, agents and employees from any and all liability claims, losses, or damages, to the extent that that such claims, losses, or damages are caused by Enhanced Networks negligence in the performance of the services under this Agreement, but not including liability that may be due to the sole negligence of the CUSTOMER or other consultants, agreements or sub agreements working for the CUSTOMER, or their officers, agents and employees. In the event claims, losses, or damages are caused by the joint or concurrent negligence of Enhanced Networks and the CUSTOMER they shall be borne by each party in proportion to its negligence.
6. The CUSTOMER acknowledges that Enhanced Networks is an S Corporation, and further acknowledges that the corporate entity, as the party to this agreement, expressly avoids contracting for individual responsibility of its officers, directors, or employees.
7. The CUSTOMER and Enhanced Networks agree that any claim made by either party arising out of any act of the other party, or any officer, director, or employee of the other party in the execution or performance of the Agreement, shall be made solely against the other party and not individually or jointly against such officer, director, or employees.
8. For the duration of the agreement, Enhanced Networks shall procure and maintain insurance for protection from claims under worker's compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom, alleged to arise from Enhanced Networks negligence in the performance of services under this Agreement. The CUSTOMER shall be named as an additional insured on Enhanced Networks general liability insurance policy. The limits of liability for the insurance required by this Subsection are as follows: General Liability: $1,000,000 per claim $2,000,000 aggregate.
9. Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, the total liability, in the aggregate, of Enhanced Networks and their officers, directors, employees, agents, and any of them, to the CUSTOMER and anyone claiming by, through or under the CUSTOMER, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of agreement or warranty expressed or implied of Enhanced Networks or their officers, directors, employees, agents or any of them, hereafter referred to as the "CUSTOMER's Claims", shall not exceed the total insurance proceeds available to pay on behalf of or to Enhanced Networks by their insurers in settlement or satisfaction of CUSTOMER's Claims under the terms and conditions of Enhanced Networks' insurance policies applicable thereto, including all covered payments made by those insurers for fees, costs and expenses of investigation, claims adjustment, defense and appeal.
10. Enhanced Networks is responsible for the quality, technical accuracy, timely completion, and coordination of all Designs, Drawings, Custom Developed Applications, and other services furnished or required under this Agreement and shall endeavor to perform such services with the same skill and judgment which can be reasonably expected from similarly situated professionals. If the Customer considers that Enhanced Networks has not complied with this condition, then the Customer is required to notify Enhanced Networks in writing (or e-mail) of the specific service not in compliance, at which time Enhanced Networks will correct the issue or provide reasoning as to why the service is considered compliant.
11. Enhanced Networks is not responsible for any infringements to third party copyrights, patents, or trade secrets where the Customer has made amendments to the original documents associated with such copyrights, patents, or trade secrets.
12. The CUSTOMER may, at any time, by written order, make changes within the general scope of this Agreement in the services to be performed by Enhanced Networks. If such changes cause an increase or decrease in Enhanced Networks fee or time required for performance of any services under this Agreement, whether or not changed by any order, an equitable adjustment shall be made, and this agreement shall be modified in writing accordingly. No service for which an additional compensation will be charged by Enhanced Networks.
13. All Drawings, Custom Developed Applications, and other documents prepared or furnished by Enhanced Networks pursuant to this Agreement are instruments of service in respect to the project, and Enhanced Networks shall retain the right of reuse of said documents and electronic media by and at the discretion of Enhanced Networks whether or not the project is completed. Electronic copies of Enhanced Networks documents for information and reference in connection with the use and occupancy of the project by the CUSTOMER and others shall be delivered to and become the property of the CUSTOMER; however, Enhanced Networks documents are not intended or represented to be suitable for reuse by the CUSTOMER or others on additions or extensions of the project, or on any other project. Any such reuse without verification or adaptation by Enhanced Networks for the specific purpose intended will be at the CUSTOMER's sole risk and without liability or legal exposure to Enhanced Networks, and the CUSTOMER shall indemnify and hold harmless Enhanced Networks from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom.
14. Enhanced Networks will make good any defect due to improper materials or workmanship supplied by Enhanced Networks without expense to the Customer for one (1) year after the CUSTOMER's acceptance of the service. The warranty covers only defects in material and workmanship on products purchased and fully installed by Enhanced Networks and does not cover defects caused by improper use, abuse, accident, acts-of-God (including but not limited to lightning), alteration, or other conditions beyond Enhanced Networks control, as determined by Enhanced Networks.
15. Standard Hours are considered Monday – Friday 8:00 am to 5:00 pm, excluding the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Thursday and Friday, and Christmas Day. If a holiday falls on a Saturday, the preceding Friday shall be considered a holiday; if a holiday falls on a Sunday, the following Monday shall be considered a holiday.
16. Any provision or part thereof of this Agreement held to be void or unenforceable under any law shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the parties. The parties agree that this Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision which comes as close as possible to expressing the intention of the stricken provision.
17. Except in respect of payment liabilities, neither party will be liable for any failure of delay in its performance under this Agreement due to reasons beyond its reasonable control, including acts of war, acts of God, earthquake, flood, riot, embargo, sabotage, governmental act or failure of the Internet, provided the delayed party gives the other party prompt notice of the reasons for such cause.
18. This Agreement contains and embodies the entire and integrated agreement between parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral.

FY 2026 Budget
IT Decision Package
New Initiative/Major Change Request Form
To Be Submitted for All New Budget Initiatives or Changes Over $5,000

IT Project #	IT-24-011
Project Name:	PW Creation Firewall Network Security (SCADA)

Department	IT-PW
Type	Equipment
Priority	2

DESCRIPTION

SCADA has its own Virtual Servers which reside within the Public Works Primary Server System. In May 2024, with the collaboration of Enhanced Networks and BN Controls, our SCADA consultant, a maintenance plan was developed that provides an appropriate balance of security and cost. The plan consists of updating Windows Operating System and SCADA software every 4 years and replacing the server every 4 years to assure server operating systems do not sunset during each operating cycle. The 2 maintenance activities overlap so maintenance is performed every 2 years either upgrades or replacements.

JUSTIFICATION

It is recommended by Enhanced Networks, ClientFirst, and BN Controls that this upgrade be completed to maintain system security and functionality. Windows Server 2016 will soon reach end-of-life, making an upgrade necessary to ensure a secure and supported operating system. Windows Server 2022 provides improved performance, stability, and compatibility with SCADA applications. Upgrading these servers will also support continuous monitoring and control of wastewater treatment operations, minimizing disruptions and maintaining operational efficiency.

ACCOUNT NUMBERS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
50-51-73001	$ -	$ 25,000	$ -	$ 4,000	$ -	$ 25,000	$ 54,000
50-52-73001	$ -	$ 25,000	$ -	$ 4,000	$ -	$ 25,000	$ 54,000
							$ -
							$ -
Total	**$ -**	**$ 50,000**	**$ -**	**$ 8,000**	**$ -**	**$ 50,000**	**$ 108,000**

ACTION (Budgeted/Deferred)

MONTHLY FINANCIAL REPORT
Ending December 31, 2025

Prepared for the February 17, 2026, Village Board Meeting

Respectfully Submitted By:
Jennifer Mitchell, Finance Director

INTRODUCTION

Attached for your reference, please find the Monthly Budget Report and Monthly Pooled Cash Report for the month ending December 31, 2025.

Budget Report

The Budget Report illustrates the approved budget, period activity, and fiscal year activity as of December 31, 2025, for each account. Revenues and expenditures are totaled by fund and department.

The percentage of revenue received, and the percentage of expenditures made during the fiscal year is indicated in the "Percent Used" column. As of December 31, 2025, the Village is 8 months into FY 2026, or approximately 67%. Please note that outstanding journal entries for payroll and the proper allocation of costs affect some accounts.

- Fund 1 - Corporate Fund
  - Revenues are 91% of budget.
    - Property tax revenues are currently exceeding the budget at 106% (Corporate), 108% (Road and Bridge), and 99% (Police Pension), as payments are due in June and September.
    - Sales tax is trending higher than budget at 98%. Sales tax increases are partially a result of the Leveling the Playing Field for Illinois Retail Act that has resulted in an increase in sales tax and a reduction in use tax. Use tax is trending lower than budget at 33%.
    - Telecommunications is 102% of budget due to a new large user.
    - Interest earned is trending higher than budget at 214% ($856,268) as interest rates remain high.
    - Building permit revenue is trending higher than budget at 158% and engineering fees at 148% as the permit fee for Itasca Station and NTT CH3 (235 Pierce) was received.
  - Excluding budgeted transfers, expenditures are 64% of budget.
    - The Village's contribution to the Police Pension Fund is 99% as it is based upon property taxes received.

        - General Fleet/Shop Supplies are exceeding budget but are offset in a reduction in Vehicle Maintenance. This is intentional and is intended to separate supply costs from service costs.
- Fund 20 – Motor Fuel Tax Fund
    - MFT revenue is 87% as the Village received the High Growth City allotment for both the State FY 2025 and State FY 2026 in the Village FY 2026 in the amounts of $41,058 and $40,692, respectively.
    - Interest revenue is 529%, or $107,213 over budget, as excess funds remain invested in CDs.
- Fund 21 - Hotel Tax Fund
    - The reported Hotel Tax is affected by audit entries. Revenues are received quarterly. Hotel tax is 74% of budget.
    - Expenditures are 35% of budget.
        - The following contributions were made:
            - PW-26-001 Nature Center Project: $500,000
            - Memorial Day: $13,500
            - Park District Concerts: $9,500
            - Parties in the Park: $7,500
            - Winter Wonderland Event: $20,000
            - Historical Museum: $15,000
        - Overtime for events has been allocated. The expense total for each major event is listed below:
            - Oktoberfest: $86,281
            - Itascafest: $75,584
            - Winter Wonderland: $29,151
            - Memorial Day: $19,138
            - Only in Itasca: $22,451
- Fund 25 – Downtown TIF Fund
    - 185% of Property Taxes in the TIF Fund were received in the amount of $46,338. After the initial base EAV was established, DuPage County adjusted the base EAV of the TIF District downward due to a property tax appeal/correction. This resulted in an increase in the TIF District revenue. This will not occur in the future now that the base EAV has been finalized. The base EAV will remain unchanged throughout the life of the TIF.
    - Road Improvements, which represents the budget for the Orchard Street Improvement Project, STR-25-001, is at 41%.
- Fund 29 – Stop the CPKC Coalition
    - The Coalition received $196,702.02 in grant revenue for eligible expenses incurred from 7/1/24 – 6/30/25.
- Fund 30 - Capital Projects Fund
    - Non-Home Rule Sales Tax is 74% of budget.
    - Capital expenditures are 32% of budget. See the attached Project Activity Report.
    - The first half of the interest payment for the 2022B Bond was made.

- Fund 43 – Hamilton Lakes SSA #4
    - Property tax revenues are at 100% as payments are due in June and September.
    - Expenditures are 100% as the 2014 Bond payments were made.
- Fund 50 and 55 - Water and Sewer Funds
    - Billed water and sewer receipts are 70% (water) and 70% (sewer) of budget.
    - Water and sewer tap-on connection fees for NTT CH 3 (235 Pierce) were collected.
    - Excluding budgeted transfers to the Water and Sewer Capital Fund, Water and Sewer operating expenditures are 57% of budget.
        - The principal and interest payments for IEPA Loans 17-1456 and 17-5446 were made.
        - The first half of the interest payment for the 2022A Bond was made.
        - Bank fees are exceeding budget due to the new payment portal but are offset by a permanent reduction in utility billing services.
        - General Fleet/Shop Supplies are exceeding budget but are offset in a reduction in Vehicle Maintenance. This is intentional and is intended to separate supply costs from service costs.
    - Capital expenditures are 63% of budget. See the attached Project Activity Report.

Project Activity Report

The attached Project Activity Report illustrates the expenses and revenues for the budgeted CIP and IT projects.

Pooled Cash Report

The Pooled Cash Report illustrates the total cash available at the end of the period and the total per month in FY 2026. The total cash available is displayed by fund and by bank account. The FY 2026 Budget anticipated a budget deficit of $12.8 million for the completion of capital projects (see below). As of December 31, 2025, there is a surplus of $2.9 million. Excluding developer deposits, the total pooled cash is $44.9 million.

FY 2026 BUDGET
SUMMARY BY FUND

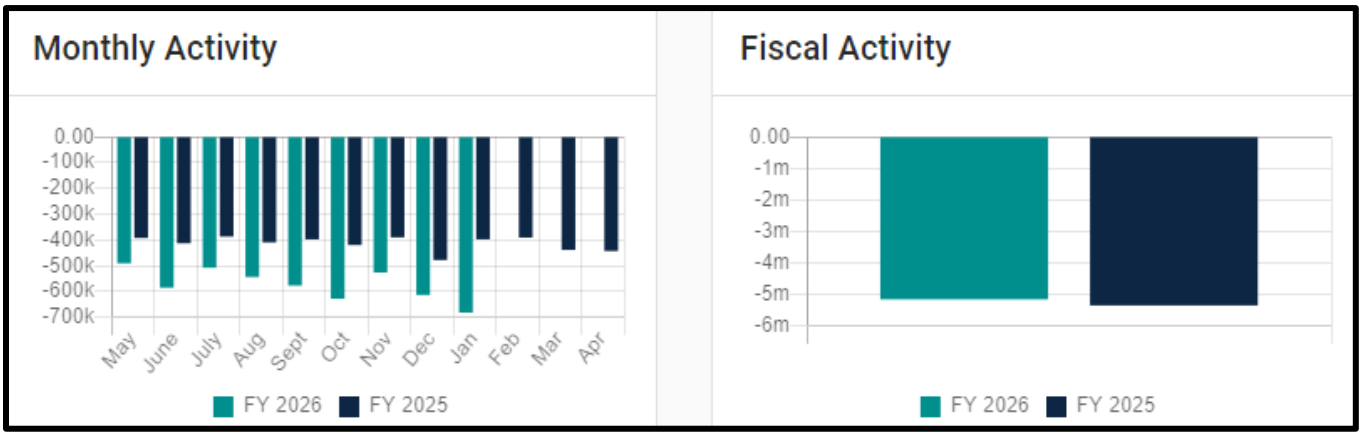
	Fund	FY 2026 Revenues	FY 2026 Expenditures	FY 2026 Net Income	FY 2026 Transfers In	FY 2026 Transfers Out	FY 2025 Net Income with Transfers
1	Corporate Fund	$ 15,072,779	$ (15,274,944)	$ (202,165)	$ 232,750	$ (30,000)	$ 585
10	Narcotics Fund	$ -	$ -	$ -	$ -	$ -	$ -
20	Motor Fuel Tax Fund	$ 410,000	$ (800,000)	$ (390,000)	$ -	$ -	$ (390,000)
21	Hotel Tax Fund	$ 1,216,000	$ (1,447,200)	$ (231,200)	$ -	$ (1,032,750)	$ (1,263,950)
25	Downtown TIF Fund	$ 25,000	$ (2,085,000)	$ (2,060,000)	$ -	$ -	$ (2,060,000)
29	Stop the CPKC Coalition	$ 240,000	$ (270,000)	$ (30,000)	$ 30,000	$ -	$ -
30	Capital Projects Fund	$ 3,545,830	$ (8,793,921)	$ (5,248,091)	$ 1,337,698	$ -	$ (3,910,393)
32	Springlake SSA #3	$ 82,952	$ (51,000)	$ 31,952	$ 95,093	$ -	$ 127,045
33	Hamilton Lakes SSA #4	$ 181,918	$ (50,000)	$ 131,918	$ -	$ (69,170)	$ 62,748
34	CMD SSA	$ -	$ (19,283)	$ (19,283)	$ -	$ -	$ (19,283)
35	Old Thorndale SSA	$ 5,000	$ (143,750)	$ (138,750)	$ -	$ -	$ (138,750)
42	Springlake SSA #3 Debt Service	$ -	$ -	$ -	$ -	$ (95,093)	$ (95,093)
43	Hamilton Lakes SSA #4 Debt Service	$ 264,045	$ (254,275)	$ 9,770	$ -	$ -	$ 9,770
50	Water and Sewer Fund	$ 11,538,569	$ (10,126,294)	$ 1,412,276	$ -	$ -	$ 1,412,276
55	Water and Sewer Capital Fund	$ -	$ (6,077,035)	$ (6,077,035)	$ -	$ (468,528)	$ (6,545,563)
	Totals	**$ 32,582,093**	**$ (45,392,701)**	**$ (12,810,608)**	**$ 1,695,541**	**$ (1,695,541)**	**$ (12,810,608)**

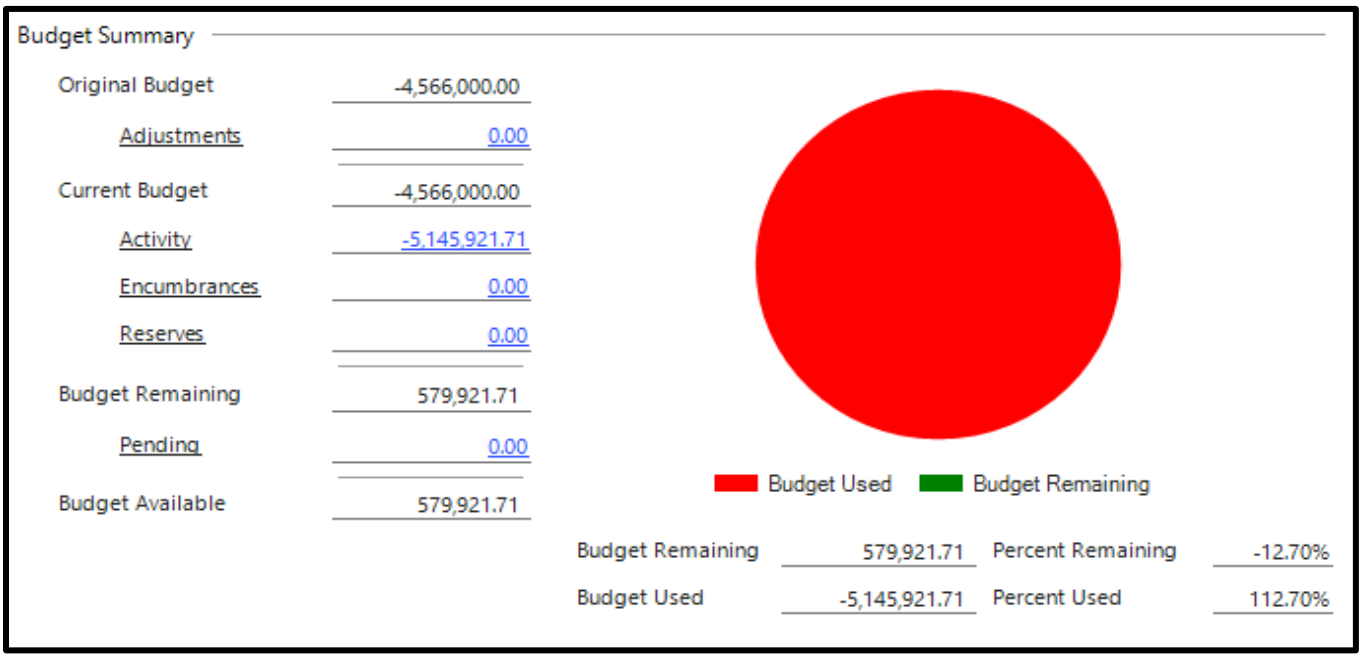
Revenues Received to Date

The following section illustrates where revenues and expenditures are trending into February 2026. Below, please find a summary of major revenues as of February 6, 2026 (the date of this draft report). Please note, Incode requires revenue to be entered and reported as a negative number.

Sales Tax (01-01-41010)

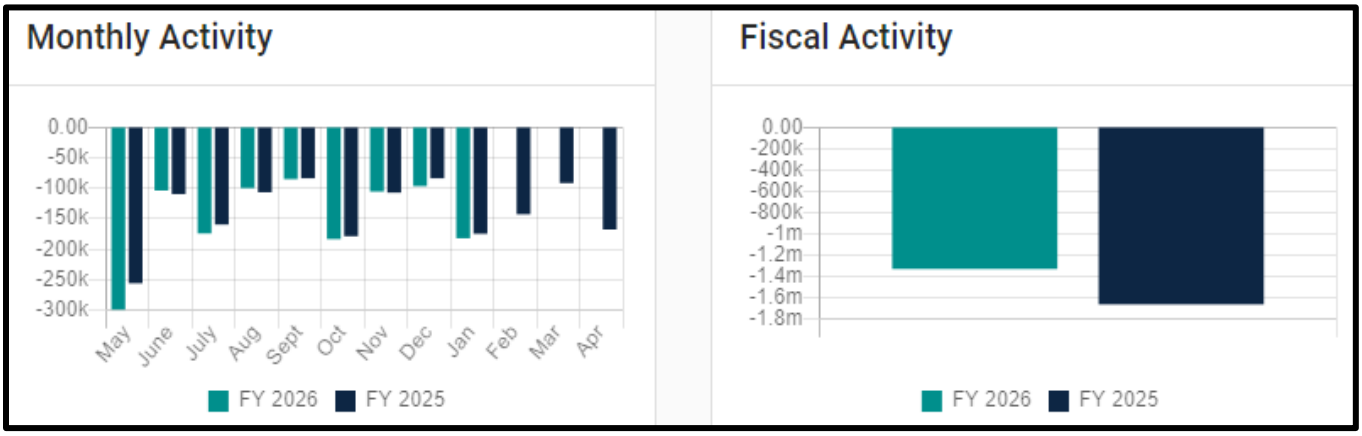
FY 2026 sales tax to date is at 113% of the budget and is exceeding FY 2025.

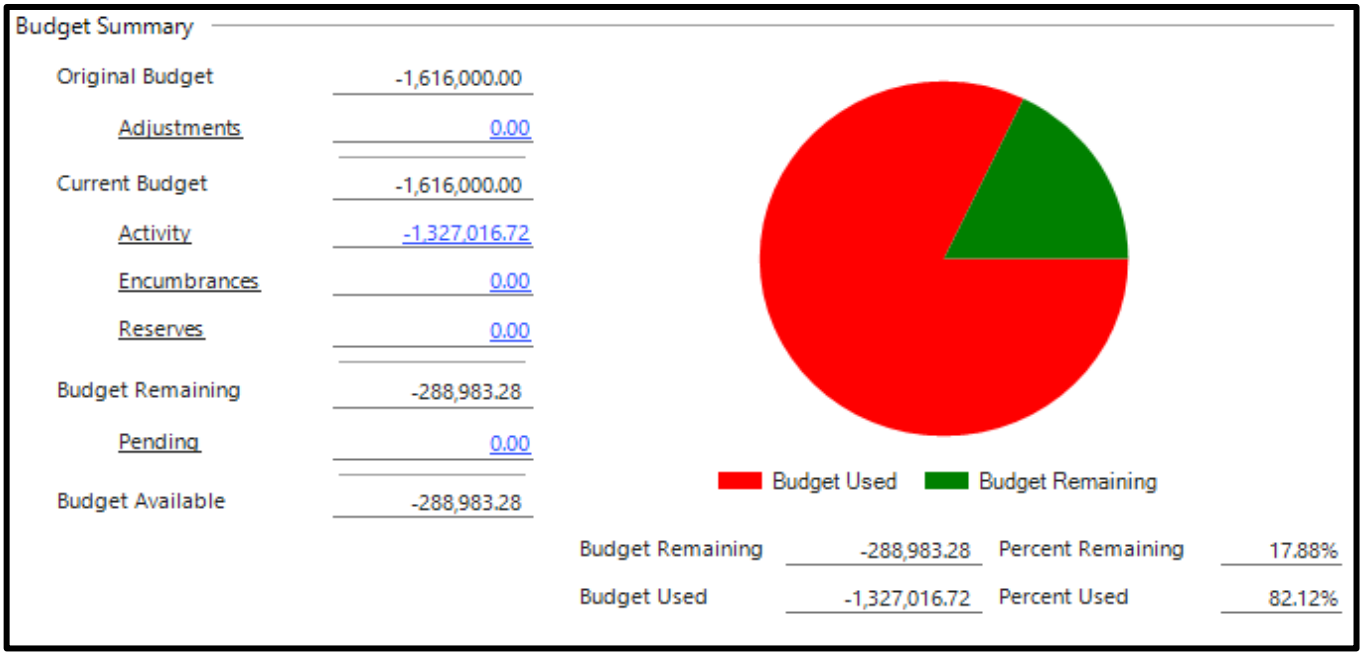




Income Tax (01-01-41020)

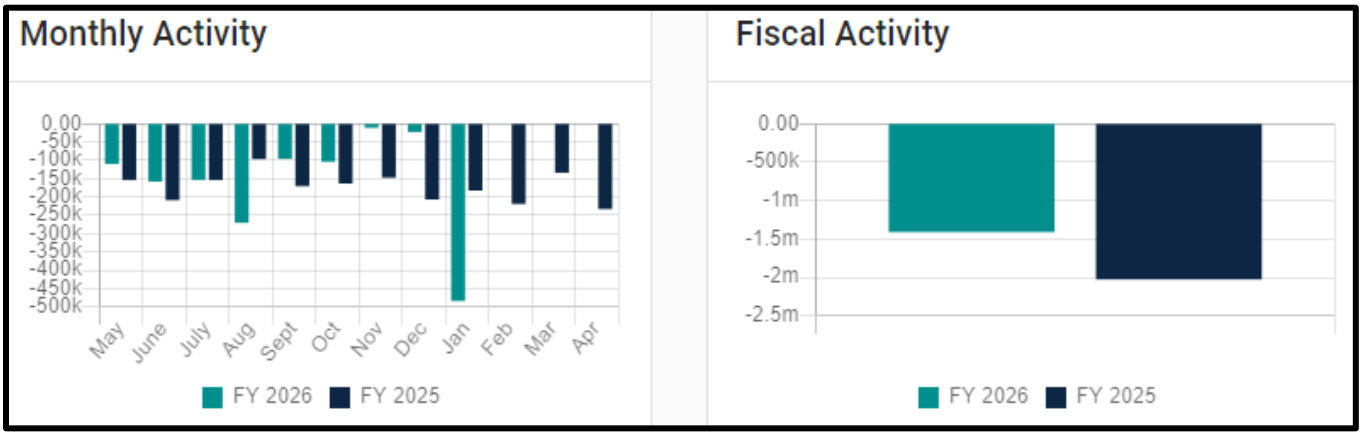
FY 2026 income tax is 82% of budget and is closely aligned with FY 2025.

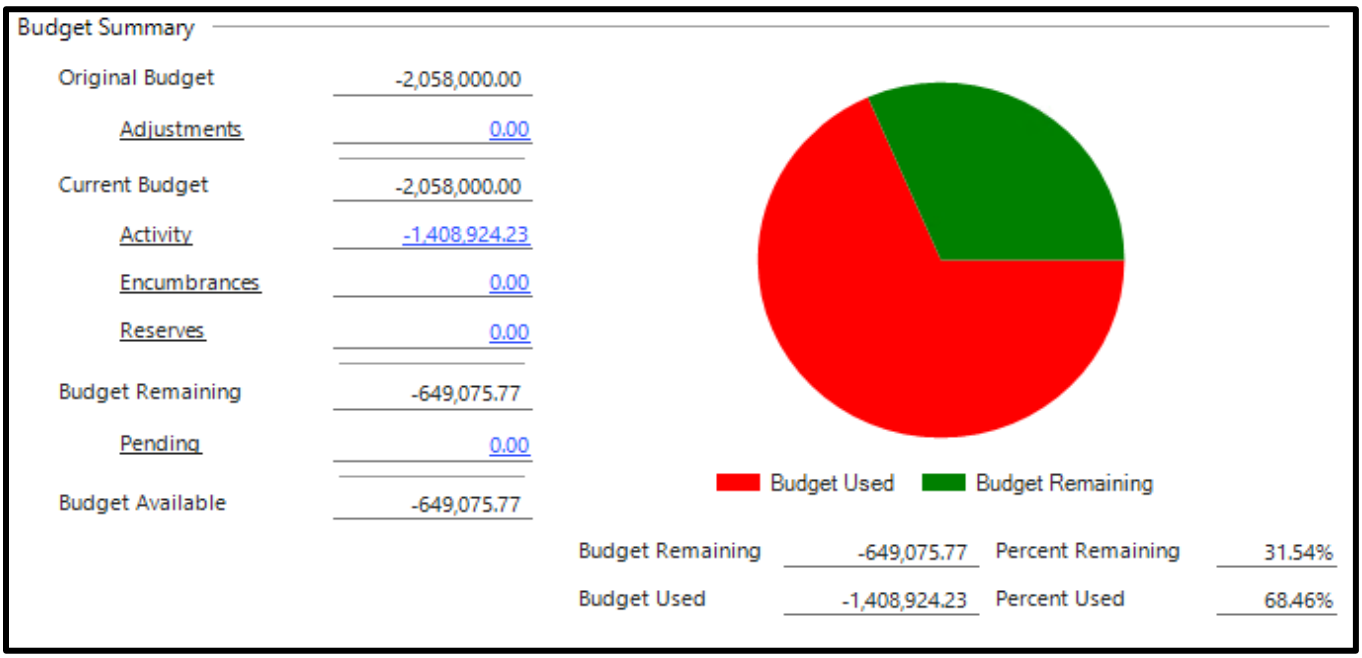




Utility Tax (01-01-41040)

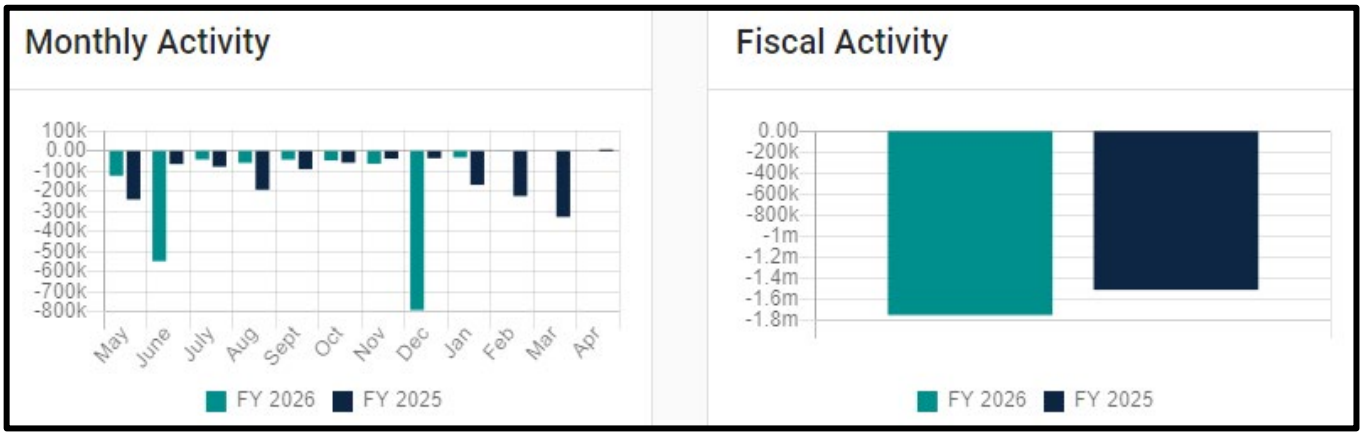
FY 2026 utility tax revenue is at 68% of budget. ComEd issued a large credit that resulted in a negative remittance for October and no remittance for November. In December, a remittance of $437,249 was received after rebilling was completed. As a result, electric utility tax is approximately $100,000 less than FY 2025. Staff is still working with ComEd to have a better understanding of the credit.

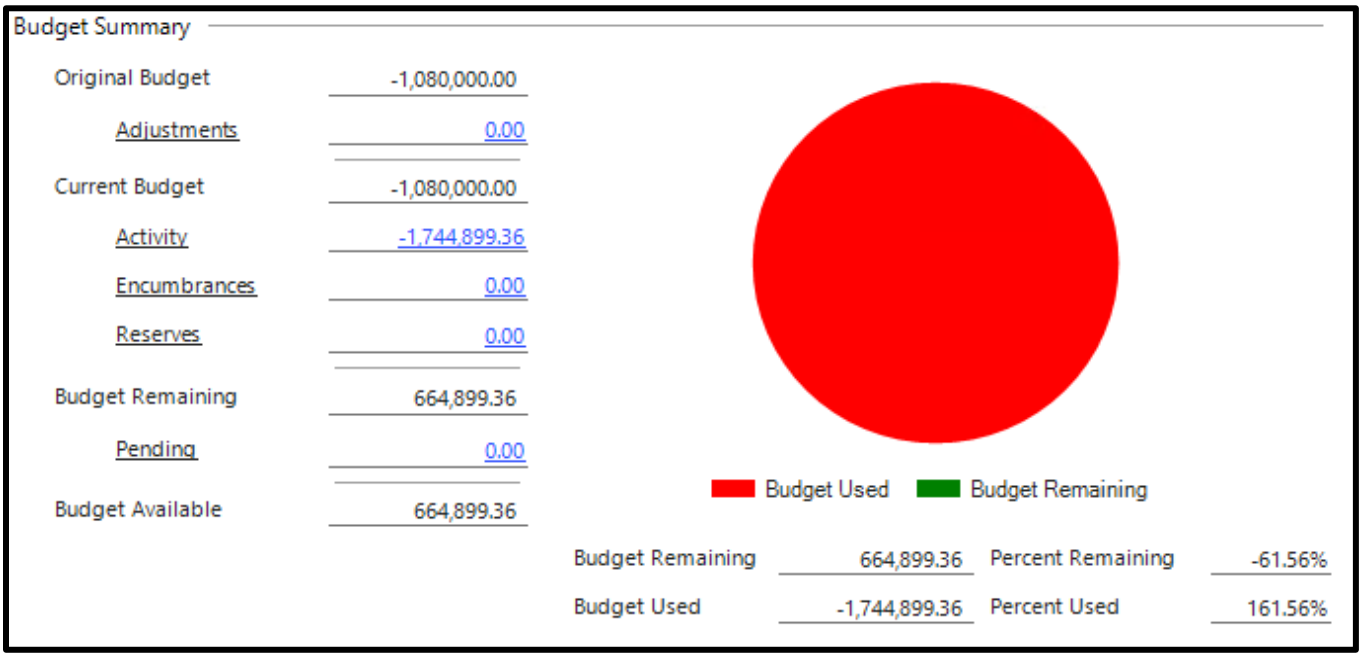




Building Permit Fees (01-05-43050)

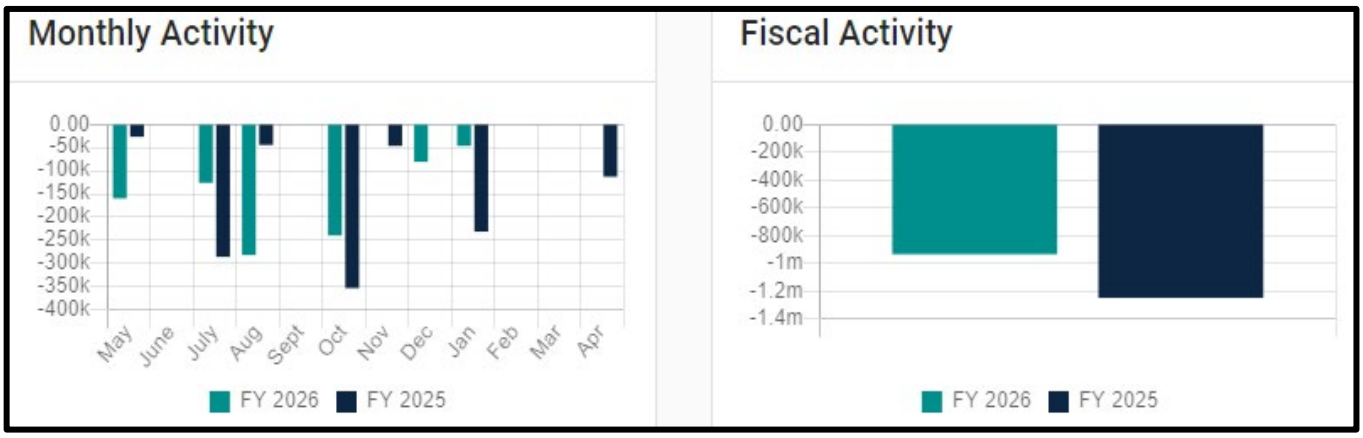
FY 2026 building permit revenue is 162% of the budget and exceeding FY 2025 as the permit fees for Itasca Station and NTT CH3 and CH4 were collected.

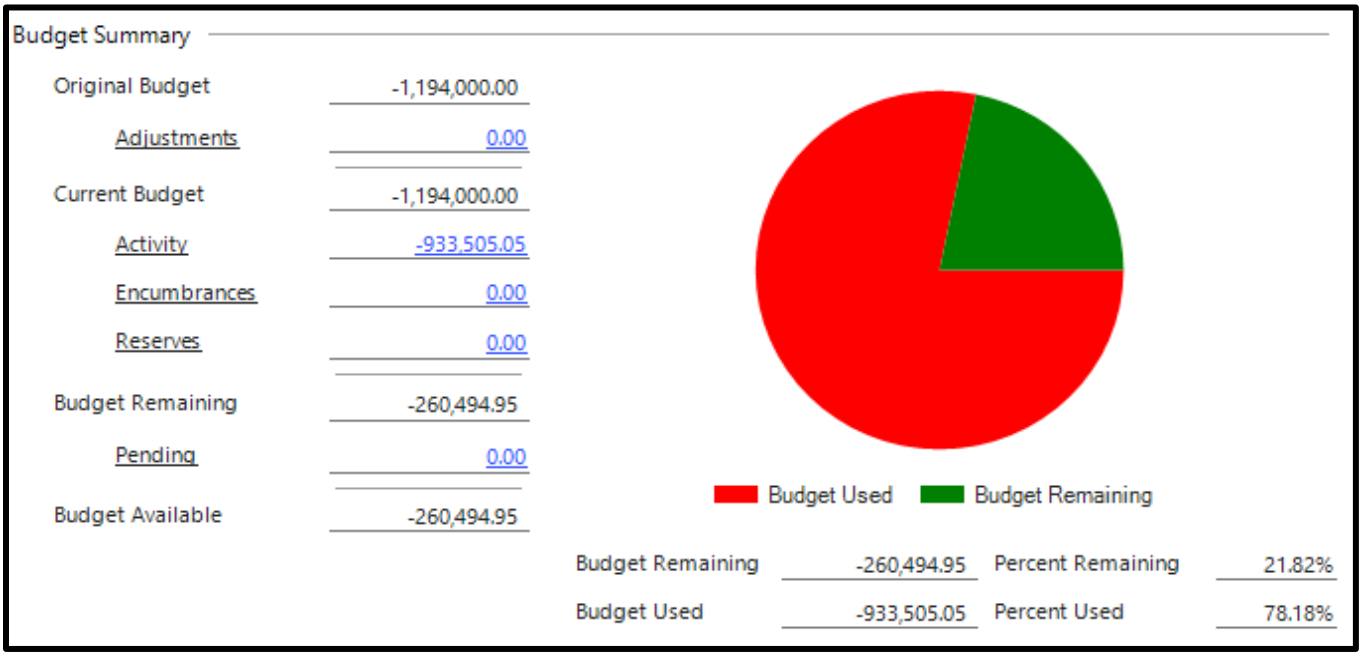




Hotel Tax (21-00-41055)

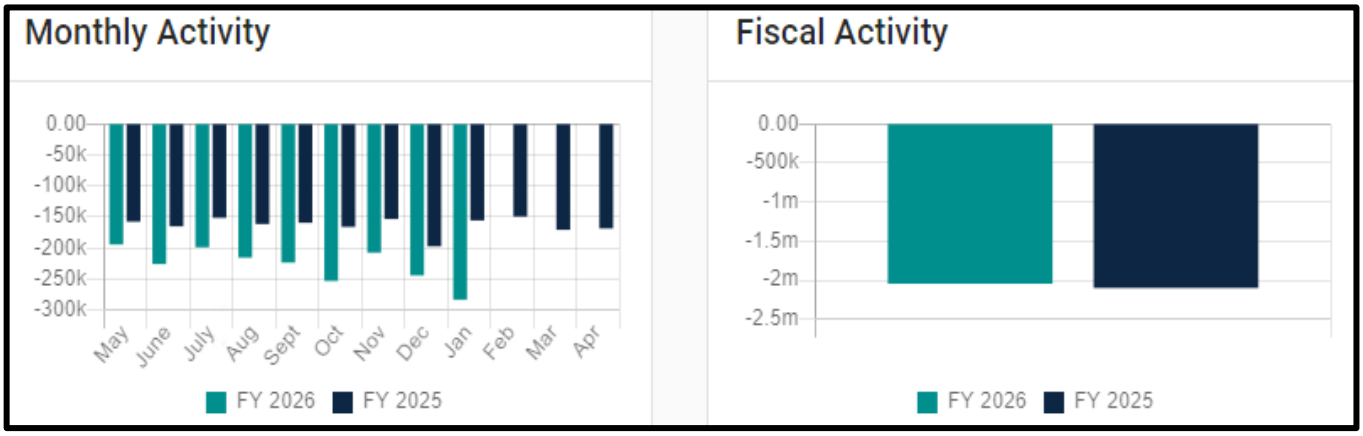
FY 2026 hotel tax revenues are 78% of the budget, as revenues are received quarterly and a portion of Q1, all of Q2, and all of Q3 is reflected below.

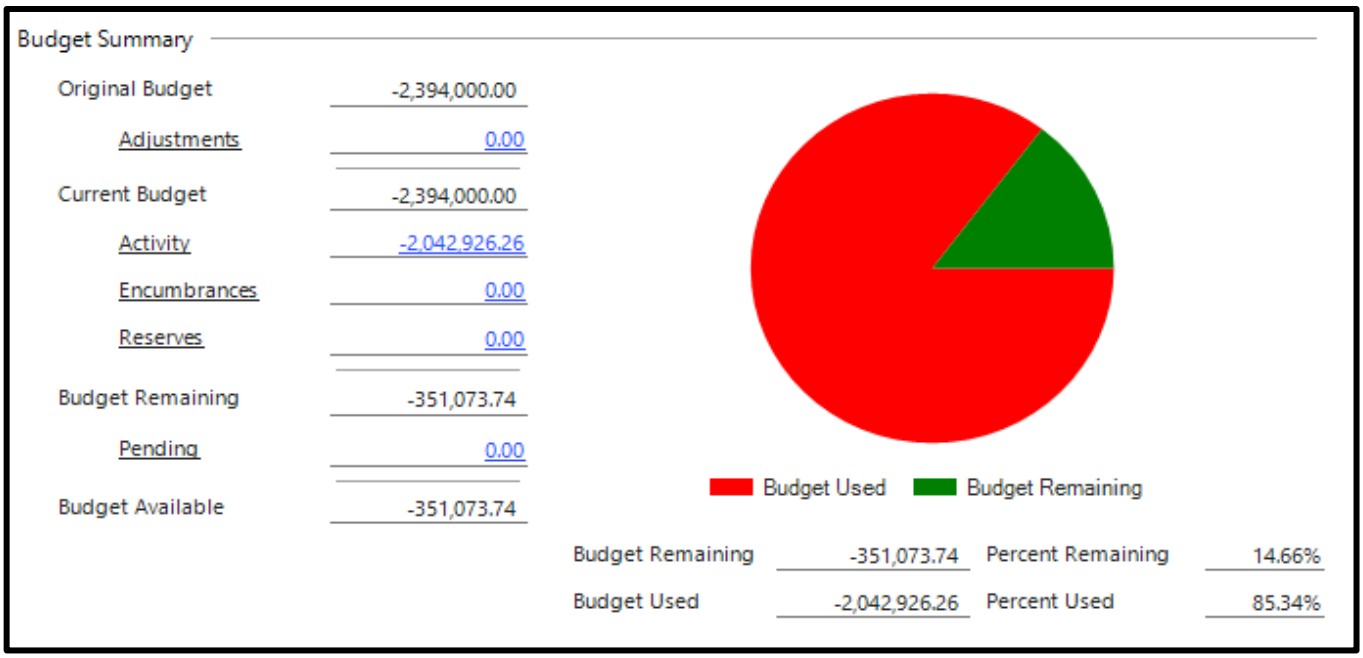




Non-Home Rule Sales Tax (30-00-41010)

FY 2026 non-home rule sales tax is 85% of the budget and is exceeding FY 2025.



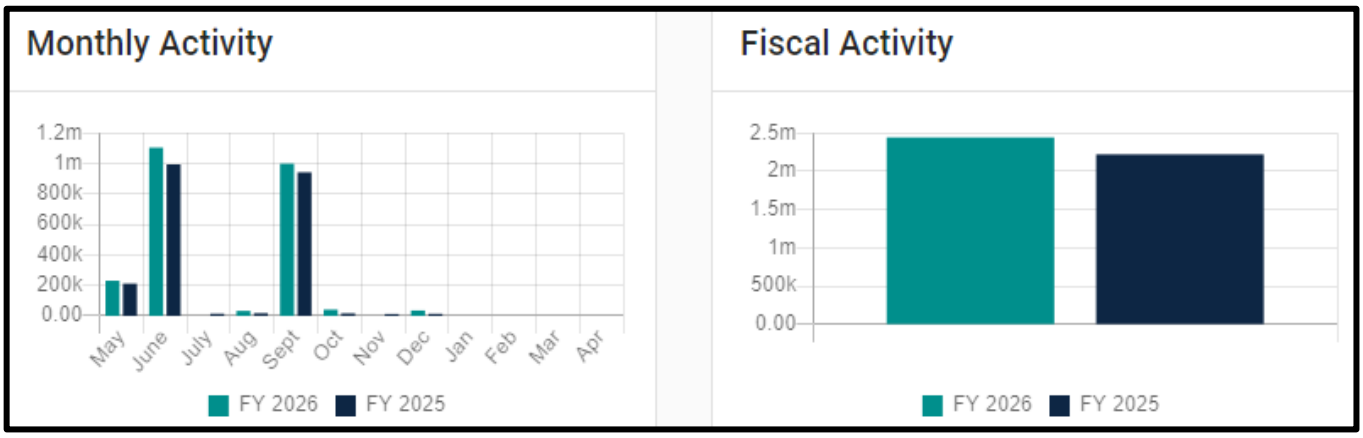


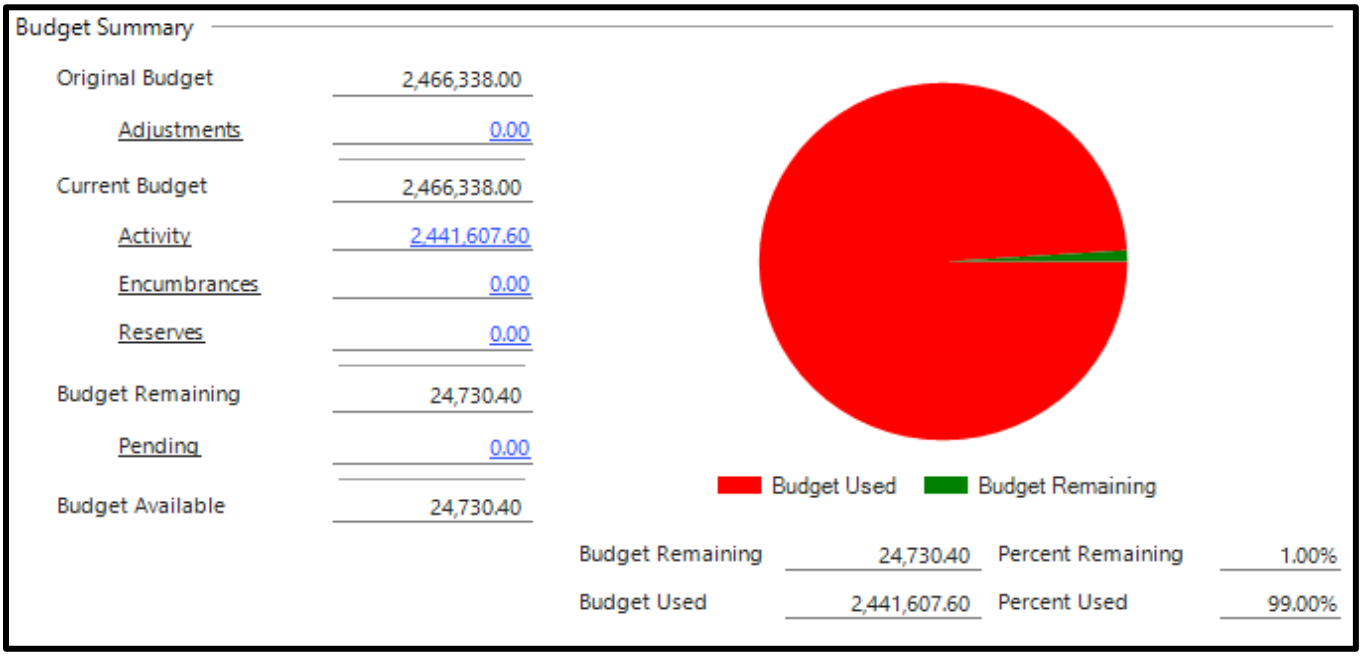
Expenditures to Date

Below, please find a summary of major expenditures as of the date of February 6, 2026 (the date of this draft report).

Police Pension (01-06-51320)

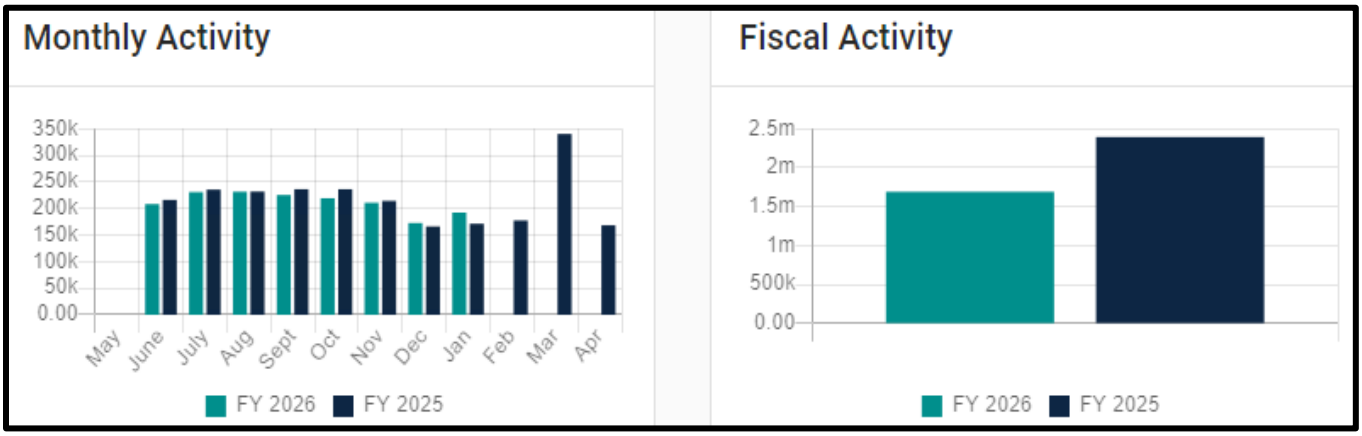
99% of the Village's contribution to the Police Pension Fund has been made.

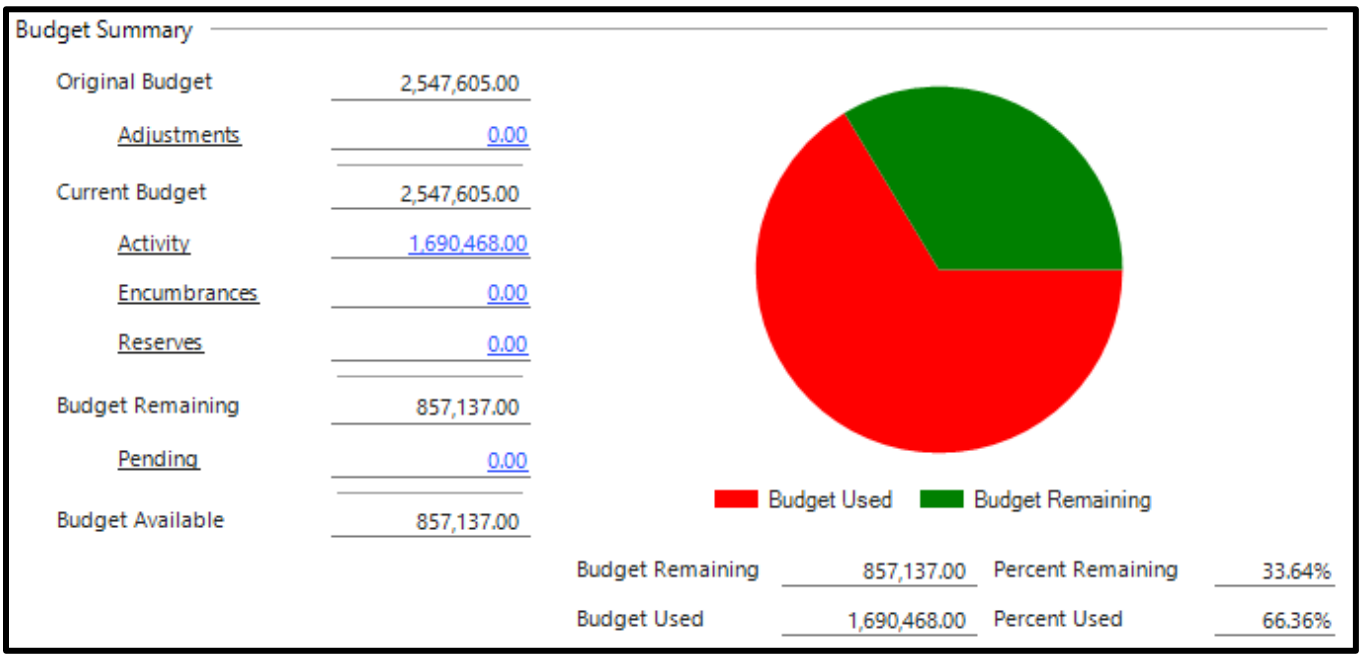




Water/Sewer Expense (50-51-68040)

66% of the water expenses related to purchasing water from the DuPage Water Commission have been expended, which aligns with the budget.





ATTACHMENTS (for reference only)

1. Budget Report
2. Project Activity Report
3. Pooled Cash Report

Itasca, IL

Project Activity Report

By Project Number

Report Dates: 05/01/2025 - 12/31/2025

Project Number	Project Name	Group	Type	Status
IT-24-001	VH/PD/PW Firewall Replacement	Non-Water & Sewer	Equipment	Work Active

Expenses

Account Key	Account Name	Category		Total Activity
IT240013001	EQUIPMENT	Facilities & Machinery	$	27,529.76
GL Account Number	**GL Account Name**			**Activity**
01-08-73004	HARDWARE/ACCESSORY UPGRADES - ADMIN		$	4,129.46
01-08-73005	HARDWARE/ACCESSORY UPGRADES - PW		$	4,129.46
01-08-73006	HARDWARE/ACCESSORY UPGRADES - CD		$	4,129.46
01-08-73007	HARDWARE/ACCESSORY UPGRADES - PD		$	6,882.46
50-51-73001	HARDWARE/ACCESSORY UPGRADES		$	4,129.46
50-52-73001	HARDWARE/ACCESSORY UPGRADES		$	4,129.46
		Total Expenses:	$	27,529.76
		IT-24-001 Total:	**$**	**27,529.76**

Project Number	Project Name	Group	Type	Status
IT-24-007	VH/PD/PW INTERNET WEB FILTER RE	Capital and Water/Sewer Project	Equipment	Work Active

Expenses

Account Key	Account Name	Category		Total Activity
IT240073001	VH/PD/PW INTERNET WEB FILTER REPLAC	Facilities & Machinery	$	20,592.00
GL Account Number	**GL Account Name**			**Activity**
01-08-73004	HARDWARE/ACCESSORY UPGRADES - ADMIN		$	3,088.80
01-08-73005	HARDWARE/ACCESSORY UPGRADES - PW		$	3,088.80
01-08-73006	HARDWARE/ACCESSORY UPGRADES - CD		$	3,088.80
01-08-73007	HARDWARE/ACCESSORY UPGRADES - PD		$	5,148.00
50-51-73001	HARDWARE/ACCESSORY UPGRADES		$	3,088.80
50-52-73001	HARDWARE/ACCESSORY UPGRADES		$	3,088.80
		Total Expenses:	$	20,592.00
		IT-24-007 Total:	**$**	**20,592.00**

Project Number	Project Name	Group	Type	Status
IT-25-003	MITEL PHONE SYSTEM	Non-Water & Sewer	Equipment	Work Active

Expenses

Account Key	Account Name	Category		Total Activity
IT250033001	EQUIPMENT	Facilities & Machinery	$	6,484.43
GL Account Number	**GL Account Name**			**Activity**
01-08-73004	HARDWARE/ACCESSORY UPGRADES - ADMIN		$	972.66
01-08-73005	HARDWARE/ACCESSORY UPGRADES - PW		$	972.66
01-08-73006	HARDWARE/ACCESSORY UPGRADES - CD		$	972.66
01-08-73007	HARDWARE/ACCESSORY UPGRADES - PD		$	1,621.13
50-51-73001	HARDWARE/ACCESSORY UPGRADES		$	972.66
50-52-73001	HARDWARE/ACCESSORY UPGRADES		$	972.66
		Total Expenses:	$	6,484.43
		IT-25-003 Total:	**$**	**6,484.43**

Project Number	Project Name	Group	Type	Status
IT-26-006	CAMERA VIEWNODE DISPLAYS REPLA	Non-Water & Sewer	Equipment	Work Active

Expenses

Account Key	Account Name	Category		Total Activity
IT260063001	EQUIPMENT	Facilities & Machinery	$	391.99
GL Account Number	**GL Account Name**			**Activity**
01-08-73007	HARDWARE/ACCESSORY UPGRADES - PD		$	391.99
		Total Expenses:	$	391.99
		IT-26-006 Total:	**$**	**391.99**

Project Number	Project Name	Group	Type	Status
IT-26-007	PW AP ADDITION, GASBOY WIRING,	Water & Sewer	Equipment	Work Active

Project Number	Project Name	Group	Type	Status

Expenses

Account Key	Account Name	Category		Total Activity
IT260073001	EQUIPMENT	Facilities & Machinery	$	11,454.99
GL Account Number	**GL Account Name**			**Activity**
01-08-73005	HARDWARE/ACCESSORY UPGRADES - PW		$	5,727.49
50-51-73001	HARDWARE/ACCESSORY UPGRADES		$	2,863.75
50-52-73001	HARDWARE/ACCESSORY UPGRADES		$	2,863.75
		Total Expenses:	$	11,454.99
		IT-26-007 Total:	**$**	**11,454.99**

IT-26-009 | PW SEWER VIDEO LAPTOP REPLACEM | Water & Sewer | Equipment | Work Active

Expenses

Account Key	Account Name	Category		Total Activity
IT260093001	EQUIPMENT	Facilities & Machinery	$	5,201.04
GL Account Number	**GL Account Name**			**Activity**
50-52-73001	HARDWARE/ACCESSORY UPGRADES		$	5,201.04
		Total Expenses:	$	5,201.04
		IT-26-009 Total:	**$**	**5,201.04**

IT-26-012 | TABLET REPLACEMENT STRATEGY | Non-Water & Sewer | Equipment | Work Active

Expenses

Account Key	Account Name	Category		Total Activity
IT260123001	EQUIPMENT	Facilities & Machinery	$	1,534.28
GL Account Number	**GL Account Name**			**Activity**
01-08-73004	HARDWARE/ACCESSORY UPGRADES - ADMIN		$	1,534.28
		Total Expenses:	$	1,534.28
		IT-26-012 Total:	**$**	**1,534.28**

PW-18-014 | Fleet Replacement - Capital Fund | Non-Water & Sewer | Equipment | Work Active

Expenses

Account Key	Account Name	Category		Total Activity
PW180143002	Vehicle	Other	$	247,485.49
GL Account Number	**GL Account Name**			**Activity**
30-00-74000	VEHICLE PURCHASE		$	247,485.49
		Total Expenses:	$	247,485.49
		PW-18-014 Total:	**$**	**247,485.49**

PW-20-003 | 5 Yard Dump Truck Replacement - Ca | Non-Water & Sewer | Equipment | Work Active

Expenses

Account Key	Account Name	Category		Total Activity
PW200033002	Vehicle	Other	$	219,637.00
GL Account Number	**GL Account Name**			**Activity**
30-00-74000	VEHICLE PURCHASE		$	109,818.50
55-51-74000	VEHICLE PURCHASE		$	54,909.25
55-52-74000	VEHICLE PURCHASE		$	54,909.25
		Total Expenses:	$	219,637.00
		PW-20-003 Total:	**$**	**219,637.00**

PW-21-001 | F550 1-Ton Dump Truck Replacemen | Non-Water & Sewer | Equipment | Work Active

Expenses

Account Key	Account Name	Category		Total Activity
PW210013002	Vehicle	Other	$	67,846.00
GL Account Number	**GL Account Name**			**Activity**
30-00-74000	VEHICLE PURCHASE		$	67,846.00
		Total Expenses:	$	67,846.00

Project Number	Project Name	Group	Type	Status	
				PW-21-001 Total:	**$ 67,846.00**
PW-21-003	Usher Park Redesign	Non-Water & Sewer	Maintenance	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	PW210032002	Construction Maintenance	Construction	$	1,000,660.28
		GL Account Number	**GL Account Name**		**Activity**
		30-00-75007	OTHER CAPITAL REQUESTS - PATHWAYS	$	1,000,660.28
	PW210035001	Design Engineering	Engineering	$	21,502.66
		GL Account Number	**GL Account Name**		**Activity**
		01-05-61040	ENGINEERING	$	626.25
		30-00-75007	OTHER CAPITAL REQUESTS - PATHWAYS	$	20,876.41
	PW210036000	Other - Miscellaneous Expenses	Other	$	83,559.89
		GL Account Number	**GL Account Name**		**Activity**
		30-00-75007	OTHER CAPITAL REQUESTS - PATHWAYS	$	83,559.89
				Total Expenses:	$ 1,105,722.83
				PW-21-003 Total:	**$ 1,105,722.83**
PW-25-002	Village Hall & PD Roof Replacement	Non-Water & Sewer	Maintenance	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	PW250022002	Construction Maintenance	Construction	$	126,268.00
		GL Account Number	**GL Account Name**		**Activity**
		30-00-72000	BUILDING ADDITIONS AND REMODEL	$	126,268.00
				Total Expenses:	$ 126,268.00
				PW-25-002 Total:	**$ 126,268.00**
PW-25-006	Energy Efficiency and Conservation P	Non-Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	PW250065000	Engineering	Engineering	$	11,802.25
		GL Account Number	**GL Account Name**		**Activity**
		30-00-75001	ENGINEERING	$	11,802.25
				Total Expenses:	$ 11,802.25
				PW-25-006 Total:	**$ 11,802.25**
PW-26-001	Nature Center OSLAD Grant Project	Non-Water & Sewer	Maintenance	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	PW2600110000	Contribution	Other	$	500,000.00
		GL Account Number	**GL Account Name**		**Activity**
		21-00-59940	GRANT MATCH	$	500,000.00
				Total Expenses:	$ 500,000.00
				PW-26-001 Total:	**$ 500,000.00**
PW-26-005	Downtown Signage	Non-Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	PW260053004	Signage	Facilities & Machinery	$	3,911.00
		GL Account Number	**GL Account Name**		**Activity**
		25-00-73010	SIGNAGE	$	3,911.00
				Total Expenses:	$ 3,911.00
				PW-26-005 Total:	**$ 3,911.00**
STR-17-005	Park/Pierce/Devon Intersection (STP)	Non-Water & Sewer	Improvement	Work Active	
	Revenues				
	Account Key	**Account Name**	**Category**		**Total Activity**

Project Number	Project Name	Group	Type	Status	
	STR170058006	Federal STP Funds	Revenue		$ (57,036.68)
		GL Account Number	**GL Account Name**		**Activity**
		30-00-44010	GRANT INCOME		$ (43,865.13)
		30-00-44010	GRANT INCOME		$ (13,171.55)
				Total Revenues:	$ (57,036.68)
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	STR170052002	Construction Maintenance	Construction		$ 156,898.74
		GL Account Number	**GL Account Name**		**Activity**
		30-00-75006	ROAD IMPROVEMENTS		$ 156,898.74
	STR170055002	Construction Engineering	Engineering		$ 2,520.31
		GL Account Number	**GL Account Name**		**Activity**
		30-00-75006	ROAD IMPROVEMENTS		$ 2,520.31
				Total Expenses:	$ 159,419.05
				STR-17-005 Total:	**$ 102,382.37**
STR-17-006	Annual Street Maintenance Program	Non-Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	STR170062002	Resurfancing/Patching/Crack Sealing	Construction		$ 197,210.11
		GL Account Number	**GL Account Name**		**Activity**
		30-00-75002	STREET MAINTENANCE PROGRAM		$ 197,210.11
	STR170065001	Design Engineering	Engineering		$ 10,285.02
		GL Account Number	**GL Account Name**		**Activity**
		30-00-75002	STREET MAINTENANCE PROGRAM		$ 10,285.02
	STR170065002	Construction Engineering	Engineering		$ 5,877.15
		GL Account Number	**GL Account Name**		**Activity**
		30-00-75002	STREET MAINTENANCE PROGRAM		$ 5,877.15
				Total Expenses:	$ 213,372.28
				STR-17-006 Total:	**$ 213,372.28**
STR-17-007	Annual Sidewalk Program	Non-Water & Sewer	Maintenance	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	STR170072002	Construction/Maintenance	Construction		$ 92,645.77
		GL Account Number	**GL Account Name**		**Activity**
		30-00-75009	SIDEWALKS		$ 92,645.77
				Total Expenses:	$ 92,645.77
				STR-17-007 Total:	**$ 92,645.77**
STR-17-020-PH2	North Side Infrastructure Program-PH	Non-Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	STR17020PH25001	Design Engineering	Engineering		$ 6,784.00
		GL Account Number	**GL Account Name**		**Activity**
		30-00-75002	STREET MAINTENANCE PROGRAM		$ 6,784.00
				Total Expenses:	$ 6,784.00
				STR-17-020-PH2 Total:	**$ 6,784.00**
STR-17-020-PH3	North Side Infrastructure Program-PH	Non-Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	STR17020PH35001	Design Engineering	Engineering		$ 253,199.95
		GL Account Number	**GL Account Name**		**Activity**
		30-00-75002	STREET MAINTENANCE PROGRAM		$ 101,279.98
		55-51-75012	WATER INFRASTRUCTURE		$ 151,919.97

Project Number	Project Name	Group	Type	Status	
				Total Expenses:	$ 253,199.95
				STR-17-020-PH3 Total:	**$ 253,199.95**
STR-17-020-PH5	North Side Infrastructure Program-Ph	Non-Water & Sewer	Improvement	Work Active	

Expenses

Account Key	Account Name	Category	Total Activity
STR17020PH55001	Design Engineering	Engineering	$ 74,795.50
GL Account Number	**GL Account Name**		**Activity**
30-00-75002	STREET MAINTENANCE PROGRAM		$ 74,795.50
		Total Expenses:	$ 74,795.50
		STR-17-020-PH5 Total:	**$ 74,795.50**
STR-25-001	Orchard Street Improvements	Non-Water & Sewer	Improvement	Work Active	

Expenses

Account Key	Account Name	Category	Total Activity
STR250012002	Construction Maintenance	Construction	$ 655,771.66
GL Account Number	**GL Account Name**		**Activity**
25-00-75006	ROAD IMPROVEMENTS		$ 655,771.66
STR250015001	Design Engineering	Engineering	$ 26,416.39
GL Account Number	**GL Account Name**		**Activity**
25-00-75006	ROAD IMPROVEMENTS		$ 26,416.39
STR250015002	Construction Engineering	Engineering	$ 36,859.00
GL Account Number	**GL Account Name**		**Activity**
25-00-75006	ROAD IMPROVEMENTS		$ 36,859.00
		Total Expenses:	$ 719,047.05
		STR-25-001 Total:	**$ 719,047.05**
STR-25-003	Irving Park Rd. Ped Activated Crossin	Non-Water & Sewer	Improvement	Work Active	

Expenses

Account Key	Account Name	Category	Total Activity
STR250035001	Design Engineering	Engineering	$ 3,886.50
GL Account Number	**GL Account Name**		**Activity**
30-00-75001	ENGINEERING		$ 3,886.50
		Total Expenses:	$ 3,886.50
		STR-25-003 Total:	**$ 3,886.50**
STR-26-001	Benson School Drop-Off	Non-Water & Sewer	Improvement	Work Active	

Expenses

Account Key	Account Name	Category	Total Activity
STR260012002	Construction Maintenance	Construction	$ 224,747.70
GL Account Number	**GL Account Name**		**Activity**
30-00-75007	OTHER CAPITAL REQUESTS - PATHWAYS		$ 224,747.70
STR260015001	Design Engineering	Engineering	$ 15,162.50
GL Account Number	**GL Account Name**		**Activity**
30-00-75007	OTHER CAPITAL REQUESTS - PATHWAYS		$ 15,162.50
STR260015002	Construction Engineering	Engineering	$ 21,071.75
GL Account Number	**GL Account Name**		**Activity**
30-00-75002	STREET MAINTENANCE PROGRAM		$ 7,922.25
30-00-75007	OTHER CAPITAL REQUESTS - PATHWAYS		$ 13,149.50
		Total Expenses:	$ 260,981.95
		STR-26-001 Total:	**$ 260,981.95**
STW-21-001	Mid-Range Stormwater Related Inves	Non-Water & Sewer	Improvement	Work Active	

Expenses

Account Key	Account Name	Category	Total Activity
STW210015001	Design Engineering	Engineering	$ 8,515.50

Project Number	Project Name	Group	Type	Status	
		GL Account Number	**GL Account Name**		**Activity**
		30-00-75010	STORM SEWERS	$	8,515.50
				Total Expenses:	$ 8,515.50
				STW-21-001 Total:	**$ 8,515.50**
WTR-19-001	Industrial Drive Storage Tank Repairs	Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WTR190012002	Construction Maintenance	Construction	$	196,200.00
		GL Account Number	**GL Account Name**		**Activity**
		55-51-75012	WATER INFRASTRUCTURE	$	196,200.00
	WTR190015002	Construction Engineering	Engineering	$	21,940.25
		GL Account Number	**GL Account Name**		**Activity**
		55-51-75012	WATER INFRASTRUCTURE	$	21,940.25
				Total Expenses:	$ 218,140.25
				WTR-19-001 Total:	**$ 218,140.25**
WTR-19-002	Industrial Drive Pump Station Upgrad	Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WTR190025001	Design Engineering	Engineering	$	1,643.25
		GL Account Number	**GL Account Name**		**Activity**
		55-51-75012	WATER INFRASTRUCTURE	$	1,643.25
				Total Expenses:	$ 1,643.25
				WTR-19-002 Total:	**$ 1,643.25**
WTR-22-001	Rohlwing Road Storage Tank Repairs	Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WTR220015001	Design Engineering	Engineering	$	1,217.25
		GL Account Number	**GL Account Name**		**Activity**
		55-51-75012	WATER INFRASTRUCTURE	$	1,217.25
				Total Expenses:	$ 1,217.25
				WTR-22-001 Total:	**$ 1,217.25**
WTR-25-002	Watermain Replacement - CMD - Ard	Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WTR250022002	Construction Maintenance	Construction	$	1,486,833.28
		GL Account Number	**GL Account Name**		**Activity**
		55-51-75012	WATER INFRASTRUCTURE	$	1,486,833.28
	WTR250025002	Construction Engineering	Engineering	$	74,349.29
		GL Account Number	**GL Account Name**		**Activity**
		55-51-75012	WATER INFRASTRUCTURE	$	12,391.50
		55-51-75012	WATER INFRASTRUCTURE	$	61,957.79
				Total Expenses:	$ 1,561,182.57
				WTR-25-002 Total:	**$ 1,561,182.57**
WTR-25-003	WM Repl. - CMD - Baker Dr.	Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WTR250032002	Construction Maintenance	Construction	$	699,686.25
		GL Account Number	**GL Account Name**		**Activity**
		55-51-75012	WATER INFRASTRUCTURE	$	699,686.25
	WTR250035002	Construction Engineering	Engineering	$	105,648.76
		GL Account Number	**GL Account Name**		**Activity**

Project Number	Project Name	Group	Type	Status	
		55-51-75012	WATER INFRASTRUCTURE	$	(12,391.50)
		55-51-75012	WATER INFRASTRUCTURE	$	118,040.26
				Total Expenses:	$ 805,335.01
				WTR-25-003 Total:	**$ 805,335.01**
WTR-26-001	Water Distribution District Metering	Water & Sewer	Maintenance	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WTR260013001	EQUIPMENT	Water & Sewer	$	49,855.91
		GL Account Number	**GL Account Name**		**Activity**
		55-51-73003	EQUIPMENT (EXCEEDING $1,000)	$	49,855.91
				Total Expenses:	$ 49,855.91
				WTR-26-001 Total:	**$ 49,855.91**
WW-18-004	Sanitary Sewer Rehabilitation	Water & Sewer	Maintenance	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WW180044002	Manhole Rehabilitation	Water & Sewer	$	4,838.25
		GL Account Number	**GL Account Name**		**Activity**
		55-52-75011	SANITARY SEWERS	$	4,838.25
	WW180044003	Sewer Lining/Point Repair	Water & Sewer	$	10,702.50
		GL Account Number	**GL Account Name**		**Activity**
		55-52-75011	SANITARY SEWERS	$	10,702.50
				Total Expenses:	$ 15,540.75
				WW-18-004 Total:	**$ 15,540.75**
WW-18-006	WAS Aerzen Blower "Stage" Replacer	Water & Sewer	Equipment	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WW180063001	Equipment	Facilities & Machinery	$	20,525.29
		GL Account Number	**GL Account Name**		**Activity**
		55-52-76000	WASTE WATER TREATMENT PLANT	$	20,525.29
				Total Expenses:	$ 20,525.29
				WW-18-006 Total:	**$ 20,525.29**
WW-18-008	UV Lamp Replacement	Water & Sewer	Maintenance	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WW180083001	Equipment	Facilities & Machinery	$	24,042.76
		GL Account Number	**GL Account Name**		**Activity**
		55-52-76000	WASTE WATER TREATMENT PLANT	$	24,042.76
				Total Expenses:	$ 24,042.76
				WW-18-008 Total:	**$ 24,042.76**
WW-19-001	VFD Replacement Program	Water & Sewer	Maintenance	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WW190013001	Equipment	Facilities & Machinery	$	78,550.00
		GL Account Number	**GL Account Name**		**Activity**
		55-52-76000	WASTE WATER TREATMENT PLANT	$	78,550.00
				Total Expenses:	$ 78,550.00
				WW-19-001 Total:	**$ 78,550.00**
WW-20-001	Filter Media Replacement	Water & Sewer	Maintenance	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**

Project Number	Project Name	Group	Type	Status	
	WW200012002	CONSTRUCTION/MAINTENANCE	Construction		$ 36,507.75
		GL Account Number	**GL Account Name**		**Activity**
		55-52-76000	WASTE WATER TREATMENT PLANT		$ 36,507.75
				Total Expenses:	$ 36,507.75
				WW-20-001 Total:	**$ 36,507.75**
WW-22-004	SBR and WAS Systems Aeration Feasi	Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WW220045001	Design Engineering	Engineering		$ 159.75
		GL Account Number	**GL Account Name**		**Activity**
		55-52-73003	EQUIPMENT (EXCEEDING $1,000)		$ 159.75
				Total Expenses:	$ 159.75
				WW-22-004 Total:	**$ 159.75**
WW-24-001	SBR Raw Sewage Channel	Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WW240015001	Design Engineering	Engineering		$ 1,774.25
		GL Account Number	**GL Account Name**		**Activity**
		50-52-63041	WASTE WATER TREATMENT PLANT		$ 456.75
		55-52-76000	WASTE WATER TREATMENT PLANT		$ 1,317.50
				Total Expenses:	$ 1,774.25
				WW-24-001 Total:	**$ 1,774.25**
WW-26-001	Digester Header Cleanout	Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WW260012002	CONSTRUCTION MAINTENANCE	Water & Sewer		$ 44,500.00
		GL Account Number	**GL Account Name**		**Activity**
		55-52-76000	WASTE WATER TREATMENT PLANT		$ 44,500.00
				Total Expenses:	$ 44,500.00
				WW-26-001 Total:	**$ 44,500.00**
WW-26-005	WAS Blower Replacements	Water & Sewer	Improvement	Work Active	
	Expenses				
	Account Key	**Account Name**	**Category**		**Total Activity**
	WW260055001	Design Engineering	Engineering		$ 6,665.50
		GL Account Number	**GL Account Name**		**Activity**
		55-52-76000	WASTE WATER TREATMENT PLANT		$ 6,665.50
				Total Expenses:	$ 6,665.50
				WW-26-005 Total:	**$ 6,665.50**

Summary

Project Summary

Project Number	Project Name	Total Revenue	Total Expense	Revenue Over/(Under) Expenses
IT-24-001	VH/PD/PW Firewall Replacement	$ -	$ 27,529.76	$ (27,529.76)
IT-24-007	VH/PD/PW INTERNET WEB FILTER REPL/	$ -	$ 20,592.00	$ (20,592.00)
IT-25-003	MITEL PHONE SYSTEM	$ -	$ 6,484.43	$ (6,484.43)
IT-26-006	CAMERA VIEWNODE DISPLAYS REPLACE	$ -	$ 391.99	$ (391.99)
IT-26-007	PW AP ADDITION, GASBOY WIRING, & S	$ -	$ 11,454.99	$ (11,454.99)
IT-26-009	PW SEWER VIDEO LAPTOP REPLACEMEI	$ -	$ 5,201.04	$ (5,201.04)
IT-26-012	TABLET REPLACEMENT STRATEGY	$ -	$ 1,534.28	$ (1,534.28)
PW-18-014	Fleet Replacement - Capital Fund	$ -	$ 247,485.49	$ (247,485.49)
PW-20-003	5 Yard Dump Truck Replacement - Capit	$ -	$ 219,637.00	$ (219,637.00)
PW-21-001	F550 1-Ton Dump Truck Replacement	$ -	$ 67,846.00	$ (67,846.00)
PW-21-003	Usher Park Redesign	$ -	$ 1,105,722.83	$ (1,105,722.83)
PW-25-002	Village Hall & PD Roof Replacement	$ -	$ 126,268.00	$ (126,268.00)
PW-25-006	Energy Efficiency and Conservation Plan	$ -	$ 11,802.25	$ (11,802.25)
PW-26-001	Nature Center OSLAD Grant Project	$ -	$ 500,000.00	$ (500,000.00)
PW-26-005	Downtown Signage	$ -	$ 3,911.00	$ (3,911.00)
STR-17-005	Park/Pierce/Devon Intersection (STP)	$ 57,036.68	$ 159,419.05	$ (102,382.37)
STR-17-006	Annual Street Maintenance Program	$ -	$ 213,372.28	$ (213,372.28)
STR-17-007	Annual Sidewalk Program	$ -	$ 92,645.77	$ (92,645.77)
STR-17-020-PH2	North Side Infrastructure Program-Phas	$ -	$ 6,784.00	$ (6,784.00)
STR-17-020-PH3	North Side Infrastructure Program-Phas	$ -	$ 253,199.95	$ (253,199.95)
STR-17-020-PH5	North Side Infrastructure Program-Phas	$ -	$ 74,795.50	$ (74,795.50)
STR-25-001	Orchard Street Improvements	$ -	$ 719,047.05	$ (719,047.05)
STR-25-003	Irving Park Rd. Ped Activated Crossings	$ -	$ 3,886.50	$ (3,886.50)
STR-26-001	Benson School Drop-Off	$ -	$ 260,981.95	$ (260,981.95)
STW-21-001	Mid-Range Stormwater Related Investig	$ -	$ 8,515.50	$ (8,515.50)
WTR-19-001	Industrial Drive Storage Tank Repairs	$ -	$ 218,140.25	$ (218,140.25)
WTR-19-002	Industrial Drive Pump Station Upgrades	$ -	$ 1,643.25	$ (1,643.25)
WTR-22-001	Rohlwing Road Storage Tank Repairs	$ -	$ 1,217.25	$ (1,217.25)
WTR-25-002	Watermain Replacement - CMD - Ardmc	$ -	$ 1,561,182.57	$ (1,561,182.57)
WTR-25-003	WM Repl. - CMD - Baker Dr.	$ -	$ 805,335.01	$ (805,335.01)
WTR-26-001	Water Distribution District Metering	$ -	$ 49,855.91	$ (49,855.91)
WW-18-004	Sanitary Sewer Rehabilitation	$ -	$ 15,540.75	$ (15,540.75)
WW-18-006	WAS Aerzen Blower "Stage" Replacemer	$ -	$ 20,525.29	$ (20,525.29)
WW-18-008	UV Lamp Replacement	$ -	$ 24,042.76	$ (24,042.76)
WW-19-001	VFD Replacement Program	$ -	$ 78,550.00	$ (78,550.00)
WW-20-001	Filter Media Replacement	$ -	$ 36,507.75	$ (36,507.75)
WW-22-004	SBR and WAS Systems Aeration Feasibili	$ -	$ 159.75	$ (159.75)
WW-24-001	SBR Raw Sewage Channel	$ -	$ 1,774.25	$ (1,774.25)
WW-26-001	Digester Header Cleanout	$ -	$ 44,500.00	$ (44,500.00)
WW-26-005	WAS Blower Replacements	$ -	$ 6,665.50	$ (6,665.50)
	Project Totals:	**$ 57,036.68**	**$ 7,014,148.90**	**$ (6,957,112.22)**

Group Summary

Group	Total Revenue	Total Expense	Revenue Over/(Under) Expenses
Capital and Water/Sewer Project	$ -	$ 20,592.00	$ (20,592.00)
Non-Water & Sewer	$ 57,036.68	$ 4,111,260.58	$ (4,054,223.90)
Water & Sewer	$ -	$ 2,882,296.32	$ (2,882,296.32)
Group Totals:	**$ 57,036.68**	**$ 7,014,148.90**	**$ (6,957,112.22)**

Type Summary

Type	Total Revenue	Total Expense	Revenue Over/(Under) Expenses
Equipment	$ -	$ 628,682.27	$ (628,682.27)
Improvement	$ 57,036.68	$ 4,356,332.86	$ (4,299,296.18)
Maintenance	$ -	$ 2,029,133.77	$ (2,029,133.77)

Type Summary

Type	Total Revenue	Total Expense	Revenue Over/(Under) Expenses
Type Totals:	**$ 57,036.68**	**$ 7,014,148.90**	**$ (6,957,112.22)**

GL Account Summary

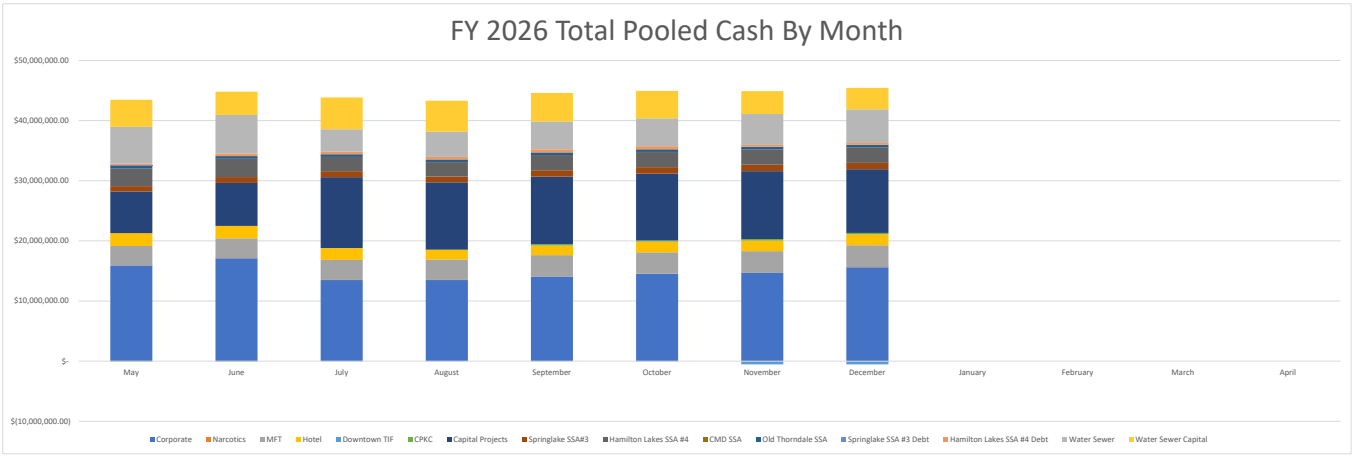
GL Account Number	GL Account Name	Total Revenue	Total Expense	Revenue Over/(Under) Expenses
01-05-61040	ENGINEERING	$ -	$ 626.25	$ 626.25
01-08-73004	HARDWARE/ACCESSORY UPGRADE	$ -	$ 9,725.20	$ 9,725.20
01-08-73005	HARDWARE/ACCESSORY UPGRADE	$ -	$ 13,918.41	$ 13,918.41
01-08-73006	HARDWARE/ACCESSORY UPGRADE	$ -	$ 8,190.92	$ 8,190.92
01-08-73007	HARDWARE/ACCESSORY UPGRADE	$ -	$ 14,043.58	$ 14,043.58
21-00-59940	GRANT MATCH	$ -	$ 500,000.00	$ 500,000.00
25-00-73010	SIGNAGE	$ -	$ 3,911.00	$ 3,911.00
25-00-75006	ROAD IMPROVEMENTS	$ -	$ 719,047.05	$ 719,047.05
30-00-44010	GRANT INCOME	$ (57,036.68)	$ -	$ (57,036.68)
30-00-72000	BUILDING ADDITIONS AND REMOD	$ -	$ 126,268.00	$ 126,268.00
30-00-74000	VEHICLE PURCHASE	$ -	$ 425,149.99	$ 425,149.99
30-00-75001	ENGINEERING	$ -	$ 15,688.75	$ 15,688.75
30-00-75002	STREET MAINTENANCE PROGRAM	$ -	$ 404,154.01	$ 404,154.01
30-00-75006	ROAD IMPROVEMENTS	$ -	$ 159,419.05	$ 159,419.05
30-00-75007	OTHER CAPITAL REQUESTS - PATH	$ -	$ 1,358,156.28	$ 1,358,156.28
30-00-75009	SIDEWALKS	$ -	$ 92,645.77	$ 92,645.77
30-00-75010	STORM SEWERS	$ -	$ 8,515.50	$ 8,515.50
50-51-73001	HARDWARE/ACCESSORY UPGRADE	$ -	$ 11,054.67	$ 11,054.67
50-52-63041	WASTE WATER TREATMENT PLAN	$ -	$ 456.75	$ 456.75
50-52-73001	HARDWARE/ACCESSORY UPGRADE	$ -	$ 16,255.71	$ 16,255.71
55-51-73003	EQUIPMENT (EXCEEDING $1,000)	$ -	$ 49,855.91	$ 49,855.91
55-51-74000	VEHICLE PURCHASE	$ -	$ 54,909.25	$ 54,909.25
55-51-75012	WATER INFRASTRUCTURE	$ -	$ 2,739,438.30	$ 2,739,438.30
55-52-73003	EQUIPMENT (EXCEEDING $1,000)	$ -	$ 159.75	$ 159.75
55-52-74000	VEHICLE PURCHASE	$ -	$ 54,909.25	$ 54,909.25
55-52-75011	SANITARY SEWERS	$ -	$ 15,540.75	$ 15,540.75
55-52-76000	WASTE WATER TREATMENT PLAN	$ -	$ 212,108.80	$ 212,108.80
	GL Account Totals:	**$ (57,036.68)**	**$ 7,014,148.90**	**$ 6,957,112.22**

Pooled Cash Report

Itasca, IL

For the Period Ending 12/31/2025

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
CLAIM ON CASH				
01-00-10199	CLAIM ON CASH	$ 15,726,778.01	$ 940,291.37	$ 16,667,069.38
10-00-10199	CLAIM ON CASH	$ 15,682.10	$ 4.91	$ 15,687.01
20-00-10199	CLAIM ON CASH	$ 3,609,836.52	$ 43,651.14	$ 3,653,487.66
21-00-10199	CLAIM ON CASH	$ 1,765,372.97	$ 55,628.95	$ 1,821,001.92
25-00-10199	CLAIM ON CASH	$ (507,334.21)	$ (23,945.33)	$ (531,279.54)
29-00-10199	CLAIM ON CASH	$ 239,777.81	$ (8,354.87)	$ 231,422.94
30-00-10199	CLAIM ON CASH	$ 11,300,852.59	$ (718,210.32)	$ 10,582,642.27
31-00-10199	CLAIM ON CASH	$ -	$ -	$ -
32-00-10199	CLAIM ON CASH	$ 1,061,013.61	$ 706.42	$ 1,061,720.03
33-00-10199	CLAIM ON CASH	$ 2,532,336.00	$ 10,051.02	$ 2,542,387.02
34-00-10199	CLAIM ON CASH	$ 2,630.52	$ 0.53	$ 2,631.05
35-00-10199	CLAIM ON CASH	$ 448,919.60	$ 1,496.85	$ 450,416.45
40-00-10199	CLAIM ON CASH	$ -	$ -	$ -
43-00-10199	CLAIM ON CASH	$ 314,902.55	$ 8,107.40	$ 323,009.95
50-00-10199	CLAIM ON CASH	$ 5,131,194.87	$ 450,182.81	$ 5,581,377.68
55-00-10199	CLAIM ON CASH	$ 3,801,148.93	$ (240,610.14)	$ 3,560,538.79
TOTAL CLAIM ON CASH		$ 45,443,111.87	$ 519,000.74	$ 45,962,112.61
CASH IN BANK				
Cash in Bank				
99-00-10110	IBT - CORP	$ 2,911,956.96	$ 758,677.25	$ 3,670,634.21
99-00-10113	IBT - NARCOTICS	$ 12,064.84	$ 4.91	$ 12,069.75
99-00-10114	IBT - INSURANCE REIMB	$ 24,266.03	$ 22,635.28	$ 46,901.31
99-00-10116	IBT - DEVELOPER	$ 1,057,349.60	$ -	$ 1,057,349.60
99-00-10117	IBT - OSLAD GRANT (USHER PARK)	$ 1,014.80	$ 0.28	$ 1,015.08
99-00-10120	ILLINOIS FUNDS - CORP	$ 11,054,851.31	$ (463,357.77)	$ 10,591,493.54
99-00-10123	ILLINOIS FUNDS - IPTIP	$ 8,486.73	$ 28.46	$ 8,515.19
99-00-10124	ILLINOIS FUNDS - MFT	$ 1,422,337.22	$ 133,268.89	$ 1,555,606.11
99-00-10130	PMA - CORP	$ 18,881,624.07	$ 47,305.22	$ 18,928,929.29
99-00-10131	PMA - OLD THORNDALE SSA	$ 447,789.37	$ 1,406.16	$ 449,195.53
99-00-10132	PMA - HOTEL TAX	$ 1,576,025.89	$ 3,408.68	$ 1,579,434.57
99-00-10133	PMA - SPRINGLAKE SSA	$ 856,705.95	$ 492.10	$ 857,198.05
99-00-10134	PMA - HAMILTON LAKES SSA CAP PROJECTS	$ 2,972,089.71	$ 5,550.11	$ 2,977,639.82
99-00-10135	PMA - HAMILTON LAKES SSA DEBT SERVICE	$ 420,368.58	$ 1,319.99	$ 421,688.57
99-00-10140	IMET - CORP	$ 1,710,219.02	$ 5,830.30	$ 1,716,049.32
99-00-10200	PMA - MFT INVESTMENT ACCOUNT	$ 2,096,113.97	$ 531.05	$ 2,096,645.02
99-00-21002	CREDIT CARD PAYABLE	$ (10,152.18)	$ 1,899.83	$ (8,252.35)
TOTAL: Cash in Bank		$ 45,443,111.87	$ 519,000.74	$ 45,962,112.61
TOTAL CASH IN BANK		$ 45,443,111.87	$ 519,000.74	$ 45,962,112.61
TOTAL CASH IN BANK (EXCLUDING DEVELOPER DEPOSITS)		$ 44,385,762.27	$ 519,000.74	$ 44,904,763.01



Fund #	Fund Description	May	June	July	August	September	October	November	December	January	February	March	April
01-00-10199	Corporate	$ 15,916,947.78	$ 17,109,510.20	$ 13,484,987.81	$ 13,485,632.07	$ 14,090,482.30	$ 14,526,798.37	$ 14,669,428.41	$ 15,609,719.78				
10-00-10199	Narcotics	$ 15,655.07	$ 15,659.67	$ 15,664.27	$ 15,668.58	$ 15,673.33	$ 15,677.94	$ 15,682.10	$ 15,687.01				
20-00-10199	MFT	$ 3,226,863.63	$ 3,307,906.84	$ 3,348,711.27	$ 3,390,793.84	$ 3,523,520.54	$ 3,567,743.83	$ 3,609,836.52	$ 3,653,487.66				
21-00-10199	Hotel	$ 2,122,662.27	$ 2,055,426.39	$ 1,937,060.97	$ 1,618,488.12	$ 1,596,311.88	$ 1,768,591.03	$ 1,765,372.97	$ 1,821,001.92				
25-00-10199	Downtown TIF	$ (13,907.83)	$ (13,498.47)	$ (35,327.40)	$ (38,833.70)	$ (44,413.83)	$ (47,644.57)	$ (530,568.38)	$ (531,279.54)				
29-00-10199	CPKC	$ (116,218.69)	$ (114,173.17)	$ 30,568.59	$ 40,570.97	$ 211,885.02	$ 202,825.55	$ 239,777.81	$ 231,422.94				
30-00-10199	Capital Projects	$ 6,944,234.05	$ 7,146,419.39	$ 11,776,882.63	$ 11,177,640.18	$ 11,260,599.52	$ 11,111,975.07	$ 11,300,852.59	$ 10,582,642.27				
32-00-10199	Springlake SSA#3	$ 871,686.66	$ 989,205.58	$ 989,860.60	$ 990,530.26	$ 1,048,522.71	$ 1,060,219.37	$ 1,061,013.61	$ 1,061,720.03				
33-00-10199	Hamilton Lakes SSA #4	$ 2,954,956.91	$ 3,039,046.38	$ 2,388,470.44	$ 2,393,832.05	$ 2,519,920.27	$ 2,526,425.98	$ 2,532,336.00	$ 2,542,387.02				
34-00-10199	CMD SSA	$ 2,627.62	$ 2,628.34	$ 2,628.79	$ 2,629.28	$ 2,629.75	$ 2,630.15	$ 2,630.52	$ 2,631.05				
35-00-10199	Old Thorndale SSA	$ 430,080.89	$ 430,643.45	$ 431,178.55	$ 431,721.01	$ 445,872.59	$ 447,449.69	$ 448,919.60	$ 450,416.45				
42-00-10199	Springlake SSA #3 Debt	$ 95,149.59	$ -	$ -	$ -	$ -	$ -	$ -	$ -				
43-00-10199	Hamilton Lakes SSA #4 Del	$ 291,366.77	$ 425,255.63	$ 426,796.05	$ 428,347.75	$ 523,472.13	$ 525,245.19	$ 314,902.55	$ 323,009.95				
50-00-10199	Water Sewer	$ 6,104,408.37	$ 6,418,463.06	$ 3,737,281.42	$ 4,165,608.63	$ 4,616,265.99	$ 4,626,650.90	$ 5,131,194.87	$ 5,581,377.68				
55-00-10199	Water Sewer Capital	$ 4,496,343.40	$ 3,871,624.76	$ 5,292,905.07	$ 5,170,601.19	$ 4,736,373.03	$ 4,560,099.14	$ 3,824,383.10	$ 3,560,538.79				
Total		**$ 43,342,856.48**	**$ 44,684,118.04**	**$ 43,827,669.06**	**$ 43,273,230.23**	**$ 44,547,115.23**	**$ 44,894,687.64**	**$ 44,385,762.27**	**$ 44,904,763.01**	$ -	$ -	$ -	$ -

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Michael Subers, Public Works Director

DATE: January 30, 2026

SUBJECT: Accepting the Proposal from Tri-Fin LLC for a Three-Year Light Pole, Park Bench, and Garbage Can Painting Program at an Estimated Project Cost of $178,825.57

RECOMMENDED MOTION: Move to approve Accepting the Proposal from Tri-Fin LLC for a Three-Year Light Pole, Park Bench, and Garbage Can Painting Program at an Estimated Project Cost of $178,825.57.

INTRODUCTION

Public Works is recommending acceptance of the proposal from Tri-Fin LLC for a three-year Light Pole, Park Bench, and Garbage Can Painting Program in an estimated amount of $178,825.57. RFP 2006-01 was advertised on January 8, 2026, in the Daily Herald. There were five (5) plan holders for the project, however Tri-Fin was the only contractor to submit a proposal.

DISCUSSION

The Village currently has a capital improvement plan project PW-18-008, which was designed to repaint the 265 antique poles in town. In FY20, we contracted the painting of 42 light poles in Usher Park, the old Village Hall, and the Welcome to Itasca signs. In FY22, Public Works planned to continue the project but concerns about conflicts with the Roadway and Infrastructure postponed the work. To revitalize the project, 44 poles located on Walnut from Orchard to North Street will be painted in FY26. Then in FY27, 36 poles along Orchard Street from Walnut to Maple Street, the Train station, and the remaining poles at the old Village Hall will be painted. Finally, in FY28, 34 poles by the Village Hall, Police Department, and the Train Depot will be painted.

In April 2024, the Village Board approved a low bid from Muscat Painting and Decorating (see Res 1526-24) at a unit price of $1,750 per pole. Muscat was unable to meet the insurance requirements set out in the contract documents, so the project never began. At that time, the next lowest bid for the project was from Tecorp Inc., at a unit cost of $6,800 per pole, which was extremely high.

Public Works reviewed the low bidder participation and the potential for very high project costs and redeveloped it into the Light Pole, Park Bench, and Garbage Can Painting Program. The new program includes the poles previously bid and other park furniture that requires periodic refinishing, such as park benches and

garbage cans. The new program also requires Public Works to remove, install, deliver, and pick up all items to and from Tri-Fin, which is located in Elk Grove Village. The poles will be chemically stripped and powder-coated in a controlled environment to ensure a superior finish, unlike outdoor applications. Public Works has previously worked with Tri-Fin, which has provided powder-coating services for park furniture and an occasional light pole for a few years, with good results.

The proposed cost of repainting a 14-foot-tall pole from Tri-Fin is $1,400, or 20% less than Muscat's cost of $1,750 per pole. Public Works currently has seven (7) 14-foot antique poles in our inventory that were removed during the Itasca Station Project. Once approved, staff will deliver the poles to Tri-Fin for refurbishment, and they will replace the next seven poles to be repainted and so on. While the initial repainting program from 2024 was intended to repaint the poles only, the new program will also update the 30+-year-old integrated outlets, wiring, and connections, creating a like-new product.

FISCAL IMPACT

Public Works currently has $70,000 budgeted in FY 2026 to fund the construction portion of the capital project PW-18-008 Structure Painting Project.

STAFF RECOMMENDATION

Staff recommends the item be forwarded to the Village Board First Reading on February 3, 2026, for consideration and approval.

AFTER ACTION STEPS

1. Sign contract with Tri-Fin
2. Begin project with delivery of poles

ATTACHMENTS

RFP 2026-01
Proposal from Tri-Fin LLC
Light Pole, Park Bench, and Garbage Can Painting Program Bid Tabulation

Contract Documents

RFP 2026-01

Village of Itasca Light Pole, Park Bench, Garbage Can Painting Program

Village of Itasca

550 W Irving Park Road

Itasca, IL 60143

(630) 773-0835

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REQUEST FOR PROPOSALS
VILLAGE OF ITASCA
DUPAGE COUNTY, ILLINOIS
RFP NO. 2026-01
Village of Itasca Light Pole, Park Bench, Garbage Can Painting Program

The Village of Itasca will receive sealed proposals for the Village of Itasca Light Pole, Park Bench, Garbage Can Painting Program. Specifications are available by request only by calling Itasca Public Works at 630-773-2455.

Sealed proposals must be received at the front desk of the Itasca Village Hall, 550 W Irving Park Rd, Itasca, Illinois, prior to 10:00 am Central Standard Time (CST) on Tuesday, January 23, 2026, immediately thereafter all proposals will be publicly opened and read aloud in the Village Board Room. All proposals must be submitted and returned in a sealed envelope, with the self-addressed label provided with the proposal documents.

All proposals shall be submitted in accordance with the Instructions for Bidders contained within the Bid Documents. The Contractor shall also comply with all applicable Federal, State and local regulations.

The Village of Itasca reserves the right to reject all proposals if it has documented sound business reasons. Unless all bids are rejected, award will be made to the lowest, responsive, responsible bidder.

INFORMATION FOR BIDDERS

Sealed proposals must be received at Itasca Village Hall, 550 W. Irving Park Rd, Itasca, Illinois, prior to 10:00 am Central Standard Time (CST) on Friday, January 23, 2026, immediately thereafter all proposals will be publicly opened and read aloud in the Village Board Room. All bids must be submitted and returned in a sealed envelope, with the self-addressed label provided with the proposal documents.

The Village of Itasca is the only official source for bid packages and supporting materials. Registration with the Village is the only way to ensure bidders receive all Addenda and other Notices concerning this project. The Village cannot ensure that bidders who obtain bid packages from sources other than the Village will receive Addenda and other Notices. All bidders are advised that bids that do not conform to the requirements of this bid package, including compliance with and attachment of all Addenda and other Notices, may, at the Village's discretion, be rejected as non-responsive and/or the bidder disqualified. In such cases, the Village will NOT rebid the project absent extraordinary circumstances.

The proposal forms must be completed in their entirety and submitted in an opaque envelope to the address listed above.

All applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the PROJECT shall apply to the contract throughout.

BIDDER shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract.

Each BIDDER shall supply a list of all subcontractors that submitted proposals and if requested by the OWNER all major material suppliers.

VILLAGE OF ITASCA

INSTRUCTIONS TO BIDDERS

1. Bidding Documents

   a. The Bidding Documents are available in printed format from Public Works at 411 N. Prospect Ave., Itasca, Illinois. For more information, please contact Michelle Bednarz at 630-773-2455 or via email at mbednarz@itasca.com.

2. Submission of Bid

   a. Documents From Other Sources

      i. The Village of Itasca is the only official source for bid packages and supporting materials. Registration with the Village is the only way to ensure bidders receive all Addenda and other Notices concerning this project. The Village cannot ensure that bidders who obtain bid packages from sources other than the Village will receive Addenda and other Notices. All bidders are advised that bids that do not conform to the requirements of this bid package, including compliance with and attachment of all Addenda and other Notices, may, at the Village's discretion, be rejected as non-responsive and/or the bidder disqualified. In such cases, the Village will NOT rebid the project absent extraordinary circumstances.

   b. The bid shall be submitted on the forms provided in these Bidding Documents (collectively, the "Bid Forms"). These Bid Forms shall be completed properly and signed in ink. Failure to use the Bid Forms included in these Bidding Documents could result in rejection of the bid.

   c. The Bid Forms shall be submitted in a sealed opaque envelope addressed to the Village of Itasca, 550 W. Irving Park Rd, Itasca Illinois 60143, ATTN: JODY CONIDI, and shall be identified with the bid number and project name.

   d. Bid documents shall be delivered or mailed in time for delivery to the foregoing address no later than the date and time provided in the request for proposal. Oral bids or oral modifications to bids will not be considered. It is the sole responsibility of the bidder to see that his bid is received in proper time. **No faxed or e-mail bid or modification of a bid will be considered.** The Village is not responsible for the premature opening of bids not marked as required. Any bid opened prematurely due to the failure of the bidder to mark the envelope in accordance with these Bidding Documents will be considered non-responsive.

   e. Bid prices are to include the delivery of all materials (if any) including: plant, equipment, supplies, tools, scaffolding, transportation, insurance, bonds, warranties and all other items and facilities, and the performance of all labor and service, necessary for the proper completion of the work except as may be otherwise expressly provided in the Contract. Bids shall not include federal excise tax or state sales tax for materials to be incorporated in, or totally consumed in the prosecution of the work. An exemption certificate will be furnished by the Village upon request of the bidder.

   f. Erasures, interlineations, corrections, or other changes on the Contractor's Bid Forms shall be explained or noted over the signature of the bidder. No bid submitted with

deviations or reservations from the full contract called for will be considered.

g. Bidder must acknowledge all Addenda received in the spaces provided on the Bid Form. By submitting a bid, bidder indicates that all considerations issued by Addendum are incorporated in the bid.

h. Bidders are required to complete certain certifications as part of its bid regarding the bidder's compliance with applicable laws. **Failure of a bidder to complete/submit the required certifications shall be the basis for immediate rejection of that bidder's bid.** The certifications of the successful bidder shall become a part of the Contract with the Village.

i. Requests to withdraw bids are to be directed to the attention of the Village Clerk and may be sent via certified mail or email:

Attn: Jody Conidi
550 W. Irving Park Rd
Itasca, Illinois 60143
Email:jconidi@itasca.com

3. Examination of Bidding Documents

a. Each bidder shall carefully examine all Contract Documents and all Addenda thereto and shall thoroughly familiarize himself with the detailed requirements thereof prior to submitting a bid. Should a bidder find discrepancies or ambiguities in, or omissions from documents, or should he be in doubt as to their meaning, he shall at once, and in any event not later than ten (10) calendar days prior to the bid due date, notify the Public Works Director, who will, if necessary, send written Addenda to all bidders of record. The Village will not be responsible for any oral instructions. All inquiries shall be directed to the Public Works Director, Michael Subers, 630-773-2455 or msubers@itasca.com. After bids are received, no allowance will be made for oversight by the bidder.

b. The failure or omission of any bidder to obtain, receive or examine any form, instrument, or information or to visit the Project site(s), and become knowledgeable with respect to conditions there existing, or to seek needed clarification shall in no way relieve the bidder from any obligation with respect to his bid. By submitting a bid, the bidder agrees, represents and warrants that he has undertaken such investigation as he deemed necessary, has examined the site(s) and the Bidding Documents, has obtained all needed clarifications and where the specifications and drawings require in any part of the work that a given result be produced, that the specifications and drawings are adequate, and the required result can be produced under the specifications and drawings. Once the award has been made, failure to have undertaken and completed the foregoing tasks shall not be cause to alter the original Contract or to request additional compensation.

VILLAGE OF ITASCA
GENERAL TERMS AND CONDITIONS

The following conditions apply to all purchases or services and become a definite part of each request for proposal. Failure to comply may disqualify your bid.

ELIGIBILITY TO BID

1. **Non-Discrimination in Employment** - The Contractor, in performing under this contract, shall not discriminate against any worker, employee or applicant, or any member of the public because of race, creed, color, age, sex, or national origin, or otherwise commit an unfair employment practice. The bidder, his sub-contractors, or labor organizations furnishing skilled or unskilled workers, craft union skilled labor, or anyone who may perform any labor or service, shall not commit within the State of Illinois, under this contract, any unfair employment practices as defined in the act of the 72nd General Assembly entitled "Fair Employment Practices Act". The Contractor is referred to 11. Rev. Stat. (1961) ch. 48, paragraph 851 et seq. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services, contracts and subcontractors, and all labor organizations furnishing skilled, unskilled, and craft union skilled labor, or who may perform any such labor or services in connection with this contract.

2. **Removal or Suspension of Bidders** - The Village of Itasca may remove or suspend any bidder from the bidder's list for a specified period not to exceed two (2) years. The vendor will be given notice of such removal or suspension if:

    a. Services performed do not comply with specifications of contract with the vendor;

    b. Work is not done within the contract's specified time;

    c. An offer is not kept firm for the length of time specified in the contract;

    d. Contractor fails to provide performance bond when required by request for proposal;

    e. Contractor is found guilty of collusion;

    f. Bankruptcy or other evidence of insolvency is found;

    g. An employee currently serves as a Board member or employee of Village of Itasca and is financially involved in the proposed work.

3. **To Rescind a Removal or Suspension** - The bidder may submit a written explanation of the circumstances which caused the removal or suspension or may prove that circumstances have been corrected. On the basis of such an explanation, the Village of Itasca may modify or rescind the removal or suspension.

4. **Compliance to Law**

    a. The bidder shall at all times observe and comply with all laws, ordinances, regulations and codes of federal, state, county, and village governments and/or any other local

governing agencies which may in any manner affect the preparation of proposals or in the performance of this contract.

b. All merchandise or commodities must conform to all standards and regulations as set forth under the Occupation Safety Hazards Act (O.S.H.A.).

CONDITIONS FOR BIDDING

1. **Bid Definitions**

   a. Bidding documents include the advertisement of the request for proposal, the instructions to bidders, the bid form, and the proposed contract documents including addenda issued prior to receipt of the bids.

   b. Addenda are written or graphic instruments issued prior to the execution of the contract which modify or interpret the bidding documents, including drawings and specifications, by additions, deletions, clarifications, or corrections. Addenda will become part of the contract documents when the contract is executed.

2. **Bid Form** - The bid shall be submitted on the bid form that has been provided. This form shall be completed properly and signed in ink. The bid form shall be submitted in the enclosed, self-addressed envelope and shall be identified with the bid name.

3. **Late Bids** - Formal bids that are received after the specified bid opening time will not be considered and will be returned unopened.

4. **Withdrawal of Bids** - A written request for withdrawal is required to withdraw a bid. It must be received prior to the bid opening. After the bid opening, a bid becomes a legal document and an integral part of the bid and may not be withdrawn. Requests to withdraw bids are to be directed to the attention of the Village Clerk, Jody Conidi, and Phone: (630)773-0835.

5. **Examination of Bidding Documents** - Each bidder shall carefully examine all contract documents and all addenda thereto and shall thoroughly familiarize himself with the detailed requirements thereof prior to submitting a bid. Should a bidder find discrepancies or ambiguities in, or omissions from documents, or should be in doubt as to their meaning, they shall at once, and in any event not later than ten (10) days prior to the bid due date, notify the Public Works Director, who will, if necessary, send written addenda to all potential bidders. The Village of Itasca will not be responsible for any oral instructions. All inquiries shall be directed to the Public Works Director. After bids are received, no allowance will be made for oversight by the bidder.

6. **Mistake in Bid and Bid Changes** - No bid may be modified after submittal. However, if an error is made in extending a total price, the unit price will govern. Erasures on the bid form must be initialed by the bidder.

7. **Bid Binding** - Unless otherwise specified, all bids shall be binding for thirty (30) working days following the bid opening date.

8. **Changes in Contract Documents** • Changes or corrections may be made by the Village of Itasca in

the contract documents after they have been issued and before bids are received. In such case, a written Addendum describing the change or correction will be issued by the Village Clerk to all bidders of record. Such addendum or addenda shall take precedence over that portion of the documents concerned and shall become part of the contract documents. Except in unusual cases, addenda will be issued to reach the bidders at least four (4) days prior to date established for receipt of bids.

9. **Response to Invitations** - Contractors who are unable to bid will provide a letter or explanation and return the bid form. Contractors who fails to respond on two (2) successive bids will be removed from the qualified bidder's list.

10. **Bid Attachments** - Bidders may attach to the bid form any descriptive material necessary to fully describe the work he proposes to furnish.

11. **Bidder's Competence** - All bidders shall attach a list of current references to their bid form. In addition, the Village of Itasca may require proof of facilities or equipment, insurance coverage and financial resources to perform the work. If required, the bidder shall submit to the Public Works Director a properly executed Contractor's Qualification statement, IAA Document A305.

12. **Bid Opening** - At the precise time set for bid opening, bids will legally be made public Bidders or their representatives are encouraged to attend the bid opening.

13. **Bid Award** - The bidder acknowledges the right of the Village of Itasca to reject any or all bids and to waive informality or irregularity in any bid received and to award each item to different bidders or all items to a single bidder (to accept, split, and or reject part(s) of any or all bids). In addition, the bidder recognizes the right of the Village of Itasca to reject a bid if the bidder failed to furnish any required bid security or to submit the data required by the bidding documents, or if the bid is in any way incomplete or irregular.

14. **Hold Harmless Agreement** - All bidders must sign and notarize the attached agreement.

AWARD OR REJECTION OF BIDS

1. **Award or Rejection** - Contracts are awarded to the lowest, most responsible bidder. In determining the responsibility of a bidder, the following are taken into consideration:

    a. The ability and skill of the bidder's personnel who will perform the services;

    b. The character, integrity, reputation, judgment, experience and efficiency of the bidder;

    c. The current, uncompleted work in which a contractor is involved, which might hinder or prevent prompt completion of the Village of Itasca's work;

    d. The financial resources of the bidder;

    e. Cash discounts offered;

    f. Quality, utility, suitability of work or material; the quality of the commodity to be

furnished, as well as the price therefore, is to be taken into consideration, and a bid which is low in point of price may be rejected if the material to be furnished is not the best;

g. Direct, indirect and incidental costs to the Village of Itasca;

h. Prior work completed by the contractor for the Village of Itasca.

2. **Notice of Award** - A signed contract mailed to the successful bidder within the time specified for acceptance shall be the binding contract.

IMPORTANT

The attached label must be affixed to the front of the envelope the completed bid is submitted in. This attached label may be printed on an 8.5 X 11 label stock or printed on paper and securely fastened to the front of envelope you are submitting the bid in.

Bids without the attached label on the envelope may be delayed and not arrive in time for the bid opening.

If you have questions pertaining to this bid you may contact:

Michael Subers 630-773-2455
msubers@itasca.com

Bidder Contact Information

PLEASE LET US KNOW WHO WE SHOULD CONTACT REGARDING THIS BID

IF YOU DO NOT HAVE A BUSINESS CARD, PLEASE TYPE YOUR INFORMATION BELOW:

Company Name: Tri-fin LLC

Company Address: 79 Bond St

City: Elk Grove Village State: IL Zip Code: 60007

Name of Contact Person: Fernando Cabrera

Title: Sales Phone Number: [redacted]

E-mail: Fcabrera@tri-fin.com

Village of Itasca- Streetlight, Park Benches and Refuse Container Painting Project
Special Provisions

The Village of Itasca is seeking proposals for the repainting of streetlights, park benches, and refuse containers. Village will remove and deliver streetlights, park benches and refuse containers to the selected paint contractor to blast, clean, and repaint in accordance with the specifications below if within a 10 miles radius of the Village of Itasca. If Vendors would like to make a proposal and are not inside the 10 miles radius, shipping costs to and from Itasca Public Works must be included.

Streetlights (Liquid Coating)

1. Receiving
    a. All Streetlights will be delivered or shipped to the painting contractor
        i. Village of Itasca will deliver all parts if within a 20-mile radius of the Village
    b. All materials will be staged in a manner to prevent damage
    c. Each part received will receive a parts tag which will include the date dropped off
2. Surface Preparation
    a. All parts will receive an initial sandblasting using Blastite 54 or approved other
    b. After sandblasting, all parts shall be washed using Aero Green paint preparation cleaner or approved other
3. Surface Primer
    a. All parts shall receive a primer coat using Sherwin-Williams DTM-Epoxy Sealer
    b. Primer shall be installed at a dry film thickness of 2.0-2.5 mils in accordance to the manufacturer's recommendations.
4. Inspection
    a. Once the primer has cured properly per the manufacture's specifications, all parts will be inspected for cleanliness prior to applying the surface application
5. Topcoat
    a. All parts will receive a topcoat using Sherwin-Williams Polane T Polyurethane Enamel
    b. Topcoat shall be installed at a wet film of 4.5 mills and retain a dry film of 1.0-1.25 mils in accordance with the manufacturer's recommendations.

Light Pole Example

Park Benches and Refuse Cans (Powder Coating)

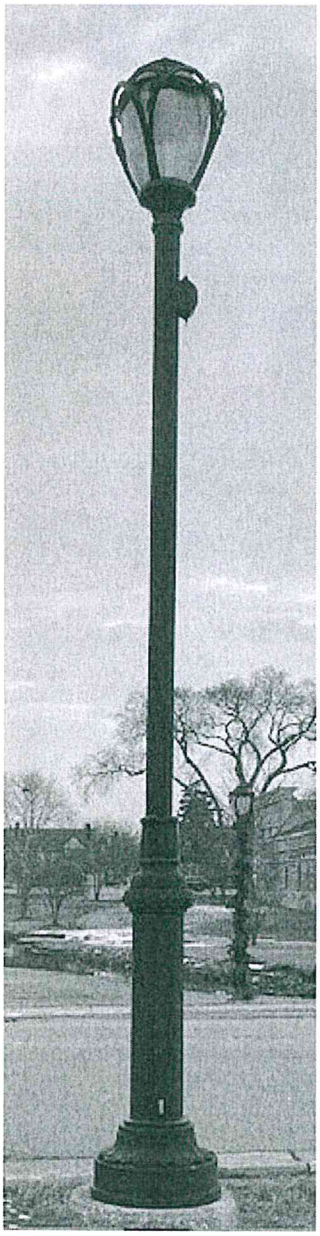
Process will include removal of old painting system and reapplication of new coatings following the specifications below.

1. Receiving
    a. All benches and garbage cans will be delivered or shipped to the paint provider
        i. Village of Itasca will deliver all parts if within a 20-mile radius of the Village
    b. All materials will be staged in a manner to prevent damage
    c. Each part received will receive a parts tag which will include the date dropped off
2. Surface Preparation
    a. All parts will receive an initial sandblasting using Blastite 54 or approved other
    b. After sandblasting, all parts shall be washed using Aero Green paint preparation cleaner or approved other

c. All parts will be heated in a 400-degree Fahrenheit oven to remove residual surface contaminants

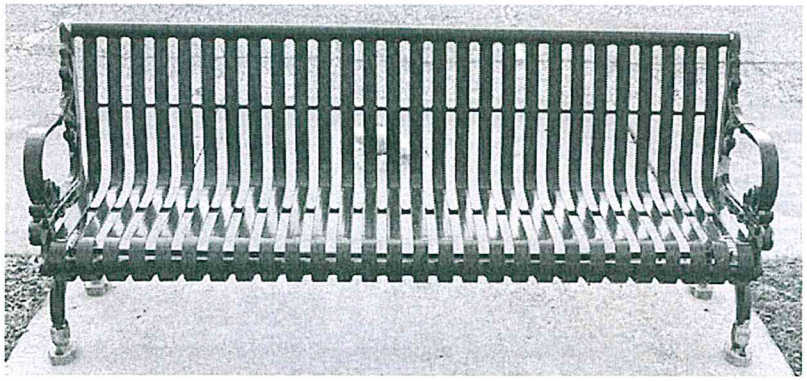
3. Surface Primer
    a. All parts shall receive one coat of epoxy gray primer using Cardinal Paint E305-GR533 per the manufacturer's application specification
    b. Primer shall be applied to a thickness of 4-6 mils in accordance with the manufacturer's recommendations.
4. Inspection
    a. Once the primer has cured properly per the manufacture's specifications, all parts will be inspected for cleanliness prior to applying the surface application
5. Topcoat
    a. All final surface applications shall be made using PPG Envirocron Powder Coat PCTA90146
    b. Three color chips shall be painted prior to painting the parts to check for proper Gloss, Cure, Finish and Color
    c. Surface coating shall be applied to a thickness of 4-6 mils in accordance with the manufacturer's recommendations.
6. Paint Curing
    a. After the surface coating is applied, all parts shall be placed in an oven in accordance with the paint manufacturers specifications
    b. The temperature and time of the curing process shall be recoded and provided to the Village
7. Final Inspection
    a. All parts shall be inspected for incomplete painting or damage prior to packaging
8. Packaging
    a. All parts shall be packaged in a manner to avoid damage during transit.
    b. All parts shall be packaged on pallets or skids supplied by the Village
    c. Packaging shall include the Item code and quantity
    d. All parts shall be shrink wrapped and banded as necessary to secure for shipping
9. Shipping
    a. All parts shall be shipped to the Village of Itasca Public Works
    b. If parts are available for pick up and within a 10 mile radius of the Village Public Works will pick up.
10. Warranty
    a. The work performed will include a warranty of 5 years and only apply to Typically covers manufacturing defects in the powder coating application, such as cracking, peeling, and excessive fading under normal conditions.

(Below) Light Pole Example
Height Varies 12 -14 Feet



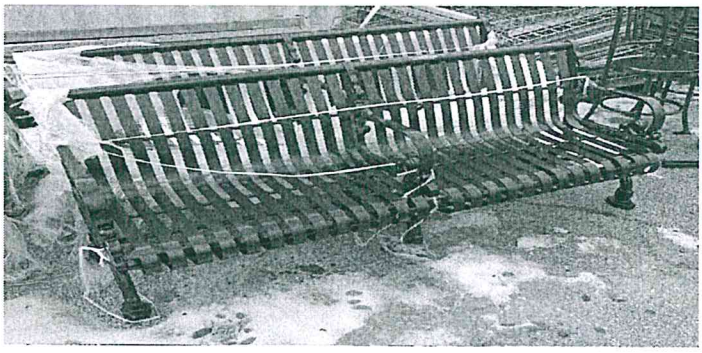
(Left) Garbage Can 24" wide x 32" tall

(Below) Park Bench Example (Standard) 74" Wide x 31" Tall x 25" Depth



(Below) Park Bench Example (Short) 59" Wide x 31" Tall x 25" Depth

(Below) Park Bench Example (Divider) 71" Width x 31" Tall x 25" Depth



BIDDERS PROPOSAL

(I) By submission of the bid, each bidder certifies, and in the case of a joint bid each party to the joint bid certifies, as to his or her own organization, that in connection with the bid:

(i) The prices in the bid have been arrived at independently, without consultation, communication, or agreement with any other bidder or with any competitor, for the purpose of restricting competition, as to any matter relating to the prices;

(ii) Unless otherwise required by law, the prices quoted in the bid have not knowingly been directly or indirectly disclosed to any other bidder or to any competitor prior to opening; and

(iii) No attempt has been made or will be made by the bidder to induce any other person or firm to submit or withhold a bid for the purpose of restricting competition;

(II) Each person signing the bid shall certify that:

(i) He or she is the person in the bidder's organization responsible for the decision as to the prices being bid and that he or she has not participated, and will not participate, in any action contrary to (I)(i) through (I)(iii) above; or

(ii) He or she is not the person in the bidder's organization responsible for the decision as to the prices being bid, but that he or she has been authorized to act as agent certifying that the persons determining the prices have not participated, and will not participate, in any action contrary to (I)(i) through (I)(iii) above, and as their bidder's agent shall so certify. He or she shall also certify that he or she has not participated, and will not participate, in any action contrary to (I)(i) through (I)(iii) above.

BIDDER acknowledges receipt of the following ADDENDUM (Where applicable):

Addendum #

Addendum #

Addendum #

In strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below. BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to fully complete the PROJECT within _____consecutive calendar days thereafter.

Village of Itasca

Proposal Worksheet

Bid Number: 2026-01
Project Name: Lightpole,Park Bench Garbage Can Painting Program
Bid Openng Date: January 23, 2026

		2026		2027		2028	
Item	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
Antique Pole (12 ft)	20	$1,200.00	$24,000	$1,260	$25,200	$1,323	$26,460
Antique Pole (14 ft)	20	$1,400.00	$28,000	$1,470	$29,400	$1,543.5	$30,870
Park Bench (Standard)	1	$800.00	$800	$840	$840	$882	$882
Park Bench (Short)	1	$750.00	$750	$787.5	$787.5	$826.87	$826.87
Park Bench (Divider)	1	$800.00	$800	$840	$840	$882.00	$882.00
Garbage Can	5	$475.00	$2,375	$498.75	$2,493.75	$523.69	$2,618.45
		Total 2026	$56,725	Total 2027	$59,561.25	Total 2028	$62,539.32

Contract Sum	(sum of 3 years)	$178,825.57

COMPANY NAME: Tri-Fin LLC

ADDRESS: 79 Band St

TELEPHONE NUMBER: [redacted]

BIDDER'S SIGNITURE: [redacted]

PRIMARY CONTACT/TITLE: Fernando Cabrera (Sales)

-Acceptance-

Date of Board of Trustee Approval: _____

VILLAGE OF ITASCA, a

Municipal Corporation

By: _____

Jeffery Pruyn, Mayor

ATTEST:

_____

Jody Conidi, Village Clerk

Acceptance of a bid is not a binding contract. This bid becomes a contract binding upon the person, partnership or corporation, to provide services or equipment as specified, and the Village of Itasca to accept these services or equipment, only when the Village approves a written contract by ordinance or motion.

CONTRACT PROVISIONS (Purchasing)

1. **Subletting of Contract** - If any portion of the work is to be sublet, the bidder shall submit in writing to the Village of Itasca for their approval the name of the subcontractor, the portion of the work to be done, and the value of the subcontract. Any and all subcontractors shall be bound by the contract to the same terms as the general contractor.

    a. Except as set forth hereinabove, no contract shall be assigned or any part of the same subcontracted without the written consent of the Public Works Director, but in no case shall such consent relieve the contractor from his obligations or change the terms of the contract. The contractor shall not transfer or assign any contract funds or claims due or become due without the written approval of the Public Works Director having first been obtained.

    b. The transfer or assignment to any contract fund, either in whole or in part or any interest therein, which shall be due or to become due the contractor, shall cause the annulment of said transfer or assignment.

2. **General Independent Contractor Clause** - This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the contractor will be an independent contractor and not the Village's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments. Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, (the state revenue and taxation law), (the state workers' compensation law) and (the state unemployment insurance law). The contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the contractor's activities and responsibilities hereunder. The contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This agreement shall not be construed as creating any joint employment relationship between the contractor and the Village of Itasca, and the Village of Itasca will not be liable for any obligation incurred by the contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

3. **F.O.B.** - All prices must be quoted F.O.B. Itasca, Illinois. Shipments shall become the property of the Village of Itasca after delivery and acceptance.

4. **Delivery** - Bid price shall include delivery as indicated herein.

5. **Default** - The Village of Itasca may, subject to the provisions specified herein, by written notice of default to the contractor, terminate the whole or any part of this contract in any one of the following circumstances:

    a. It the contractor fails to make delivery or to perform the services within the time specified herein or any extension hereof; or

    b. If the contractor fails to perform any of the other provisions of this contract, or so fails to

make progress as to endanger performance of this contract in accordance with its terms, and in either of these two circumstances does not correct such failure within a period of ten (10) calendar days (or such other period as the Village may authorize in writing) after receipt of notice from the Village specifying such failure.

In the event the Village Board terminates this contract in whole or in part as provided above, the Village may procure, upon such terms and in such manner as the Village may deem appropriate, supplies or services similar to those terminated, and the contractor shall be liable to the Village for any excess costs for such similar supplies for services; provided that the contractor shall continue the performance of this contract to the extent not terminated under the provisions of this clause.

6. **Alternate Materials or Equipment** - Where specifications read "or approved equal", contractor shall direct a written description to the Public Works Director, or his designee, for approval, as set forth herein below. Generally, where specifications indicate a particular brand or manufacturer's catalog number, it shall be understood to mean that specification or equal, or item that will perform a comparable function and be equal thereto to fill the needs of the Village, unless "No Substitutes" is specified. When offering alternatives, they must be identified by brand name and catalog number. In addition, the manufacturer's literature shall be included with the bid. However, bidders will be required to furnish samples upon request and without charge to the Village.

7. **Bidder's Access to Procurement Information** - All procurement information concerning this bid shall be a public record to the extent provided in the Illinois Freedom of Information Act and Public Act #85-1295 and shall be available to all bidders as provided by such acts.

8. **Acceptance** - Contracted work will be accepted by our Board of Trustees when the appropriate Village department certifies that all work was completed in accordance with the specification

9. **Payment** -

    a. For merchandise ordered by purchase order, payment will be made to a vendor provided the service or merchandise has been properly tendered to and accepted by the Village. Payment by check to a vendor is mailed the week approval of payouts is made by the Board. Payout requests are considered at the regular Village Board meetings on the 2nd and 4th Tuesdays of the month.

10. **Guarantees and Warranties** -

    a. All material, workmanship, services, and purchased commodities will be guaranteed from defects per the manufacturer and based on the date of installation. Upon notice or defect, bidder shall make necessary repairs, without delay, at no extra charge to the Village.

    b. All warranties for materials or equipment must be received with title before payment for same is recommended.

11. **Changes/Additional Services/Deletions** - Any requests for changes or modifications to this contract must be submitted in writing and approved by the Public Works Director, or his designee, prior to such changes or modifications being made. Any additional service desired from the

contractor under this contract will be requested in writing and the additional charges for these services will be in accordance with the rate submitted on the proposal page and will be agreed to with the contractor prior to additional work commencing. In the event that charges for additional services cannot be agreed upon, bids will be requested. The Village of Itasca reserves the right to negotiate additional services based upon the contractor's price and performance, within all legal constraints.

12. **Contract Termination** - The contract may be terminated, by mutual agreement of both parties, upon written request. Said termination will take effect no more than thirty (30) days after acceptance of request.

VILLAGE OF ITASCA
CONTRACTOR'S CERTIFICATION

Pursuant to P.A. 85-1295 (111. Rev. Stat. ch. 38 paragraph 33 E-l eq seq.). the undersigned contractor hereby certifies to the Village of Itasca that the contractor is not barred from bidding on the contract as a result of a violation of either Section 33 E-3 or 33 E-4 of that Act.

Date: 1-16-2026

Tri-Fin LLC

(Contractor)

79 Bond Street

Elk Grove Village IL 60007

(Mailing Address)

630-467-0991

(Phone Number)

Fernando Cabrera (Sales)

(Primary Contact/Title)

VILLAGE OF ITASCA
FAIR EMPLOYMENT PRACTICES
AFFIDAVIT OF COMPLIANCE

NOTE: THIS AFFIDAVIT MUST BE EXECUTED AND SUBMITTED WITH THE SIGNED BID FORM. NO BIDS WILL BE ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF ITASCA UNLESS SAID AFFIDAVIT IS SUBMITTED CONCURRENTLY WITH THE BID.

Fernando Cabrera

(Name)

being first duly sworn, deposes and says they are the Sales manager

(Title or Office)

of Tri-Fin LLC and that, they have authority to make the following

(Name of Company)

affidavit that they have knowledge of the Village of Itasca ordinance relating to Fair Employment Practices and knows and understands the contents thereof; that they certify hereby that it is the policy of

Tri-Fin LLC to recruit, hire, train, upgrade, promote and

(Name of Company)

discipline its employees without regard to race, creed, color, religion, age, sex or physical or mental handicap; and that the company has and enforces policies which prohibit sexual harassment in the workplace.

[redacted]

(Signature)

SUBSCRIBED and sworn to before me this 16 day of January 2026

[redacted]

(Notary Public)

OFFICIAL SEAL
TIANA RENEE SHERWOOD
Notary Public, State of Illinois
Commission No 1020174
My Commission Expires October 30, 2029

VILLAGE OF ITASCA
INDEMNITY HOLD HARMLESS PROVISION

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Itasca, its officials, agents and employees against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may accrue against the Village of Itasca, its officials, agents, and employees, arising in whole or in part from the performance of this work by the Contractor, its employees, or subcontractors, except to the extent arising out of the acts or omissions of the Village of Itasca, its agents or employees. The Contractor shall, at its own expense, appear, defend and pay all charges of attorneys and all cost and other expenses arising therefore or incurred in connections therewith.

Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep, and save harmless and defend the Village of Itasca, its officials, agents and employees as herein provided.

The Contractor further agrees that to the extent that money is due the Contractor by virtue of this contract as shall be considered necessary in the judgment of the Village of Itasca amounts may be retained by the Village of Itasca to protect itself against said loss until such claims, suits, or judgments shall have been settled or discharged and/or evidence to that effect shall have been furnished to the satisfaction of the Village of Itasca.

CONTRACTOR:

By: [redacted]

(Signature)

ATTEST: [redacted]

(Signature)

CORPORATE SEAL

VILLAGE OF ITASCA
ANTI-COLLUSION AFFIDAVIT OF COMPLIANCE

Fernando Cabrera, being first duly sworn,

(Bidder's Name)

deposes and says:

That they are Sales manager of Tri-Fin LLC

(Partner, Officer, Owner, etc.) (Company name)

(Contractor)

The party making the foregoing proposal or bid, that such bid is genuine and not collusive, or a sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person; to fix the bid price element of said bid, or of that of any other bidder, or to secure any advantages against any other bidder or any person interested in the proposed contract.

[redacted]

(Signature of Bidder if Bidder is an Individual)
(Signature of Partner if Bidder is a Partnership)
(Signature of Officer if Bidder is a Corporation)

The above statements must be subscribed and sworn to before a notary public.
Subscribed and sworn to before me this 16 day of JANUARY, 2026

By. [redacted]

OFFICIAL SEAL
TIANA RENEE SHERWOOD
Notary Public, State of Illinois
Commission No 1020174
My Commission Expires October 30, 2029

VILLAGE OF ITASCA
CONTRACTOR'S DRUG-FREE WORKPLACE CERTIFICATION

Pursuant to 111. Rev. Stat. ch. 127, par. 132.311 et seq. ("Drug Free Workplace Act"), the undersigned contractor hereby certifies to the Village of Itasca that it will provide a drug-free workplace by

A. Publishing a statement:

a. Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the contractor's workplace.

b. Specifying the actions that will be taken against employees for violations of such prohibition.

c. Notifying the employee that, as a condition of employment on such contract or grant, the employee will abide by the terms of the statement; and

B. Notify the Village of Itasca of any criminal drug statute conviction for a violation occurring in the workplace no later than 5 days after such conviction.

a. Establishing a drug-free awareness program to inform employees about:
   i. the dangers of drug abuse in the workplace;
   ii. the contractor's policy of maintaining a drug-free workplace;
   iii. any available drug counseling, rehabilitation, and employee assistance program; and
   iv. the penalties that may be imposed upon employees for drug violations.

b. Making it a requirement to give a copy of the statement required by subsection (A-3) to each employee engaged in the performance of the contract and to post the statement in a prominent place in the workplace.

c. Notifying the Village of Itasca within 10 days after receiving notice under paragraph B from an employee or otherwise receiving actual notice of such conviction.

d. Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by any employee who is so convicted, as required by 111. Rev. Stat. ch. 127 par. 132.315.

e. Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.

f. Making a good faith effort to continue to maintain a drug-free workplace through implementation of this Section.

Failure to abide by this certification shall subject the contractor to the penalties provided in 111. Rev. Stat. ch. 127, par. 132.316.

[redacted]

(Contractor)

ATTEST: [redacted]

DATE: 1-16-2026

VILLAGE OF ITASCA

CONTRACTORS REFERENCES

1. Name: Walker midwest
   Address: 1345 Norwood Ave Itasca IL 60143
   Phone No.: 1888-992-1580
   Contact: Timothy Kutil

2. Name: M.j. Celco
   Address: 3900 Wesley Terrace Schillar park IL
   Phone No.: 847-671-1900
   Contact: Denice Apoute.

3. Name: Chicago White Metal
   Address: 649 IL Route 83 Bensenville IL 60106
   Phone No.: 630-595-4424
   Contact: Dan O'Connor

4. Name: Village of melrose Park
   Address: 1000 N 25st Ave melrose park, IL 60160
   Phone No.: 708-343-4000 EXT: 4470
   Contact: Ralph Sorce.

CONTRACT BETWEEN THE VILLAGE OF ITASCA

AND THE CONTRACTOR

This contract is made and entered into this _____ day of _____, _____, by and between the Village of Itasca, DuPage County, Illinois (the "Village") and _____ (hereinafter "Contractor"). For and in consideration of the Contract Sum, and other goods and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between the parties as follows:

1. CONTRACT DOCUMENTS

The "Contract Documents" shall consist of the following documents which are either attached hereto as exhibits or are incorporated into this Contract by this reference, with the same force and effects as if set forth at length herein:

A. This Contract, including all Exhibits and attachments.

B. Project Plans and Technical Specifications, including General Conditions and any Special Conditions;

C. Bidder's Proposal;

D. Bidding Form; and

E. Bidding Addenda Nos._____(if any)

F. General Terms and Conditions

2. SCOPE OF WORK

Within the time for completion set forth in the Contract Documents and for the stated Contract Price, the Contractor shall perform and provide all necessary labor, services, supervision, materials, tools, equipment, apparatus, facilities supplies, permits, utilities and transportation necessary to complete the Work in strict conformity with the contract Documents.

3. CONTRACT SUM

In consideration of the Contractor's full, complete, timely, faithful performance of the Work required by the Contract Documents, the Village shall pay Contractor in accordance with the unit prices payable as set forth in the Contract Documents ("Contract Price")

4. COMPLETION DATE

THE Contract Work shall be completed on or before _____, 20_____.

IN WHITNESS WHEREOF, the parties have caused this contract to be executed the date and year first above written.

[Contractor]

By: _____
An Authorized Signatory

Date: _____

VILLAGE OF ITASCA

By: _____
Mayor

Date: _____

Village of Itasca

Bid Tabulation

Bid Number: 2026-01
Project Name: Lightpole,Park Bench, Garbage Can Painting Program
Bid Openng Date: January 23, 2026

Tri-Fin		2026		2027		2028	
Item	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
Antique Pole (12 ft)	20	$ 1,200.00	$ 24,000.00	$ 1,260.00	$ 25,200.00	$ 1,323.00	$ 26,460.00
Antique Pole (14 ft)	20	$ 1,400.00	$ 28,000.00	$ 1,470.00	$ 29,400.00	$ 1,543.50	$ 30,870.00
Park Bench (Standard)	1	$ 800.00	$ 800.00	$ 840.00	$ 840.00	$ 882.00	$ 882.00
Park Bench (Short)	1	$ 750.00	$ 750.00	$ 787.50	$ 787.50	$ 826.87	$ 826.87
Park Bench (Divider)	1	$ 800.00	$ 800.00	$ 840.00	$ 840.00	$ 882.00	$ 882.00
Garbage Can	5	$ 475.00	$ 2,375.00	$ 498.75	$ 2,493.75	$ 523.69	$ 2,618.45
		Total 2026	$ 56,725.00	Total 2027	$ 59,561.25	Total 2028	$ 62,539.32

Contract Sum (Sum of 3 years)	$ 178,825.57

RESOLUTION NO. 1689-26

A RESOLUTION ACCEPTING THE PROPOSAL FROM TRI-FIN LLC FOR THE THREE-YEAR LIGHT POLE, PARK BENCH, GARBAGE CAN PAINTING PROGRAM

WHEREAS, the Village of Itasca advertised RFP 2006-01 on January 8, 2026, for the Light Pole, Park Bench, Garbage Can Painting Program; and

WHEREAS, a proposal was received and evaluated in accordance with the criteria set forth in RFP 2006-01; and

WHEREAS, although only one proposal was received in response to RFP 2006-01, the proposal by Tri-Fin LLC was determined to be reasonable and in the best interest of the Village; and

WHEREAS funds have been budgeted in FY 2026 as part of the Capital Improvement Plan for capital project PW-18-008; and

WHEREAS, the Village now wishes to accept the proposal from Tri-Fin LLC in the estimated project cost of $178,825.57; and

WHEREAS, the annual cost of the contract will vary and is based on unit pricing and actual quantities refinished over the three-year contract term.

NOW, THEREFORE, BE IT RESOLVED by the President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities of the Village of Itasca hereby accept the proposal from Tri-Fin in the estimated amount of $178,825.57 for the three-year Light Pole, Park Bench, Garbage Can Painting Program, capital project PW-18-008, for the Village of Itasca.

SECTION TWO: The Village President, or his designee, is hereby authorized to execute any necessary documents to accept the proposal from Tri-Fin LLC.

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

SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in effect immediately from and after its passage and approval.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 17th day of February 2026.

APPROVED:

_____

Village President Jeffery J. Pruyn

ATTEST:

_____

Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Michael Subers, Public Works Director

DATE: January 30, 2026

SUBJECT: Accepting a Proposal from M.E. Simpson Company Inc. for a Three-Year Water System Assessment Program at an Estimated Project Cost of $165,456

RECOMMENDED MOTION: Move to approve Accepting a Proposal from M.E. Simpson Company Inc. for a Three-Year Water System Assessment Program at an Estimated Project Cost of $165,456.

INTRODUCTION

Public Works is recommending acceptance of the proposal from M.E. Simpson for a three-year Water Assessment Program for an estimated amount of $165,456. RFP 2006-02 was advertised on January 8, 2026, in the Daily Herald. There were four (4) plan holders for the project, however, M.E. Simpson and GHA were the only contractors to submit proposals. After scoring the contractors on the criteria outlined in the proposals, M.E. Simpson Company Inc. scored higher than Gewalt Hamilton Associates Inc. (GHA).

DISCUSSION

The Water System Assessment Program includes three aspects of maintenance and data collection throughout the water system, which include fire hydrant and flow testing, valve inspection and exercising, and the water distribution leak survey.

The fire hydrant assessment and flow test are performed to approximately 350 fire hydrants annually and provide watermain flow capacities for each fire hydrant tested. The Village uses testing data to identify problematic areas, along with design companies reviewing fire protection flow rates at commercial and industrial properties. Having the data is also an asset when the local fire districts serving Itasca undergo their ISO reviews, which affect insurance ratings/costs for all properties in Itasca.

The valve inspection and exercising program inspects and exercises approximately 234 valves each year. During the inspection, each valve is exercised a minimum of 2 times, fully closed and fully opened. The valve locations are verified using our GIS system, and any issues encountered are reported to the Village for resolution.

The water distribution system leak survey performs acoustic leak detection on approximately 68 miles of the water system annually. During the survey, each valve and fire hydrant are accessed and used as a listening

point to identify leaks on or near the asset. If noise or a leak is evident, crews will use a correlator to pinpoint the leak and provide an estimate of the leak size.

The Village has been using M.E. Simpson for the past several years, and they most recently completed our last four-year program. Overall, the new cost proposal has increased as shown below:

	2025	2026	% inc	2027	% inc	2028	% inc
Fire Hydrant Assessment	$ 55.00	$ 61.00	11%	$ 61.00	0%	$ 61.00	0%
Valve Inspection	$ 55.00	$ 63.00	15%	$ 63.00	0%	$ 63.00	0%
Leak Survey	$ 250.00	$ 285.00	14%	$ 285.00	0%	$ 285.00	0%

FISCAL IMPACT

Public Works budgeted $52,075 in the FY25 budget 50-51-62080 and will increase the budget to meet the increase. M.E. Simpson's proposed three-year costs were approximately 40% less than GHA's proposed costs. The three-year cost is approximated based on the current asset count in each category and may change based upon post construction project asset counts.

STAFF RECOMMENDATION

Staff recommend the item be forwarded to the Village Board First Reading on February 3, 2026, for consideration and approval.

AFTER ACTION STEPS

1. Sign Contract with M.E. Simpson Company Inc.
2. Budget accordingly
3. Schedule Project with Contractor

ATTACHMENTS

RFP 20006-02
Proposal from M.E. Simpson Company Inc.
Water System Assessment Program Bid Tabulation

PROPOSAL TO PROVIDE

Village of Itasca, IL

Water System Assessment Program

Due: January 26, 2026

M.E. SIMPSON Co., Inc.

M.E. SIMPSON Co., Inc.

January 26, 2026

Brandon Hansen
Public Works Utilities Superintendent
Village of Itasca
550 W. Irving Park Road
Itasca, IL 60143

RE: PROPOSAL FOR RFQ # 2026-02 WATER SYSTEM ASSESSMENT PROGRAM

Dear Mr. Hansen,

M.E. Simpson Co., Inc. is delighted to present the Village of Itasca our proposal for a Water System Assessment Program. We feel privileged to be considered for this vital project and are confident that our expertise and commitment will help achieve outstanding results.

As a trusted provider of professional services, we specialize in optimizing the performance of water distribution systems through programs and solutions recognized worldwide as Best Management Practices (BMPs). By combining cutting-edge technology, industry-leading methodologies, and a team of highly trained professionals, we are well-equipped to support the success of your project. Our dedicated engineers and technical experts are prepared to seamlessly integrate into your operations, reducing the burden on your staff while delivering exceptional outcomes.

Our services are designed to address the specific challenges utilities face today. Whether providing comprehensive turn-key solutions or empowering in-house teams, our mission is unwavering: to enhance public trust by safeguarding the quality and reliability of drinking water. This project will be staffed by full time employees of M.E. Simpson Co., Inc.; these employees garner wages over $15.00 and hour and receive employee-covered health insurance.

Thank you for considering M.E. Simpson Co., Inc. for this important initiative. We look forward to the opportunity to partner with the Village of Itasca and deliver results that exceed expectations.

Sincerely,

[redacted]

Joe Nepras
Regional Manager

Joe Nepras
Regional Manager

3406 Enterprise Avenue
Valparaiso, IN 46383

800.255.1521 P
888.531.2444 F

joen@mesimpson.com

Outline of Proposal

Section 1: Cover Letter

- Cover Letter 2
- Outline of Proposal 3

Section 2: Detailed Description of Project, Approach, and Schedule

- Fire Hydrant Assessment Program Scope 4
- Water Main Capacity Program Scope 8
- Leak Detection Program Scope 13
- Valve Assessment Program Scope 17
- GPS Services Scope 21
- Project Safety Plan 25
- Project Approach 26
- Schedule 29

Section 3: Project Team

- Experience of Key Personnel 30

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Section 5: References 36

Section 6: Cost Proposal 39

SECTION 2: PROJECT DESCRIPTION, APPROACH AND SCHEDULE

Fire Hydrant Assessment Program Scope

The Field Scope of Service for the Fire Hydrant Assessment Program is understood to be the following:

Inspection Process

Hydrants should be inspected on a regular basis, at least once a year. To maintain ISO certification, twice a year inspection needs to be performed. Dry-barrel hydrants require two inspections per year, summer and winter, to mitigate the possibility of water freezing in the barrel. This is especially important in areas with high ground water where proper drainage could be affected.

Insurance ratings and ISO certifications are based in part, on the condition of the hydrants, and how closely they meet the standards for operation. Public safety depends on the ability to identify malfunctioning hydrants and being able to repair them in a timely fashion.

General Hydrant Inspection

- **Appearance:** The color and condition of the paint, based on the Utilities color scheme, will be assessed. Hydrants that have been displaced due to ground-shifting or collision will be documented, and the Utility notified immediately. If necessary, bollards will be recommended to protect the hydrant from future collisions. Hydrants located very close to roadways and vehicle traffic will be documented, so they can be moved by the Utility.
- **Accessibility:** A recommendation will be made to raise or lower a hydrant when improper distance from the ground inhibits proper function. Pumper ports and nozzles that do not face the correct direction will be documented, so that the hydrant can be rotated.
- **Location:** If GPS option is chosen, the exact location will be determined using GPS and "x-y" coordinates, based on permanent local features.
- **Leakage:** An electronic listening device will be used to ensure that the fire hydrant is not leaking.
- **Functionality:** The condition of the pumper/nozzle threads and caps will be assessed for damage and proper function and will be lubricated for ease of operation. Dry-barrel hydrants will be checked for proper drainage. The condition of the operating nut will be determined, with regard to excessive wear or rounding. Hydrants that are difficult to operate will be exercised, by repeatedly opening and closing the main valve with the pumper/nozzle caps securely fastened. Hydrants that exhibit evidence of unauthorized operation will be documented so that security devices can be installed to protect against unauthorized usage in the future.

The above is a general description of the type of information gathered during an inspection to determine the condition of the hydrant and would be used to schedule any necessary repairs. Detailed procedures for inspecting fire hydrants are given below (based on AWWA M17 – 'Installation, Field Testing, and Maintenance of Fire Hydrants'). Our technicians will use the following methodology when performing hydrant maintenance.

Dry-Barrel Hydrant Inspection & Maintenance Procedure

- Check and record static pressure.
- Check the hydrants appearance. Condition of paint and proper color-coding will be assessed.
- Hydrants that need to be raised or lowered will be documented, as well as accessibility issues.
- Remove one nozzle/pumper cap and, using a listening device, check for main valve leakage. Repair or schedule a repair, as necessary.
- Replace the nozzle/pumper cap, loose enough for air to escape. Open hydrant a few turns, allowing air to vent from loose cap. Tighten the cap.
- Open hydrant fully, checking for ease of operation. Repeatedly exercise the operating stem, as needed, to remove buildup and promote better operation. If lubrication or stem replacement is required, perform or schedule the necessary work.
- With the hydrant fully pressurized, check for leakage around the flanges, nozzles/pumpers, seals, and operating nut. Repair or schedule a repair, as necessary.
- Partially close the hydrant to open the drain outlets, with the caps in place to ensure static pressure against the weep holes.
- Completely close the hydrant, and then turn the operating nut ¼ turn to ½ turn closed to relieve the pressure on the thrust bearing or packing.
- Remove a nozzle/pumper cap and attach a diffuser. Flush the hydrant to remove foreign material.
- Close the hydrant and remove the diffuser. Place your hand over the nozzle/pumper to check for suction as the water drains out of the barrel. For no-drain hydrants, the water must be pumped from the barrel.
- Check for main valve leakage with an amplified listening device.
- Remove all nozzle/pumper caps and inspect the threads. Clean and apply approved lubricant to caps and nozzles/pumpers.
- Inspect cap chains for binding and ease of movement. Unbind or replace, as necessary.
- Replace the caps and tighten them to the Utilities specification.
- Check operating nut lubrication and maintain as needed.
- Inspect breakaway device for damage.
- **Collect or verify the GPS location of hydrant and the "x-y" location to the same GPS requirements of the valve assessments (sub-foot accuracy).**
- Notify the Utility immediately of inoperable hydrants needing major repair.
- Lubrication based on manufacturer's procedures and recommendations (On fully assembled hydrant)

ISO Requirements

Hydrant maintenance and upkeep is one of many steps leading to ISO certification. ISO certification, with respect to hydrants, requires that a Utility perform hydrant maintenance every six months, including:

- Location and number identification
- Identification of physical damage or defect
- Removing obstructions and debris on or around the hydrant
- Ensure hydrant outlets face the proper direction
- Make sure there is a minimum 15" clearance between lowest outlet and the ground and ensure traffic feature, if present, is visible and above grade to ensure that it works as intended
- Ensure the auxiliary valve is visible
- Determine the condition of paint and correct color code
- All outlets have been cleaned and lubricated
- Determine the status: Public, Private, or Non-Potable hydrant
- Obtain static pressure reading

- Operating stem has been exercised and lubricated per manufacturer's recommendations and procedures
- Hydrant reflectors and markers have been installed and/or repaired
- An amplified listening device is used to check for leaks

M.E. Simpson Co., Inc.'s approach to hydrant maintenance comes directly from the AWWA M17 manual and meets or surpasses all ISO requirements.

Fire Hydrant Operation

M.E. Simpson Co., Inc. takes great care when operating the customer's fire hydrants in their water distribution system. Even with our years of proven experience in water system operations problems occasionally occur. Any valves or fire hydrants that break or fail during the maintenance program will be repaired or replaced at the expense of the water Utility. M.E. Simpson Co., Inc. cannot be held responsible for possible valve or hydrant failures during their operation. M.E. Simpson Co., Inc. cannot be held responsible for damage done to the water system during the fire hydrant maintenance program, such as water leaks, discolored water and turbidity that can possibly occur during the maintenance process. M.E. Simpson Co., Inc. cannot be held responsible for possible damage to the water utilities' individual water customer.

Utility Observations

The M.E. Simpson Co., Inc. Project Team will welcome having staff of the Utility observe field procedures while the maintenance program is in progress. They will be happy to explain and demonstrate the equipment and techniques that are employed by M.E. Simpson Co., Inc. for fire hydrant maintenance. This may be useful for the staff of the Utility in understanding the parameters of hydrant maintenance.

Final Reports, Documentation & Communications

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

- Project Team will **meet daily** with assigned Utility personnel to go over areas of hydrant maintenance for prior workdays and plan current day.
- At the end of each day, or as requested, a list of any broken or inoperable valves or hydrants will be turned in.
- Hydrant location will be documented from existing landmarks and will be a part of each Hydrant record.
- Information collected by M.E. Simpson Co., Inc. during the program and any other information provided by the Utility shall be regarded as CONFIDENTIAL and will not be shared without permission from the Utility or unless required by law.
- **Prepare the final report** at the completion of the project which will include all Fire Hydrant Maintenance Testing reports, other problems found in the system during the course of testing that need the attention of the Water Utility. **This final report shall be made available for submission to the Water Department within thirty (30) workdays of the completion of the fieldwork.**

Assumptions & Services Provided by the Utility

- The Utility will furnish, in an electronic format, all maps, atlases, (two copies) and records necessary to properly conduct the flow testing program.
- The Utility will make available, on a reasonable but periodic basis, certain personnel with a working knowledge of the water system who may be helpful with general information about the water system. *This person will not need to assist the Project Team on a full-time basis, but only on an "as needed" basis.*
- The Utility will supply information regarding pressure zone boundary valves, and any other information that may make the job of flow testing easier to perform.
- The Utility will assist, if needed, to help gain entry into sites that may be difficult to enter due to security issues or other concerns.

Equipment to be Used

The following equipment will be used for fire hydrant operation and maintenance work during the fire hydrant maintenance for the Utility. All materials listed will be on the job site at all times.

- 2.5" Port diffusers, Pollards with flow gauges
- Certified and field-tested flow gauges
- Food grade grease for lubricating the pumper and nozzle ports
- FCS S30 or Gutermann AquaScope listening device to ensure the hydrant isn't leaking
- Grease to lubricate the hydrants operating nut and stem
- All necessary hand tools
- Truck mounted Arrow Board/Signage, and warning lights on trucks
- Traffic control equipment, including properly sized traffic cones with reflective stripes, when needed or required
- A "Schonstedt"/ "Chicago Tape" magnetic locator
- A "Radio Detection RD4000" series line locator

Water Main Capacity Testing Program Scope

The Field Scope of Service for the Water Main Capacity Testing Program is understood to be the following:

M.E. Simpson Co., Inc. will furnish all labor, material, transportation, tools, and equipment necessary to perform water main capacity testing in the water distribution system selected by the Utility. M.E. Simpson Co., Inc. shall be required to provide such skilled and trained personnel and equipment necessary to complete the work herein specified. **There will be a minimum of Two Persons per team working on the Fire Hydrant Flow/Watermain Capacity Testing program at all times.**

- Work in an orderly and safe manner to insure protection of the local residents, Utility employees, and the Field Staff so that no avoidable accidents occur.
- All Field Staff will have readily observable identification badges worn while in the field. All vehicles used in the field will have company signs attached.
- The flow testing equipment to be used will be that which was described in the "Equipment to be used" section.
- M.E. Simpson Co., Inc. Personnel will meet with the Utility to review the project guidelines and answer any questions on procedures.
- The initial layout of the project will need to involve distribution Utility staff to help identify the flow patterns in the distribution system, flow testing from larger mains into smaller mains, from the water sources (pump stations and water storage structures), out into the system loops and dead ends.
- Any pressure zones in the distribution system will be identified on the water atlas prior to developing the fire hydrant flow-testing program. This will need to be done with distribution personnel prior to the start of the program.
- As a part of the Fire Hydrant Flow/Watermain Capacity Testing program, mapping discrepancies found on the current water atlas will be noted and included as a part of the final report so the Utility can make needed corrections. This will be included as a part of the periodic reporting to the Utility, thus enabling the Utility to keep up with mapping corrections.
- A progression map shall be maintained for each section under study indicating hydrants assessed on the map. This will be especially helpful in quickly determining the work progress of the crews in the field.
- It may be necessary to conduct parts of the Fire Hydrant Flow/Watermain Capacity Testing during "off hours" such as at night. This may be required in areas of high traffic volume where traffic may affect the ability to conduct safe flow testing, and traffic volume may affect the ability of the Project Team to be able to safely access hydrants on busy streets. The Project Team will give 24-hour advanced notice of intent to flow test hydrants in a particular area that may require after hours work or nighttime work. This is so the Utility can plan for the area to be worked in, give notification to the Police department, as well as other Public Works Divisions as to the activity that will take place.
- M.E. Simpson Co., Inc. will use large flow testing signs in designated areas to notify areas to be tested and inspected.
- M.E. Simpson Co., Inc. can provide the Utility an informational letter briefly explaining the fire hydrant flow-testing program to include with the customer's normal water bill. Frequently, special mailings are used for customer notification. If you choose a special mailing, the Village will be responsible for the postage and printing costs.

- M.E. Simpson Co., Inc. can issue a press release to briefly explain the fire hydrant flow-testing program and the areas affected. The press releases can be sent to; local newspapers, local radio stations and the Cable Company. This type of customer notification can greatly reduce the number of customer complaints about dirty water.
- All of the fire hydrants will be recorded on the water atlas and assigned numbers, using your existing numbering system or by creating a numbering system for you, prior to the development of the fire hydrant flow-testing program. This data is critical to establishing an effective and water conserving fire hydrant flow-testing program.
- All of the pertinent information for each fire hydrant that is flow-tested will be documented. This data is critical to establishing an ongoing flow-testing and maintenance program. The following is a list of the information gathered.
- If requested, all Fire Hydrant caps will be greased for ease of operation
- Fire Hydrant nozzle size used for each test will be recorded
- Residual Pressure will be recorded for each Fire Hydrant tested
- Static Pressure will be recorded for each Fire Hydrant
- Flow, GPM (Gallons Per Minute), will be recorded for each Fire Hydrant flowed
- The amount of time it takes to flush each Fire Hydrant will be recorded. An estimate will be made of the amount of water used during the operation of each Fire Hydrant test
- Fire Hydrants that are in need of repair, painting, color coding, or have operation defects will be noted with an estimate of repairs needed to make the hydrant operational.
- The date tested and technicians operating the Fire Hydrant will be recorded.
- The Fire Hydrant address or location will be recorded.
- The Project team will set up the flow testing program in such a way that hydrants are operated near the water source first, then the team will move away from the water source in an organized manner to keep water discoloration and distribution disturbances to a minimum. The "flow" hydrant shall be downstream of the "residual" hydrant, thus insuring proper residual readings for full potential fire flow (re: AWWA M-17 manual, page 41).
- Fire hose and deflection tubes will be utilized, as required, to direct flushing water away from traffic, pedestrians, underground Utility vaults, and private property.
- Pressure gauges are used to determine the residual pressure during the flow-testing process while insuring that the distribution system pressure remains above 20 psi. Any incidents of the distribution system being unable to supply a residual of 20 psi in the surrounding area will be brought to the immediate attention of the Utility Superintendent.
- After the Fire Hydrant has been flushed, M.E. Simpson Co., Inc. will verify that the hydrant is seated and is draining properly. We will also check the Fire Hydrant with a FCS S30 or Gutermann AquaScope electronic listening device to ensure that the hydrant is not leaking. A majority of fire hydrant leaks go un-noticed because they are small leaks draining out through the drain holes at the base of the hydrant. Using the S30 or Gutermann AquaScope will help eliminate this type of leakage.
- All pressure gauges used in the field will undergo **daily testing** against a "standard" gauge to insure the field gauges are accurate during the flow-testing project. Any gauges that are found to not be within acceptable limits will be replaced with gauges that are within accepted standards. This will insure the observed static and residual pressures are accurate and reliable.

Fire Hydrant Operation, Flow-Testing

M.E. Simpson Co., Inc. takes great care when operating, flow-testing the customer's fire hydrants in their water distribution system. Even with our years of proven experience in water system operations problems occasionally occur.

Any valves or fire hydrants that break or fail during the flow-testing program will be repaired or replaced at the expense of the water Utility. M.E. Simpson Co., Inc. cannot be held responsible for possible valve or hydrant failures during their operation. M.E. Simpson Co., Inc. cannot be held responsible for damage done to the water system during fire hydrant flow testing, such as water leaks, discolored water and turbidity that can possibly occur during the flow testing process. M.E. Simpson Co., Inc. cannot be held responsible for possible damage to the water utilities' individual water customer.

NFPA Color Coding Standards

Municipal, Private, and Non-Potable fire-hydrants should not be painted the same color (the body of the hydrant) according to the NFPA. Each of the three types should follow the color code listed below. The bonnet and nozzle/pumper caps are also to be color-coded according to the hydrants' rated flow rate at 20 psi (see below).

The NFPA has published standards regarding the maintenance and color coding of fire hydrants (NFPA 291). The scheme is as follows:

NFPA
National Fire Protection Association

Supply	Body Color
Municipal System:	Chrome Yellow
Private System:	Red
Non-Potable System:	Violet (Light Purple)

Hydrant ratings at 20 psi.

Class C	Less than 500 GPM	Red
Class B	500-999 GPM	Orange
Class A	1000-1499 GPM	Green
Class AA	1500 GPM & above	Light Blue

Utility Observations

The M.E. Simpson Co., Inc. Project Team will welcome having staff of the Utility observe field procedures while the flushing program is in progress. They will be happy to explain and demonstrate the equipment and techniques that are employed by M.E. Simpson Co., Inc. for calculations of fire flows. This may be useful for the staff of the Utility in understanding the parameters of hydrant flow testing, especially during an emergency such as a fire where proper flow is needed for the fire department.

Final Reports, Documentation & Communications

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

- Project Team will **meet daily** with assigned Utility personnel to go over areas of flow testing for prior workdays and plan current day and next two days' areas to flow test.
- At the end of each day, or as requested, a list of any broken or inoperable valves or hydrants will be turned in.
- Each step of the fire hydrant flow-testing program will be identified and the hydrants used for each flow-test will be documented in a fire hydrant flow-testing report.
- Maintain a progression map to be included with the final report of the project indicating areas flow tested and areas that have been tagged for flow testing.
- The Utility will be provided with flow information in Pro-Maps™/Pro-Hydrant® an electronic fire hydrant database. This documentation allows for the flow-testing program to be repeated at a later date. This electronic program is designed to be a complete system for your Utility to establish an effective fire hydrant flow testing, flushing and maintenance program. The electronic database provides an inventory record system, hydrant maintenance and scheduling. The database includes a complete hydrant flow-testing program for calculating flow test results. Pro-Maps™/Pro-Hydrant® is a hydrant record database (ODBC). This data will be available in an electronic format to the Utility with the appropriate access. The data will be maintained offsite at a secure location.
- M.E. Simpson Co., Inc. can also provide the Pro-Maps™/Pro-Hydrant®, electronic database, that has the abilities to access and reproduce and edit all aforementioned hydrant location and flow testing information. This program will have the capability to generate upon demand:
- The individual Hydrant Flow Test reports that includes the flow test data, static pressure and residual pressure, and potential flow at 20psi.
- A summary listing of all Hydrants with identified defects.
- A complete listing of all Hydrants by numerical or indexed order.
- A complete listing of all Hydrants by alphabetically reference to street and cross street names.
- All pertinent information such as port size, number of ports, flow test results, general condition of the hydrant, and color coding for the **NFPA rating.**
- Hydrant location will be documented from existing landmarks and will be a part of each Hydrant record.
- Information collected by M.E. Simpson Co., Inc. during the program and any other information provided by the Utility shall be regarded as CONFIDENTIAL and will not be shared without permission from the Utility or unless required by law.

- Develop a Flow Testing log of activity to be included with the final report that will include the following:
  1. Type of problems observed
  2. Location of same for problems discovered
  3. Total estimated water used (to be included on each flow test result)
  4. Mapping errors on the water atlas
- **Prepare the final report** at the completion of the project which will include all Fire Hydrant Flow/Watermain Capacity Testing reports, other problems found in the system during the course of flow testing that need the attention of the Water Utility. **This final report shall be made available for submission to the Water Department within thirty (30) work days of the completion of the fieldwork.**

Assumptions & Services Provided by the Utility

- The Utility will furnish, in an electronic format, all maps, atlases, (two copies) and records necessary to properly conduct the flow testing program.
- The Utility will make available, on a reasonable but periodic basis, certain personnel with a working knowledge of the water system who may be helpful with general information about the water system. *This person will not need to assist the Project Team on a full-time basis, but only on an "as needed" basis.*
- The Utility will supply information regarding pressure zone boundary valves, and any other information that may make the job of flow testing easier to perform.
- The Utility will assist, if needed, to help gain entry into sites that may be difficult to enter due to security issues or other concerns.

Equipment to be Used

The following equipment will be used for fire hydrant operation and maintenance work during the unidirectional flushing program for the Utility. All materials listed will be on the job site at all times.

- Pumper Port Diffuser, Hose Monster
- 2.5" Port diffusers, Hose Monster / Pollards
- Certified and field tested flow gauges
- Valve keys
- FCS S30 or Gutermann AquaScope listening device to ensure the hydrant isn't leaking
- All necessary hand tools
- Truck mounted Arrow Board/Signage, and warning lights on trucks
- Traffic control equipment, including properly sized traffic cones with reflective stripes, when needed or required
- A "Schonstedt"/"Chicago Tape"/"Fisher" magnetic locators
- A Radio Detection line locators

Water Distribution System Leak Survey

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

M.E. Simpson Co., Inc. will be responsible for supplying all the essential resources, including labor, materials, transportation, tools, and equipment, required for the survey of the designated water distribution system areas as determined by the Utility. M.E. Simpson Co., Inc. must ensure the availability of proficient and trained personnel, as well as the necessary equipment, to successfully execute the tasks outlined in this scope of work. **There will be a minimum of Two Persons per team working on the survey at all times.** The project team will:

- Work in an orderly and **safe** manner to ensure protection of the local residents, Utility employees, and the Field Staff, preventing **avoidable** accidents.
- All Field Staff will wear readily observable identification badges while in the field.
- Use leak detection equipment specified in the "Equipment to be used" section.
- Initially, conduct physical contact listening on **all fire hydrants, all accessible main line valves**, and, when necessary, selected service connections across the entire distribution system. Inaccessible listening points will be reported to the Utility for resolution.
- Listening points of contact will be valves, hydrants, service valves or meter settings. The preferred order of listening points is as follows: direct contact with the pipe, main line valves, hydrant valves, hydrants, then service valves or meter settings.
- Determine specific listening distances based on pipe material: Metallic pipes - no greater than 500 feet between listening points; Non-Metallic AC/Concrete pipes - no greater than 300 feet between listening points; Non-Metallic PVC/HDPE pipes - no greater than 150 feet between listening points.
- Maintain a Suspected Leak log indicating all areas where suspected leak noise was detected. This log will be reviewed during the verification of suspected leak areas, regardless of whether an actual leak is found, with an explanation of the noise source. It will be included in the periodic reports submitted to the Utility.
- Upon identifying or suspecting potential leak noise, conduct a secondary verification of the suspected area. A minimum of four hours will elapse between the initial assessment and the follow-up confirmation.
- The Project Team will perform **line locating** for both the water main and service lines in the nearby vicinity. Accurate pipe distance input into the leak correlator and providing the Water Utility with preliminary knowledge of the water main's approximate location are vital outcomes of this step. In the case of non-metallic pipes, their locations will be estimated, considering the line location of metallic services, Utility's area knowledge, or other pertinent information.
- Employ state-of-the-art **Electronic Leak Correlators** to detect and pinpoint leaks.
- *For PVC water mains only the Echologics LeakFinder-ST w/hydrophones leak correlator or Fluid Conservation Systems (FCS) Touch Pro leak correlator, will be used for correlations due to their ability to analyze the particular sound frequencies associated with PVC pipe.*
- Field marking of leak locations will be done using environmentally formulated Precautionary Blue paint.
- The Project Team will document all leak locations with diagrams indicating the leak's precise position, along with related correlation information such as filters used, line locations, sensor distances, and more.
- Leaks requiring **immediate attention (immediate threat to life, injury or traffic)** will be reported as swiftly as possible to expedite the repair process.
- Daily reporting to the Utility's assigned Professional will occur, covering progress from the previous day and survey plans for the current day.
- Components of the Leak Survey may need to be conducted during "off hours," such as at night. Advanced 24-hour notice will be given when surveying an area that requires after-hours or nighttime surveying to enable proper planning by the Utility, notification to the Police department, and other relevant Public Works Divisions.

- As part of the leak program, mapping discrepancies and distribution assets found in disrepair will be noted and reported to the Utility.
- Leaks confirmed on the customer's side of a service shut-off will not be located beyond the shut-off. The Utility will be informed first, followed by customer notification and permission before any water shut-off, even for short periods, occurs, allowing for customer response.
- If the Utility requests leak locations beyond the service shut-off on the customer's side of the service line, an additional charge will be applied to the leak survey based on an hourly rate. Such service must be agreed upon between the Utility and M.E. Simpson Co., Inc. before the survey's commencement.
- Only operate valves and hydrants with permission from the Utility. Valves and hydrants breaking during this operation are the sole responsibility of the Utility. M.E. Simpson Co., Inc. cannot be held liable for breakage due to pre-existing conditions.
- Encourage the Utility to expedite the repair of located leaks so that the area can be re-surveyed while the Project Team is still working in that geographical vicinity to ensure no other leaks are present.

Equipment List

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

Quality Control and Accuracy of Leak Locations

The level of accuracy in leak detection is contingent on a thorough consideration of all the factors mentioned above, and the application of these considerations to each potential leak location as it undergoes evaluation. Any statement regarding the accuracy of leak locations must be understood in the context of the specific conditions surrounding each leak.

Detecting and pinpointing leaks within a distribution system is inherently challenging. It is not a perfect science. Pipes and fittings may develop leaks for a variety of reasons, including factors such as age, poor installation, material deficiencies, or adverse soil conditions. By adhering to a strict methodology in the field during the leak survey, these variables can be accounted for and mitigated. The depth of experience possessed by the Project Team is pivotal in maintaining the ability to achieve accurate leak locations. Furthermore, field crews work in Two-Person Teams, providing an additional layer of oversight and quality control as the survey progresses.

Utility Observations

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

Final Reports, Documentations & Communications

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

- Project Team will **meet daily** with assigned Utility personnel to go over areas of survey for prior workday and plan current day and area to survey.
- The field technicians will be readily available by phone. This will facilitate communications between the Utility and the field technicians. A **24-hour toll-free 800 number** is available for direct contact with M.E. Simpson Co., Inc. for emergencies.
- **Diagram all leak locations**, date of location, and classify according to severity and an estimate of loss.
- **The Project Manager will** meet with the Utility regularly for a progress report.
- **Prepare a progress report** at monthly intervals for the Utility if requested.
- Develop a **Leak Survey log** of activity which will also have confirmed leaks listed and this list will be turned in weekly (in the Utility preferred format). The list will also be included with the final report that will include the following:
  1. Mechanical deficiencies discovered
  2. Mapping errors on the water atlas
  3. Type of monitored appurtenances
  4. Location of same for leaks discovered
  5. Total estimated loss
- Provide a paper map with numbered location IDs and ArcGIS files showing a point location for each leak. The ArcGIS shapefile/geodatabase shall include the following attribute fields:
  1. Location per sub-foot GPS
  2. Date of leak test
  3. Estimated severity in GPM
  4. Notes (as applicable)

- **Prepare the final report** at the completion of the project which will include all leak location reports with drawings, total of estimated water loss, total pipe distance investigated, a description of the area surveyed, and other problems found in the system during the course of the survey that need the attention of the Water Utility. The leak summary will list leak types such as main leaks, service line leaks, valve leaks, or hydrant leaks.

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

Assumptions & Services Provided by the Utility

- Utility will provide access to documents, records, electronic and paper maps, and data sources. These detailed items are necessary to properly conduct the system leak survey. These will include:
  1. ArcGIS Online internet mapping application, which allows on-screen distance measurements.
  2. Exported copy of the Utility's water GIS database in shapefile or another ESRI-compatible format.
  3. Electronic version of the Village-wide map in PDF format.
  4. PDF versions or paper copies of detailed engineering drawings only as needed and available.

- The Utility will assist as necessary to clean out service valves, meter pits and valve-boxes needed for listening.
- The Utility will provide a Primary Contact Person and/or secondary contact person for the Field Staff to report to on a periodic basis. This person shall act as the official liaison for the duration of the Leak Survey. This person shall have a working knowledge of the water system and will be helpful in attempting to locate

particularly hard-to-find water valves for listening and for general information about the water system. *This person will not need to assist the Project Team on a full-time basis*, but only on an "as needed" basis.

- The Utility will assist, if needed, to help gain entry into sites that may be difficult to get into due to security issues or other concerns.
- The Utility will assist, if needed, to locate all nonmetallic pipe within the service area. This would include all Concrete Cylinder pipe, Asbestos Cement Pipe, PVC pipe and HDPE pipe.
- We will encourage the immediate digging of major leaks (main breaks) so that if there are problems with the leak location, the problems can be corrected while the Project Team is close by and can verify the site.

Valve Assessment Services

The Field Scope of Service for the Valve Assessment Services is understood to be the following:

M.E. Simpson Co., Inc. will furnish all labor, material, transportation, tools, and equipment necessary to perform valve assessments on the water distribution system. M.E. Simpson Co., Inc. shall be required to provide such skilled and trained personnel and equipment necessary to complete the work herein specified. **There will be a minimum of Two Persons per team always performing the valve assessments.**

- Work in an orderly and **safe** manner to ensure protection of the local residents, Utility employees, and the Field Staff so that no **avoidable** accidents occur.
- All Field Staff will have readily observable identification badges worn while in the field. All vehicles used in the field will have company signs attached.
- The valve equipment to be used will be that which is described in the "Equipment to be used" section.
- Project Team Personnel will **meet with the Utility to review the project** guidelines and answer any questions on procedures.
- Any **pressure zones** in the distribution system will be identified on the water atlas prior to developing the valve assessment program. This will need to be done with distribution personnel prior to the start of the program to avoid having pressure zone problems due to valves opened when they need to be closed.
- As a part of the valve program, mapping discrepancies found on the current water atlas will be noted and included as a part of the final report so the Utility can make needed corrections. This will be included as a part of the periodic reporting to the Utility, thus enabling the Utility to keep up with mapping corrections.
- A progression map shall be maintained for each section under study indicating valves assessed on the map. This will be especially helpful in quickly determining the work progress of the crews in the field.
- It may be necessary to conduct parts of the valve assessment during "off hours" such as at night. This may be required in areas of high traffic volume where traffic may affect the ability to conduct safe valve assessment, and traffic volume may affect the ability of the Project Team to be able to safely access valves on busy streets. The Project Team will give 24-hour advanced notice of intent to operate valves in a particular area that may require after hours work or nighttime work. This is so the Utility can plan for the area to be worked in, give notification to the Police department, as well as other Public Works Divisions as to the activity that will take place.

Valve Location

The Project Team will:

- **Examine the water maps** to determine the anticipated location of each water valve.
- **Attempt to verify** the existence of all water valves shown on the water maps by visual inspection.
- **Search for water valves** shown, but not identified by visual inspection, using a magnetic locator, probing rods and other tools.
- **Employ a combination** of recorded information, manual and technical testing techniques as needed to establish the location of remaining water valves.
- **Identify locations where a water valve is expected**, but not shown on the water map, and proceed through verification and search process.
- **Two attempts shall be made to locate "lost" valves** before these are turned into the Utility for location. The Project Team will ask permission to trace existing water mains by means of line locating equipment

to establish the configuration of existing water mains and probable location of water valves should search by magnetic locator fail. If the Utility cannot locate the valve within five working days, The Project Team shall be paid for the attempted locate.

- **Valve enclosures will be vacuumed and cleaned** to expose the operating nut.
- **Corrections to the Utility maps** shall be drawn on the paper maps provided by the Utility and returned to the Utility after the project is completed.
- **Located valve boxes or valve vault covers** shall be painted with an environmentally formulated precautionary blue paint for future identification.

Valve Exercising

The Project Team will:

- Operate selected valves in accordance with the AWWA manual M-44, "Distribution Valves: Selection, Installation, Field Testing and Maintenance"
- Attempt to operate each of the valves manually.
- Valves requiring an operating torque greater than one hundred (100) foot-pounds shall be operated by a portable and/or truck mounted hydraulic valve machine. The valve operators used by the Project Team have torque-limiting capabilities that allow incremental settings from fifty (50) to twenty-five hundred (2500) foot-pounds of torque.
- The machine shall be solely and completely dependent upon the operator for continuous control of direction and torque, otherwise known as "non-locking" or "torque limiter" capability.
- All valves will be operated with the minimum torque required preventing valve damage.
- Maximum torques shall be as follows:
  - 4" gate valves – 300 ft. lbs.
  - 6" and larger gate valves – 600 ft. lbs.
  - Butterfly valves – 200ft. lbs.
- During initial valve closure, the valve will be turned no more than five (5) turns before turn direction is reversed to two (2) turns, thus allowing the threads of the stem and gate to free themselves. This closure and partial reversal process shall be repeated until the valve has achieved full closure.
- The valves will then be operated from full open to full closure until such time as this can be done without further turn range improvement or no further reduction in the required operating torque is noted, through **a minimum of two (2) consecutive ranges of operations and a maximum of seven (7) operations**.
- **The Project Team shall notify** the *Water Superintendent*, of intent to operate a certain group of water valves. The Team shall obtain permission to perform the work, at least twenty-four (24) hours or one (1) working day in advance of the intended start of that work.
- **Valves found in the closed position** shall be reported to the Utility immediately so verification can be made for operating or not.
- **Valve vaults and boxes shall be cleaned or pumped out** to gain access to the valve and for inspection of the operating nut.
- **If there is reasonable evidence that a valve might break during the operating process,** the Utility will be notified immediately, and a decision will be made by the Utility to attempt or not to attempt the process. **Any valves that fail or break during operation will be repaired or replaced by the Utility.** The Project Team cannot be held responsible for possible valve failures during the operating procedure.

Documentation of Valve Operating

- All of the pertinent information for each valve that is exercised will be documented in the Utility's GIS system supplied by the Village of Itasca, IL. The following is a list of the information gathered.

- *Facility ID, Inspection Company, Ground Surface, Depth to Nut (Ft), Operating Position Found, Diameter, Valve Type, # of Turns, Name of Operator, Valve Leaking?, Stem OK?, Packaging OK?, Lube Req'd, Other Maint Req'd, Notes, Cleaning Required, Location Description, Valve Condition, Date Exercised, Box Type, Current Operating Position, Designator, Operator (Other), Operating Nut OK?, Exercise Completed, Reason Could Not Complete, Reason Could Not Complete Details.*

Valve Operations

Our Project Team takes great care when operating and operating valves in the water distribution system. Even with our years of proven experience in water system operations problems occasionally occur. Any valves that break or fail during the assessment program will be repaired or replaced at the expense of the water Utility. The Project Team cannot be held responsible for possible valve failures during their operation due to pre-existing conditions. The Project Team cannot be held responsible for damage done to the water system during valve operating, such as water leaks, discolored water and turbidity that can possibly occur during the process.

Final Reports, Documentations & Communications

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

- Project Team will **meet daily** with assigned Utility personnel to go over progress for prior workday and plan current day and area of valves to be operated.
- **Document all valve operating and locating** as indicated in the **"Scope of Work"**.
- **Maintain a progression valve report** of the project indicating valves operated.
- **Valves found with problems** shall be documented and turned into the assigned Utility personnel daily so the Utility can make the necessary corrections so the valve can be turned.
- **Prepare the final report** at the completion of the project which will include all valve documentation per **"Scope of Work"** for the Utility, for the total number of valves operated, valves requiring maintenance, as well as other problems found in the system during the course of the program that need the attention of the Water Utility. This report shall be made available for submission to the Utility within thirty (30) days of the completion of the fieldwork.
- **The equipment used** will be that which is described in the "Equipment to be used" section.

Assumptions and Services Provided by the Utility

- The *Utility* will furnish all maps, atlases, (two copies) and records necessary to properly conduct the valve-operating program.
- The *Utility* will provide records such as old valve cards or any additional information that would make the valve location and operating easier to perform. This information shall be regarded as **CONFIDENTIAL** by the Project Team and will not be shared with anyone outside of the Water Utility without consent of the Water Utility.
- The *Utility* will notify other departments in the Utility, town, or Utility as to the activity of valve operating so that various departments are aware that a program is in progress. This is to ensure that if there should be a problem with part of the distribution system, notification can be made promptly.
- The *Utility* will also make available, on a reasonable but periodic basis, certain personnel with a working knowledge of the water system who may be helpful in attempting to locate particularly hard-to-find valves and for general information about the water system. *This person will not need to assist the Project Team on a full-time basis*, but only on an "as needed" basis.
- The Utility will assist, if needed, to help gain entry into sites that may be difficult to get into due to security issues or other concerns. This may be required of areas where distribution mains run in easements on private property.

- The Utility will provide all Valve ID numbers, type of valve (if known), Map page numbers or grid number, and any other additional information that can aide in helping the overall success of the program.

Valves to be Assessed

Reports, Documentation & Communications

- Project Team will **meet daily** with assigned Utility personnel to go over areas of valve assessments for prior workdays and plan current day and next two days' areas to flow test.
- At the end of each day, or as requested, a list of any broken or inoperable valves will be turned in.
- Each step of the valve assessment program will be identified in a valve report.
- Maintain a progression map to be included with the final report of the project indicating areas where valve assessments have been performed
- The Utility will be provided with valve assessment information
- Information collected by the Project Team during the program and any other information provided by the Utility shall be regarded as CONFIDENTIAL and will not be shared without permission from the Utility or unless required by law.
- Develop a log of activity to be included with the final report that will include the following;
  5. Type of problems observed
  6. Location of same for problems discovered
  7. Mapping errors on the water atlas
- **Prepare the final report** at the completion of the project which will include all valve assessment reports, other problems found in the system during the course of flow testing that need the attention of the Water Utility. **This final report shall be made available for submission to the Water Department within thirty (30) workdays of the completion of the fieldwork.**

Equipment to be Used

The following equipment will be used for valve operation and maintenance work during the Valve Exercising and Assessment program for the Utility. All materials listed will be always on the job site.

- All necessary hand tools
- Truck mounted Arrow Board/Signage, and warning lights on trucks
- Traffic control equipment, including properly sized traffic cones with reflective stripes, when needed or required
- A "Schonstedt"/"Chicago Tape" magnetic locator
- Truck mounted or trailer mounted hydraulic valve operator with adjustable torque control
- Portable hydraulic valve operator adjustable torque control
- Truck mounted or trailer mounted Vacuum capable of 300 CFM
- Trucks are equipped with either a Honda 6.5 horsepower pump capable of discharging 150 GPM or a Stanley Hydraulic pump capable of discharging 450 GPM
- Extendable valve keys for manual operation

GPS Scope of Services

Fire Hydrant GPS Locations

M.E. Simpson Company's Project Team will furnish all labor, material, transportation, tools, and equipment necessary to perform GPS locations on specified appurtenances in the distribution system, then take these GPS locations and import them into a GPS database, showing all the important locational details needed and desired by the Utility. The Project Team shall be required to provide such skilled and trained personnel and equipment necessary to complete the work herein specified. There will be a minimum of Two Persons per team performing the asset assessments at all times.

- Work in an orderly and safe manner to ensure protection of the local residents, Utility employees, and the Field Staff so that no avoidable accidents occur.
- All Field Staff will have readily observable identification badges worn while in the field. All vehicles used in the field will have company signs attached.
- Project Team Personnel will meet with the Utility to review the project guidelines and answer any questions on procedures.
- As a part of the program, mapping discrepancies found on the current atlases will be noted and included as a part of the final report so the Utility will have a listing of needed corrections. This will be included as a part of the periodic reporting to the Utility, thus enabling the Utility to keep up with mapping corrections made by the Project Team.
- A progression map shall be maintained for each section under study indicating all assets located on the map. This will be especially helpful in quickly determining the work progress of the crews in the field.
- It may be necessary to conduct parts of the asset assessment during "off hours" such as at night. This may be required in areas of high traffic volume where traffic may affect the ability to conduct safe collection of GPS points, and traffic volume may affect the ability of the Project Team to be able to safely GPS valves on busy streets. The Project Team will give 24-hour advanced notice of intent to GPS valves in a particular area that may require after hours work or nighttime work. This is so the Utility can plan for the area to be worked in, give notification to the Police department, as well as other Public Works Divisions as to the activity that will take place.
- Examine the water maps to determine the anticipated location of each asset/appurtenance chosen.
- Attempt to verify the existence of all selected assets shown on the atlases by visual inspection.
- Search for assets shown, but not identified by visual inspection, using a magnetic locator.
- Employ a combination of recorded information, manual and technical testing techniques as needed to establish the location of remaining assets.
- Identify locations where a main line valve or water main is expected, but not shown on the current maps, and proceed through verification and search process.

GPS Asset Location

- Once the assets have been physically located, the Project Team will perform the following:
- The Project Team will collect GPS Coordinates of all assets assessed using the above "Scope of Work"

- The Project Team will work with the Utility to develop a "data dictionary" which will define the information to be collected for each attribute. The data dictionary shall have the following but not limited to:
    - Date and time the information was gathered.
    - The unique identifying number for each attribute consistent and compatible with system presently employed by the *Utility*.
    - Location for each attribute referenced by Northing and Easting coordinates generated from the GPS location in the Utility's local State Plane Coordinate system.
    - Type of Attribute (Example: mainline valve, hydrant, tee, elbow, four-way cross, major service line, etc.).
    - Offset information if the attribute needs to have the location determined by an offset coordinate due to blocked signals from the GPS satellites.
    - Any other data required to be collected as part of the attribute data set as defined by the data Dictionary. This data dictionary will be assembled by the Project Team and the Utility.
- The accuracy of each GPS location will be sub-foot.
- GPS locations will need to have readings from at least four satellites in position and a reading from a local GPS beacon, or five satellites for the position to be considered accurate as a differentially corrected GPS location.
- "PDOP" readings need to be less than 5. "PDOP" readings greater than 5 will not be considered as accurate locations.
- A minimum of 30 readings for each position shall be taken.
- Position of the GPS satellites shall be given primary consideration. The position of the satellites shall be recorded as part of the data. If the satellites are low on the horizon (below 15 degrees), it is expected that the project team will wait until the position is better before attempting to gather the GPS position.
- The information collected will be differentially corrected using Pathfinder software database with the ability to export the information into a format acceptable to the Utility such as Microsoft Access, Microsoft Excel, .DXF file, or .SHP file for use in the Utility's GIS system or CAD mapping program, and also included in the Polcon Pro Valve® database if a valve program is part of the work.
- All locations will be differentially corrected for accuracy. A stationary beacon or mobile beacon can be set up to allow differential correction. All data will be "Post-Processed", so that a comparison can be made to a Local stationary GPS receiver. The locations of the stationary GPS stations will be obtained from the Internet. This will allow for a greater accuracy of the GPS locations.

Documentation of GPS Locations

- The Project Team will provide a location report for each asset located, included in a database or excel spreadsheet on a USB in a format agreed upon between the Utility and the Project Team.
- The GPS data collected shall include but is not limited to the following information:
    - *Identifying number consistent and compatible with system presently employed by the Utility.*
    - *Location referenced by coordinates using the Illinois State Plane Coordinate System.*
    - *Type of structure.*

- *Date and time data was collected*

GPS Valve Location

Once the valves have been located, the Project Team will perform the following for valves that do not already have GPS coordinates:

- **The Project Team will collect GPS Coordinates** of all valves assessed using the above "Scope of Work"
- The Project Team will work with the Utility to develop a "data dictionary" which will define the information to be collected for each attribute. The Data dictionary shall have the following but not limited to:
  - Date and time the information was gathered.
  - The unique identifying number for each attribute consistent and compatible with system presently employed by the *Utility*.
  - Location for each attribute referenced by Northing and Easting coordinates generated from the GPS location in the Utility's local State Plane Coordinate system.
  - Type of Attribute (mainline valve).
  - Offset information if the attribute needs to have the location determined by an offset coordinate due to blocked signals from the GPS satellites.
  - Any other data required to be collected as part of the attribute data set as defined by the Data Dictionary. This Data Dictionary will be assembled by the Project Team and the Utility.
- **The accuracy of each GPS** location will be sub-foot.
- **GPS locations will need to have readings** from at least four satellites in position and a reading from a local GPS beacon, or five satellites for the position to be considered accurate as a differentially corrected GPS location.
- **Position of the GPS satellites shall be given primary consideration**. The position of the satellites shall be recorded as part of the data. If the satellites are low on the horizon, it is expected that the project team will wait until the position is better before attempting to gather the GPS position.
- **The information collected** will be compiled into the **Utility** preferred software database with the ability to export the information into a format acceptable to the Utility such as Microsoft Access, Microsoft Excel, .DXF file, or .SHP file for use in the Utility's GIS system or CAD mapping program, and also included in the Polcon Pro Valve® database. We can export our data into any database that supports open data connectivity.
- **All locations will be differentially corrected** for accuracy in real-time. A data transformation will be done on the GPS points taken to ensure they are in the correct coordinate system requested by the utility. Our field teams utilize Trimble® R1 units for sub-foot accuracy and Trimble® R2 units for sub-foot accuracy. The level of accuracy taken will be based upon the above scope of work.

Documentation of GPS Valve Locations

M.E. Simpson will provide a location report for each documented valve located, and/or a database, in a cloud-based electronic format agreed upon between the Utility and M.E. Simpson Co., Inc.

- The GPS location data collected will be exported into a database for Utility use
- The GPS data collected shall include but is not limited to the following information:
  a. *Identifying number consistent and compatible with system presently employed by the Utility.*

b. *Location referenced by coordinates using the Village of Itasca* ***Coordinate System****.*
c. *Location by street and cross-street names.*
d. *Type of structure.*
e. *Date and time data was collected.*

GPS Leak Location

Once the leaks have been located, the Project Team will perform the following for leaks that do not already have GPS coordinates:

- **The Project Team will collect GPS Coordinates** of all valves assessed using the above "Scope of Work"
- The Project Team will work with the Utility to develop a "data dictionary" which will define the information to be collected for each attribute. The Data dictionary shall have the following but not limited to:
  - Date and time the information was gathered.
  - The unique identifying number for each attribute consistent and compatible with system presently employed by the *Utility*.
  - Location for each attribute referenced by Northing and Easting coordinates generated from the GPS location in the Utility's local State Plane Coordinate system.
  - Type of Attribute (mainline valve).
  - Offset information if the attribute needs to have the location determined by an offset coordinate due to blocked signals from the GPS satellites.
  - Any other data required to be collected as part of the attribute data set as defined by the Data Dictionary. This Data Dictionary will be assembled by the Project Team and the Utility.
- **The accuracy of each GPS** location will be sub-foot.
- **GPS locations will need to have readings** from at least four satellites in position and a reading from a local GPS beacon, or five satellites for the position to be considered accurate as a differentially corrected GPS location.
- **Position of the GPS satellites shall be given primary consideration**. The position of the satellites shall be recorded as part of the data. If the satellites are low on the horizon, it is expected that the project team will wait until the position is better before attempting to gather the GPS position.
- **The information collected** will be compiled into the **Utility** preferred software database with the ability to export the information into a format acceptable to the Utility such as Microsoft Access, Microsoft Excel, .DXF file, or .SHP file for use in the Utility's GIS system or CAD mapping program, and also included in the Polcon Pro Valve® database. We can export our data into any database that supports open data connectivity.
- **All locations will be differentially corrected** for accuracy in real-time. A data transformation will be done on the GPS points taken to ensure they are in the correct coordinate system requested by the utility. Our field teams utilize Trimble® R1 units for sub-foot accuracy and Trimble® R2 units for sub-foot accuracy. The level of accuracy taken will be based upon the above scope of work.
- GPS leak location is considered an **optional** service and is not to be assumed as included in the line item for leak detection services found on the investment page of this proposal unless otherwise specified. If the Utility decides to include GPS collection, it will be listed under a separate line item on the investment page unless otherwise specified. If GPS collection is included in the line item for leak location services found on the investment page, only one (1) accurate GPS point will be included per leak in the Utility's distribution system. Re-GPS'd leaks requested by the Utility that have already been GPS'd by M.E. Simpson Co., Inc. with a verified accuracy level will be an additional charge.

PROJECT SAFETY PLAN

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

Our Safety Plan/Policy/Program, with all its parts, is 140 pages in length. In an effort to be more efficient and less wasteful we do not print copies of the safety program for RFPs. There is nothing secretive or proprietary contained within our plan/policy/program and we are happy to share its contents. If you would like a PDF copy of our plan/policy/program please contact Terrence Williams, Operations Manager, at 800.255.1521 and a copy of our program will be sent via email to you.

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

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

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

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

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

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

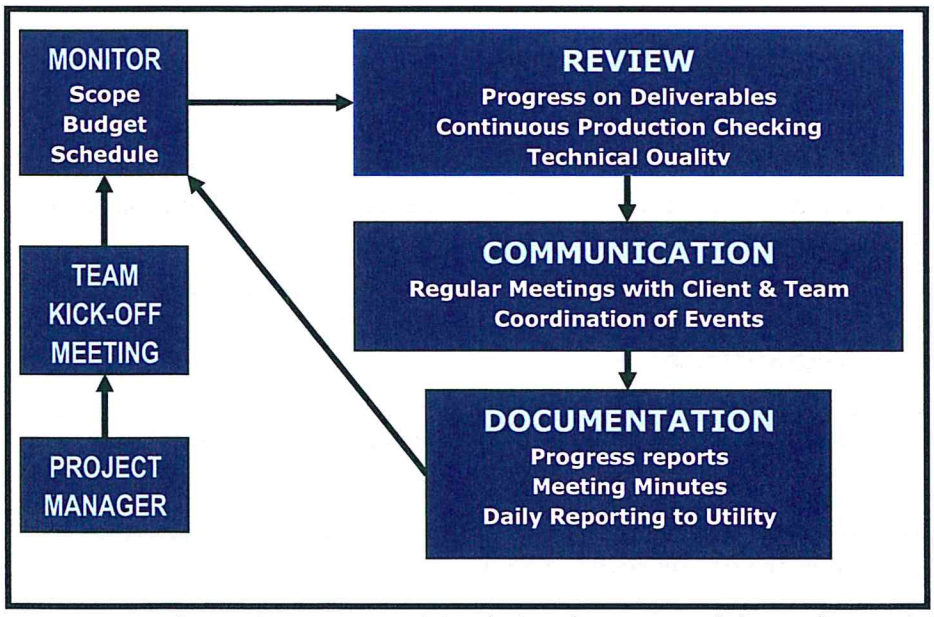
Current documentations of safety training and certifications can be provided for all project personnel for the Utility. These certifications are current and up to date (for 2026) for all project personnel.

PROJECT MANAGEMENT APPROACH

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

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

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



Project management remains an important activity during the course of the project and does not stop with the Project Manager. For the Fire Hydrant Assessment and Flow Testing program, each member of the project team is dedicated to providing the best Fire Hydrant Assessment and Flow Testing Program that can be attained using the state-of-the-art technology and equipment, field experience and engineering knowledge.

Our team will be made up of experienced water professionals that are highly skilled and trained professionals in water distribution system hydraulics, fire hydrant assessment/flow testing. These technicians will also have knowledge and experience with water loss control programs such as water meter evaluation/testing (residential, commercial, wholesale, and production meters), leak surveys and pinpointing, as well as asset management programs such as valve assessment and exercising. It is this combination of experience and knowledge that has helped shape our approach to fire hydrant assessment and flow testing in distribution systems because the team members have the capacity to make on the spot decisions regarding any fine tuning of the program.

For the Fire Hydrant Assessment and Flow Testing Program, each Project Team member assigned to specific tasks is dedicated to providing the best Fire Hydrant Assessment and Flow Testing Program knowledge that can be attained. Each team member is highly experienced in the implementation of fire hydrant testing as well as other asset management and water loss control programs. It is our team's combination of field experience and engineering knowledge that has shape our approach to asset management programs in distribution systems. The individual team members have the capacity to make sound decisions regarding any fine tuning of the hydrant testing program. They will maintain constant communication with The Village of Itasca and the Project Manager regarding the fire hydrant testing program.

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

- A professional team with a specialized expertise in fire hydrant evaluation, assessment, testing, documentation and asset management.
- One of the finest and highly experienced technical and engineering team with the capacity to provide the highest quality work for The Village of Itasca.
- A project approach that incorporates interim reporting and continuous input opportunities by The Village of Itasca.
- Innovative proven analysis techniques developed from the completion of several similar projects that sought the same scope and results as this project.

Project Quality Assurance/Quality Control

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

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

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

The QA/QC plan for this project is very simple. No work will leave MESCO Team until it has been verified that all the requirements and objectives of the project as well as the requirements of the project QA/QC managers have been met.

During the course of the project, the Project Manager and/or the QA/QC manager will meet with The Village of Itasca to ensure that the work product is technically correct, but also meets the needs and expectations of The Village of Itasca. Every step will be well documented for progress reports.

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

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

SCHEDULE OF WORK

Kick Off Meeting and Commencement of work: M.E. Simpson Co., Inc. proposes a Kick Off Meeting for the Water System Assessment program to be held on **August 1, 2026**. Field work will begin the same day or agreed upon by the Utility and M.E. Simpson Co., Inc.

Fieldwork to be completed and documented: Field work will be started as agreed upon by the Utility and M.E. Simpson Co., Inc. Assume one field team (2 persons each), are in the field for completion of field work for the Water System Assessment Program. Work on the hydrant, valve, leak detection, and GPS tasks for this project will occur simultaneously.

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

Daily Reporting: The Field staff will meet with assigned Utility staff daily or as needed and determined by the assigned Utility Manager. Hydrant issues that need immediate attention will be documented and submitted immediately for the Utility's attention. Minor issues will be reported daily for scheduling of repair.

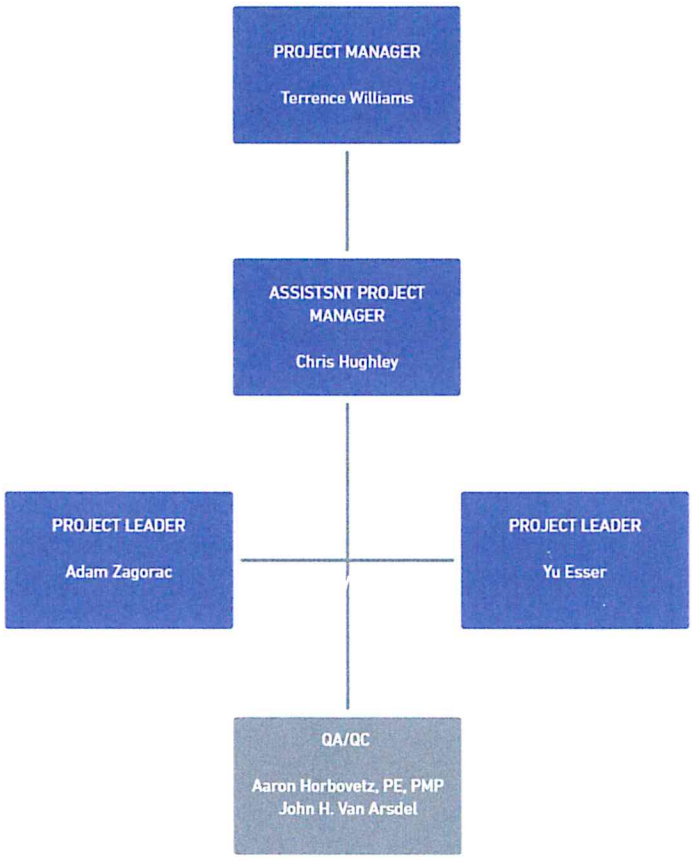
Periodic Reports: Weekly summary reports will be available 10 work days after field work has been validated for the program for each week, for the Hydrant Testing work. These reports will have all the hydrant assessment and testing information compiled during the course of the project for the week.

Final Reports: Final summary reports will be available 30 work days after field work has been completed for the program. These reports will have all the hydrant assessment and testing data compiled during the course of the project.

SECTION 3: EXPERIENCE OF KEY PERSONNEL

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

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



Project Manager: Terrence Williams

Terrence Williams has been with M.E. Simpson Company since September 2014. Terrence previously worked in retail management. Terrence is a graduate of Purdue University with a Bachelor of Science in Accounting. Terrence also completed his MBA at Keller Graduate School of Management.

Terrence is currently involved in the preparation of client reports, data quality control, and drafting new paperless database programs. He also has experience in valve location, exercising and mapping, and the use of the state-of-the-art leak detection equipment. Terrence also has experience in fire hydrant and main capacity flow testing, and the operation of our Polcon® Flow Testing equipment.

Professional Certifications:

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

Assistant Project Manager: Chris Hughley

Chris Hughley has been with the Company since November 2006. He previously worked in the retail industry before becoming a project leader with M.E. Simpson Company. Chris has traveled all over the country and world completing various projects including jobs in California, New Jersey, Minnesota, Arizona, Georgia and Turkey.

Chris has attended numerous classes and lectures on the operation and maintenance of water meters. He has experience in the maintenance and installation of water meters; in valve location, exercising and mapping; and in the use of state-of-the-art leak detection equipment. Chris is experienced in water meter, fire hydrant and water main capacity flow testing, and the operation of our Polcon® Flow Testing equipment.

Professional Certifications:

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

Project Leader: Adam Zagorac

Adam Zagorac has been with the Company since December of 2007. Adam has attended numerous classes and lectures related to the operation, maintenance, and installation of water meters, and completed classes in plumbing.

Adam has experience in the following: maintenance and installation of water meters; valve location, exercising and mapping; fire hydrant and main capacity flow testing; and the use of state-of-the-art leak detection equipment. He is also experienced in the use of all of our Polcon® Flow Testing equipment.

Professional Certifications:

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

Project Leader: Yu Esser

Yu Esser has been with the Company since 2022. Prior to working for M.E. Simpson Company, Inc., Yu worked as a field technician conducting inspections and maintenance for sewers and manholes. He was trained on the NASCO Level II inspection process and has over 5 years of experience with collection systems.

Yu has additional experience in the maintenance and installation of water meters; valve location, exercising and mapping; fire hydrant and main capacity flow testing; and the use of state-of-the-art leak detection equipment.

Professional Certifications:

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

QA/QC: Aaron M. Horbovetz, P.E., PMP

Aaron Horbovetz has been with the Company since September of 1999. In 2004-2005 he was on hiatus to pursue his engineering degree. He returned to M.E. Simpson Co., Inc.in 2006. He earned his degree in Mechanical Engineering from Purdue University, and is a licensed Professional Engineer in the State of Indiana, since 2016. Aaron is also a certified Project Management Professional (PMP®), since 2013. He is a regular presenter at AWWA conferences, since 2012, both at section meetings and at the ACE conferences, and participates in multiple AWWA committees at both the local and national levels.

Aaron has attended numerous classes and lectures related to the operation, maintenance and installation of water meters, and completed classes in plumbing. He has experience in the following: maintenance and installation of water meters; valve location, exercising and mapping, fire hydrant and main capacity flow testing, and the use of state-of-the-art leak detection equipment. Aaron also manages the company's hydraulics services division, including all Pitot testing, pump curve analysis, and C-Factor testing.

Mr. Horbovetz is responsible for the Engineering Division of M.E. Simpson Co., Inc. overseeing many of the more complex programs associated with hydraulic studies and Master Metering services.

Professional Certifications:

- Licensed Professional Engineer, Indiana
- Certified Project Management Professional (PMP)
  - Member of Project Management's Institute Calumet Chapter
- 10 Hour OSHA Certified for General Industry
- American Red Cross First Aid and CPR with AED Certified
- American Traffic Safety Services Association Flagging Certified
- Extensive traffic control training
- Extensive confined space training

QA/QC: John H. Van Arsdel

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

John has over 37 years of experience directing projects for water utilities including water audits, loss prevention, leak detection programs, meter evaluation and maintenance, flow testing using the Polcon® Flow Testing method (large flow meter assessments, C-factors, pump curves, zone flow measurements), mainline valve assessments (location, exercising and mapping programs), and fire hydrant and main capacity flow testing programs. He has presented numerous classes for continuing education credits for water operators for over 24 years to several local and state water works organizations on Water Loss Reduction including Water Audits, Leak Detection, Meter Testing and Flow Testing. He has presented water loss papers at the AWWA ACE in 2007, 2008, 2009, 2012, 2015, 2016, 2018, and the former DSS (now the WIC), 2010, 2011, 2012, 2014, the NAWL 2015, 2017, and 2019. In 2003, he conducted classes on Vulnerability Assessments and Emergency Response Planning for water utilities and conducted several VA and ERP projects. He served from 2010 to 2014 as Chair of the AWWA Water Loss Control Committee. For the Illinois Section in 2014-2015 he set up the Train the Trainer classes for Water Auditing and trained several sets of trainers and was the lead trainer for the Indiana Section AWWA Water Auditing and

Validation training for 2019-20 that is being handled by the Indiana Finance Authority. John is a Certified Water Audit Level 1 Validator for California and Indiana.

Professional Certifications:

- 30 Hour OSHA Certified for General Industry
- American Red Cross First Aid and CPR with AED Certified
- American Traffic Safety Services Association Flagging Certified
- Certified Water Audit Validator

SECTION 4: CORPORATE PROFILE

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

We have maximized distribution system performance and optimized distribution system data, records, and mapping for all our clients. To date, we have provided Water Loss Control programs that have included over 85,000 Large Water Meters serviced, 125,000 miles of Leak Detection services and numerous water audit programs. Our Asset Management services have documented over 500,000 valves located and exercised. Our Fire Hydrant Flow testing program has recorded 95,000 fire hydrants inspected, flow tested, and water main capacity information developed.

Fire Hydrant Assessment and Main Capacity Assessment Services History and Understanding

M.E. Simpson Co., Inc. developed its Fire Hydrant Main Capacity Assessment program in 1995 and expanded it to include Fire Hydrant Maintenance. Over time, we have improved the program so now it is a fundamental asset management and condition assessment program for our clients.

Our crews have been deployed to many locations throughout the United States including Minnesota and overseas. Our crews have the unique ability to be able to respond to individual Utility requests because of the cross training they have received performing all the services M.E. Simpson Co. Inc. provides. We are proud of the work we have performed using the latest technology and meeting the needs of "our customer" the Water Works Industry. We have played an important role in educating utilities about the need for and efficiency of annual maintenance and testing programs.

M.E. Simpson Co., Inc. (MESCO) has been providing Fire Hydrant Flow Testing/Water Main Capacity Testing programs for over thirty years.

MESCO has been producing successful Fire Hydrant Assessment and Flow Testing programs in the Chicago metropolitan area, as well as the greater Midwest since 1995 and understands the complexity of implementing long range water distribution system asset management programs. MESCO believes that through this work we have established a proven history of delivery, responsiveness, ingenuity, and environmental stewardship. We share the same mission as The Village of Itasca and are encouraged by the leadership role that The Village of Itasca is assuming towards a holistic approach to address water system challenges.

Leak Detection History and Understanding

In 1987, M.E. Simpson Co., Inc. introduced its Water Transmission and Distribution Leak Survey services. Since then, we have consistently improved and expanded the program, establishing it as a central initiative for water loss control among our clients.

Over the years, our Water Transmission and Distribution Leak Survey services have been widely adopted by municipalities throughout the Chicago Metro Area, the Midwest, and beyond. Our skilled crews have been deployed to various locations across the United States, including Georgia and California, as well as overseas, to assist utilities in addressing transmission and distribution system leakage challenges. Thanks to their comprehensive cross-training in all the services provided by M.E. Simpson Co., Inc., our crews possess the unique ability to respond to specific utility requests.

Equipped with state-of-the-art technology and staffed by capable project managers and personnel, we are fully prepared to undertake your leak survey and meet all your utility requirements. We take great pride in our work, which consistently leverages the latest advancements in technology while prioritizing the needs of our customers.

MESCO has been providing leak detection programs for nearly forty years.

Valve Assessment History and Understanding

Since its inception in 1986, M.E. Simpson Co., Inc. has continually refined its Valve Assessment program, adapting to the evolving needs of utilities. Originally established as a fundamental asset management tool, the program has grown into a cornerstone of efficient water distribution system maintenance. A notable milestone in our journey was the development of Polcon Pro-Valve®, a pioneering Microsoft Access database that revolutionized valve data management. This database has since transitioned into a cutting-edge cloud-based mapping and asset management system, offering clients seamless integration with their GIS systems and streamlining operational workflows.

Over the years, our services have expanded beyond the confines of the Chicago Metro Area, reaching municipalities and utilities across the Midwest and beyond. From small-scale systems with just a hundred valves to large-scale networks boasting several thousand, our Valve Assessment Programs have left an indelible mark on the water works industry. Our experienced crews, trained in diverse environments and equipped with the latest technologies, have not only served clients domestically but have also lent their expertise to international projects, demonstrating our commitment to excellence on a global scale.

MESCO has been providing valve assessment programs for over forty years.

Having evaluated more than 500,000 valves since 1986, our firm brings unparalleled depth of knowledge and proficiency to the table. Our commitment to excellence is further underscored by our engagement with industry standards and best practices, as evidenced by our active participation in AWWA committees and adherence to Water Audit methodology. By aligning with the objectives of the Village of Itasca, we stand ready to support their vision for a robust and sustainable water distribution system.

Company Qualifications

M.E. Simpson Co., Inc. is a professional services company that specializes in water distribution asset management and water loss control services. Due to our niche company placement in the water industry, we do not qualify for the title of “contractor”, therefore we cannot be licensed as such. M.E. Simpson Co., Inc. has been performing valve exercising programs for 45 years. We have complete confidence that our knowledge and experience exceed the expectations of the The Village of Itasca Water System Asset Management Program.

SECTION 5: REFERENCES

Fire Hydrant Assessment and Flow Testing Projects

Village of Downers Grove, Illinois

M.E. Simpson Co., Inc. has performed a Fire Hydrant Flow Testing Program for the Village of Downers Grove for several years as well as a Fire Hydrant Maintenance program. Most recently 608 hydrants were located and tested. Of these hydrants, 596 were found to be in good working condition, 4 were found to be usable but with minor problems and 8 were found to be unusable. The total number of problem hydrants has decreased greatly with annual fire hydrant flow testing and inspections.

David Moody
Water Manager
Village of Downers Grove
5101 Walnut Avenue
Downers Grove, IL 60515-4074
(630) 434-5495
dmoody@downers.us
Dates of service: 2009 - Current

Village of Lansing, IL

M.E. Simpson Co., Inc. has been working with the Village of Lansing, IL for many years. The hydrant program most recently completed was a success, reporting the hydrants which are in good working condition, usable, or unusable. These flow testing programs are very important to the Village, thanks to this program the Village can now correct the problems with those hydrants found to be unusable so that, should the need ever arise, they can be used in an emergency.

Mr. Jim Nickias
Superintendent
Village of Lansing
3300 171st St.
Lansing, IL 60438
(708) 895-7190
jnickias@gmail.com
Dates of Service: 1997 - Current

Village of Hazel Crest, IL

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

Dante Sawyer
Director of Public Works
Village of Hazel Crest
3000 W 170th Place
Hazel Crest, Illinois 60429
(708) 335-9600 x202
dsawyer@villageofhazelcrest.com
Dates of Service: 2015 - Current

Leak Survey Projects

City of Joliet, Illinois (2008 – Current)

M.E. Simpson Co., Inc. has been performing water loss assessments for the City of Joliet since 2008, including leak detection surveys and "on call" emergency leak detection services as a way to reduce water loss in the distribution system. The program for 2024 surveyed approximately 700 miles of water main and located 171 leaks. These leaks were estimated to be costing the utility in excess of $508.03 per day or $185,431.68 annually. The survey paid for itself in water loss recovery in 13 months based on the Variable Cost (production cost) of water. This project cost a total of $189,000.00 and was completed in 109 days.

Ms. Allison Swisher, P.E.
Director of Public Utilities
City of Joliet
921 East Washington Street, Joliet, Illinois 60433
815.724.4230
aswisher@jolietcity.org

Village of Downers Grove, IL (2011 – Current)

M.E. Simpson Co., Inc. conducts a Leak Survey on approximately 233 miles per year as a way for the Village to reduce water losses occurring in the distribution system. The completed Leak Survey Program in 2023 resulted in the location of 13 leaks totaling 364,320 gallons of water per day. The leaks were estimated to be costing the utility in excess of $449,782.20 annually using the cost of water sold per 1,000 gallons. The survey paid for itself within three months. This project cost a total of $39,600.00 and was completed in 49 days.

Mr. David Moody
Director of Public Utilities
Village of Downers Grove
5101 Walnut Avenue, Downers Grove, IL 60515-4074
630-434-5462
dmoody@downers.us

Village of Shorewood, IL (2014 – Current)

M.E. Simpson Co., Inc. conducted its most recent Leak Survey in Shorewood on approximately 99 miles in 2023 as a way for the Village to reduce water losses occurring in the distribution system. This Leak Survey Program resulted in the location of 23 leaks totaling 59,040 gallons of water per day. Using a sale price of $4.22 per thousand gallons these leaks were estimated to be costing the utility in excess of $139.77 per day or $51,014.74 annually. The 2023 leak survey paid for itself within 5 months. This project cost a total of $21,285.00 and was completed in 25 days.

Mr. Noriel Noriega
Superintendent of Public Works
Village of Shorewood
1 Towne Center Boulevard, Shorewood, Illinois 60404
815.725.2150
nnoriega@vil.shorewood.il.us

Valve Assessment Projects

Village of Schaumburg, Illinois (2016 - Current)

M.E. Simpson Co., Inc. has provided annual mainline valve assessments for the Village of Schaumburg, Illinois. The assessments include locating each valve and operating each valve through the full cycle of turns, three times. 25 % of the system (approximately 1,000 valves) are operated each year to insure full operability of the system valves. GPS coordinates are taken for each location and all data is put into the valve database for the utility.

Mr. Brian Wagner
Superintendent of Utilities
Village of Schaumburg
(847) 895-7100
bwagner@schaumburg.com

Village of Downers Grove, Illinois (2008 - Current)

We have been providing valve assessment services for the Village of Downers Grove since 2008. M.E. Simpson Co., Inc. was contracted to perform valve exercising, locating, and documenting services for the city. Each year $^1/_2$ of the valves are assessed to ensure full operability of the system valves as part of a regular maintenance program.

Mr. David Moody
Asst. Director of Public Works
Village of Downers Grove
(630) 434-5462
dmoody@downers.us

Village of Tinley Park, Illinois (2015 - Current)

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

Joe Fitzpatrick
Water Superintendent
Village of Tinley Park
(708) 444-5500
jfitzpatrick@tinleypark.org

SECTION 6: COST PROPOSAL

A commitment to improving and maximizing the Village of Itasca water distribution system for future generations.

M.E. Simpson Co., Inc. is pleased to present our proposal for a Water System Asset Management Program for the Village of Itasca. M.E. Simpson Co., Inc. will perform our leak detection services on approximately 68 miles of watermain within the Village of Itasca water distribution system, perform hydrant maintenance and valve assessments on 1/3 of the Village's hydrants and valves per year, while performing GPS location on system assets. The survey and asset assessments will be completed with all necessary equipment furnished by M.E. Simpson Co., Inc. as described within this document. The project will also include complete reporting of all issues found, with a final comprehensive report.

2026 Water System Asset Management Services

Fire Hydrant Assessment and Flow Tests 343 hydrants @ $61.00/hydrant	**$20,923.00**
Valve Inspection and Exercising 234 valves @ $63.00/valve	**$14,724.00**
Water Distribution System Leak Survey Program Fee 68 miles @ $285/mile	**$19,380.00**
GPS Location Services	*Included*
Total	**$55,027.00**

2027 Water System Asset Management Services

Fire Hydrant Assessment and Flow Tests 397 hydrants @ $61.00/hydrant	**$24,217.00**
Valve Inspection and Exercising 234 valves @ $63.00/valve	**$14,724.00**
Water Distribution System Leak Survey Program Fee 68 miles @ $285/mile	**$19,380.00**
GPS Location Services	*Included*
Total	**$58,321.00**

2028 Water System Asset Management Services

Fire Hydrant Assessment and Flow Tests 343 hydrants @ $61.00/hydrant	**$20,923.00**
Valve Inspection and Exercising 235 valves @ $63.00/valve	**$14,805.00**
Water Distribution System Leak Survey Program Fee 68 miles @ $285/mile	**$19,380.00**
GPS Location Services	*Included*
Total	**$55,108.00**

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

VILLAGE OF ITASCA
CONTRACTOR'S CERTIFICATION

Pursuant to P.A. 85-1295 (111. Rev. Stat. ch. 38 paragraph 33 E-l eq seq.). The undersigned contractor hereby certifies to the Village of Itasca that the contractor is not barred from bidding on the contract as a result of a violation of either Section 33 E-3 or 33 E-4 of that Act.

Date: 1/15/2026

M.E. Simpson Co., Inc.

(Contractor)

3406 Enterprise Ave.

Valparaiso, IN 46383

(Mailing Address)

800-255-1521

(Phone Number)

Cara Lance-Emerick, CFO

(Primary Contact/Title)

VILLAGE OF ITASCA
FAIR EMPLOYMENT PRACTICES
AFFIDAVIT OF COMPLIANCE

NOTE: THIS AFFIDAVIT MUST BE EXECUTED AND SUBMITTED WITH THE SIGNED BID FORM. NO BIDS WILL BE ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF ITASCA UNLESS SAID AFFIDAVIT IS SUBMITTED CONCURRENTLY WITH THE BID.

Cara Lance-Emerick

(Name)

being first duly sworn, deposes and says that they are the Chief Financial Officer

(Title or Office)

of M.E. Simpson Co., Inc. and that, they have authority to make the following

(Name of Company)

affidavit that they have knowledge of the Village of Itasca ordinance relating to Fair Employment Practices and knows and understands the contents thereof; that they certify hereby that it is the policy of

M.E. Simpson Co., Inc. to recruit, hire, train, upgrade, promote and

(Name of Company)

discipline its employees without regard to race, creed, color, religion, age, sex or physical or mental handicap; and that the company has and enforces policies which prohibit sexual harassment in the workplace.

[redacted]

(Signature)

SUBSCRIBED and sworn to before me this 15th day of January 2026

[redacted]

(Notary Public)

TIM CRISP
Notary Public
Porter County - State of Indiana
Commission Number NP0764428
My Commission Expires Jul 2, 2033

VILLAGE OF ITASCA
ANTI-COLLUSION AFFIDAVIT OF COMPLIANCE

Cara Lance-Emerick, being first duly sworn,

(Bidder's Name)

deposes and says:

That she is CFO of M.E. Simpson Co., Inc.

(Partner, Officer, Owner, etc.) (Company name)

(Contractor)

The party making the foregoing proposal or bid, that such bid is genuine and not collusive, or a sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person; to fix the bid price element of said bid, or of that of any other bidder, or to secure any advantages against any other bidder or any person interested in the proposed contract.

[redacted]

(Signature of Bidder if Bidder is an Individual)
(Signature of Partner if Bidder is a Partnership)
(Signature of Officer if Bidder is a Corporation)

The above statements must be subscribed and sworn to before a notary public.
Subscribed and sworn to before me this 15th day of January, 20 26

TIM CRISP
Notary Public
Porter County - State of Indiana
Commission Number NP0764428
My Commission Expires Jul 2, 2033

By. [redacted]

VILLAGE OF ITASCA
INDEMNITY HOLD HARMLESS PROVISION

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Itasca, its officials, agents and employees against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may accrue against the Village of Itasca, its officials, agents, and employees, arising in whole or in part from the performance of this work by the Contractor, its employees, or subcontractors, except to the extent arising out of the acts or omissions of the Village of Itasca, its agents or employees. The Contractor shall, at its own expense, appear, defend and pay all charges of attorneys and all cost and other expenses arising therefore or incurred in connections therewith.

Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep, and save harmless and defend the Village of Itasca, its officials, agents and employees as herein provided.

The Contractor further agrees that to the extent that money is due the Contractor by virtue of this contract as shall be considered necessary in the judgment of the Village of Itasca amounts may be retained by the Village of Itasca to protect itself against said loss until such claims, suits, or judgments shall have been settled or discharged and/or evidence to that effect shall have been furnished to the satisfaction of the Village of Itasca.

CONTRACTOR: M.E. Simpson Co., Inc.

By: [redacted]

(Signature)

ATTEST: [redacted]

(Signature)

CORPORATE SEAL

VILLAGE OF ITASCA
CONTRACTOR'S DRUG-FREE WORKPLACE CERTIFICATION

Pursuant to 111. Rev. Stat. ch. 127, par. 132.311 et seq. ("Drug Free Workplace Act"), the undersigned contractor hereby certifies to the Village of Itasca that it will provide a drug-free workplace by

A. Publishing a statement:

a. Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the contractor's workplace.

b. Specifying the actions that will be taken against employees for violations of such prohibition.

c. Notifying the employee that, as a condition of employment on such contract or grant, the employee will abide by the terms of the statement; and

B. Notify the Village of Itasca of any criminal drug statute conviction for a violation occurring in the workplace no later than 5 days after such conviction.

a. Establishing a drug-free awareness program to inform employees about:
   i. the dangers of drug abuse in the workplace;
   ii. the contractor's policy of maintaining a drug-free workplace;
   iii. any available drug counseling, rehabilitation, and employee assistance program; and
   iv. the penalties that may be imposed upon employees for drug violations.

b. Making it a requirement to give a copy of the statement required by subsection (A-3) to each employee engaged in the performance of the contract and to post the statement in a prominent place in the workplace.

c. Notifying the Village of Itasca within 10 days after receiving notice under paragraph B from an employee or otherwise receiving actual notice of such conviction.

d. Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by any employee who is so convicted, as required by 111. Rev. Stat. ch. 127 par. 132.315.

e. Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.

f. Making a good faith effort to continue to maintain a drug-free workplace through implementation of this Section.

Failure to abide by this certification shall subject the contractor to the penalties provided in 111. Rev. Stat. ch. 127, par. 132.316.

[redacted]

Cara Lance-Emerick, CFO, M.E. Simpson Co., Inc.
(Contractor)

ATTEST: [redacted]

DATE: 1/15/2026

CONTRACT BETWEEN THE VILLAGE OF ITASCA

AND THE CONTRACTOR

This contract is made and entered into this _____ day of _____, _____, by and between the Village of Itasca, DuPage County, Illinois (the "Village") and M.E. Simpson Co., Inc. (hereinafter "Contractor"). For and in consideration of the Contract Sum, and other goods and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between the parties as follows:

1. CONTRACT DOCUMENTS

The "Contract Documents" shall consist of the following documents which are either attached hereto as exhibits or are incorporated into this Contract by this reference, with the same force and effects as if set forth at length herein:

A. This Contract, including all Exhibits and attachments.

B. Project Plans and Technical Specifications, including General Conditions and any Special Conditions;

C. Bidder's Proposal;

D. Bidding Form; and

E. Bidding Addenda Nos. 1 (if any)

F. General Terms and Conditions

2. SCOPE OF WORK

Within the time for completion set forth in the Contract Documents and for the stated Contract Price, the Contractor shall perform and provide all necessary labor, services, supervision, materials, tools, equipment, apparatus, facilities supplies, permits, utilities and transportation necessary to complete the Work in strict conformity with the contract Documents.

3. CONTRACT SUM

In consideration of the Contractor's full, complete, timely, faithful performance of the Work required by the Contract Documents, the Village shall pay Contractor in accordance with the unit prices payable as set forth in the Contract Documents ("Contract Price")

4. COMPLETION DATE

THE Contract Work shall be completed on or before _____, 20_____.

IN WHITNESS WHEREOF, the parties have caused this contract to be executed the date and year first above written.

[Contractor]

By: [redacted]
An Authorized Signatory

Date: 1/15/2026

VILLAGE OF ITASCA

By: _____
Mayor

Date: _____

AMENDMENT NUMBER 1 TO THE BID DOCUMENTS
Amendment Date: **January 15, 2026**

RFQ # 2026-02
Water System Assessment Program

A. This Amendment shall be considered part of the bid documents for the above-mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original bid documents, this Amendment shall govern and take precedence. BIDDERS MUST SIGN THE AMENDMENT AND SUBMIT IT WITH THEIR BIDS.

B. Bidders are hereby notified that they shall make any necessary adjustments in their estimates as a result of this Amendment. It will be construed that each bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

Except as described below, the original bid document remains unchanged. The bid documents are modified and/or clarified, as follows:

Special Provisions Addendum

Fire Hydrant Inspection and Operation Procedure

- Check the fire hydrants appearance. Condition of paint and proper color-coding should be assessed.
- Does the fire hydrant need raised? Is it accessible and facing the correct direction? ~~Repair or schedule a repair, as necessary.~~
- Remove one nozzle/pumper cap and, using a listening device, check for main valve leakage. ~~Repair or schedule a repair, as necessary.~~
- Replace the nozzle/pumper cap, loose enough for air to escape. Open fire hydrant a few turns, allowing air to vent from loose cap. Tighten cap.
- Open fire hydrant fully, checking for ease of operation. Repeatedly exercise the operating stem, as needed, to remove buildup and promote better operation. If lubrication ~~or stem replacement~~ is required, perform or schedule the necessary work.
- With the fire hydrant fully pressurized, check for leakage around the flanges, nozzles/pumpers, seals, and operating nut. Report to Village for repairs and maintenance.
- Partially close the fire hydrant to open the drain outlets, and flush for 10 to15 seconds.
- Completely close the fire hydrant, and then open it a ¼ to ½ to relieve the pressure on the thrust bearing or packing.
- Remove a nozzle/pumper cap, and attach a diffuser. Flush the fire hydrant to remove foreign material.
- Close the fire hydrant and remove the diffuser. Place your hand over the nozzle/pumper to check for suction as the water drains out of the barrel. For no-drain fire hydrants, the water must be pumped from the barrel.
- Check for fire hydrant leakage with a listening device.
- Remove all nozzle/pumper caps and inspect the threads. Clean and apply approved lubricant to caps and nozzles/pumpers.
- Inspect cap chains for binding and ease of movement. ~~Unbind or replace, as necessary~~.
- Replace the caps and tighten them to the Utilities specification.
- Check operating nut lubrication and maintain as needed.

- Inspect breakaway device for damage.
- Collect or verify GPS location of fire hydrant.
- Notify the Village immediately of inoperable fire hydrants needing major repair.
- Due to the potential condition or deterioration of fire hydrants that may or may not have been operated in the past, the service provider will not be held liable for any assets that fail or break, or the consequences of such failures during the operating procedures due to pre-existing conditions. Any assets that fail or break during operation will be repaired or replaced by the Village.
- The professional services firm shall notify the Utilities Director of their intent to operate a certain group of water fire hydrants. Permission shall be obtained to perform the work, at least twenty-four (24) hours or one (1) working day in advance of the intended start of that work.

[redacted]

M E SIMPSO SRUTKOWSKI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/8/2025

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

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

PRODUCER	CONTACT NAME: Stacy Rutkowski	
Highstreet Insurance & Financial Services 421 Franklin St Michigan City, IN 46360-3326	PHONE (A/C, No, Ext): (219) 510-6209 4209	FAX (A/C, No):
	E-MAIL ADDRESS: Stacy.Rutkowski@highstreetins.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : The Cincinnati Insurance Company	10677
INSURER B : The Cincinnati Indemnity Company	23280
INSURER C : Landmark American Insurance Company	33138
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

M E Simpson Co Inc
3406 Enterprise Ave
Valparaiso, IN 46383

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X	X	EPP 0417637	12/23/2025	12/23/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
	X XCU Cov is Included						MED EXP (Any one person)	$ 10,000
	X Contractual Liab						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO	X	X	EPP 0417637	12/23/2025	12/23/2026	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			EPP 0417637	12/23/2025	12/23/2026	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N	N/A	X	EWC 0417638	12/23/2025	12/23/2026	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Professional/E&O			LHR872268	12/23/2025	12/23/2026	Each Claim/Aggregate	3,000,000
A	Leased/Rented Equip			EPP 0417637	12/23/2025	12/23/2026	Deductible $1,000	25,000

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

Village of Itasca, its agents, employees, or volunteers are Additional Insured on a Primary & Non-Contributory basis with respect to General Liability and Auto Liability when required by written contract. A Waiver of Subrogation applies in favor the Additional Insured with respect to General Liability, Auto Liability and Workers Compensation when required by written contract. A 30 day written notice of cancellation applies.

CERTIFICATE HOLDER

Village of Itasca
550 W. Irving Park Rd.
Itasca, IL 60143

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE [redacted]

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Village of Itasca

Bid Tabulation

Bid Number: 2026-02
Project Name: Water System Assessment Program
Bid Openng Date: January 23, 2026

ME Simpson	Pts	Score
Project Approach	20	17
Experience (Personnel)	20	16
Experience (Firm)	20	18
Overall evaluation of Firms Ability to complete the project	15	14
Pricing	15	15
Client List and References	10	8
Total Score		88

GHA	Pts	Score
Project Approach	20	16
Experience (Personnel)	20	16
Experience (Firm)	20	16
Overall evaluation of Firms Ability to complete the project	15	12
Pricing	15	11
Client List and References	10	5
Total Score		76

RESOLUTION NO. 1690-26

A RESOLUTION ACCEPTING THE PROPOSAL FROM M.E. SIMPSON FOR THE THREE-YEAR WATER SYSTEM ASSESSMENT PROGRAM

WHEREAS, the Village of Itasca advertised RFP 2006-02 on January 8, 2026, for the Water System Assessment Program; and

WHEREAS, proposals were received and evaluated in accordance with the criteria set forth in RFP 2006-02; and

WHEREAS, after evaluation of the proposals received, M.E. Simpson Company Inc. was determined to be the most qualified and responsive proposer and to be in the best interest of the Village; and

WHEREAS, the Village has budgeted funds for the Water System Assessment Program in the budget in account number 50-51-62080; and

WHEREAS, the Village now wishes to accept the proposal from M.E. Simpson Company Inc. in the estimated amount of $165,456; and

WHEREAS, the annual cost of the contract may vary and is based on unit pricing and actual categorical asset counts subject to change due to water system capital improvement projects over the three-year contract term.

NOW, THEREFORE, BE IT RESOLVED by the President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities of the Village of Itasca hereby accept the proposal from M.E. Simpson in the estimated amount of $165,456 for the Water System Assessment Program.

SECTION TWO: The Village President, or his designee, is hereby authorized to execute any necessary documents to accept the proposal from M.E. Simpson Company Inc.

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

SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in effect immediately from and after its passage and approval.

Trustee Trustee Trustee Trustee Trustee Trustee Mayor

	Aiani	Christensen	Daly	Gavanes	Leahy	Powers	Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 17th day of February 2026.

APPROVED:

_____

Village President Jeffery J. Pruyn

ATTEST:

_____

Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Deanne Curelo, ATVA

DATE: February 12, 2026

SUBJECT: Approve a Quote with Blue Peak in the amount of $37,424.50 for the Rental of Tents, Tables, Chairs, and Power for the 2026 Oktoberfest Event

RECOMMENDED MOTION: Approve a quote with Blue Peak for tent and other equipment rentals for Oktoberfest 2026 in the amount of $37,424.50.

UPDATE

At the February 3rd Village Board meeting, questions were raised regarding the Oktoberfest tent rental and the associated cost increase.

Following the meeting, staff spoke with the owner of Blue Peak to better understand the increase. Blue Peak indicated that the higher cost is driven by rising labor and insurance expenses. Staff also asked whether a multi-year agreement could be considered as a way to reduce or stabilize pricing. Blue Peak shared that they are unable to reduce the cost for the upcoming event; however, they would be willing to enter into a two-year contract and hold the current pricing for the second year.

In addition, staff reached out to Big Tent Events to request a quote. Big Tent Events has submitted proposals for prior events. Despite multiple outreach attempts, including emails sent on February 6th and February 9th and a phone call on February 12th, staff did not receive a response.

Based on the information available, staff recommends proceeding with Blue Peak for a one-year agreement for the 2026 Oktoberfest event and issuing a formal request for proposals for tent rental and related services for the following year.

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Deanne Curelo, ATVA

DATE: February 2, 2026

SUBJECT: Approve a Quote with Blue Peak in the amount of $37,424.50 for the Rental of Tents, Tables, Chairs, and Power for the 2026 Oktoberfest Event

RECOMMENDED MOTION: Approve a quote with Blue Peak for tent and other equipment rentals for Oktoberfest 2026 in the amount of $37,424.50.

INTRODUCTION

Staff seeks approval to enter into a contract with Blue Peak to provide tents, tables, chairs, and generators for the Village's annual Oktoberfest event in September 2026.

DISCUSSION

The Village organizes a variety of events throughout the year, including Oktoberfest, a three-day celebration held each year the week after Labor Day. To ensure availability, the Village must secure its tent for the event before the Village's budget is approved, due to high demand for outdoor rentals during this time.

For the upcoming Oktoberfest event, staff solicited proposals from Blue Peak, DuPage Tents, Affordable Back Yard Tents, JK Rentals, Joliet Tent, Arlington Rental, and Rose Party. Most vendors contacted were unable to accommodate the tent size traditionally used for Oktoberfest. Staff indicated that alternative tent sizes would be considered, however most vendors were still unable to provide a proposal. Of the seven vendors, only two submitted proposals: Blue Peak and Rose Party.

Blue Peak's proposal includes a larger single tent configuration consistent with prior Oktoberfest events, along with integrated under tent lighting, generators, forklift, and field lighting. Rose Party's proposal reflects a two-tent configuration with a beer garden located between the tents and does not include under tent lighting, generators, forklift, or field lighting.

The Village previously tried a two-tent configuration for Oktoberfest. That layout resulted in a segmented event environment that created separation among attendees and limited overall event flow. In addition, Rose Party's proposal would require supplemental equipment, including light towers and generators, to meet event needs.

When these additional requirements are considered, Blue Peak's proposal provides a more complete event setup and reduces the need for supplemental rentals. Combined with the larger tent configuration, inclusion of all required equipment, and prior experience supporting Village events such as Oktoberfest and ItascaFest, staff recommends awarding the contract to Blue Peak. A detailed comparison of the proposals is provided below.

Comparison of Quotes		
	Blue Peak	**Rose Party**
Main Tent	60x190	30x150 30x120
Band Tent	30x20	20x30
Stage	4x4	4x4
Generators/Light Towers	Included	Not Included
Tent Lighting	Included	Not Included
Tables & Chairs	Included	Included
Beer Garden	Defined area outside of tent	Utilizes aisle between two tents
Quote Total	**$37,424.50**	**$24,249.00**

Supplemental Equipment		
	Blue Peak	**Rose Party**
Quote Total	$37,424.50	$24,249.00
Generator/Light Towers	Included in Quote	$14,500*
Total Cost	**$37,424.50**	**$38,749.00**

** Estimate cost obtained from Sunbelt Rentals*

FISCAL IMPACT

Blue Peak's quote for this year's event is $37,424.50, a 6.9% increase over last year's cost of $34,989.50. If approved, this expenditure will be allocated in the FY27 budget under line item 21-00-6900.

STAFF RECOMMENDATION

Staff recommends forwarding this item to the Village Board Meeting on February 3, 2026, for consideration and approval.

ATTACHMENTS

1. Exhibit A – Blue Peak Rental & Services Contract Quote
2. Exhibit B – Rose Party Quote
3. Exhibit C – Sunbelt Pricing

AFTER ACTION STEPS

1. Sign contract and return to vendor
2. Budget tent cost into FY27

Rental & Services Contract

Blue Peak
Tents | Structures | Flooring | Power | Customization

1020 Olympic Drive, Batavia, IL 60510 • P: 630.338.0288 • F: 630.749.4216 • www.BluePeakTents.com

Customer / Bill To	Deliver To
Village of Itasca Dieanne Curelo 555 W Irving Park Rd Itasca, Illinois 60143	Oktoberfest 2026 Washington Park Itasca, Illinois 60143

Proposal Date:	1/5/2026
Proposal #:	103012-A
Terms:	Due on receipt
Event Date:	09/ 10-13 /2026
Delivery Date:	09/04/2026
Pick-up Date:	
Event:	Oktoberfest 2026

Qty	Description	Total
	OKTOBERFEST - 2026	
1	60' x 190' White Century Pole Tent on 10' Uprights	12,500.00
195	White Tent Stake Caps	390.00
4	Illuminated Exit Sign	320.00
4	Tent Fire Extinguisher	320.00
1	Italian Cafe Bistro Lighting, 60' x 190'; 11 watt clear bulbs on white strands are professionally swagged on the interior of the tent to create the atmosphere of an Italian Cafe	3,750.00
1	9M x 6M x 3M Structure ***Equates to approximately 30' x 20' x 10'***	1,475.00
5	3M x 3M Solid White Structure Sidewall	450.00
28	4x4 Bil-Jax Stage Panel (16' deep x 28' wide x 24"High)	1,106.00
1	Black Astroturf Stage Covering	655.00
1	Stage Steps up to 36"	150.00
111	8'x30" Rectangular Banquet Table ***5- Beer Sales / 3- Merchandise / 1-Sound Stage / 79 Seating Area / 10 Scattered Outside Tent Area ***	1,498.50
30	30" Highboy Cocktail Table **** 12- Beer Garden Area / 7- Across from Stage / 18 Beer Side Area***	435.00
700	Folding Chair - Gray Seat/Gray Frame	1,750.00
9	Stained Wood, Self-Standing Lighting poles for outdoor bistro lighting - Includes 350lb base weight covered in stained wood box and wood cocktail table attachment ***Above Tent Structure installed frame only with Bistro Lighting swagged on framework to create outdoor cafe***	810.00
1	Italian Cafe Bistro Lighting, 50' x 50'; Warm, clear, LED bulbs on white strands are professionally swagged on the interior of the tent to create the atmosphere of an Italian Cafe	650.00
1	50kW Generator - Cam Loc or Tails	2,345.00
1	Generator Delivery & Pick-up w/ Pick-up Truck, M-F 7am-3pm	390.00
12	8' Generator Grounding Rod	360.00
2	20kW Generator and Power Distribution Package; Seven (7) 20amp circuits. Includes installation, Two 50amp power boxes, 100' of Cables for power box supply	4,250.00

Proposal pricing good for 30 days from date of proposal. Scope of work and proposal pricing is reflective of supplier pricing, event date, event locaiton, current labor rates. Changes of scope of work may affect pricing.

I, the Customer or authorized representative of the Customer, have been given and read the Terms and Conditionsof the Rental & Services Contract attached hereto and I agree to these terms from Blue Peak Tents, Inc. and these Terms and Conditions are made part of this Contract.

Estimated Total

Signature: _____ Date: _____

Blue Peak
Tents | Structures | Flooring | Power | Customization
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Rental & Services Contract

Customer / Bill To	Deliver To
Village of Itasca Dieanne Curelo 555 W Irving Park Rd Itasca, Illinois 60143	Oktoberfest 2026 Washington Park Itasca, Illinois 60143

Proposal Date:	1/5/2026
Proposal #:	103012-A
Terms:	Due on receipt
Event Date:	09/ 10-13 /2026
Delivery Date:	09/04/2026
Pick-up Date:	
Event:	Oktoberfest 2026

Qty	Description	Total
2	Generator Delivery & Pick-up w/ Pick-up Truck, M-F 7am-3pm	780.00
1	Towable Light Tower	510.00
1	Light Tower Delivery & Pick-up w/ Pick-up Truck, M-F 7am-3pm	390.00
1	On-site Fork Lift	900.00
	Subtotal	36,184.50
2	Standard Items Delivery, M-F 7am-3pm; per truck	620.00
2	Standard Items Pick-up, M-F 7am-3pm; per truck	620.00

Proposal pricing good for 30 days from date of proposal. Scope of work and proposal pricing is reflective of supplier pricing, event date, event locaiton, current labor rates. Changes of scope of work may affect pricing.

I, the Customer or authorized representative of the Customer, have been given and read the Terms and Conditionsof the Rental & Services Contract attached hereto and I agree to these terms from Blue Peak Tents, Inc. and these Terms and Conditions are made part of this Contract.

Estimated Total $37,424.50

Signature: _____ Date: _____

CUSTOMER RESPONSIBILITIES & TIMELINE

Up to 18 months Prior to Event:

1. Reserve your tent and other necessary rental items as far in advance as possible. This secures time on our schedule, labor, trucks, and rental items for the event/project. Changes can be made to the contract which will adjust price up or down (see Terms and Conditions)

2. To reserve items there is a 33% non-refundable initial payment due by ACH withdrawal, check, wire, or credit card. A second payment of 33% of the balance is due 60 days prior to the event. Final payment is due two weeks prior to the Event. Most payments can be made through our payment portal at www.bluepeaktents.com/payment

Two Weeks Prior to Event:

1. Final counts on items such as tables and chairs are due two weeks before the event. There may be charges for significant cancellations, please see our Terms and Conditions.

2. Final payment of the items is due.

One Week Prior to Event:

1. Make sure the area of the installation is ready when crews arrive. If grass needs to be cut or landscaping needs to be done, please have that completed before crews arrive. Additional fees may be incurred if crews need to wait for installation sites to be ready.

2. Have all private underground utilities and underground obstructions marked for their locations. This includes private gas lines, water pipes, sprinkler lines, drain tiles, septic tanks/fields that were installed by you, the property owner, or previous property owners. These lines will not be marked by our public marking system. It is the responsibility of the customer to properly mark these private lines and Blue Peak is not responsible for damage to private underground systems if not accurately marked. Marking of sprinkler heads does not constitute an accurate marking of sprinkler lines.

   Blue Peak Tents will contact J.U.L.I.E. to mark for all public utilities such as public gas lines, phone lines, water/sewer lines, and power lines.

3. Blue Peak staff will call you between 4-7 days before your scheduled delivery to inform you of the date and time window for installation, usually a 3 hour block of time for arrival. Our crews will also call you when they are on their way to your site, usually 15 minutes to one hour ahead of arrival. We recognize and respect that our customers lead busy lives, however, there are some variables out of our control that may cause delays such as traffic, weather, or problems with a previous installation. We will try to communicate these delays to you, but do ask for as much flexibility as possible on the day of delivery.

When we arrive:

1. Unless otherwise prearranged, there must be a site contact or customer representative on-site and available when our crews arrive and when we finish with the installation.

2. Please have the area cleared & ready when crews arrive. If the event is taking place in a parking lot, please make sure all cars are moved prior to arrival. To keep pricing competitive, we base all deliveries and set-ups as ground level deliveries within 50' of truck access. Any additional time spent waiting for areas to be cleared or excessive carrying of equipment for which we did not accommodate for by sending extra staff, will be assessed an additional charge. **We do not deliver up or down stairways.**

3. Pricing for all orders includes set-up and take-down of all major items, excluding tables and chairs which are the responsibility of the customer, unless otherwise contracted. **We do not set-up, install, or move any items/equipment that which is not owned by us.**

Before we arrive for pick-up:

1. We normally pick-up items 1-3 days after your event. We do not schedule exact pick-up times, however, we will try to communicate with you an approximate pick-up time or try to accommodate for pick-up time requests.

2. Please remove all decorations, lights, and personal items from your tent or event site before we arrive. Any time spent by Blue Peak staff to move or remove personal items will be billed appropriately. We will not be responsible for any damaged or missing items left in the tent upon arrival for removal.

TERMS AND CONDITIONS OF RENTAL AND SERVICES CONTRACT

1. **TERMS AND CONDITIONS GOVERN.** The following Terms and Conditions of Rental and Services Contract ("Terms") shall apply to and govern all transactions and sale of Rental Items and Services (as defined hereinbelow) between Blue Peak Tents, Inc. ("Blue Peak") and Blue Peak's customer ("Customer"). These Terms shall apply to, be made a part of, and are incorporated into all agreements with respect to the rental of certain equipment and related Services from Blue Peak to Customer pursuant to any proposal, invoice, contract, or other document between Blue Peak and Customer including without limitation, any Rental and Services Contract (collectively, "Contract"). In the event of any conflict between any provision of any Contract and these Terms, these Terms shall control.

2. **DEFINITIONS**. The specifics of any and all agreements between Blue Peak and Customer will be set forth in the Contract. Blue Peak shall not be bound and no document will constitute a Contract unless and until such document is accepted by Blue Peak upon Blue Peak's execution of the Contract by its President or his designee (once so accepted, a "Contract"). However, acceptance by Blue Peak of a Contract or performance by Blue Peak is pursuant to these Terms only. The tents, materials and equipment Customer is leasing from Blue Peak, as more fully described on the **Contract**, are the "Rental Item" or "**Rental Items."** The address(es) of such use, as set forth on the Contract, are the "**Location(s)".** The date or period of such use from the delivery of and return of the Rental Items is the "**Rental Period**." The use of the Rental Items at the Location(s) for the designated Rental Period comprise the "**Event."** The delivery, installation and removal of the Rental Items by Blue Peak are collectively the "**Services**." The estimated price for use of the Rental Items and the Services is set forth on the Contract ("**Estimated Total**"); the Estimated Total, plus all charges accruing hereunder during the Rental Period and until return of the Rental Items to Blue Peak as required hereunder, is the "**Total**." Estimated Total includes a five percent (5%) (of the Estimated Total, adjusted to 5% of the Total) charge for an Equipment Protection Plan, unless specifically declined by Customer as provided herein, to cover certain accidental damage or loss to Rental Items for which Customer is responsible hereunder for Rental Items, which plan is more fully described in Paragraph 9 below. Customer may decline such coverage by checking the decline box below or notifying Blue Peak in writing that it declines the coverage, as long as Blue Peak receives such notice prior to the delivery of the Rental Items.

3. **PAYMENTS; EFFECTIVE DATE; RENTAL CONTRACT.** Unless waived by Blue Peak in writing, prepayments of Estimated Total ("**Payments**") are required prior to the Event in amounts not less than the following: one-third upon execution of the Contract, an additional one-third sixty (60) days prior to the Event, and the final one-third two (2) weeks prior to the Event. Except as otherwise expressly provided in the Contract, all such Payments are **non-refundable**. Any additional charges for additional Rental Items ordered by Customer and approved by Blue Peak between the final Payment and the Event shall be paid by Customer by credit card prior to the Event. The Contract (and these Terms) shall be effective, and Blue Peak will reserve the Rental Items for the Event, upon receipt by Blue Peak of both of the following: the Contract, signed by Customer; and the initial Payment ("Effective Date"). Pursuant to the Contract (and these Terms), Customer agrees to rent the Rental Items for the Rental Period and to timely pay the Total to Blue Peak for the Rental Period as provided herein, including the Payments when due, until all Rental Items have been returned as required by the Contract (and these Terms), including for all periods extending beyond the Rental Period due to Customer's action or inaction.

4. **LIMITED RIGHT TO REFUND OF PAYMENTS.** The Payments are required to hold the Rental Items for the Customer for the Event. Additionally, following the Effective Date, Blue Peak will commence preparations for the Event, which requires expenditure by Blue Peak of significant time, effort, and costs which are incurred regardless of whether the Customer later cancels the Event. Therefore, all Payments are **non-refundable** except in the following limited circumstances: any initial Payment is **non-refundable** unless Blue Peak receives a written notice terminating the Contract and these Terms within three (3) business days after the Effective Date, and such termination is more than two weeks prior to the Event. The final Payment is **non-refundable** unless Blue Peak receives written notice of cancellation at least three (3) business days prior to the delivery date for the Rental Items. Except for the foregoing, in the event of any cancellation or termination of the Contract (and these Terms) by Customer prior to the end of the Rental Period or the Event, Blue Peak is entitled to retain all such Payments, in addition to Customer's obligation to pay all Total due and all other damages to which Blue Peak is entitled. Customer hereby acknowledges and agrees that, except in the limited circumstances noted above, the Payments are **non-refundable**. Customer further agrees and acknowledges that, unless otherwise agreed in advance by Blue Peak, Payments are non-transferrable between customers, locations, events, and/or rental periods.

5. **CHANGES; CHANGES IN FLOOR COVERINGS**. With Blue Peak's prior written approval not less than two (2) weeks prior to the Event, Customer may add available Rental Items, or remove Rental Items from the Contract; provided, however, that in the event any removal results in reduction of the Estimated Total by more than ten percent (10%), Blue Peak shall be entitled to retain the initial Payment based on the original order plus the entire Estimated Total for the revised order. In all circumstances, the addition of Rental Items shall require an additional Payment to reach the required one-third, two-thirds or full Payment levels. However, no portion of any Payment shall be returned upon a reduction in Rental Items. Floor coverings such as astroturf, Turflawn, hardwood or carpet are custom ordered, and paid for by Blue Peak, for each Event. Upon written request to Blue Peak, Customer may request changes to, or cancel, floor covering products up to ninety (90) days prior to the Event with no cancellation or change fee. Cancellations of floor covering products within 90 days of the Event commencement date cannot be cancelled and are subject to a cancellation fee of 100% of the contracted cost of the flooring product. Customer may request to add Rental Items and/or Services within two (2) weeks of the Event and during the Rental Period which Blue Peak may, at its sole option, agree to provide; however, Customer shall pay Blue Peak for all additional charges for such additional Rental Items and/or Services immediately prior to Blue Peak providing same and such additional charges (which shall be prepaid) shall be deemed to be included in the Total.

6. **PRICING CHANGES; OTHER PAYMENT TERMS**. For any Contract for which the Event is more than six (6) months after the Effective Date, Blue Peak reserves the right to increase the prices set forth in the Contract upon written notice to Customer, provided that any such price increase shall not exceed the greater of: (x) the December to December increase in the CPI-U for the last calendar year for which it has been published by the Bureau of Labor Statistics, or (y) three (3) percent, over pricing in the Contract. If any Payment is not made when due, without waiving Customer's default, Customer shall pay Blue Peak interest equal to 1 percent (1%) per month on any overdue balance until paid in full (including such late fee) but not to exceed any amount allowed by applicable law. Additionally, a three percent (3%) convenience charge will be added to all credit card payments by Customer toward any Payments hereunder except for that portion of the initial Payment which is less than Five Thousand Dollars ($5,000.00).

7. **SELECTION, DELIVERY, INSPECTION AND ACCEPTANCE**. All Rental Items are selected by Customer or Customer's representative for the Event based on Customer's needs and requirements for the Event. Customer or Customer's on-site representative shall be present at delivery to sign for and inspect all Rental Items at the time of delivery and installation and to direct crews as to tent and other Rental Items placement. Customer shall notify Blue Peak in writing upon delivery and inspection of Rental Items (but not later than 24 hours thereafter) of any failure by Blue Peak to deliver the Rental Items in the appropriate quantity or otherwise in a manner consistent with the Customer's order and these Terms. Customer shall provide such notice to Blue Peak if the Rental Items are not consistent with the Customer's order and these Terms, if any of the Rental Items are not in good condition or repair or are damaged, if the Rental Items were not installed or the Services were not provided in a commercially reasonable manner, or if Customer has any questions about operation or use of the Rental Items. If Customer does not timely deliver any such notice to Blue Peak, Customer shall have accepted the Rental Items and such acceptance constitutes Customer's agreement and representation as to all of the following: that the Customer has received all of the Rental Items ordered in the appropriate quantity, that the Rental Items are consistent with Customer's order and in good working order and in good condition and repair; that Customer understands the proper operation and use of the Rental Items, and that the Rental Items were installed and the delivery and installation Services were performed in a commercially reasonable manner. If the Customer or Customer's on-site representative is not present at completion of delivery or installation, Customer waives its right to inspect and reject the Rental Items and delivery and installation Services and instead has accepted the Rental Items and Services and represents that Customer has received all of the Rental Items ordered in the appropriate quantity, that the Rental Items are consistent with Customer's order and in good working order and in good condition and repair; that Customer understands the proper operation and use of the Rental Items, and that the Rental Items were installed and the delivery and installation Services were performed in a commercially reasonable manner.

8. **ADDITIONAL CUSTOMER OBLIGATIONS AND REPRESENTATIONS.**
   A. Obtain permits. Customer shall timely obtain all licenses, permits, authorizations and approvals required for the installation and use of the Rental Items for the Event, including without limitation the permission of any owner of the real property on which the Rental Items are installed. Customer acknowledges that the inability to obtain any required permit, license or approval does not excuse Customer's performance hereunder. By accepting the Rental Items upon delivery, Customer represents and warrants to Blue Peak that Customer has obtained all such licenses, permits, authorizations and approvals.
   B. Mark private utilities. Prior to the delivery date, Customer shall mark all private utility or other underground lines at the Location, including any underground sprinkler systems, sewer or septic lines, wiring, pipes, or any other interferences.
   C. Prepare Location. Customer shall provide a Location free of obstructions such as trees, poles, and the like at the time of delivery. Areas of tent installation must be of adequate size with a minimum of 10 feet of space around the entire perimeter of the tent for staking. Customer will be charged additional fees if Blue Peak staff is required to wait while the Location is cleared.
   D. Comply with all applicable laws and regulations. Customer shall use the Rental Items for their intended purpose, in a safe manner, and in accordance with all applicable federal, state and municipal laws, ordinance and regulations which apply to the use of the Rental Items. Customer shall not use, or allow any person to use, the Rental Items in any illegal or unsafe manner, or without using any required safety equipment.
   E. Take safety precautions. Customer shall take all necessary precautions for the safety and protection from injury or damage of persons and property while using, occupying or entering and exiting tents or other Rental Items.
   F. No repositioning or removal from the Location. Customer shall not move, reposition, or remove any of the Rental Items from the Location.
   G. Evacuate in inclement weather. Customer is responsible for monitoring local weather conditions during the Rental Period. Customer shall evacuate tents if the following weather conditions. TENTS SHOULD BE EVACUATED IF SUSTAINED WINDS ARE GREATER THAN 25MPH, WIND GUSTS IN EXCESS OF 40MPH, OR IF LIGHTNING IS DETECTED WITHIN 10 MILES.
   H. Obtain insurance. Customer shall obtain and maintain during the Rental Period liability insurance in amounts acceptable to Blue Peaks to cover property damage, death, personal injury, and similar damages relating to Customer's use of the Rental Items at the Location. Customer shall cause Blue Peaks to be named as an additional insured on all such policies. Customer shall provide Blue Peak with certificates and/or endorsements reflecting such coverage upon Blue Peak's request.
   I. Accident Reports. If any Rental Items are damaged, lost, stolen, or destroyed, or allegedly fails during an Event or while the Rental Items are being used, maintained or are in the possession of Customer, or if any other property is damaged, or if any person is injured or dies during an Event, Customer shall immediately notify Blue Peak of the occurrence. Customer and its employees and/or agents shall cooperate fully with Blue Peak and all insurers providing insurance under these Terms and shall cooperate in the investigation and defense of any claims. Customer shall promptly deliver to Blue Peak any documents served or delivered to Customer or its employees or agents in connection with any claim or proceeding at law or in equity threatened or commenced against Customer and/or Blue Peak in connection with such occurrence or the Event. In addition, Customer shall indemnify, defend and hold Blue Peak harmless as set forth in Paragraph 15 of these Terms.
   J. Remove all personal property prior to return of Rental Items. Customer shall remove all of Customer's personal property, decorations and all items other than Rental Items from the tent(s) prior to the scheduled removal date. Blue Peak is not responsible for lost or missing personal items which were left in the tent. All such items which are not removed shall be deemed abandoned by Customer.
   K. Proper care and return of Rental Items. At the end of the Rental Period, Customer shall return all Rental Items to Blue Peak in the same condition in which they were received. Customer shall pay or reimburse Blue Peak for the repair or replacement, as necessary in Blue Peak's sole discretion, of Rental Items which were damaged during the Rental Period or which were not returned to Blue Peak. Damage includes, without limitation, damage due to overturning, overloading, or exceeding rated capacities; breakage; improper use; abuse; or dirtying with, paint, dirt or mud, plaster, ash, concrete, rosin, wax or any other material, or any similar damage.
   L. Grant of Right to Enter. Customer hereby grants Blue Peak the right to enter the premises where the Rental Items are located and/or the Location upon prior written notice for the purposes of inspecting the Rental Items, observing their use, or removing them, and Customer hereby waives any claim against Blue Peak for trespass or any other cause of action whatsoever in connection with such entry by Blue Peak.

9. **EQUIPMENT PROTECTION PLAN.** If the Equipment Protection Plan ("EPP")is selected by Customer below, Blue Peak shall waive claims against the Customer for repair or replacement costs for accidental damage, cleaning fees or loss (other than as excluded in this Paragraph) of Rental Items. The EPP does not cover, and Customer at all times remains responsible for: loss or damage due to theft, mysterious disappearance, or shortage disclosed on inventory, damage due to vandalism, or use by Customer of the Rental Items in violation of any of the terms of the Contract or these Terms.

   Initial one: __ Accept EPP __ Decline EPP. If Customer fails to check a box, the five percent (5%) EPP charge will be included in the Total.

10. **ASSUMPTION OF RISK OF USE**. Customer agrees and acknowledges that Rental Items, including without limitation, tents, floors, chairs, and power sources, as temporary structures and items, are inherently dangerous, particularly in storms or severe weather. Tents, flooring, chairs and power sources are designed for use in normal weather and ground conditions. Further, Blue Peak has no control over Customer's use or maintenance of the tents, flooring, chairs, power sources or any other Rental Items. By way of example and without limitation, tents may collapse, move, leak, overturn, catch fire or otherwise fail in storms, high winds or other severe weather. Flooring may collapse, break, sink or otherwise fail based upon weather and ground conditions, use by the Customer and its guests including dancing, jumping, and other activities that exert load on the flooring and/or other use or conditions that are out of Blue Peak's control. Any flooring used for dancing may become slippery and cause falls, injury and/or death. Power sources including generators can cause injury or death or may fail. **Customer assumes all risks associated with the Event, the use of the tents, flooring, chairs, power sources and all other Rental Items provided by Blue Peak.** Customer hereby releases and discharges Blue Peak from any and all liability related to the use of the tents, flooring, chairs, power sources or any Rental Items by Customer from any failure of Rental Items during the Event, from the inability to use any of the Rental Items, from the termination of the Event, and from injury or damage sustained during Customer's use of the tent and other Rental Items or otherwise during the Event. Customer assumes all risks, including weather-related risks, involved in holding an outdoor tented event. Blue Peak may endeavor to minimize said risk, however, if the tenting or any other Rental Item becomes unusable due to high wind, snow, rain, flooding, extreme cold or heat, or any other factor or condition beyond Blue Peak's control despite any efforts or lack thereof taken or not taken by Blue Peak, Customer shall be liable for all risks and for payment in full of the Total and all charges. Further, Customer assumes all risk in connection with the placement of Customer's personal property under tents and other Rental Items, and in connection with the installation, placement, and removal of Rental Items. All of the foregoing may result in incidental damage to Customer's real and personal property, including to surfaces on which Rental Items are installed. By way of example, but not limitation, flooring products, full tent floors and dance floors, may cause discoloring or kill grass surfaces or otherwise damage grass under the floor, or may cause cracking, scratches or other damages on or to installed surfaces and equipment used to install or remove Rental Items (including without limitation, forklifts and cranes) may cause damage to grass (including ruts and tire marks), damage to hard surfaces such as driveways and patios (including marking, cracking, and/or staining related to leaked fluids) and other damage. Customer assumes all risk of such damage. Blue Peak is not responsible for returning or restoring any such damaged property to its original state or replacing any such property, and Customer hereby releases Blue Peak from any liability for any such damage, restoration or replacement.

11. **<u>CUSTOMER ACKNOWLEDGMENTS</u>**.

   A. Assumption of Risk. Customer acknowledges that it assumes all risk of any loss or damage in connection with the Rental Items and the Event as described in Paragraph 10.
   B. Acknowledgment of delivery restrictions. Customer acknowledges that Blue Peak only provides delivery and set up on ground level. Blue Peak does not deliver up or down stairways. Estimated Total is based upon delivery and installation within 50 feet of truck access. Customer

will be charged for additional time required for carrying of equipment where such access is not provided.

C. Acknowledgment of installation delay due to conditions or weather. Customer agrees and acknowledges that Blue Peak shall not be required to install Rental Items at any time when rains, wind, etc. makes work unsafe for employees and/or equipment. Blue Peak shall not be required to install in an area that Blue Peak determines, in its sole discretion, to be too muddy, dirty, unsafe, or unfit for the installation. Blue Peak shall not be responsible or liable for any costs or damages incurred by Customer as a result of any such delay.

D. Effect of weather on Contract. If, after delivery, weather conditions either damage the Rental Items or makes the Rental Items unsuitable for use, there will be no refund and Customer shall be still liable for the full contract cost and Total. Customer agrees that in times of hazardous weather it shall permit Blue Peak, in its sole discretion, to delay delivery, installation, and/or use of the Rental Items, or to dismantle and/or retrieve any or all of the Rental Items; provided, however, Blue Peak is under no obligation to do so.

E. No obligation to move Customer's personal property. The Services do not include, and Blue Peak is not liable for, any damage arising from Customer's request, or any implied request, to move Customer's personal property or items, including, but not limited to furniture, vehicles, plants, lights, etc.

F. Blue Peak entitled to Damages. In the event of any cancellation or termination of the Contract and these Terms by Customer prior to the end of the Rental Period or the Event, or the reduction of the Rental Items by more than 10%, retention of non-refundable Payments by Blue Peak as provided above constitutes liquidated damages for Blue Peak's losses in preparation, and do not constitute a penalty; further, the retention of non-refundable Payments is in addition to Customer's obligation to pay all Total due and all other damages to which Blue Peak is entitled.

12. **LIMITED WARRANTIES.**

A. Rental Items: Blue Peak represents and warrants that: (i) it will deliver the Rental Items in the number and meeting the general description set forth on the Contract; and (ii) the Rental Items will be in good working order and repair upon delivery. **Customer agrees and acknowledges that Blue Peak is not the manufacturer, agent of the manufacturer, or supplier for the manufacturer of the Rental Items and therefore Blue Peak is not liable for any defect or failure of the Rental Items.** Blue Peak's sole obligation to Customer is to repair or replace any such Rental Items in the circumstances described below.

B. Services: Blue Peak shall perform the Services in a commercially reasonable manner.

C. **DISCLAIMER OF ALL OTHER WARRANTIES. EXCEPT FOR THE LIMITED WARRANTIES SET FORTH IN PARAGRAPHS 12.A AND 12.B ABOVE, BLUE PEAK MAKES NO WARRANTY WITH RESPECT TO THE RENTAL ITEMS AND/OR SERVICES. BLUE PEAK EXPRESSLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, REPRESENTATIONS AND CONDITIONS, EXPRESS OR IMPLIED, ARISING BY APPLICABLE LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE, OR OTHERWISE, OF ANY KIND OR NATURE, WITH RESPECT TO THE RENTAL ITEMS AND/OR SERVICES, INCLUDING WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, SUITABILITY, FITNESS FOR A PARTICULAR PURPOSE, FUNCTION, DESIGN, CAPACITY, THAT THE RENTAL ITEMS WILL MEET CUSTOMER'S NEEDS AND/OR REQUIREMENTS, AND THAT THE RENTAL ITEMS ARE FREE FROM ANY PATENT OR LATENT DEFECTS. BLUE PEAK FURTHER EXPRESSLY DISCLAIMS ALL WARRANTIES OR REPRESENTATIONS RELATING TO THE WORKMANSHIP, FUNCTIONALITY, OR CAPACITY OF THE RENTAL ITEMS, INCLUDING WITHOUT LIMITATION, THE LOAD CAPACITY OF ANY FLOORING, PARTICULARLY ANY RAISED FLOORING INSTALLED BY BLUE PEAK.**

D. Customer's Warranty Remedies for Breach of the Limited Warranties. Customer shall inspect the Rental Items upon delivery and the delivery and installation Services upon delivery and installation and shall notify Blue Peak in person at that time of delivery (no later than 24 hours after delivery or installation with respect to Services) of any breach of the limited warranty described in subparagraph A or with respect to the delivery and installation Services set forth in subparagraph B, In the event of such timely notice to Blue Peak, Blue Peak's sole obligation to Customer shall be to use commercially reasonable efforts to repair or replace at Blue Peak's sole option, non-conforming, defective or non-provided Rental Items and/or replacement delivery and installation Services prior to the Event. Customer shall notify Blue Peak in writing within three (3) business days after Blue Peak provides removal Services of any breach of the warranty set forth in subparagraph B with respect to the removal Services. In the event of such timely notice to Blue Peak, Blue Peak's sole obligation to Customer shall be to use commercially reasonable efforts to provide replacement removal Services within a reasonable period (not to exceed three (3) business days) after receipt of Customer's timely written notice. Customer agrees and acknowledges that if it fails to provide timely and proper notice of Blue Peak's breach of its limited warranty with respect to Rental Items, upon delivery, or with respect to Services, as provided herein, the aforesaid limited warranties shall expire. Further, Customer agrees and acknowledges that repair or replacement of defective, non-conforming or non-provided Rental Items or Services within a reasonable period after a timely notice from Customer is Blue Peak's sole obligation hereunder. To the extent permitted by the manufacturer, Blue Peak shall make commercially reasonable efforts to make available to Customer any manufacturer or supplier warranties with respect to Rental Items.

E. Customer's Sole Remedy if Failure of Warranty Remedies. In the event Blue Peak fails to correct an alleged breach of warranty by providing the remedies as set forth in Paragraph 12.D above, Customer's sole remedy shall be to receive a refund of any amount actually paid Blue Peak for the Rental Items or Services which were defective or non-conforming.

13. **POSSESSION/TITLE/RISK OF LOSS**. All Rental Items are owned by and at all times shall remain the property of Blue Peak and/or its vendors. Customer's right to possession of the Rental Items begins with the delivery date and ends with the last to occur of the end of the Rental Period or the scheduled date for Blue Peak's removal of the Rental Items. Customer bears all risk of loss or damage to the Rental Items at all times during Customer's possession of the Rental Items. Customer shall not consent to, allow or permit any liens or encumbrances on the Rental Items. Customer shall promptly (no later than ten (10) days after imposition) pay and discharge all such liens or encumbrances. Upon Customer's default in the discharge of any such liens or encumbrances, Blue Peak may do so and charge all costs of doing so, including attorneys' fees, to Customer, with all such amounts due and payable as Total hereunder.

14. **DEFAULT**. Upon any material breach by Customer, including, without limitation, failure to pay Estimated Total when due, in addition to all other remedies available to it at law or in equity, Blue Peak may, at its sole discretion, upon written notice to Customer, terminate the Contract and these Terms, remove the Rental Items, declare any charges due and payable and initiate legal process to recover monies owed. Customer acknowledges that the Rental Item(s) belong to Blue Peak and Customer hereby authorizes Blue Peak to remove the Rental Items upon written notice to Customer of the removal date. To the extent allowed by applicable law, Customer waives any further notice or legal process to retake or remove the Rental Items. Customer further covenants and agrees not to sue Blue Peak for any claims arising out of or relating to such removal, including without limitation for damage to property or trespass arising out of the removal of the Rental Items.

15. **INDEMNITY/HOLD HARMLESS.** Customer shall indemnify, defend and hold harmless Blue Peak, its owners, officers, directors, employees and agents, from and against any and/or all liability, claims, judgments, and damages of every kind and nature, including without limitation, costs and attorneys' fees, arising out of or related to: any breach of the Contract (and these Terms) by Customer and all third-party claims against Blue Peak arising from or related to (a) the Customer's acts or omissions in connection with the use, maintenance, instruction, operation, or possession of the Rental Items and/or Services, and/or (b) any occurrence at the Event, including without limitation, personal injuries, death or damage to property except to the extent arising solely from Blue Peak's gross negligence or willful misconduct in providing the Services,

16. **LIMITATION OF LIABILITY**. BLUE PEAK SHALL NOT BE LIABLE TO CUSTOMER FOR PERSONAL INJURY, DEATH, PROPERTY DAMAGE AND/OR ANY OTHER DAMAGE ARISING FROM OR RELATING TO THE SERVICES, CUSTOMER'S USE OF THE RENTAL ITEMS, OR THE EVENT. IN NO EVENT AND UNDER NO CIRCUMSTANCES SHALL BLUE PEAK'S TOTAL LIABILITY TO CUSTOMER FOR ANY CAUSE OR CLAIM WHATSOEVER EXCEED THE TOTAL ACTUALLY PAID BY CUSTOMER FOR THE DEFECTIVE OR NON-CONFORMING RENTAL ITEMS AND SERVICES. THIS LIMITATION SHALL APPLY REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT, STATUTE OR OTHERWISE, INCLUDING WITHOUT LIMITATION, NEGLIGENCE ACTIONS. CUSTOMER AGREES AND ACKNOWLEDGES THAT THIS IS AN ADEQUATE REMEDY. IN NO EVENT SHALL BLUE PEAK BE LIABLE TO CUSTOMER FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND OR NATURE IN ANY WAY ARISING OUT OF OR RELATED TO THE CONTRACT AND THESE TERMS, THE SERVICES, THE RENTAL ITEMS, OR THE EVENT.

17. **ATTORNEYS' FEES.** Customer shall be liable for and shall pay all costs incurred by Blue Peak in any litigation by Blue Peak to enforce the Contract (and these Terms) or recover amounts due Blue Peak hereunder, including without limitation attorneys' fees and court costs.

18. **ENTIRE AGREEMENT**. These Terms, including the Contract, represents the entire agreement of the parties with respect to the Services and use by Customer of the Rental Items and Services and supersedes all prior agreements, representations, statements and understandings of the parties, oral or written, including without limitation proposals, purchase orders and all similar documents. These Terms (and Contract) may not be modified without a writing signed by both parties.

19. **NOTICE OF NON-WAIVER/SEVERABILITY**. Any failure of Blue Peak to insist upon strict performance by Customer in regard to any provisions of the Contract and these Terms shall not be interpreted as a waiver of Blue Peak's right to demand strict compliance with all other provisions of the Contract and these Terms or shall be severable so that the enforceability, invalidity or waiver of any provision shall not affect any other provision.

20. **NO ASSIGNMENT**. Customer shall not sell, assign, sublease, or otherwise transfer the Contract (and these Terms) or any right or obligation hereunder, in whole or in part ("Transfer"); any attempted Transfer shall be void and shall be a breach of the Contract (and these Terms).

21. **NOTICES**. Notices must be in writing and will be deemed given five (5) days after mailing, or two (2) days after sending by nationally recognized overnight courier, to the other party's business address as set forth herein, or to such other address designated by either party to the other by written notice given pursuant to this sentence.

22. **APPLICABLE LAW; VENUE; JURISDICTION**. Any litigation related to the Contract and these Terms shall be governed by the laws of Illinois without regard to choice of law principles, and jurisdiction and venue for any litigation arising from or related to the Contract and these Terms shall be exclusively proper, if in state court, in the Circuit Court for the Sixteenth Judicial Circuit, Kane County, Illinois, and if exclusively within the jurisdiction of a federal court, in the U.S. District Court for the Northern District of Chicago, Eastern Division, Chicago, Illinois.

23. **FORCE MAJEURE**. Blue Peak shall not be liable for any termination of the Contract and/or these Terms by Blue Peak or for failure to deliver Rental Items or to render Services if such termination or failure is due to circumstances beyond its control including but not limited to acts of God, fire, lightning, explosion, war, disorder, flood, industrial disputes, severe weather or acts of local or central government or other authorities or regulatory bodies, natural disaster, terrorism, riot, sabotage, transportation delays, or pandemic. If any termination by Blue Peak or failure to render Services by Blue Peak occurs due to a Force Majeure event, Blue Peak shall return to Customer any initial Payment by Customer.

24. **TERM; TERMINATION; SURVIVAL.** The Contract and these Terms shall terminate on the first to occur of: written notice of termination from Blue Peak to Customer in circumstances permitted by the Contract and these Terms; following payment of all Total for the entire Rental Period and any other charges to Blue Peak in connection with the Event, and the return of all Rental Items; or six months after the Event ("Term"). Terms and obligations set forth in the Contract and these Terms which by their nature survive termination of the Contract and these Terms, including without limitation, Paragraph 8 ("Additional Customer Obligations and Representations"), Paragraph 10 ("Assumption of Risk of Use"), Paragraph 11 ("Customer Acknowledgments"), Paragraph 12 ("Limited Warranties"), Paragraph 15("Indemnity/Hold Harmless"), Paragraph 16 ("Limitation of Liability") and Paragraph 17 ("Attorneys' Fees") shall survive termination.

SUMMARY: RESPONSIBILITY AND RISK OF LOSS FOR THE RENTAL ITEMS REMAINS WITH THE CUSTOMER FROM THE TIME OF DELIVERY TO THE TIME OF PICKUP. Please be sure all Rental Items are secured when not in use and protected from weather. All collection fees, attorney fees, court costs, or any expense involved in the collections of Total, including for damaged Rental Items, are Customer's responsibility.

From: receipt=ers-mail.com@mailgun.ers-mail.com on behalf of Rose Party Rentals
To: Deanne Curelo
Cc: erin@rrental.com
Subject: Your Quote from Rose Party Rentals - Quote #85920
Date: Monday, January 12, 2026 2:30:34 PM

Rose Party Rentals

QUOTE #85920:
Your Quote:
Please Note - This quote is for informational purposes only. **The inventory has not been reserved.** Please call our office to reserve this date. Weekends fill up fast so reserve early for best selection.

15 N. Brandon Drive
Glendale Heights, IL 60139 **Important Information - Please Read Below!**
847-310-0000
www.rRental.com

Village of Itasca/Itasca Park District
Deanne Curelo
350 Irving Park Rd
Itasca, IL 60143
dcurelo@itasca.com
/630-228-5623
Quote Created by: Erin S
Customer Comments:Special Pricing-More chairs and all 8' Tables

			Thu Sep 10, → Sun Sep 13,
IPD-Complete Tent Package	$18,999.00	x 1	= $18,999.00
IPD-Stage Skirting	$225.00	x 1	= $225.00
IPD-Extension Cords (18)	$150.00	x 1	= $150.00
IPD-Labor & Materials	$4,625.00	x 1	= $4,625.00
IPD-Supplies and Stake Caps	$250.00	x 1	= $250.00

SubTotal		$24,249.00
Tax: 8.25% of $0.00	$0.00	$24,249.00
General Discount: 20%	-$4,849.80	$19,399.20
Damage Waiver - Yes	$2,424.90	$21,824.10

Cleaning Fee - Yes	$2,424.90	$24,249.00
Travel Fee	$0.00	$24,249.00

Total	$24,249.00
Min. Non-Refundable Payment Req'd	$12,124.50
Due	$24,249.00

To Pay the Minimum Balance and activate this quote to a live Event Scheduled for you, CLICK BELOW:
(Click here to Complete your Order)

A few tips and reminders: If you use a DISCOUNT CODE your order must be paid for in full at the time to order is placed. If your order isn't paid in full, we will charge the card on file. If you have special pricing and you want to cancel your order it will ONLY be a store credit. We can only enter in a raincheck or discount code, both can not be entered.

If the items in your quote were already reserved by another Event, you will need to call our office to update those taken item(s) in the cart for available items.

1) We accept cash and all credit cards. If paying with cash, you must bring CASH to the office. Payment is due 2 weeks before your event. They system will charge your card on file if payment hasn't been made, We will not schedule a delivery until your order is paid for in full.

2) Please call our office if you have stairs or a tiered backyard, so we can discuss setup options.

3) We can set up on most surfaces but not rocks or sticker patches of any kind If this type of topography is all you have, please call us if you are unsure.

4) All inflatable units **MUST** be staked in the ground for safety. If this is not possible, you will need to select jumper placement to be around secure items that we can tie off to, i.e. telephone poles, fence posts, etc. The unit must be secured on atleast 3 corners. If those items are unavailable then sandbags will be used to weigh down the inflatable.

5) We will call you the day before your delivery date with a set up time frame. During busy months we start delivery on Wednesdays. (we sometimes have to arrive very early to get all of the rentals out on time but we do not charge for the extra time) We will pick up the day after your event. If it had rained any time during your rental, it would be helpful to our pick up crew if you can inflate and leave them up until our drivers arive to pick up the units. Not required but helpful even more so with water slides or large units.

6) Cancellation policy. Please note that we do require a minimum payment up front upon checkout that is **non-refundabl**e. This deposit will be credited toward the full balance. If you cancel more than 3 days (73hrs+) prior to the delivery date, we will retain that minimum payment as store credit and any remaining balance will be refunded within 5-10 business days. If you cancel less than 3 days (72hrs) prior to the event (Delivery Date), we will retain that minimum payment and any remaining balance will be transferred to store credit. *Because of high demand during certain seasons there are certain rental items that are non-refundable once ordered. Example: patio heaters, fans, etc. If you use a discount code or have a special

priced item it will only be a store credit. **There are no Refunds on linens as they are from an outside vendor.** If linens are not returned with your rental you will be charged a replacemnt cost between $50 and $125 PER MISSING LINEN. If your linens are not returned or picked up with your rental you are responsible on getting the linens back to our office located at 15 N Brandon Drive Glendale Heights IL 60139, you will also be charged per day for the linen, after 7 days we will assume they are LOST and charge your payment on file the full replacement cost.

7) If your event will be at a park. Please tell us. It affects our scheduling and your pricing. You will need to either provide electricity within 5′ or rent a generator which we can provide at an additional cost.

8) Prior authorization is required for delivery inside homes or venues. Depending on the delivery location there may be a small fee added.

9) **Customer Pick Ups** are offered from our warehouse. You are able to pick your order up 1 day before your event and it is due back the day after your event. UNLESS your order is due back on SUNDAY then we ask you return your items in MONDAY as our offices are **CLOSED** on sundays for customer pick up or drop off. Monday to Friday customer pick up times are between 1pm and 4pm Saturday pick up and drop off times are between 11am and 2pm. No refunds will be offered for orders not picked up.10) Upon you placing your order you are agreeing to these terms, Upon placing your order you also agree not to submit a chargeback.

If at any time our delivery team feels they are at risk or danger they are able to refuse installation of tents or bounce houses.

We want your party to go as smoothly as possible. Please call if you have any questions. Thanks!

From: Erin S.
To: Deanne Curelo
Subject: Re: Rental Items
Date: Wednesday, January 14, 2026 3:25:56 PM

1-30x150 BW Canopy

1-30x120 W Canopy

1-20x30 Frame Tent

1-20x30 Frame Tent with 30' Sidewalls

900-Chairs

111-Asst of tables 8' Banquet

30-Pedastal tables

80-Edison lights sets

20-4x4 staging with stairs

Thanks,

Erin S.
Main Office: 847.310.0000

Facebook | Instagram | Twitter

CAT CLASS: 012-0404

4000w Led Hydraulic Mast Light Tower

SPECIFICATIONS

- LED Lights
- Hydraulic Winch
- 7 day digital timer

$220	$455	$1,085
1 DAY	1 WEEK	4 WEEK

Add to Cart

Best Match

Hide unavailable items

Showing 1-41 of 41

CAT CLASS: 009-0030

20 kW Diesel Generator

SPECIFICATIONS

- Tandem-axle trailers equipped with surge brakes, designed for easy towing at highway speeds
- Large fuel tanks provide extended run times at full load
- Auxiliary fuel tanks are available for longer run times without refueling

$295	$765	$1,810
1 DAY	1 WEEK	4 WEEK

Request quote

CAT CLASS: 009-0070

56 kW Diesel Generator

SPECIFICATIONS

- Tandem-axle trailers equipped with surge brakes, designed for easy towing at highway speeds
- Large fuel tanks provide extended run times at full load
- Auxiliary fuel tanks are available for longer run times without refueling

$465	$1,170	$2,925
1 DAY	1 WEEK	4 WEEK

Request quote

CAT CLASS: 055-0223

5,000 lb LPG 14-17' Industrial Forklift

SPECIFICATIONS

- Maximum lift capacity of 5,000 lbs
- Maximum lift height of 17 feet depending on model
- 48-inch length forks included

$350	$850	$2,300
1 DAY	1 WEEK	4 WEEK

Add to Cart

RESOLUTION NO. 1692-26

A RESOLUTION AUTHORIZING AN AGREEMENT WITH BLUE PEAK TENTS INC. FOR TENTS AND OTHER EQUIPMENT RENTALS AT OKTOBERFEST

WHEREAS, the Village of Itasca wishes to contract with Blue Peak Tents Inc. ("Blue Peak") for tents, a stage, furniture, and other equipment for use at the Village's Oktoberfest; and

WHEREAS, Blue Peak has submitted a proposed quote and contract, attached hereto as Exhibit A and incorporated herein, at a not-to-exceed amount of $37,424.50 for use of its equipment during Oktoberfest 2026; and

WHEREAS, the corporate authorities of the Village of Itasca wish to accept Exhibit A, the Blue Peak proposed quote and contract, subject to review and approval by the Village Attorney.

NOW, THEREFORE, BE IT RESOLVED by the Village President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities of the Village of Itasca hereby approve and accept Exhibit A, the Blue Peak proposed quote and contract.

SECTION TWO: The Village President, or his designee, is hereby authorized to execute Exhibit A, the Blue Peak proposed quote and contract, subject to review and approval by the Village Attorney on behalf of the Village of Itasca.

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

SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in effect immediately from and after its passage and approval.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 17th day of February, 2026.

APPROVED:

_____
Village President Jeffery J. Pruyn

ATTEST:

_____
Village Clerk Jody Conidi

RECORD OF BILLS		
Tuesday, February 17, 2026		
Payroll Expenses (wages):	**$**	**286,082.89**
Bank Draft (IMRF):	**$**	**61,235.20**
Bank Draft (IPBC):	**$**	**-**
Checks:	**$**	**460,892.07**
Credit Card Charges:	**$**	**5,341.59**
Bank Drafts/Wires:	**$**	**-**
Manual Checks:	**$**	**-**
UB Refunds:	**$**	**-**
ROB TOTAL:	**$**	**813,551.75**
PAYMENTS OVER $50,000		
DUPAGE WATER COMMISSION	$	201,352.80
REPUBLIC SERVICES	$	66,537.63

Itasca, IL

Payment Register

APPKT02590 - CHECKS_ROB 2.17.26

01 - Vendor Set 01

Bank: Super Checking - Super Checking

Vendor Number	Vendor Name	Total Vendor Amount
11791	3SI SECURITY SYSTEMS, INC.	385.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	385.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV1364825	COVERTXPLORE ATT S0978510	02/02/2026	02/02/2026	0.00	25.00
SO976398	COVERTXPLORE RENEWAL MAR26-FEB27	01/27/2026	02/27/2026	0.00	360.00

Vendor Number	Vendor Name	Total Vendor Amount
11361	AED SUPERSTORE/CARDIO PARTNERS, INC.	1,230.97

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	1,230.97

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
600247299	ADULT AND CHILD PADS	02/09/2026	03/09/2026	0.00	1,230.97

Vendor Number	Vendor Name	Total Vendor Amount
11316	ALTA ENTERPRISES, LLC./ALTA MATERIAL HANDLING/AI	1,530.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	1,530.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
SS3/158103	SCISSOR LIFT TRAINING	01/29/2026	02/28/2026	0.00	1,530.00

Vendor Number	Vendor Name	Total Vendor Amount
10965	AMAZON CAPITAL SERVICES, INC.	2,258.72

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	2,258.72

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
13NN-6QLR-199M	AMAZON PURCHASES	02/01/2026	03/01/2026	0.00	1,454.35
1PL7-CRRC-XD4P	OFFICE SUPPLIES&IT-26-006 CAMERA VIEWNODE DISPLAY	02/02/2026	02/02/2026	0.00	324.46
1XTK-N3XF-X3VT	BREAKROOM SUPPLIES	02/01/2026	03/03/2026	0.00	59.70
1Y4H-MJP7-WGFH	OFFICE COFFEE SUPLIES AND CPA SUPPLIES	02/01/2026	03/02/2026	0.00	420.21

Vendor Number	Vendor Name	Total Vendor Amount
10034	AMERICAN LEGAL PUBLISHING, LLC.	7.80

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	7.80

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
48818	CODIFICATION	01/31/2026	01/31/2026	0.00	7.80

Vendor Number	Vendor Name	Total Vendor Amount
11358	AMPERAGE ELECTRICAL SUPPLY/CONSOLIDATED ELECT	341.84

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	341.84

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6585-2346172	CIP PW-17-012 VH HVAC IMP	02/03/2026	03/05/2026	0.00	341.84

Vendor Number	Vendor Name	Total Vendor Amount
11794	APPLIED PAVEMENT TECHNOLOGY, INC.	4,758.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	4,758.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
11121	CIP STR-17-006 ALLEY SURVEYS	10/06/2025	02/17/2026	0.00	4,758.00

Vendor Number	Vendor Name	Total Vendor Amount
10051	ARAMARK SERVICES, INC./ARAMARK REFRESHMENT SE	45.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	45.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
14917741	WATER FILTERATION PD-JAN26	01/30/2026	02/27/2026	0.00	45.00

Vendor Number	Vendor Name	Total Vendor Amount
10001	A-SPECIAL ELECTRIC SERVICE & SUPPLY CO., INC.	58.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	58.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
160086	CIP PW-17-012 VH HVAC IMP	02/02/2026	03/04/2026	0.00	58.00

Vendor Number	Vendor Name	Total Vendor Amount
11664	AT&T	145.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	145.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
604225	COURT ISSUED 2026SW000085, 2026MX000137	01/26/2026	02/26/2026	0.00	145.00

Vendor Number	Vendor Name	Total Vendor Amount
10104	BLUESTAR CASE SOLUTIONS, INC.	4,124.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	4,124.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
97640	HAYMARKET - RELATIVITY	01/31/2026	03/02/2026	0.00	4,124.00

Vendor Number	Vendor Name	Total Vendor Amount
11665	BUON JOHNNY, INC.	125.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	125.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
ONLY IN ITASCA-12.14.25	ONLY IN ITASCA - SUNDAY BAND 12.14.25	02/11/2026	02/11/2026	0.00	125.00

Vendor Number	Vendor Name	Total Vendor Amount
10126	C.O.P.S. AND F.I.R.E. PERSONNEL TESTING SERVICE	250.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	250.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2224	PRE EMPLOYMENT PSYCH	01/29/2026	02/27/2026	0.00	250.00

Vendor Number	Vendor Name	Total Vendor Amount
10129	CANON FINANCIAL SERVICES, INC.	503.37

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	503.37

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
42528203	LARGE FORMAT PRINTER & SCANNER	01/13/2026	03/02/2026	0.00	23.37
42592229	LARGE FORMAT PRINTER & SCANNER	01/28/2026	03/17/2026	0.00	480.00

Vendor Number	Vendor Name	Total Vendor Amount
10137	CASE LOTS, INC.	747.40

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	747.40

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6177	VH/PD SUPPLIES	01/29/2026	02/28/2026	0.00	627.80
6181	GENERAL JANITORIAL/KITCHEN SUPPLIES	01/29/2026	02/26/2026	0.00	119.60

Vendor Number	Vendor Name	Total Vendor Amount
10144	CHICAGO METROPOLITAN AGENCY FOR PLANNING	4,000.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	4,000.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
68596	CIP STR-17-006 LOCAL TECHNICAL ASSIST PAVEMENT	01/27/2026	02/27/2026	0.00	4,000.00

Vendor Number	Vendor Name	Total Vendor Amount
10151	CINTAS FIRST AID AND SAFETY/CINTAS CORPORATION I	487.95

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	487.95

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
5306826614	MED KIT SUPPLIES	12/09/2025	01/09/2026	0.00	92.49
5312296911	MED KIT SUPPLIES	01/12/2026	02/12/2026	0.00	96.27
5317321510	MED KIT SUPPLIES	02/09/2026	03/09/2026	0.00	110.92
5317417109	MED KIT SUPPLIES	02/09/2026	03/08/2026	0.00	188.27

Vendor Number	Vendor Name	Total Vendor Amount
10168	COMPASS MINERALS AMERICA, INC.	21,903.84

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	21,903.84

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1617047	BULK ROAD SALT	01/28/2026	02/28/2026	0.00	4,472.51
1617105	BULK ROAD SALT	01/28/2026	02/28/2026	0.00	7,764.96
1617158	BULK ROAD SALT	01/28/2026	02/28/2026	0.00	4,803.10
1618462	BULK ROAD SALT	01/29/2026	02/28/2026	0.00	4,863.27

Vendor Number	Vendor Name	Total Vendor Amount
10173	CONSTELLATION NEWENERGY, INC.	392.02

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	392.02

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1/12/26 7295533-17	0730467471/ELECT 1335 N ARLINGTON HGHTS RD	01/12/2026	03/14/2026	0.00	25.02
1/12/26 7295533-18	6924885819/ELECT 0 IL53 HAMITON MTRD/DTD	01/12/2026	03/14/2026	0.00	367.00

Vendor Number	Vendor Name	Total Vendor Amount
10178	CORE & MAIN LP	4,825.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	4,825.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
Y450016	METER SUPPLIES	01/29/2026	02/28/2026	0.00	4,825.00

Vendor Number	Vendor Name	Total Vendor Amount
10192	DAILY HERALD/PADDOCK PUBLICATIONS, INC.	595.70

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	595.70

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
365969	LEGAL PUBLICATIONS - PUBLIC HEARING	01/26/2026	02/10/2026	0.00	80.50
367163	PLAN COMMISSION NOTICES:PC-001 THRU PC-005	02/02/2026	02/17/2026	0.00	515.20

Vendor Number	Vendor Name	Total Vendor Amount
10238	DUPAGE WATER COMMISSION	201,352.80

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	201,352.80

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1/31/26 01-2500-00	LAKE MICHIGAN WATER	01/31/2026	03/10/2026	0.00	201,352.80

Vendor Number	Vendor Name	Total Vendor Amount
10242	EARTH, INC.	2,743.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	2,743.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
25258	SPOILS/BULK	02/03/2026	03/03/2026	0.00	2,743.50

Vendor Number	Vendor Name	Total Vendor Amount
11482	EK KUHN, INC./BANNER UP SIGNS	77.48

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	77.48

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
87829	SINGLE SIDE -SPA- AVISO DE DERECHOS	01/26/2026	02/26/2026	0.00	77.48

Vendor Number	Vendor Name	Total Vendor Amount
10258	ENHANCED NETWORKS, INC.	12,200.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	12,200.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
20260044	ENHANCED NETWORKS - MONTHLY SUPPORT	02/01/2026	03/03/2026	0.00	10,300.00
20260045	MONTHLY SCADA SUPPORT	02/01/2026	03/03/2026	0.00	1,900.00

Vendor Number	Vendor Name	Total Vendor Amount
11200	FIRST RESPONDERS WELLNESS CENTER LLC.	1,480.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	1,480.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
28816	WELLNESS CHECK	02/02/2026	03/04/2026	0.00	1,480.00

Vendor Number	Vendor Name	Total Vendor Amount
10299	GALL'S LLC.	67.19

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	67.19

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
033886894	TACT SWEATER - ENDRES	01/28/2026	02/27/2026	0.00	67.19

Vendor Number	Vendor Name	Total Vendor Amount
10306	GENERAL CLEANING LTD	8,102.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	8,102.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
071	CLEANING CONTRACT	01/31/2026	03/02/2026	0.00	8,102.00

Vendor Number	Vendor Name	Total Vendor Amount
10312	GILBARCO VEEDER-ROOT	1,680.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	1,680.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
82125	GASBOY ANNUAL RENEWAL - FUEL REPORTING SYSTEM	02/01/2026	03/01/2026	0.00	1,680.00

Vendor Number	Vendor Name	Total Vendor Amount
11510	GRANITE TELECOMMUNICATIONS, LLC.	2,258.60

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	2,258.60

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
732278085	TELEPHONES	02/01/2026	02/01/2026	0.00	2,258.60

Vendor Number	Vendor Name	Total Vendor Amount
10344	HBK WATER METER SERVICE, INC.	5,068.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	5,068.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
260021	METER TESTING/REPAIR	01/29/2026	02/28/2026	0.00	5,068.00

Vendor Number	Vendor Name	Total Vendor Amount
10406	INFOSEND, INC.	5,325.64

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	5,325.64

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
303718	UB MONTHLY PRINTING AND MAILING - JAN & FEB 2026	01/31/2026	03/06/2026	0.00	5,325.64

Vendor Number	Vendor Name	Total Vendor Amount
11231	IPBC-INTERGOVERNMENTAL PERSONNEL BENEFIT COO	15,095.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	15,095.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
135	6/30/25 FUND BALANCE SHORTAGE	01/26/2026	03/31/2026	0.00	15,095.00

Vendor Number	Vendor Name	Total Vendor Amount
11357	KIMBALL MIDWEST/MIDWEST MOTOR SUPPLY CO. INC	151.63

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	151.63

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
104137975	VARIOUS SHOP SUPPLIES - FLAT BLACK ENAMEL	01/30/2026	02/28/2026	0.00	151.63

Vendor Number	Vendor Name	Total Vendor Amount
11303	L.E. PEABODY & ASSOCIATES, INC.	5,000.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	5,000.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
20326	ECONOMIC CONSULTING - COALITION TO STOP CPKC	02/03/2026	02/03/2026	0.00	5,000.00

Vendor Number	Vendor Name	Total Vendor Amount
10490	LAI, LTD.	19,826.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	19,826.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
26-63206	CIP WW-21-004 BACK UP ACTUATORS	01/31/2026	02/28/2026	0.00	19,826.00

Vendor Number	Vendor Name	Total Vendor Amount
10493	LAKESHORE RECYCLING SYSTEMS/LRS, LLC./MIP V ONIC	1,060.09

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	1,060.09

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
WA13077154	STREET SWEEPING CONTRACT - HAULING	01/31/2026	02/28/2026	0.00	1,060.09

Vendor Number	Vendor Name	Total Vendor Amount
10500	LAW ENFORCEMENT TRAINING LLC	1,200.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	1,200.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV-1017	TRAINING	01/31/2026	03/02/2026	0.00	1,200.00

Vendor Number	Vendor Name	Total Vendor Amount
10940	LAW OFFICE OF THOMAS W. WILCOX, LLC	307.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	307.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1406	LEGAL - COALITION TO STOP CP-KCS MERGER	01/31/2026	01/31/2026	0.00	307.50

Vendor Number	Vendor Name	Total Vendor Amount
11111	LEECH TISHMAN FUSCALDO & LAMPL, LLC.	4,830.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	4,830.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
373579	STERICYCLE	02/10/2026	03/12/2026	0.00	4,830.00

Vendor Number	Vendor Name	Total Vendor Amount
10506	LEN'S ACE HARDWARE, INC.	187.91

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	187.91

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
543022/1	BLDG. MAINT. SUPPLIES VH & PD	01/29/2026	02/28/2026	0.00	100.96
543194-1	FITTINGS & WRENCH SET	02/04/2026	03/03/2026	0.00	86.95

Vendor Number	Vendor Name	Total Vendor Amount
10528	MARQUARDT & BELMONTE, P.C.	3,146.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	3,146.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2077	TRAFFIC PROSECUTION JAN26	02/01/2026	03/02/2026	0.00	1,599.00
2078	DUI PROSECUTION JAN26	02/01/2026	03/02/2026	0.00	1,547.00

Vendor Number	Vendor Name	Total Vendor Amount
10545	MCGINTY BROS., INC.	402.80

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	402.80

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4783	OLD VH ELM TREE ANNUAL MAINTENANCE	02/06/2026	03/04/2026	0.00	402.80

Vendor Number	Vendor Name	Total Vendor Amount
10573	MILLER INDUSTRIAL, LLC.	115.86

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	115.86

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
SI-540351	HOSE CLAMP, KEROSENE CAN, POLYPRO ROPE	01/27/2026	02/26/2026	0.00	79.88
SI-540579	MAP-PRO CYLINDER	01/29/2026	02/28/2026	0.00	17.99
SI-541340	2" NIPPLE	02/05/2026	03/07/2026	0.00	17.99

Vendor Number	Vendor Name	Total Vendor Amount
10591	NAPA AUTO PARTS	920.94

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	920.94

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
185690	MISC. SHOP SUPPLIES	01/26/2026	02/25/2026	0.00	11.51
185718	AUTO PARTS	01/27/2026	02/26/2026	0.00	75.33
185721	AUTO PARTS PD	01/27/2026	02/26/2026	0.00	71.66
185801	SEWER PARTS	01/27/2026	02/26/2026	0.00	75.79
185928	MISC. SHOP SUPPLIES	01/29/2026	02/28/2026	0.00	29.91
186280	AUTO PARTS	02/03/2026	03/05/2026	0.00	45.94
186308	AUTO PARTS - BACK UP CAMERA KIT	02/03/2026	03/02/2026	0.00	156.61
186752	AUTO PARTS - 2014 FORD F250	02/09/2026	03/08/2026	0.00	454.19

Vendor Number	Vendor Name	Total Vendor Amount
10603	NICOR GAS COMPANY/NORTHERN ILLINOIS GAS COMP.	2,793.54

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	2,793.54

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1/2/26 22-07-89-0504 3	22-07-89-0504 3 GAS 401 W NORTH	01/22/2026	03/12/2026	0.00	63.28
1/22/26 23-13-09-0000 6	23-13-09-0000 6 GAS 330 W CENTER	01/22/2026	03/12/2026	0.00	110.98
1/22/26 87-11-32-7234 5	87-11-32-7234 5 GAS 801 W IRVING PK RD	01/23/2026	03/12/2026	0.00	69.78
1/23/26 74-76-81-1068 1	74-76-81-1068 1 GAS 540-550 W IRVING PARK RD	01/23/2026	03/12/2026	0.00	2,549.50

Vendor Number	Vendor Name	Total Vendor Amount
10610	NORTHERN TOOL & EQUIPMENT CAPITAL ONE TRADE C	334.99

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	334.99

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
c56d7513	W/S BLDG. MAINT. SUPPLIES - HEATER CABLE	01/22/2026	03/08/2026	0.00	334.99

Vendor Number	Vendor Name	Total Vendor Amount
10641	PERSPECTIVES LTD./ALLONEHEALTH	175.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	175.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
PER-IN-108018	EAP MONTHLY - FEBRUARY 2026	02/01/2026	03/03/2026	0.00	175.00

Vendor Number	Vendor Name	Total Vendor Amount
11254	PITNEY BOWES GLOBAL FINANCIAL SERVICES, LLC.	594.06

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	594.06

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
3107645441	POSTAGE MACHINE	02/04/2026	03/25/2026	0.00	594.06

Vendor Number	Vendor Name	Total Vendor Amount
10664	PORTER PIPE & SUPPLY	292.88

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	292.88

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
13175754-00	GAUGE & PIPE DOPE (WELLS)	01/29/2026	02/28/2026	0.00	62.76
13175770-00	CIP WTR-26-001 WATER DIST. DISTRICT METERING	01/29/2026	02/28/2026	0.00	230.12

Vendor Number	Vendor Name	Total Vendor Amount
10616	RAY O'HERRON COMPANY, INC.	162.81

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	162.81

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2458726	CARGO PANTS, STRYKE PANTS - TAMMY	01/30/2026	02/27/2026	0.00	162.81

Vendor Number	Vendor Name	Total Vendor Amount
10681	REFRIGERATION SERVICE COMPANY	9,597.62

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	9,597.62

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
31079	411/415/100/FILTERS SEASONAL INSPECTION	01/15/2026	02/17/2026	0.00	7,868.00
31131	411 BLG SERVICE	02/04/2026	03/04/2026	0.00	1,729.62

Vendor Number	Vendor Name	Total Vendor Amount
10052	REPUBLIC SERVICES, INC./ALLIED WASTE SERVICES OF N	66,537.63

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	66,537.63

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0551-016449139	LANDSCAPE DUMPSTER	01/20/2026	02/19/2026	0.00	200.00
0551-016451045	RUBBISH CONTRACT	01/31/2026	02/28/2026	0.00	66,337.63

Vendor Number	Vendor Name	Total Vendor Amount
10250	RICHARD ELLINGHUSEN	937.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	937.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
113	ELECTRICAL INSPECTIONS	01/30/2026	01/30/2026	0.00	937.50

Vendor Number	Vendor Name	Total Vendor Amount
11277	RISICATO DESIGNS, LLC.	54.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	54.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1011249	1/2 ZIP JOB SHIRT - SANCHEZ	02/02/2026	03/02/2026	0.00	54.50

Vendor Number	Vendor Name	Total Vendor Amount
10740	SITEONE LANDSCAPE SUPPLY, LLC	1,431.24

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	1,431.24

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
162095690-001	ICE MELT 50LB BAGS	01/26/2026	02/25/2026	0.00	880.72
162096373-001	ICE MELT 50LB BAGS	01/26/2026	02/25/2026	0.00	550.52

Vendor Number	Vendor Name	Total Vendor Amount
10960	STAPLES, INC	419.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	419.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6054273373	OFFICE SUPPLIES	01/30/2026	02/14/2026	0.00	86.95
6054273374	OFFICE SUPPLIES	01/30/2026	02/14/2026	0.00	210.75
6054273375	BREAKROOM SUPPLIES	01/30/2026	02/14/2026	0.00	121.30

Vendor Number	Vendor Name	Total Vendor Amount
10759	STATE CHEMICAL SOLUTIONS/STATE INDUSTRIAL PROD	816.18

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	816.18

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
904008953	SUPPLIES FOR VH/PD	11/24/2025	02/06/2026	0.00	286.13
904075500	BATHROOM CARE PROGRAM VH/PD	01/24/2026	02/23/2026	0.00	294.73
904084726	BATHROOM SUPPLIES	02/03/2026	03/05/2026	0.00	235.32

Vendor Number	Vendor Name	Total Vendor Amount
10767	STRATEGIA CONSULTING, LLC.	4,130.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	4,130.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2491	COALITION TO STOP CPKC - MONITORING	02/01/2026	02/01/2026	0.00	4,130.00

Vendor Number	Vendor Name	Total Vendor Amount
10774	SUBURBAN LABORATORIES, INC.	522.40

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	522.40

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
GA6000656	LAB TESTING	02/02/2026	03/04/2026	0.00	522.40

Vendor Number	Vendor Name	Total Vendor Amount
10686	SUN COAST RESOURCES, LLC. (FORMERLY RELADYNE)	7,742.54

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	7,742.54

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
98380566	FUEL DELIVERIES 87 & DIESEL	01/22/2026	02/21/2026	0.00	4,030.10
98390369	FUEL DELIVERIES 87 & DIESEL	01/29/2026	02/28/2026	0.00	3,712.44

Vendor Number	Vendor Name	Total Vendor Amount
10782	SUNBELT RENTALS, INC.	1,863.25

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	1,863.25

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
179875389-0001	EQUIPMENT RENTAL - HOLIDAY EVENT	02/09/2026	03/08/2026	0.00	1,863.25

Vendor Number	Vendor Name	Total Vendor Amount
11423	TARIQ DANDAN/LAKESIDE CONSULTANTS	7,231.34

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	7,231.34

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
IT-020126	PLAN REVIEWS/BUILDING INSPECTIONS	02/01/2026	03/01/2026	0.00	7,231.34

Vendor Number	Vendor Name	Total Vendor Amount
AR001	T-MOBILE USA INC.	200.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	200.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
L2601210076	CELL DUMP ITPC26-10	01/21/2026	02/20/2026	0.00	200.00

Vendor Number	Vendor Name	Total Vendor Amount
10820	TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS, I	175.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	175.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
334369-202601-1	TLO DATA SOLUTIONS JAN26	02/01/2026	03/02/2026	0.00	175.00

Vendor Number	Vendor Name	Total Vendor Amount
10834	TYLER TECHNOLOGIES, INC.	435.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	435.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
025-542480	OUTPUT DIRECTOR CONFIGURATION	01/31/2026	03/02/2026	0.00	435.00

Vendor Number	Vendor Name	Total Vendor Amount
10845	USABLUEBOOK	494.08

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	494.08

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV00953105	LAB SUPPLIES	02/03/2026	03/05/2026	0.00	494.08

Vendor Number	Vendor Name	Total Vendor Amount
10883	VESTIS GROUP, INC./ARAMARK/DBA WESTERN FIRST AI	298.34

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	298.34

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
ORD4-016184	1ST AIDE SUPPLIES	01/28/2026	02/27/2026	0.00	298.34

Vendor Number	Vendor Name	Total Vendor Amount
11799	VICTOR INSURANCE MANAGERS, LLC./MARSH & MCLEN	47.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	47.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
40773772	PUBLIC OFFICIAL BOND	02/04/2026	02/04/2026	0.00	47.00

Vendor Number	Vendor Name	Total Vendor Amount
10861	VINAKOM COMMUNICATIONS/VINAKOM, INC.	716.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	716.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
255009	IT SUPPORT AGREEMENTS	02/01/2026	02/15/2026	0.00	716.00

Vendor Number	Vendor Name	Total Vendor Amount
11016	VISUAL VAULT	1,890.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	1,890.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
026288	HOSTING - JANUARY 2026	02/01/2026	03/03/2026	0.00	1,890.00

Vendor Number	Vendor Name	Total Vendor Amount
10873	WATER PRODUCTS COMPANY OF AURORA, INC.	4,966.07

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	4,966.07

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0333760	REPAIR CLAMPS	01/30/2026	02/28/2026	0.00	2,906.07
0333844	SUPPLIES FOR SEWER/WATER	02/10/2026	03/10/2026	0.00	2,060.00

Vendor Number	Vendor Name	Total Vendor Amount
10882	WEST SIDE TRACTOR SALES	169.10

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	169.10

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
N80960	VEHICLE MAINTENANCE PARTS - WATER DEPT.	02/02/2026	03/02/2026	0.00	169.10

Vendor Number	Vendor Name	Total Vendor Amount
10959	WHITNEY KUM	1,761.48

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	1,761.48

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
200	CONSULTING - FOIA WORK	02/01/2026	02/01/2026	0.00	746.18
201	CONSULTING - FOIA WORK	02/08/2026	02/08/2026	0.00	1,015.30

Vendor Number	Vendor Name	Total Vendor Amount
10291	YOCKEY'S FRIENDLY FORD/FRIENDLY FORD, INC.	185.37

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	185.37

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
140274	REPLACEMENT OF P.D. VEHICLES BATTERIES	02/02/2026	03/04/2026	0.00	185.37

Vendor Number	Vendor Name	Total Vendor Amount
10903	ZIEBELL WATER SERVICE PRODUCTS, INC.	2,273.70

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	2,273.70

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
271634-000	WATER SYSTEM PARTS	01/21/2026	02/20/2026	0.00	2,273.70

Vendor Number	Vendor Name	Total Vendor Amount
11494	ANAHI SILVA	124.95

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	124.95

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
02.04.26	UNIFORM SHOES	02/04/2026	03/04/2026	0.00	124.95

Vendor Number	Vendor Name	Total Vendor Amount
10730	ANDREW SERIO	88.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	88.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
020626	UNIFORM PANTS	02/06/2026	03/06/2026	0.00	88.00

Vendor Number	Vendor Name	Total Vendor Amount
11800	CODY JOHNSON	51.13

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	51.13

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
02092026	CDL PERMIT REIMUBURSEMENT	02/09/2026	02/17/2026	0.00	51.13

Vendor Number	Vendor Name	Total Vendor Amount
10525	MARCUS DEVERS	27.98

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	27.98

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
013026	TRAINING MEAL	01/30/2026	02/27/2026	0.00	27.98

Vendor Number	Vendor Name	Total Vendor Amount
10995	TYLER CELIO	38.84

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/12/2026	38.84

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
012926	TRAINING MEALS	01/29/2026	02/27/2026	0.00	38.84

Payment Summary

Bank Code	Type		Payable Count	Payment Count	Discount	Payment
Super Checking	Check		121	81	0.00	460,892.07
		Packet Totals:	**121**	**81**	**0.00**	**460,892.07**

Cash Fund Summary

Fund	Name	Amount
99	POOLED CASH	-460,892.07
	Packet Totals:	**-460,892.07**

Itasca, IL

Payment Register

APPKT02581 - CC STATEMENT DATE 1.15.26

01 - Vendor Set 01

Bank: Credit Card - Credit Card Purchases

Vendor Number	Vendor Name	Total Vendor Amount
10036	AMERICAN PLANNING ASSOCIATION	776.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	776.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0002472	2026 MEMBERSHIP RENEWAL - POZSGAY	12/19/2025	12/19/2025	0.00	776.50

Vendor Number	Vendor Name	Total Vendor Amount
10093	BENTLEY'S PANCAKE HOUSE & RESTAURANT	48.65

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	48.65

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
78	PW LUNCH	12/17/2025	01/20/2026	0.00	48.65

Vendor Number	Vendor Name	Total Vendor Amount
10095	BESA MI TACO	52.95

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	52.95

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
T03	INSERVICE DAY LUNCH	12/26/2025	12/26/2025	0.00	52.95

Vendor Number	Vendor Name	Total Vendor Amount
11326	CANVA	14.99

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	14.99

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
04736-39000495	DESIGN SOFTWARE SUBSCRIPTION	12/20/2025	12/20/2025	0.00	14.99

Vendor Number	Vendor Name	Total Vendor Amount
11789	DISCOUNTMUGS.COM	10.76

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	10.76

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
DM8099651	SAMPLE OKTOBERFEST MUG	12/30/2025	12/30/2025	0.00	10.76

Vendor Number	Vendor Name	Total Vendor Amount
11792	DROPBOX, INC.	720.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	720.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
YCR8KL5MQ4CD	DROPBOX ANNUAL STANDARD PLAN SUBSCRIPTION	01/02/2026	01/02/2026	0.00	720.00

Vendor Number	Vendor Name	Total Vendor Amount
11413	ETSY, INC.	2.41

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	2.41

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
3923118499	PRINTABLE FOR HOLIDAY PARTY	12/18/2025	12/18/2025	0.00	2.41

Vendor Number	Vendor Name	Total Vendor Amount
11268	FOUR POINTS BY SHERATON	679.77

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	661.78

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
R6088200724	HOTEL FOR SHORT SCHOOL	01/09/2026	02/03/2026	0.00	661.78

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	17.99

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
R6088200724-2	HOTEL FOR SHORT SCHOOL - SERVICE FEE	01/09/2026	01/09/2026	0.00	17.99

Vendor Number	Vendor Name	Total Vendor Amount
10317	GOVERNMENT FINANCE OFFICERS ASSOCIATION	50.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	50.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
860822	GFOA GAAP FOR GRANTS - HERNANDEZ	01/12/2026	01/12/2026	0.00	50.00

Vendor Number	Vendor Name	Total Vendor Amount
11793	HOTELPLANNER.COM	530.60

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	530.60

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
P11017949	HOTEL FOR VACTOR TRAINING	01/09/2026	02/03/2026	0.00	530.60

Vendor Number	Vendor Name	Total Vendor Amount
11203	ILLINOIS ASSOCIATION OF CODE ENFORCEMENT	57.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	57.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
543	ANNUAL MEMBERSHIP - LATORIA	01/14/2026	01/14/2026	0.00	57.00

Vendor Number	Vendor Name	Total Vendor Amount
11174	ILSOS.GOV - ILLINOIS SECRETARY OF STATE	154.40

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	154.40

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1.13.26	PLATE RENEWAL BH16933	01/13/2026	02/13/2026	0.00	154.40

Vendor Number	Vendor Name	Total Vendor Amount
10409	INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE/IA	220.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	220.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0279530	MEMBERSHIP DUES- POULAKIDAS	12/19/2025	01/19/2026	0.00	220.00

Vendor Number	Vendor Name	Total Vendor Amount
10411	INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS/IIM	135.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	135.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
49935-1.6.26	ANNUAL MEMBERSHIP - HANSSEN	01/06/2026	01/06/2026	0.00	135.00

Vendor Number	Vendor Name	Total Vendor Amount
10424	ITASCA ONE HOUR DRY CLEANERS	20.95

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	20.95

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
12.30.25	UNIFORM PATCHES AND CLEANING	12/30/2025	01/30/2026	0.00	20.95

Vendor Number	Vendor Name	Total Vendor Amount
10567	MID-STATES ORGANIZED CRIME INFORMATION CENTEF	150.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	150.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2601535-IN	MOCIC 2026 MEMBERSHIP	01/07/2026	02/06/2026	0.00	150.00

Vendor Number	Vendor Name	Total Vendor Amount
11166	NORTHWEST BUILDING OFFICIAL AND CODE ADMINIST	50.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	50.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
829	ANNUAL MEMBERSHIP - LATORIA & BORMAN	01/14/2026	01/14/2026	0.00	50.00

Vendor Number	Vendor Name	Total Vendor Amount
11740	OPEN AI/CHATGPT	40.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	20.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
339789E6-0004	CHATGPT PRO MONTHLY SUBSCRIPTION	01/12/2026	01/12/2026	0.00	20.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	20.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
KYSLMOBS-0005	CHATGPT PRO MONTHLY SUBSCRIPTION	12/20/2025	12/20/2025	0.00	20.00

Vendor Number	Vendor Name	Total Vendor Amount
11746	OUTREACH SERVICES REGISTRATION OFFICE/NIU	109.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	109.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
719676	CONFERENCE - PRUYN	01/02/2026	01/02/2026	0.00	109.00

Vendor Number	Vendor Name	Total Vendor Amount
11779	QR.io	35.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	35.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
VkfgE8Bd2R	QR CODE GENERATOR FOR NEWSLETTER	12/18/2025	12/18/2025	0.00	35.00

Vendor Number	Vendor Name	Total Vendor Amount
10994	RECONYX	10.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	10.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1567072	CAMERA	01/06/2026	02/06/2026	0.00	10.00

Vendor Number	Vendor Name	Total Vendor Amount
10714	SAM'S CLUB	248.01

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	82.90

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
10379692043	BOARDROOM SUPPLIES	12/15/2025	12/15/2025	0.00	82.90

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	21.98

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
10383533218	OFFICE SUPPLIES	12/29/2025	12/29/2025	0.00	21.98

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/04/2026	114.91

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
800000010013479	BOARD & BREAK ROOM SUPPLIES	01/06/2026	01/06/2026	0.00	114.91

Check 02/04/2026 28.22

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
800000010090242	BOARD ROOM SUPPLIES	01/07/2026	01/07/2026	0.00	28.22

Vendor Number 11583 **Vendor Name** SIUE **Total Vendor Amount** 650.00

Payment Type Check **Payment Number** **Payment Date** 02/04/2026 **Payment Amount** 650.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
8962	WWTP SHORT SCHOOLS 6-1 TO 6-5-26	01/08/2026	02/03/2026	0.00	650.00

Vendor Number 11155 **Vendor Name** SUBURBAN BUILDING OFFICIALS CONFERENCE **Total Vendor Amount** 100.00

Payment Type Check **Payment Number** **Payment Date** 02/04/2026 **Payment Amount** 100.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1232	ANNUAL MEMBERSHIP - LATORIA	01/14/2026	01/14/2026	0.00	100.00

Vendor Number 11775 **Vendor Name** TTOWA RESTAURANT **Total Vendor Amount** 99.60

Payment Type Check **Payment Number** **Payment Date** 02/04/2026 **Payment Amount** 99.60

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
121725	EMPLOYEE HOLIDAY LUNCH	12/17/2025	01/16/2026	0.00	99.60

Vendor Number 11786 **Vendor Name** URBAN LAND INSTITUTE/ULI **Total Vendor Amount** 336.00

Payment Type Check **Payment Number** **Payment Date** 02/04/2026 **Payment Amount** 336.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6431407	ANNUAL MEMBERSHIP-POZSGAY	01/05/2026	01/05/2026	0.00	336.00

Vendor Number 11034 **Vendor Name** ZOOM **Total Vendor Amount** 40.00

Payment Type Check **Payment Number** **Payment Date** 02/04/2026 **Payment Amount** 40.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV334220248	ZOOM WEBINAR MONTHLY CHARGE	12/18/2025	12/18/2025	0.00	40.00

Payment Summary

Bank Code	Type		Payable Count	Payment Count	Discount	Payment
Credit Card	Check		32	32	0.00	5,341.59
		Packet Totals:	**32**	**32**	**0.00**	**5,341.59**

Cash Fund Summary

Fund	Name	Amount
99	POOLED CASH	-5,341.59
	Packet Totals:	**-5,341.59**

Itasca, IL

Payable Register

Payable Detail by Vendor Name

Packet: APPKT02588 - 2026.02 BANK DRAFTS

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Vendor: 11391 - ILLINOIS MUNICIPAL RETIREMENT FUND/IMRF — **Vendor Total:** **61,235.20**

2025.12-LF	Invoice	2/10/2026	2/10/2026	2/10/2026	2/10/2026	22.03	0.00	0.00	0.00	22.03
2025.12 IMRF LATE FEES	Super Checking - Super Checking				No	**Payment Date:** 2/10/2026		**Bank Draft:**		DFT0002860

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
2025.12 IMRF LATE FEES	NA	0.00	0.00	19.44	0.00	0.00	0.00	19.44

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
01-01-61031	BANK & CREDIT CARD FEES		19.44	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
2025.12 IMRF LATE FEES	NA	0.00	0.00	2.59	0.00	0.00	0.00	2.59

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
01-01-61031	BANK & CREDIT CARD FEES		2.59	100.00%

2026.01-LIB	Invoice	2/10/2026	2/10/2026	2/10/2026	2/10/2026	7,469.77	0.00	0.00	0.00	7,469.77
JAN 2026 RETIREMENT CONTRIBUTIONS - LI...	Super Checking - Super Checking				No	**Payment Date:** 2/10/2026		**Bank Draft:**		DFT0002861

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
JAN 2026 RETIREMENT CONTRIBUTIONS...	NA	0.00	0.00	7,469.77	0.00	0.00	0.00	7,469.77

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
01-00-21024	IMRF PAYABLE		7,469.77	100.00%

2026.01-VIL	Invoice	2/10/2026	2/10/2026	2/10/2026	2/10/2026	53,743.40	0.00	0.00	0.00	53,743.40
JAN 2026 RETIREMENT CONTRIBUTIONS - VI...	Super Checking - Super Checking				No	**Payment Date:** 2/10/2026		**Bank Draft:**		DFT0002859

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
JAN 2026 RETIREMENT CONTRIBUTIONS...	NA	0.00	0.00	53,743.40	0.00	0.00	0.00	53,743.40

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
01-00-21024	IMRF PAYABLE		53,743.40	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	3	61,235.20	0.00	0.00	0.00	61,235.20	61,235.20	0.00
	Grand Total:	**61,235.20**	**0.00**	**0.00**	**0.00**	**61,235.20**	**61,235.20**	**0.00**

Account Summary

Account	Name		Amount
01-00-21024	IMRF PAYABLE		61,213.17
01-01-61031	BANK & CREDIT CARD FEES		22.03
		Total:	**61,235.20**

Payroll Totals

Payroll Checks		Check Type	Count	Net Check	Dir Dep Amount	Net Amount	
		Regular	63	0.00	168,880.07	168,880.07	
		Regular	2	4,549.20	0.00	4,549.20	
	Totals		**65**	**4,549.20**	**168,880.07**	**173,429.27**	→ **173,429.27**

Payroll Checks	Check Type	Agency Type	Count	Net Check	Dir Dep Amount	Net Amount	
	Agency	Regular	8	1,067.47	25,137.52	26,204.99	
	Totals		**8**	**1,067.47**	**25,137.52**	**26,204.99**	→ **26,204.99**
	Total Net Payroll Liability			**5,616.67**	**194,017.59**	**199,634.26**	→ **199,634.26**

Tax Liability

FITW and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount	
Federal Income Tax	36-6005935		Semi-Weekly	245,529.00	245,529.00	30,209.04		
FFCRA Medical Premium Credit	36-6005935		Semi-Weekly					
FFCRA Medicare Credit	36-6005935		Semi-Weekly					
FFCRA SS Credit	36-6005935		Semi-Weekly					
FFCRA Wage Credit	36-6005935		Semi-Weekly					
Medicare	36-6005935		Semi-Weekly	269,747.68	269,747.68	3,911.33		
Medicare - Employer	36-6005935		Semi-Weekly	269,747.68	269,747.68		3,911.34	
OASDI	36-6005935		Semi-Weekly	269,747.68	269,747.68	16,724.38		
OASDI - Employer	36-6005935		Semi-Weekly	269,747.68	269,747.68		16,724.36	
Unapplied Credit for FFCRA	36-6005935		Semi-Weekly					
Totals						**50,844.75**	**20,635.70**	→ **71,480.45**

IL and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount	
Illinois SITW	36-6005935		Semi-Weekly	245,529.00	245,529.00	11,970.98		
Totals						**11,970.98**	**0.00**	→ **11,970.98**

ILSUI and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount	
Illinois SUI	0800939	0.007500	Quarterly	274,747.68	205,678.88		1,542.59	
Totals						**0.00**	**1,542.59**	→ **1,542.59**
			Total Tax Liability			**62,815.73**	**22,178.29**	→ **84,994.02**
			Total Payroll Liability				**284,628.28**	→ **284,628.28**

Billing

Invoice	Date	Gross	Discount	Tax	Adjustment	Amount		
113166255	2/6/2026	1,454.61				1,454.61		
Totals		**1,454.61**		**0.00**		**1,454.61**	→	**1,454.61**

Transfers

	Type	Date	Source Account	Amount		
	Billing	2/6/2026	*151808901*	1,454.61		
	Dir Dep	2/5/2026	*151808901*	168,880.07		
	Tax	2/5/2026	*151808901*	84,994.02		
	Trust	2/5/2026	*151808901*	4,549.20		
	Trust Agency	2/5/2026	*151808901*	26,204.99		
	Totals Transfers			**286,082.89**	→	**286,082.89**

Tax Deposits

Required Tax Deposits	Tax	Due On	Amount
(Deposit made by Service Bureau)	Federal Income Tax	2/11/2026	71,480.45
(Deposit made by Service Bureau)	Illinois SITW	2/11/2026	11,970.98
(Deposit made by Service Bureau)	Illinois SUI	4/30/2026	1,542.59
	Total Tax Deposits		**84,994.02**

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: February 17, 2026

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTION: Move to Continue to the March 3, 2026 Village Board meeting.

UPDATED SUMMARY:

Village Board previously continued the case after initial review at the December 2, 2025 Board meeting. Village Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

> c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

INTRODUCTION

The agreement is in reference to the property at 19W076 Granville Ave. The property is currently located in DuPage County and is owned by the Chicago Title Land Trust Company. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The applicant proposes to annex the property into the Village, with variances, to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
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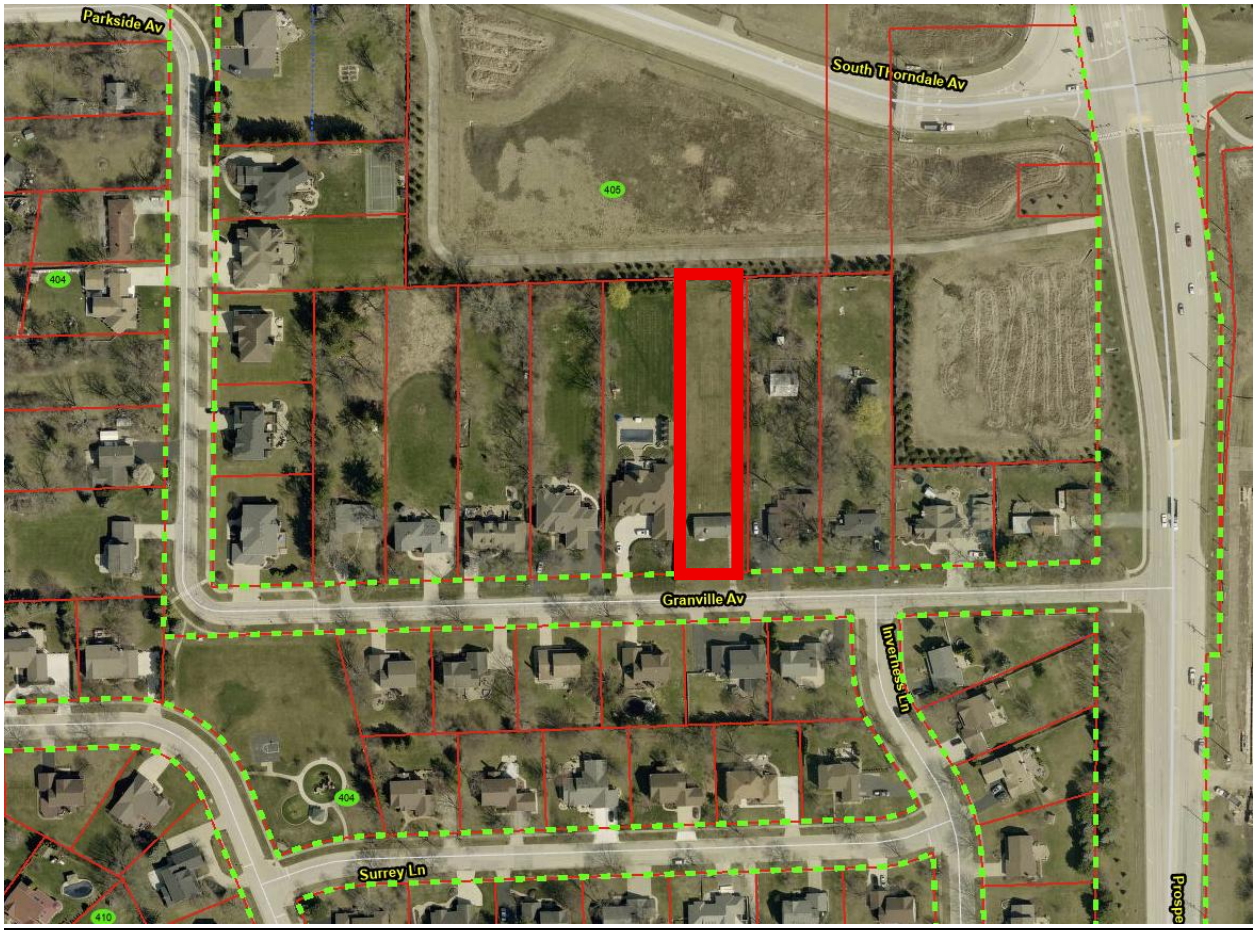
6. Variance to Sec. 12.03.7 to allow two driveways.
7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.


Parkside Av
South Thorndale Av
405
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Granville Av
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Surrey Ln
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The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

Per 65 ILCS 5/11-15, the State of Illinois requires that a Notice of Public Hearing be published in a local newspaper not more than 30 days nor less than 15 days before the hearing date. The Public Hearing will take place on Tuesday, December 2, 2025 and was published in the Daily Herald on November 14, 2025.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to the Village Board on March 3, 2026 for Second Reading.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five current Board members must vote to approve for the annexation to pass.

ATTACHMENTS

1. Draft Annexation Agreement
2. Preliminary Plat of Annexation
3. Petition for Annexation
4. Public Hearing Notice
5. Draft Ordinance

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

February 13, 2026

VIA E-MAIL

Village of Itasca Board of Trustees
ATTN: Jeff Pruyn, Mayor
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Annexation and Variations Request for Continuance

Dear Mayor Pruyn and Members of the Board of Trustees,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), in connection with a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") for the redevelopment of the property located at 19W076 Granville Avenue in unincorporated DuPage County. On behalf of the Petitioner, we request that the Board of Trustees continue its consideration of the Proposed Annexation (Ordinance 2161-25) and Proposed Variations (Ordinance 2162-25) to the March 3, 2026 meeting of the Village Board of Trustees. The Petitioner requests the continuances to further incorporate feedback from the Village Board and staff.

Thank you for your consideration of this request. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Karl D. Camillucci

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
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PATRICK POWERS

MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: February 3, 2026

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTIONS: Move to Continue to the February 17, 2026 Village Board meeting.

UPDATED SUMMARY:

The Village Board previously continued the case after initial review at the December 2, 2025 Board meeting. The Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

> c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

INTRODUCTION

The agreement is in reference to the property at 19W076 Granville Ave. The property is currently located in DuPage County and is owned by the Chicago Title Land Trust Company. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The applicant proposes to annex the property into the Village, with variances, to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

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7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
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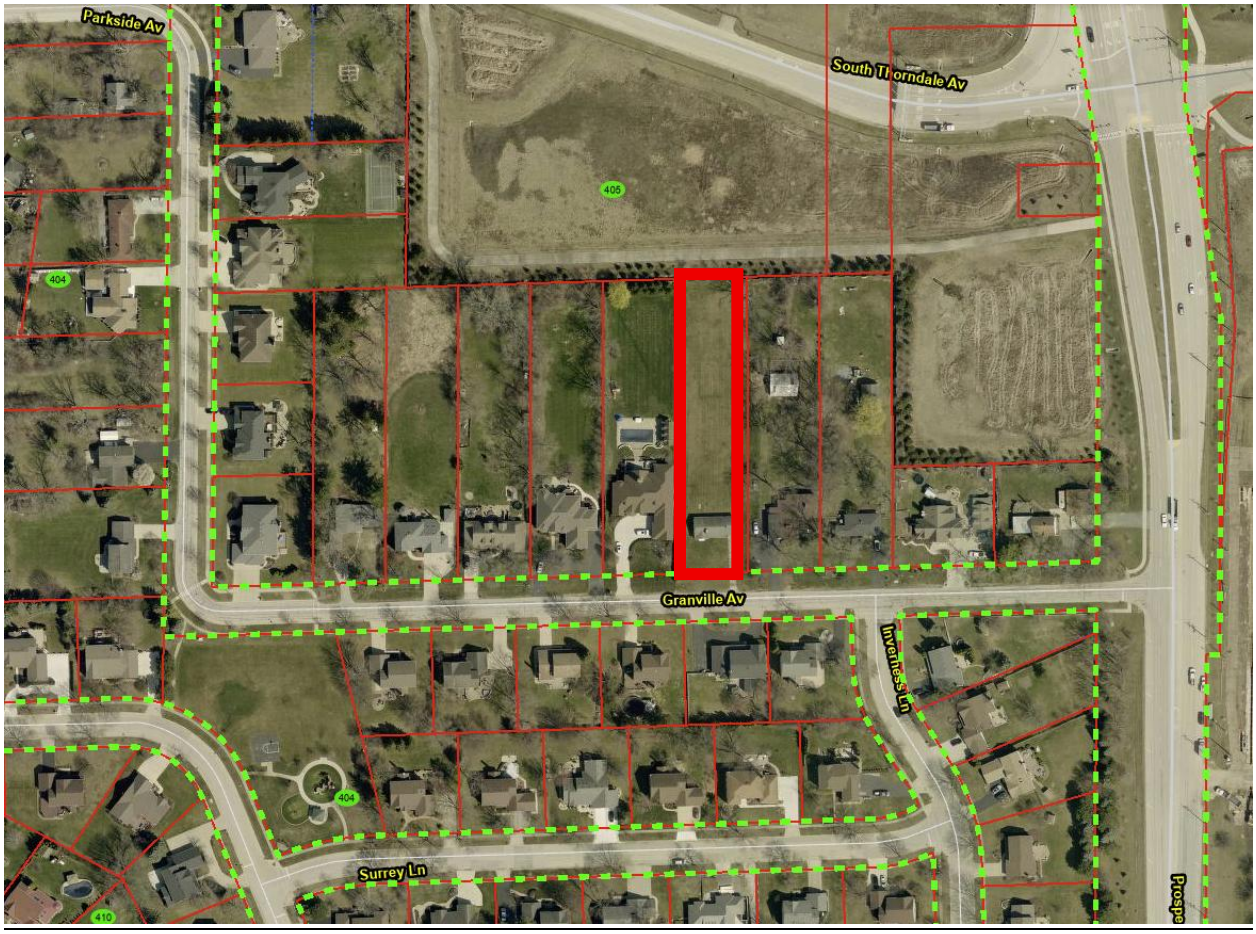
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The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

Per 65 ILCS 5/11-15, the State of Illinois requires that a Notice of Public Hearing be published in a local newspaper not more than 30 days nor less than 15 days before the hearing date. The Public Hearing will take place on Tuesday, December 2, 2025 and was published in the Daily Herald on November 14, 2025.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to board for Village Board on February 17, 2026 for First Reading with final approval of Ordinance 2161-25 on March 3, 2026.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five current Board members must vote to approve for the annexation to pass.

ATTACHMENTS

1. Draft Annexation Agreement
2. Preliminary Plat of Annexation
3. Petition for Annexation
4. Public Hearing Notice
5. Draft Ordinance

Taft/

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

January 28, 2026

VIA E-MAIL

Village of Itasca Board of Trustees
ATTN: Jeff Pruyn, Mayor
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Annexation and Variations Request for Continuance

Dear Mayor Pruyn and Members of the Board of Trustees,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), in connection with a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") for the redevelopment of the property located at 19W076 Granville Avenue in unincorporated DuPage County. On behalf of the Petitioner, we request that the Board of Trustees continue its consideration of the Proposed Annexation (Ordinance 2161-25) and Proposed Variations (Ordinance 2162-25) to the February 17, 2026 meeting of the Village Board of Trustees. The Petitioner requests the continuances to further incorporate feedback from the Village Board and staff.

Thank you for your consideration of this request. Please feel free to contact me if you have any questions or require additional information.

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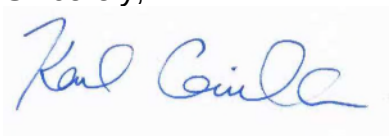

Karl D. Camillucci

VILLAGE PRESIDENT
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PATRICK POWERS

MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: December 2, 2025

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTIONS: Move to Continue to the January 20, 2026 Village Board meeting.

UPDATED SUMMARY:

Village Board continued the case to the first meeting in January after initial review at the December 2, 2025 Board meeting. Village Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

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INTRODUCTION

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The applicant proposes to annex the property into the Village, with variances, to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

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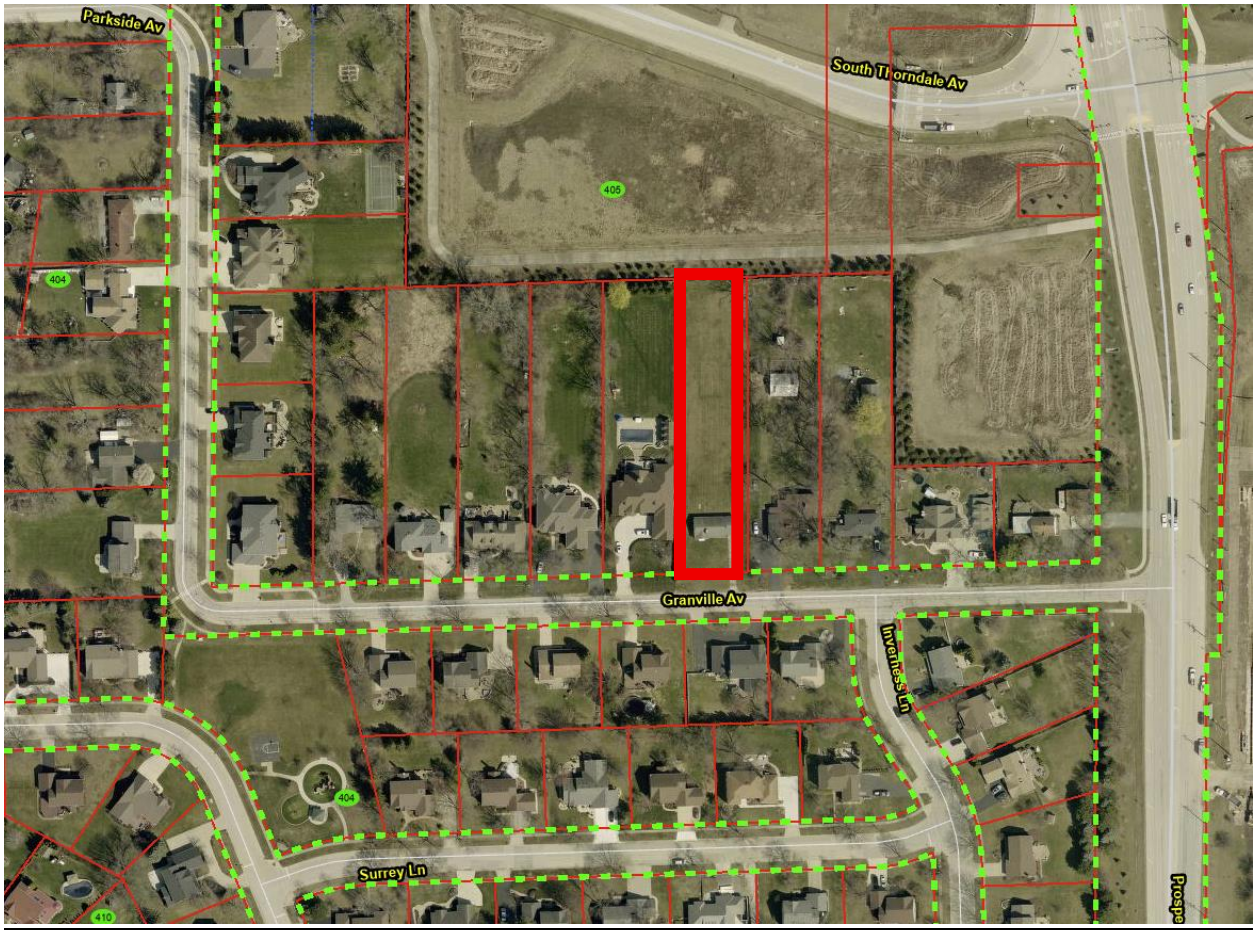

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

Per 65 ILCS 5/11-15, the State of Illinois requires that a Notice of Public Hearing be published in a local newspaper not more than 30 days nor less than 15 days before the hearing date. The Public Hearing will take place on Tuesday, December 2, 2025 and was published in the Daily Herald on November 14, 2025.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to board for Village Board on January 20, 2026 for First Reading with final approval of Ordinance 2161-25 on February 3, 2026.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five current Board members must vote to approve for the annexation to pass.

ATTACHMENTS

1. Draft Annexation Agreement
2. Preliminary Plat of Annexation
3. Petition for Annexation
4. Public Hearing Notice
5. Draft Ordinance

VILLAGE PRESIDENT
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PATRICK POWERS

MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: December 2, 2025

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTIONS:
(1) Move to Approve the Annexation Agreement for 19W076 Granville Avenue.
(2) Move to Approve the Annexation of 19W076 Granville Avenue.

INTRODUCTION

The agreement is in reference to the property at 19W076 Granville Ave. The property is currently located in DuPage County and is owned by the Chicago Title Land Trust Company. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The applicant proposes to annex the property into the Village, with variances, to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

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AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to board for Village Board on December 2, 2025, for First Reading with final approval of Ordinance 2161-25 on December 16, 2025.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five current Board members must vote to approve for the annexation to pass.

ATTACHMENTS

1. Draft Annexation Agreement
2. Preliminary Plat of Annexation
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ITASCA STANDARD FORM ANNEXATION AGREEMENT

I. INTRODUCTION

THIS ANNEXATION AGREEMENT (this AGREEMENT) is made and entered into this ___ day of _____, 20__ by and between the Village of Itasca, an Illinois municipal corporation (the VILLAGE), and Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 (the OWNER).

II. RECITALS

A. The OWNER is the owner of record of all of the real estate consisting of approximately 0.918 acres legally described in Exhibit A attached hereto and incorporated herein by reference (the PROPERTY), and depicted on the Annexation Map, attached hereto as Exhibit B and incorporated herein by reference, which PROPERTY is contiguous to the corporate limits of the VILLAGE, and is not within the limits of any corporate municipality.

B. The VILLAGE is a municipal corporation organized and existing under the laws of the State of Illinois.

C. There has been filed with the Clerk of the VILLAGE a Petition for Annexation pursuant to 65 ILCS 5/7-1-8, signed by the OWNER of the PROPERTY, and by not less than 51% of the electors then residing on the PROPERTY.

D. OWNER desires to annex the PROPERTY to the VILLAGE (the ANNEXATION) subject to, and contingent upon, the approval by the Village of certain zoning relief further described in Sections IV and V of this AGREEMENT (collectively, the ZONING APPROVALS), pursuant to the terms and conditions of this AGREEMENT.

E. It is the desire of the VILLAGE to annex the PROPERTY and facilitate development of the PROPERTY pursuant to the terms and conditions of this AGREEMENT.

F. VILLAGE and OWNER have or will perform and execute all acts required by law to effectuate such annexation.

G. OWNER hereby proposes that the PROPERTY be classified in the Residential R-1 Single-Family Residence District Zoning classification (the R-1 DISTRICT), with certain zoning variations, as more fully set forth below, to allow for the construction of a new Single Family residence.

H. The VILLAGE and OWNER desire that the PROPERTY be developed in the manner proposed above; and,

I. In reliance upon the development of the PROPERTY in the manner proposed, the VILLAGE and OWNER have or will execute all petitions and other documents that are necessary to accomplish the annexation of the PROPERTY to the VILLAGE.

J. It is the desire of the VILLAGE and the OWNER that the development of the PROPERTY proceeds as soon as possible, subject to the ordinances, codes and regulations as amended by the VILLAGE.

K. In accordance with the powers granted to the VILLAGE by the provisions of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1 through 15.1-5, inclusive, relating to annexation agreements, the VILLAGE and OWNER wish to enter into a binding agreement with respect to the annexation of the PROPERTY to the VILLAGE and to provide for various other matters related directly or indirectly to such annexation and the development of the PROPERTY as authorized by the provisions of valid statutes.

L. On _____, pursuant to legal notice, the corporate authorities of the VILLAGE held a public hearing on this AGREEMENT all as required by the provisions of the statutes of the State of Illinois, and on _____ by a vote of two-thirds (66.67%) of the corporate authorities then holding public office, directed the President to execute, and the VILLAGE Clerk to attest to, this AGREEMENT on behalf of the VILLAGE.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the parties hereto agree as follows:

III. ANNEXATION

On September 10, 2025, OWNER filed with the Clerk of the VILLAGE a petition pursuant to and in accordance with the provisions of 65 ILCS 5/7-1-8, to annex the PROPERTY to the VILLAGE subject to the approval of this AGREEMENT. The VILLAGE shall adopt ordinances annexing the PROPERTY and granting the ZONING APPROVALS. It is expressly understood that this AGREEMENT, in its entirety, together with the aforesaid Petition for Annexation and any ordinance annexing the PROPERTY, shall be null, void, and of no force and effect unless the PROPERTY is zoned and classified as hereinafter, and the VARIATIONS (as defined below) are approved by the VILLAGE, provided the necessary ordinances are duly adopted by the VILLAGE contemporaneously with the execution of this AGREEMENT.

IV. ZONING

If the VILLAGE adopts an ordinance annexing the PROPERTY, the VILLAGE shall adopt an ordinance providing that the PROPERTY, as depicted on the attached Exhibit B, and legally described on the attached Exhibit A, shall be classified as R-1 DISTRICT, subject to the VARIATIONS provided in Section V of this AGREEMENT.

V. VARIANCES

If the VILLAGE adopts an ordinance annexing the PROPERTY, then the VILLAGE shall adopt an ordinance granting the following variations from the Itasca ZONING ORDINANCE (the ZONING ORDINANCE) for the proposed development of the PROPERTY (collectively, the VARIATIONS):

A. A variation to Section 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.

B. A variation Section 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.

C. A variation Section 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with an 8-foot front yard setback.

D. A variation Section 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.

E. A variation Section 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.

F. A variation Section 12.03.7 to allow two driveways.

G. A variation to Section 12.03.7. to allow a driveway drive within 5 feet of the interior property line.

VI. FEES AND DONATIONS

As a condition of this AGREEMENT, OWNER shall provide cash payments, for the benefit of the VILLAGE, as follows:

A. Annexation, Building Permit, Tap-on, Engineering Review, Legal Review, and other Fees and Costs:

Annexation fees, building permit fees, tap-on fees, engineering and legal consulting fees, and all other applicable fees and costs shall be payable in accordance with the fees and costs required under existing VILLAGE ordinances, subject to such increases as may be contained in ordinance amendments made from time-to-time, provided that no such increases shall apply to the PROPERTY unless they apply to the VILLAGE generally.

A. Recapture Fees: None.

B. Cash and Land Donations: None.

C. Other Fees:

During the term of this AGREEMENT, and irrespective of any amendment to existing, or passage of new, fee ordinances or other action of the VILLAGE, OWNER shall not be required to pay any fees to the VILLAGE other than or in amounts greater than those specified herein, provided that if, during the term of this AGREEMENT, any such fees applicable generally to all properties in the VILLAGE or to any particular type of work are reduced, the fees applicable to the PROPERTY and to the type of work being done on the PROPERTY shall be reduced correspondingly.

VII. PUBLIC IMPROVEMENTS

A. Public Improvements

OWNER shall be responsible for the construction and installation of any public improvements and utilities, consisting of sanitary sewers, water mains, streets, street lights, and appurtenant structures, if needed to adequately service the PROPERTY in accordance with applicable VILLAGE ordinances and design standards and the following additional standards:

1. Roadways, Right-of-Way, and Pavement Width

DEVELOPER shall construct all streets, sidewalks, and other public improvements in accordance with applicable VILLAGE ordinances. OWNER agree to cooperate in good faith with the DuPage County Division of Transportation and the Illinois Department of Transportation, if necessary and applicable.

2. Subsurface Utilities

All new utilities to be installed in conjunction with development of the PROPERTY, including sanitary sewers, water mains, electric, gas, telephone, and cable television, shall be installed underground. Any existing perimeter overhead power lines shall be removed and installed underground.

3. Sewerage Treatment

The VILLAGE has agreed to allow OWNER to tap into the VILLAGE's sanitary system for the purpose of serving the proposed development. OWNER shall provide sanitary sewer service to the PROPERTY or any improvement to be constructed thereon, by connecting into the existing sanitary sewers at a point or points as shall be reasonably determined and approved by the VILLAGE Engineer. Any connections made by OWNER shall be made in a manner reasonably approved by the VILLAGE Engineer and any other applicable governmental bodies and agencies having jurisdiction.

4. Water Supply

The VILLAGE has agreed to allow OWNER to tap into the VILLAGE'S water system for the purpose of serving the proposed development, subject to compliance with the provisions for off-site improvements set forth below. Except as provided in this Section VII.A.4, VILLAGE and OWNER agree that OWNER may connect to a well water source for the sole purpose of providing water for the landscaped areas and yards at the PROPERTY. VILLAGE and OWNER agree that OWNER must use the VILLAGE'S water system for all other purposes. OWNER shall connect to the existing VILLAGE water mains at a point or points as are reasonably determined and approved by the VILLAGE Engineer. Any connections made by OWNER shall be made in a manner reasonably approved by the VILLAGE Engineer and any other applicable governmental bodies and agencies having jurisdiction over the PROPERTY.

5. Off-Site Improvements

(a) If necessary to connect the PROPERTY to the VILLAGE's water and sewer systems, OWNER shall, at its sole cost and expense, construct (i) a water main with all the appurtenances and hydrants along the frontage of the PROPERTY in or following the right-of-way, and (ii) a sanitary sewer line within the same right-of-way, all as depicted and in accordance with engineering plans and specifications to be submitted by OWNER and approved by the VILLAGE engineer prior to the construction of said off-site improvements.

(b) OWNER agrees to install storm water detention/ retention improvements as delineated in plans and specifications to be submitted by OWNER and approved by the VILLAGE Engineer, and other regulatory authorities. The detention/retention facility shall be designated by OWNER as common areas with restrictions of record to be recorded by OWNER, providing that OWNER and its successors and assigns own and are responsible for maintenance of such common areas. OWNER shall establish easements authorizing the VILLAGE to enter upon and provide required maintenance to said common areas if not done in a timely manner by OWNER, its successors and assigns, and authorizing the VILLAGE to back charge OWNER, its successors and assigns, or place a lien upon the PROPERTY for the costs incurred by the VILLAGE performing such maintenance.

B. Dedication of Improvements

OWNER shall dedicate to the VILLAGE the public improvements by recording of a final plat of subdivision and/or plat of dedication and easement, in the form and substance approved by the VILLAGE. The VILLAGE shall accept said public improvements as provided herein and by VILLAGE ordinances.

C. Completion and Maintenance Guarantee

1. It is understood that prior to the construction of any public improvements herein provided, OWNER shall submit the required plans, specifications, and engineer's estimate of probable cost for approval by the VILLAGE Engineer, as provided herein. OWNER shall submit surety bonds or separate irrevocable, commercial letters of credit, at the VILLAGE'S sole option, in an amount equal to 115% of the aforesaid probable cost of completion, as required by the VILLAGE and in a form approved by the VILLAGE Attorney, to secure completion of such public improvements to service the proposed development. No building permits or occupancy permits shall be issued, and OWNER shall not begin construction of the public improvements, without submitting said guarantee bond or letter of credit. In the event that the amount of any guarantee bond or letter of credit should become less than the amount actually estimated to be required to complete the public improvements, OWNER shall increase appropriately the amount of the guarantee bond or letter of credit.

2. Upon installation of said public improvements, the applicable guarantee bond or letter of credit shall periodically be reduced to an amount which, in the reasonable opinion of the VILLAGE Engineer and subject to the procedures in the Subdivision Ordinance, is sufficient to ensure completion of the work yet to be performed.

3. A maintenance guarantee, consisting of a cash escrow or irrevocable letter of credit reasonably acceptable to the VILLAGE shall be in an amount equal to ten percent (10%)

of the letter of credit posted under the preceding paragraph and shall be held by the VILLAGE for a period of three (3) years after final acceptance of such public improvements, as a guarantee against any defect in the material or workmanship furnished in connection with the public improvements and to guarantee against any damage to such improvements by reason of settling of the ground, base or foundation thereof, all as provided in the VILLAGE Subdivision Ordinance. As a further condition of the VILLAGE accepting said public improvements, OWNER shall provide a bill of sale to all such public improvements on a form approved by the VILLAGE Attorney.

D. Easements and Access

1. The VILLAGE shall, upon the request of the OWNER, grant to utility companies designated by OWNER or any other municipal corporation or public body which may provide utilities to any part of the PROPERTY, such as construction and maintenance utility easements over, under, across, or through property owned or controlled by the VILLAGE, as are necessary or appropriate for the development of the PROPERTY in accordance with the provisions of this AGREEMENT; provided, however, that OWNER shall pay all costs associated therewith.

2. OWNER shall be responsible for obtaining all off site easements and rights of possession over, under, across or through property not owned by the VILLAGE for all public improvements, including utility and road improvements as set forth herein, and as provided by the final engineering plans which are reasonably determined by the VILLAGE to be reasonably necessary for the development of the PROPERTY. In the event OWNER is unable to obtain such easements and rights of possession, the VILLAGE agrees to exercise its power of eminent domain at the request of the OWNER, to obtain any such title to real estate, easements and rights of possession required by the VILLAGE, which are reasonably acceptable to the VILLAGE for the improvements; provided, however, that OWNER shall pay all costs, expenses, judgments, and settlements including all attorney fees of the VILLAGE arising out of or in connection therewith.

VIII. SIGNS AND FENCING

The VILLAGE is generally agreeable to entry signs and monuments. However, any such sign or monument must be presented to the VILLAGE's Plan Commission. The Plan Commission shall make a recommendation to the VILLAGE Board to approve or deny the OWNER's request. Action by the VILLAGE Board shall be taken on the Plan Commission's recommendation.

IX. INTERIM USES

Interim uses shall be permitted as follows: None.

X. VILLAGE ORDINANCES

A. OWNER agrees that, in its development of the PROPERTY, they shall comply with all ordinances, codes and regulations of the VILLAGE in effect on the date of this AGREEMENT as modified by this AGREEMENT, including but not limited to the VILLAGE Zoning and Subdivision Ordinances. During the term of this AGREEMENT, the PROPERTY shall not be subject to any new ordinances, codes or regulations, or to any amendments to existing ordinances, codes or regulations which are more restrictive than those applicable to the

PROPERTY other than those new or amended ordinances, codes and regulations pertaining to building, health, property maintenance, or life safety generally applicable throughout the VILLAGE.

B. To the extent that any new or amended ordinances, codes and regulations are less restrictive than those applicable to the PROPERTY pursuant to this AGREEMENT, OWNER may elect to proceed with the development or construction of improvements based upon the less restrictive ordinances, codes and regulations.

XI. BUILDING PERMITS

The VILLAGE agrees to issue within thirty (30) working days after receipt of application therefore, permits for the construction of any buildings or improvements of buildings or issue a letter of denial within said period of time informing OWNER as to where the application does not conform to the provisions of this AGREEMENT or VILLAGE ordinances and quoting the section of the VILLAGE code, ordinance, or this AGREEMENT relied upon. If the application is approved, the permits will be issued with ten (10) working days thereafter. If the permit is conditionally approved, the permit will be issued within five (5) working days after the OWNER satisfies the conditions of such approval.

XII. STOP ORDERS

Any stop order issued by the VILLAGE directing work stoppage on any building or other improvement shall specify the section of the ordinance, code or regulation, or this AGREEMENT allegedly violated and shall give OWNER thirty (30) days in which to cure or diligently commence cure of such violation. Upon correction of any such violation, work on any building or improvement subject to the stop work order may recommence.

XIII. CERTIFICATES OF OCCUPANCY

A. Subject to the provisions of the VILLAGE Zoning and Subdivision Ordinances, within five (5) days after request by OWNER for a final inspection of a building within the development, the VILLAGE shall issue a final certificate of occupancy for such building or shall issue a letter of denial of a certificate of occupancy identifying the corrections necessary as a condition to issuance of a certificate of occupancy and specifying the section of the Building Code relied on by the VILLAGE in its request for correction. If, after final inspection or reinspection, the VILLAGE'S inspector does not request in writing correction of any items, immediate occupancy of the building shall be permissible.

B. Subject to the provisions of the VILLAGE Zoning and Subdivision Ordinances, the VILLAGE shall issue a temporary occupancy certificate for any building within the development before completion of the building if said building may be occupied safely prior to full completion without endangering life or public welfare.

C. The VILLAGE shall issue individual certificates of occupancy for each building contained in the development on a unit-by-unit or floor-by-floor basis within five (5) days after request by the DEVELOPER, if construction of such building has advanced to the point that the portions of the building for which the certificate is to be issued may be occupied safely prior to

full completion of the building without endangering life or public welfare, as provided under the VILLAGE'S Building Code.

XIV. REIMBURSEMENT OF VILLAGE COSTS

OWNER agrees to reimburse the VILLAGE for reasonable attorneys' fees and costs and planning consultants' and engineering costs incurred by the VILLAGE in connection with the annexation and development of the PROPERTY or in the enforcement of any of the terms of this AGREEMENT upon default by OWNER. Such payment shall be made promptly upon receipt of a request from the VILLAGE for such reimbursement, with copies of bills attached. In addition to other remedies as stated in this AGREEMENT, the VILLAGE may withhold issuance of building permits and occupancy certificates in the event OWNER fails to promptly reimburse the VILLAGE for such costs.

XV. SPECIAL PROVISIONS

None.

XVI. AGREEMENT TO PREVAIL OVER CODES AND ORDINANCES

In the event of any conflict between this AGREEMENT and any codes, ordinances, rules or regulations, of the VILLAGE, the provisions of this AGREEMENT shall prevail to the extent of any such conflict or inconsistency.

XVII. PARTIAL INVALIDITY OF AGREEMENT

A. If any provision of this AGREEMENT (except those provisions relating to the requested rezoning of and VARIATIONS for the PROPERTY identified herein and the ordinances adopted in connection therewith), or its application to any person, entity, property is held invalid, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect the application or validity of any other terms, conditions, and provisions of this AGREEMENT and, to that end, any terms, conditions, and provisions of this AGREEMENT are declared to be severable.

B. If, for any reason, during the term of this AGREEMENT, any approval or permission granted hereunder regarding plans or plats of subdivision or zoning are declared invalid, the VILLAGE agrees to take whatever action is necessary to reconfirm such plans and zoning ordinance effectuating the zoning, variations, and plat approvals proposed herein.

XVIII. TIME IS OF THE ESSENCE

It is understood and agreed by the parties hereto that time is of the essence in this AGREEMENT, and that all parties will make every reasonable effort, including the calling of special meetings, to expedite the subject matter hereof. It is further understood and agreed by the parties that the successful consummation of this AGREEMENT requires their continued cooperation.

XIX. BINDING EFFECT AND TERM

This AGREEMENT constitutes a covenant running with the land and binding upon and inuring to the benefit of the parties hereto, their successors and assigns, including, but not limited to, successor owners of record of the PROPERTY, successor owners, lessees and successor lessees, and upon any successor municipal authorities of the VILLAGE for a period of twenty (20) years from the later of the date of execution hereof and the date of adoption of the ordinances pursuant hereto. OWNER agrees not to file any petition or institute any proceeding to disconnect the PROPERTY from the corporate limits of the VILLAGE during the term of this AGREEMENT.

XX. AMENDMENTS

This AGREEMENT may be amended by mutual written agreement of the VILLAGE and OWNER and in accordance with the procedures provided by law and ordinance.

XXI. RECORDING

This AGREEMENT shall be recorded with the County Recorder's office in the County of DuPage.

XXII. NOTICES AND REMEDIES

A. Upon breach of this AGREEMENT, any of the parties in any court of competent jurisdiction may, by civil action, mandamus, injunction or other proceeding, enforce and compel performance of this AGREEMENT.

B. Before any failure of any party to this AGREEMENT to perform its obligations under this AGREEMENT shall be deemed to be a breach of this AGREEMENT, the party claiming such failure shall notify, in writing, by certified mail/return receipt requested, the party alleged to have failed to perform and performance shall be demanded.

C. In the event the VILLAGE chooses to sue in order to enforce the obligations hereunder, the OWNER shall pay all costs and expenses incurred by the VILLAGE, including, but not limited to, reasonable attorney's fees and court costs, provided the VILLAGE prevails. In the event the OWNER chooses to sue in order to enforce the obligations hereunder, the VILLAGE shall pay all costs and expenses incurred by the OWNER, including, but not limited to, reasonable attorney's fees and court costs, provided the OWNER prevails. In addition, if the OWNER does not pay any fees provided for herein, the VILLAGE may withhold the issuance of building permits until payment is received, or if the appropriate security is not deposited, withhold approval of any plat of subdivision until the appropriate security is delivered. The VILLAGE may use any remedies available to it to collect such fees and charges as are due.

D. Notices shall be provided at the following addresses:

VILLAGE: Village Clerk
Village Administrator
Village of Itasca
550 W. Irving Park Road
Itasca, IL 60143

Copies to:	Jason R. Blumenthal Hervas, Condon & Bersani, P.C. 333 Pierce Road, Suite 195 Itasca, IL 60143
OWNER:	ATTN: Gregory Kasprzyk (Trust 8002383423) Chicago Title Land Trust Company 1701 Golf Road, Suite 1-102 Rolling Meadows, IL 60008
Copy to:	Mario Gullo 19W076 Granville Avenue Itasca, IL 60143
Copy to:	ATTN: Karl D. Camillucci Taft Stettinius & Hollister LLP 111 East Wacker Drive, Suite 2600 Chicago, IL 60601

XXIII. INDEMNIFICATION.

OWNER shall in the event a claim is made against the VILLAGE, its officers, other officials, agents and employees or any of them, or if the VILLAGE, its officers, other officials, agents and employees or any of them, is made a party-defendant in any proceeding arising out of or in connection with this AGREEMENT or the annexation of the PROPERTY, the approval and issuance of any and all permits or other governmental authorization, zoning changes or other zoning relief, for the PROPERTY, or the development of the PROPERTY, including matters pertaining to the hazardous material and other environmental matters (except as may be required by provisions 765 Ill. Comp. Stat. 705.1 and 740 Ill. Comp. Stat. 35/1 of the Illinois Statute for the negligent acts and omissions of the VILLAGE, its officers, other officials, agents and employees or any of them) defend and hold the VILLAGE and such officers, other officials, agents and employees harmless from all claims, liabilities, losses, taxes, judgments, costs, fees, including expenses and reasonable attorney's fees in connection therewith. Any such indemnified person may obtain separate counsel to participate in the defense thereof at his own expense. However, if the Canons of Legal Ethics require such indemnified person to be separately defended where there is no agreement as to a conflict of interest, then OWNER shall bear such expense. The VILLAGE and such officers, other officials, agents and employees shall cooperate in the defense of such proceedings and be available for any litigation-related appearances which may be required. OWNER agrees that the VILLAGE, its officers, other officials, agents and employees shall not be liable for any liability, losses, judgments, costs, fees, including reasonable attorney's fees and expenses arising out of or in connection with the VILLAGE'S failure to approve preliminary or final plans, provided, however, OWNER does not relinquish its right to receive approval of its final plans, including final plats of subdivision, building and occupancy permits and other permits, approval and licenses and to such extent OWNER retains the right to legal or equitable action against the VILLAGE for declaratory judgment, injunctive relief and mandamus to enforce all of its rights under this AGREEMENT,

provided in no event shall the VILLAGE or any officer, agency or employee be liable for monetary damages or attorney's fees in connection therewith.

XXIV. COUNTERPARTS

This AGREEMENT may be executed in any number of counterparts, all of which, taken together, shall constitute one agreement, and any one of the parties hereto may execute this AGREEMENT by signing any such counterpart.

IN WITNESS WHEREOF, the parties have executed this Annexation Agreement the day and year first above written.

OWNER:

By: _____

Its: _____

VILLAGE OF ITASCA:

By: _____
Village President

Attest: _____
Village Clerk

EXHIBIT A

LOT 17 IN LEUHRINGS LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

PIN 03-05-405-015

EXHIBIT B

ANNEXATION MAP

PLAT OF ANNEXATION

TO

THE VILLAGE OF ITASCA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

_____
(PRINT NAME)

_____
(ADDRESS)

_____
(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF ANNEXATION

0.918 ACRES

(MORE OR LESS)

N

20 10 0 20

SCALE: 1 INCH = 20 FEET

PARCEL INDEX NUMBER

03-05-405-015
19w076 GRANVILLE AVE,
ITASCA, IL 60143

LINE LEGEND

- LIMITS OF ANNEXATION (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- EXISTING LIMITS OF THE VILLAGE OF ITASCA (Solid Hatched Lines)

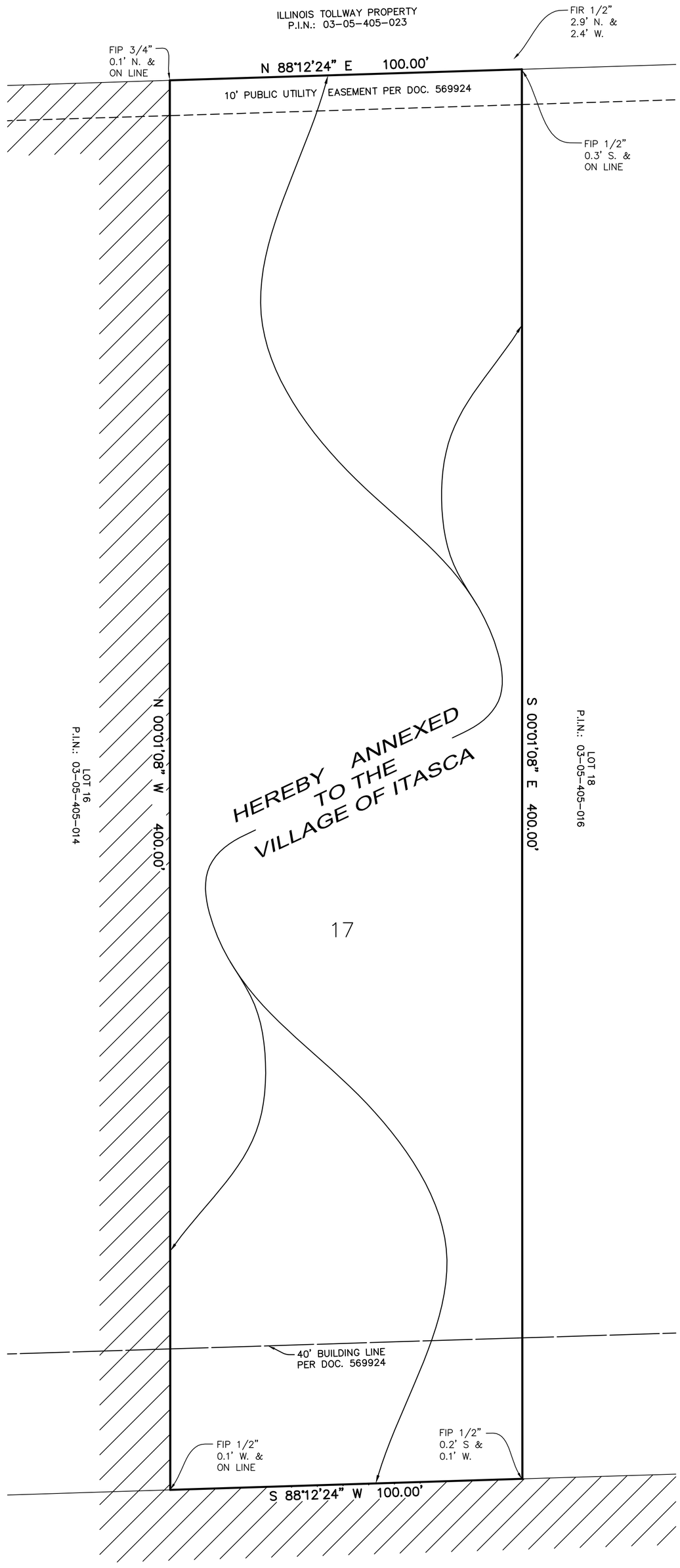
NOTES

ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAVD 88).

FIP - FOUND IRON PIPE
FIR - FOUND IRON ROD
R.O.W. - RIGHT-OF-WAY



GRANVILLE AVE
(66' R.O.W. HERETOFORE DEDICATED)

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF ITASCA, DUPAGE COUNTY, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT ITASCA, DUPAGE COUNTY, ILLINOIS,

THIS _____ DATE OF _____, A.D. 20 ___.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE PLAT OF ANNEXATION WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE OF ITASCA VILLAGE BOARD AT ITS MEETING HELD ON _____, A.D. 20 ___.

ORDINANCE NO. _____

BY: _____
VILLAGE CLERK

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D., 20___.

_____
COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. _____, AT _____ O'CLOCK _____.M.

_____
RECORDER OF DEEDS

PARCEL DESCRIPTION

LOT 17IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF ITASCA.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20___.

JEFFREY R. PANKOW PROFESSIONAL 3483 STATE OF ILLINOIS LAND SURVEYOR LISLE, ILLINOIS

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

PREPARED FOR:
GMA PROPERTIES

PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 8056001 FILE NAME: ANNEXATION
DRAWN BY: SMR FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 6-4-2025 JOB NO.: 8056.0001
PROJECT REFERENCE:
CHECKED BY:
REVISIONS:

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DRAWING PATH: P:\8056001\DWG\SURVEY\DRAWINGS\PLATS\ANNEXATION.DWG
PLOT FILE CREATED: 6/4/2025 BY: SARA REID

Village of Itasca Annexation Petition
19W076 Granville Avenue

I, Gregory Kasprzyk, after being first duly sworn on oath, depose and state that I have personal knowledge of the facts set forth in this Petition and, if called upon to testify, I would swear the following facts are true and correct:

1. I am a Trust Officer for the Chicago Title Land Trust Company (the "Company").

2. The Company is the owner of the subject property located at 19W076 Granville Avenue in unincorporated DuPage County (the "Subject Property") as Trustee under the provisions of the Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 (the "Trust").

3. Mario Gullo (the "Beneficiary") is the sole beneficiary of the Trust.

4. No electors reside within the Subject Property.

5. The Beneficiary, with due authorization from the Trust, has submitted an application for annexation of the Subject Property into the Village of Itasca (the "Proposed Annexation").

6. Pursuant to 65 ILCS 5/7-1-8, with due authorization from and on behalf of the Beneficiary and Trust, I request the Village of Itasca approve the Proposed Annexation.

FURTHER AFFIANT SAYETH NOT.

This information contained in this certification has been furnished to the land trustee by the beneficiaries of trust no. 8002383423 and the certification is made solely in reliance thereon and no responsibility is assumed by the trustee in its individual capacity, for the truth or accuracy of the facts therein stated.

CHICAGO TITLE LAND TRUST COMPANY
as Trustee under Trust No. 8002383423
and not personally

Signature: [redacted]
BY:
ASSISTANT VICE PRESIDENT

Name:

Signed and sworn to before me on [*insert date*] 9-9-25 by [*insert name of affiant*] GREGORY KASPRZYK at [*insert county name*] Cook County, [*insert state*] Trust Officer of CTLTC.

[redacted]
Notary Public

"OFFICIAL SEAL"
MAURA ELIZABETH MANNIX
Notary Public, State Of Illinois
Commission No. 984277
My Commission Expires 12/28 /2027

Commission expires: 12.28.27

Subject Property Address: 19W076 Granville Avenue, Itasca, IL 60143

Subject Property PIN: 03-05-405-015

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that the President and Board of Trustees of the Village of Itasca will conduct a public hearing on Tuesday, December 2nd, 2025 at 7:00 p.m., or as soon thereafter as the case may be heard, in the Itasca Village Hall, 550 West Irving Park Road, Itasca, Illinois, to consider the adoption of an Annexation Agreement between the Village of Itasca and the Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 for the property commonly known as 19W076 Granville Ave., Itasca, IL, PIN #03-05-405-015, approximately 39,988 square feet in area, legally described as follows:

LOT 17 IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

The Petitioner is represented by Taft Stettinius & Hollister LLP located at 111 East Wacker Drive, Suite 2600, Chicago, IL 60601. The Petitioner's authorized representative, Karl Camillucci, can be contacted at (312) 836-4085 or kcamillucci@taftlaw.com with questions or to obtain additional information.

All interested people are invited to attend and be heard. The petition and supporting documentation are available for inspection at the Community Development Department at the Itasca Village Hall, 550 West Irving Park Road, Itasca, IL during normal business hours. Written comments, questions, and/or statements can be submitted by email to commdev@itasca.com or by mail addressed to:

Village of Itasca
Attn: Community Development Department
550 W. Irving Park Road
Itasca, IL 60143

NOTE: Any person who has a disability requiring a reasonable accommodation to participate in this public hearing should contact Jody Conidi, Village Clerk, 550 W. Irving Park Road, Itasca, IL, or call (630) 773-0835 within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days advance notice.

Jody Conidi, Village Clerk
Published in Daily Herald Nov. 14, 2025 (312805)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/14/2025 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY [redacted]

Designee of the Publisher of the Daily Herald

Control # 312805 *DUPAGE*

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director

DATE: February 17, 2026

SUBJECT: Variances for a Single-Family home for 19W076 Granville Avenue

RECOMMENDED MOTION: Move to Continue to the March 3, 2026 Village Board meeting.

UPDATED SUMMARY:

Village Board previously continued the case after initial review at the December 2, 2025 Board meeting. Village Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

> c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

INTRODUCTION

The property is owned by the Chicago Title Land Trust Company, and Mario Gullo is the sole beneficiary of the trust. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The property is currently in unincorporated DuPage County. The proposal is to annex the property into the Village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story, single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

The case first went to the Plan Commission in October. After initial discussion and review by the Plan Commission, the recommended motion for the October 15th meeting was to table the case so that adjustments to the plan could be made based on the Plan Commission's recommendation, and for questions raised at the

meeting to be researched. At the November 19 Plan Commission meeting, the Plan Commission recommended approval of all variances with conditions and adjusted one variance at the meeting.

The variances being requested will allow for the U-shaped drive, a driveway on the east side of the property, a guard rail for stairs on the east side of the property, accessory structures beyond the square footage limit, an additional 6.5% of lot coverage, and a fence in the front-yard with gates for driveway access.

DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with an 8-foot front yard setback.
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5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
6. Variance to Sec. 12.03.7 to allow two driveways.
7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.

Originally, the front-yard setback request was for a 0-foot setback to allow a fence on the property line. Staff recommended denial of the front yard setback and, therefore, denial of the front yard fence. The variance was adjusted at the Plan Commission to allow a fence setback 8 feet from the front property line.

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

PUBLIC COMMENT

Public comments were made at both the October and November meetings. In October, four residents expressed concern about the front fence, both as an aesthetic and safety issue; expressed concern about flooding; cited a history of flooding on lots in the area; and expressed concern about the use of the side driveway, which is located with a 0-foot setback from the east property line. During the meeting, two residents submitted a letter and photographs of flooding in the area.

At the November meeting, the neighbors to the east had concerns about flooding on their property caused by a change in grade on 19W076 Granville Ave. The neighbors experience significant flooding on their lot and expressed concern that the driveway on the east of the property would cause more flooding.

The neighbor to the west was concerned about flooding as they also flood on their lot, the safety of the front fence, and about the proximity of the home, landscaping, A/C units, and window well to the west lot line. The neighbor noted that it looked like it would be difficult to access the rear of the property through the west side-yard.

A neighbor to the south echoed concerns about flooding, citing existing flooding on their lot. They were concerned that the development would negatively contribute to flooding in the area.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

Staff will help facilitate building permits.

STAFF RECOMMENDATION

Staff recommend variances be forwarded to Village Board for Second Reading on March 3, 2026.

ATTACHMENTS

1. Plan Commission Packet, which includes:
    a. Petition for Development Review
    b. Applicant's Variance Request Narrative
    c. Letter from Applicant to Plan Commission
    d. Plat of Annexation
    e. Engineering Plans
    f. Architectural Plans
    g. Public hearing notice
2. Plan Commission Presentation
3. Draft Ordinance

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
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taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

February 13, 2026

VIA E-MAIL

Village of Itasca Board of Trustees
ATTN: Jeff Pruyn, Mayor
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Annexation and Variations Request for Continuance

Dear Mayor Pruyn and Members of the Board of Trustees,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), in connection with a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") for the redevelopment of the property located at 19W076 Granville Avenue in unincorporated DuPage County. On behalf of the Petitioner, we request that the Board of Trustees continue its consideration of the Proposed Annexation (Ordinance 2161-25) and Proposed Variations (Ordinance 2162-25) to the March 3, 2026 meeting of the Village Board of Trustees. The Petitioner requests the continuances to further incorporate feedback from the Village Board and staff.

Thank you for your consideration of this request. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Karl D. Camillucci

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
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ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director

DATE: February 3, 2026

SUBJECT: Variances for a Single-Family home for 19W076 Granville Avenue

RECOMMENDED MOTION: Move to Continue to the February 17, 2026 Village Board meeting.

UPDATED SUMMARY:

The Village Board previously continued the case after initial review at the December 2, 2025 Board meeting. The Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

> c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

INTRODUCTION

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The property is currently in unincorporated DuPage County. The proposal is to annex the property into the Village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story, single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

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meeting to be researched. At the November 19 Plan Commission meeting, the Plan Commission recommended approval of all variances with conditions and adjusted one variance at the meeting.

The variances being requested will allow for the U-shaped drive, a driveway on the east side of the property, a guard rail for stairs on the east side of the property, accessory structures beyond the square footage limit, an additional 6.5% of lot coverage, and a fence in the front-yard with gates for driveway access.

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7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

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PUBLIC COMMENT

Public comments were made at both the October and November meetings. In October, four residents expressed concern about the front fence, both as an aesthetic and safety issue; expressed concern about flooding; cited a history of flooding on lots in the area; and expressed concern about the use of the side driveway, which is located with a 0-foot setback from the east property line. During the meeting, two residents submitted a letter and photographs of flooding in the area.

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FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

Staff will help facilitate building permits.

STAFF RECOMMENDATION

Staff recommend variances be forwarded to Village Board for First Reading on February 17, 2026.

ATTACHMENTS

1. Plan Commission Packet, which includes:
    a. Petition for Development Review
    b. Applicant's Variance Request Narrative
    c. Letter from Applicant to Plan Commission
    d. Plat of Annexation
    e. Engineering Plans
    f. Architectural Plans
    g. Public hearing notice
2. Plan Commission Presentation
3. Draft Ordinance

Taft/

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

January 28, 2026

VIA E-MAIL

Village of Itasca Board of Trustees
ATTN: Jeff Pruyn, Mayor
550 West Irving Park Road
Itasca, Illinois 60143

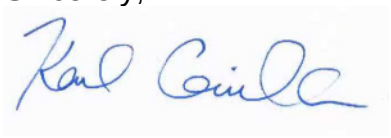
Re: 19W076 Granville Avenue – Proposed Annexation and Variations Request for Continuance

Dear Mayor Pruyn and Members of the Board of Trustees,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), in connection with a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") for the redevelopment of the property located at 19W076 Granville Avenue in unincorporated DuPage County. On behalf of the Petitioner, we request that the Board of Trustees continue its consideration of the Proposed Annexation (Ordinance 2161-25) and Proposed Variations (Ordinance 2162-25) to the February 17, 2026 meeting of the Village Board of Trustees. The Petitioner requests the continuances to further incorporate feedback from the Village Board and staff.

Thank you for your consideration of this request. Please feel free to contact me if you have any questions or require additional information.

Sincerely,



Karl D. Camillucci

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
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PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director

DATE: January 6, 2026

SUBJECT: Variances for a Single-Family home for 19W076 Granville Avenue

RECOMMENDED MOTION: Move to Continue to the January 20, 2026 Village Board meeting.

UPDATED SUMMARY:

After initial review at the December 2, 2025 Village Board meeting, the Board continued the case to the first meeting in January. The Board was not satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

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INTRODUCTION

The property is owned by the Chicago Title Land Trust Company, and Mario Gullo is the sole beneficiary of the trust. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The property is currently in unincorporated DuPage County. The proposal is to annex the property into the Village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story, single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

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meeting to be researched. At the November 19 Plan Commission meeting, the Plan Commission recommended approval of all variances with conditions and adjusted one variance at the meeting.

The variances being requested will allow for the U-shaped drive, a driveway on the east side of the property, a guard rail for stairs on the east side of the property, accessory structures beyond the square footage limit, an additional 6.5% of lot coverage, and a fence in the front-yard with gates for driveway access.

DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

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7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
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Originally, the front-yard setback request was for a 0-foot setback to allow a fence on the property line. Staff recommended denial of the front yard setback and, therefore, denial of the front yard fence. The variance was adjusted at the Plan Commission to allow a fence setback 8 feet from the front property line.

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

PUBLIC COMMENT

Public comments were made at both the October and November meetings. In October, four residents expressed concern about the front fence, both as an aesthetic and safety issue; expressed concern about flooding; cited a history of flooding on lots in the area; and expressed concern about the use of the side driveway, which is located with a 0-foot setback from the east property line. During the meeting, two residents submitted a letter and photographs of flooding in the area.

At the November meeting, the neighbors to the east had concerns about flooding on their property caused by a change in grade on 19W076 Granville Ave. The neighbors experience significant flooding on their lot and expressed concern that the driveway on the east of the property would cause more flooding.

The neighbor to the west was concerned about flooding as they also flood on their lot, the safety of the front fence, and about the proximity of the home, landscaping, A/C units, and window well to the west lot line. The neighbor noted that it looked like it would be difficult to access the rear of the property through the west side-yard.

A neighbor to the south echoed concerns about flooding, citing existing flooding on their lot. They were concerned that the development would negatively contribute to flooding in the area.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

Staff will help facilitate building permits.

STAFF RECOMMENDATION

Staff recommend variances be forwarded to Village Board for First Reading on January 20, 2026.

ATTACHMENTS

1. Plan Commission Packet, which includes:
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    b. Applicant's Variance Request Narrative
    c. Letter from Applicant to Plan Commission
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VILLAGE PRESIDENT
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PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director

DATE: December 2, 2025

SUBJECT: Variances for a Single-Family home for 19W076 Granville Avenue

RECOMMENDED MOTION: Move to Approve the variances for the development of a single-family home for 19W076 Granville Avenue, PC Case 25-018.

INTRODUCTION

The property is owned by the Chicago Title Land Trust Company, and Mario Gullo is the sole beneficiary of the trust. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The property is currently in unincorporated DuPage County. The proposal is to annex the property into the Village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story, single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

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FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

Staff will help facilitate building permits.

STAFF RECOMMENDATION

Staff recommend variances be forwarded to Village Board for First Reading on December 2, 2025.

ATTACHMENTS

1. Plan Commission Packet, which includes:
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    f. Architectural Plans
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3. Draft Ordinance

Village of Itasca
Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC HEARING DATE: November 19, 2025 **PC 25-018**

TO: Village of Itasca Plan Commission

FROM: Natalie Crown, Community Development Planner

DATE: November 14, 2025

SUBJECT: Application for annexation and variations for a single-family home and accessory structures

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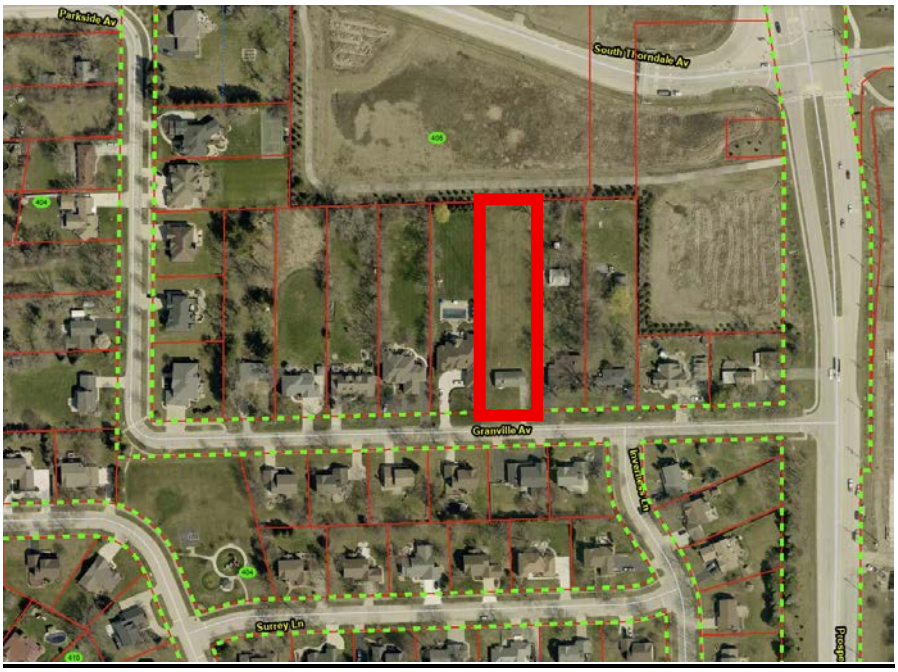
GENERAL INFORMATION:

Applicants/Owners: Mario Gullo
Purpose: To annex 19W076 into the Village of Itasca boundaries and permit variations for new single-family development
Address: 19W076 Granville Ave.
PIN: #03-05-405-015
Zoning District: Unincorporated Itasca (Becoming R-1 Single Family Residence District)

LOCATION MAP:



BACKGROUND

PC 25-018 was heard at the October 15, 2025 Plan Commission hearing and continued to the November 19, 2025 meeting. Major discussion points from the October meeting were Stormwater management and drainage concerns, concerns with a fence on the front property line, discussion of need for two driveways, and requests for clarification on the following items: setbacks of items on West side of property, location of future public sidewalk in relation to a front fence, implementation of dry wells in Itasca, definition of accessory structure square footage. Responses to some of these items are provided in a new letter to Plan Commission from the applicant and staff's response is below:

- AC units are 4 feet from the West property line, which is permitted by section 4.06 of Itasca Code.
- Window well is 3 feet from the West property line and is generally considered an allowed encroachment
- Accessory Structures are measured by the square footage of the roof, as accessory structures are defined by Itasca code as anything under a roof and the intent of this regulation is to preserve open space and character
- A public sidewalk would be located within the public right of way typically 1 foot from the property line
- Dry Wells have been a Best Management Practice under DuPage County since 2008. Itasca is a partial waiver community, meaning the village follows DuPage County's stormwater management regulations. Dry wells are not required but are one of several options residents can use to provide necessary stormwater management

PROPOSAL

The property is owned by the Chicago Title Land Trust Company and Mario Gullo is the sole beneficiary of the trust. The current property has one existing home on the lot which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The property is currently unincorporated DuPage County. The proposal is to annex the property into the village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

The applicant will be seeking an annexation agreement with the village which will go before village board. This is to ensure water connections to the village and to DuPage County for landscaping purposes are preserved, and that the applicant is able to proceed with the proposed development in a way that both the applicant and village agree upon. After initial discussion and review by plan commission, the recommended motion for the October 15th meeting is to table the case so that adjustments to the plan can be made based on plan commission recommendation, and so that the Annexation Agreement may be approved by Village Board.

The variances being requested will allow for the U-shaped drive, a driveway on the east side of the property, a guard rail for stairs on the east side of the property, accessory structures beyond the square footage limit, additional 6.5% of lot coverage, and a fence on the front property line with gates for driveway access.

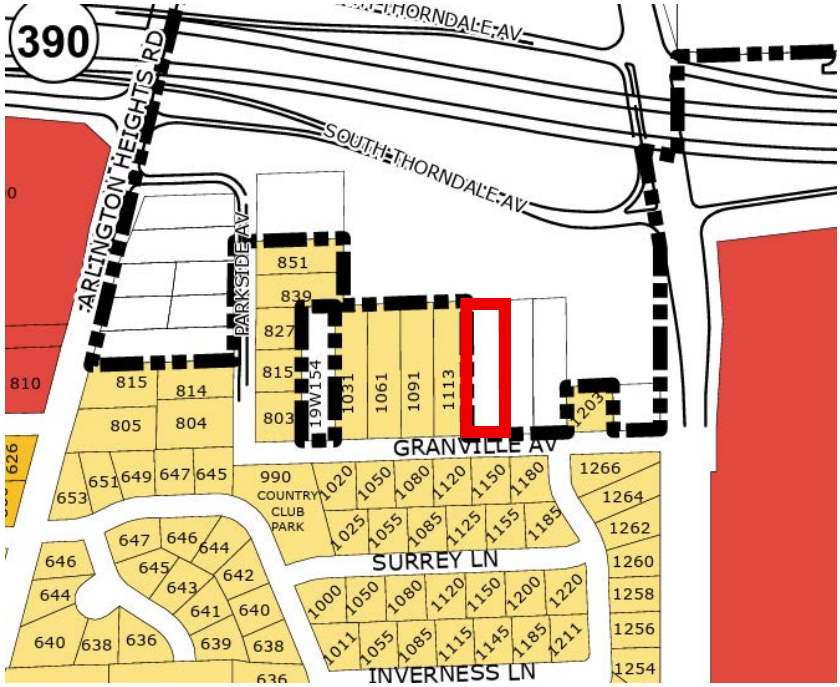
ZONING ANALYSIS

Characteristics of the subject property include:

- The lot is zoned R-1 Single Family Residence District.
- The lot is 40,000 s.f. in area with 100 ft. of frontage along Granville Avenue.
- The rear of the lot backs up to a Tollway owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue which serves as a one-way exit ramp for IL 390.

Characteristics of the surrounding area include:

- There are 8 properties with elongated lot lengths along Granville. 6 of those properties back up to the Tollway property
- The neighboring property to the West (1113 Granville Ave) was annexed into the village in 2012 and has a lot coverage of approximately 31%. The property has approximately 1,366 s.f. of accessory structures.
- The unincorporated neighboring property to the East has a lot of coverage of approximately 17%



VARIANCES

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with a 0-foot front yard setback.
4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
6. Variance to Sec. 12.03.7 to allow two driveways.
7. Variance to Sec. 12.03.7. to allow a driveway drive within 5 feet of the interior property line.

ENGINEERING REVIEW

A preliminary engineering review was completed to assess proposed elevation changes and proposed stormwater management strategies.

- The elevation of the home is 2.23 feet higher than existing grade.
- The elevation of the cabana is 4.03 feet higher than existing grade.
- The elevation of the pool is 3.7 feet higher than the existing grade.
- Retaining walls are provided along the East and West property lines to make up for the change in grade.

The following initial recommendations have been made by the Village Engineer to enhance stormwater detention:

- The retaining walls be a minimum of five feet (5') from the property lines for maintenance and drainage.
- Better defined swales be provided west of the proposed pool and cabana and around the proposed sport court toward the rear yard to the north. Grading should not block flow from the west.
- Enhanced swale is proposed along the east and west property lines toward the rear yard, and the proposed cleanout on the west be swapped for an additional catch basin to assist with drainage capture.

PUBLIC HEARING NOTICES

The required public hearing notices have been provided for this petition: A notice of public hearing was published on September 22, 2025 in the Daily Herald. Notices to property owners within 250 ft. excluding public rights-of-way were mailed by the applicant via certified mail on September 24, 2025.

PUBLIC COMMENTS

As of October 7th, 2025 the Village received two public comment submissions before the October 15, 2025 Plan Commission hearing. Both comments demonstrated concern with stormwater management, and concern with the front yard fence. One comment was concerned with the east side driveway and what the proposed use of this would be.

At the October 15, 2025 plan Commission hearing X residents gave public comment. Residents expressed concern toward the front fence both as an aesthetics and safety issue, expressed concern with flooding and cited a history of flooding on lots in the area, and expressed concern toward the use of the side driveway located with a 0 foot setback from the East property line. A letter and photographs of flooding in the area were submitted at the meeting by two residents (Exhibit F and Exhibit G). A complete summary of comments made by residents can be reviewed in the October 15, 2025 Plan Commission meeting minutes.

REQUIRED STANDARDS FOR VARIATIONS (FINDINGS OF FACT)

The applicants have provided a "Variance Request Narrative" attached as Exhibit B that addresses the standards for variations in Section 14.09-3 of the Zoning Ordinance. These responses may be accepted and adopted as part of the Plan Commission's recommendation regarding the variation, as the Findings of Fact.

STAFF RECCOMENDATION

Staff recommends approval of 6 of the 7 variations with conditions. Staff is recommending denial of the request to reduce the front yard setback to allow for a fence on the front property line. A fence on the front property line is not recommended due to impact on neighborhood character and potential to create issues with driveway site visibility. Driveway gates set back from the property line will still be considered at permitting if they meet all other requirements.

Staff recommends approval of the other variations with the following conditions:

1. Permeable pavers must be used to construct the driveway in the front-yard and side-yard of the home.
2. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted. This closely follows the model being proposed as a text amendment to the Itasca Zoning Ordinance. It allows 1.5% more lot coverage than the text amendment will allow by right.
3. Driveway width may not exceed 24 feet at the property line.
4. A landscape plan is provided and approved at permitting by the Village.
5. A stormwater management plan following Village Engineer's recommendations is provided and approved at permitting.

RECOMMENDED MOTION (Table)

I move table PC Case 25-018 and to continue the Public Hearing at the November 19, 2025 meeting of the Itasca Plan Commission.

EXHIBITS ATTACHED

A. Petition for Development Review
B. Applicant's Variance Request Narrative
C. Letter from Applicant to Plan Commission
D. Plat of Annexation
E. Engineering plans
F. Architectural Plans
G. Letter from resident
H. Photographs of flooding from resident
I. Public hearing notice

Petition for Development Review

Village of Itasca
Community Development Department
550 W. Irving Park Rd., Itasca, IL 60143
Staff Contact: Ellen Weber
eweber@itasca.com | 630-228-5631

For Office Use Only		
Case # PC	Project Title:	
Fee Amount:	Date Paid:	Check #:
Plan Commission Hearing Date:		

Request (Check/Highlight All Applicable)

☐ Re-Zoning/ Map Amendment	☐ Text Amendment	☑ Pre-/Annexation
☐ Planned Development	☐ Class I Site Plan	☐ Special Use
☐ Plat of Subdivision	☑ Variation	☐ Appeal
☐ Easement Dedication/Vacation		

Property Information	
Property Address(es):	19W076 Granville Avenue, Itasca, IL 60143
P.I.N. Numbers:	03-05-405-015
Existing Use:	Residential
Zoning:	R-2 Single Family District (DuPage County) Lot Size (in Sq. Ft.): 39,981 SF
Project Description:	Redevelopment of the subject property with a new single-family home with attached garage spaces and detached accessory cabana with pool.
Property Owner Information	
Owner's Name(s)[1]:	Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423
Address:	10 S. LaSalle Street, Suite 2750, Chicago, IL 60603
Phone: 847-758-4857	E-Mail: gregory.kasprzyk@landtrustcompany.com
Petitioner Information (if different from Owner)	
Petitioner's Name(s):	Mario Gullo
Address:	19W076 Granville Avenue, Itasca, IL 60143
Phone: [redacted]	E-Mail: [redacted]

[1]If the property is held in a trust, a letter naming all beneficiaries of the trust must be submitted as part of the application. Letter must be signed by authorized agent and notarized.

Petition for Development Review – Village of Itasca

With the submittal of this application, I hereby request that the Village of Itasca grant the approvals as noted for the subject property as described in the attached documents and specifications. In addition, by signing below, I certify the following:

1. All information contained in this application and accompanying documents is true and correct to the best of my knowledge.
2. I am solely responsible for compliance with the provisions of the Village of Itasca Municipal Code, Zoning Ordinance, Development Standards and Specifications, Subdivision Regulations, and any other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of the matters coming before the Plan Commission and Village Board.
3. I permit entrance to the subject property by Village officials and their consulting staff as necessary for the purpose of inspections related to this request.
4. I acknowledge that as the Applicant, I am solely responsible for compliance with the provisions of the Village of Itasca Municipal Code, Zoning Ordinance, Development Standards and Specifications, Subdivision Regulations, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of the matters coming before the Plan Commission and Village Board.
5. I acknowledge that all application fees are non-refundable and that I will be billed for all third-party fees incurred by the Village as part of the review of this application and accompanying documents.

Owner's/ Owner's Agent Printed Name: Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423

Owner's/ Owner's Agent Signature: [redacted]

Subscribed and Sworn to Before Me GREGORY KASPRZYK Trust Officer

This 9th Day Of September , 20 25

[redacted]
Notary Public

CHICAGO TITLE LAND TRUST COMPANY dba CORPORATE SEAL CHICAGO, ILLINOIS

"OFFICIAL SEAL"
MAURA ELIZABETH MANNIX
Notary Public, State Of Illinois
Commission No. 984277
My Commission Expires 12/28 /2027

Petitioner's Printed Name: Mario Gullo

Petitioner's Signature: [redacted]

Subscribed and Sworn to Before Me

This 30 Day Of July , 20 25

[redacted]
Notary Public

OFFICIAL SEAL
HEATHER J MALDONADO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 1/26/26

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

Mario Gullo Residence
19W076 Granville Avenue
Development Review Petition

Project Narrative

Mario Gullo is the "**Applicant**" for a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and zoning relief for the subject property located at 19W076 Granville Avenue in unincorporated DuPage County (the "**Subject Property**"). Chicago Title Land Trust Company is the "**Property Owner**" of the Subject Property as Trustee under the provisions of the Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423. The Applicant is the beneficiary of the trust, which has authorized this application.

The Applicant intends to transform the Subject Property—which has been neglected and currently is in a condition of bad repair that adversely affects the value and use of neighboring properties—into a stunning, state-of-the-art single-family estate that will beautify the neighborhood and enhance the value and use of neighboring properties.

Subject Property

The Subject Property consists of approximately 40,000 square feet of site area. It is improved with an aging, boarded-up single-family home that contains approximately 2,272 square feet of floor area. The Subject Property is bounded by the Elgin-O'Hare Tollway to the north (including a stormwater detention area for the tollway); a single-story, single-family home in unincorporated DuPage County to the east; Granville Avenue to the south; and a two-story single-family home in the Village of Itasca (the "**Village**") to the west.

The surrounding area is developed with a mix of the highway and office uses to the north; residential and utility uses to the east; residential uses to the south; and residential and medical uses to the west. The Subject Property is currently zoned as part of the DuPage County R-2 Single Family Residence District. The nearest Village zoning districts include the R-3 General Residence District to the north; the R-1 Single Family Residence District and B-2 Community Business District to the east; the R-1 District to the south; and the R-1 District to the west. Nearby properties to the west are zoned as part of the Village's R-1, R-2, R-3, and B-2 Districts.

Proposed Home

The Applicant proposes to redevelop the Subject Property with a high-quality single-family home measuring approximately 33'-11.5" in height, containing a total of approximately 12,398 square feet of interior floor area, and consisting of a main house with four bedrooms, six bathrooms, two attached garages, and a detached cabana, pool, sport court, and lush landscaping (collectively, the "**Proposed Home**").

The Proposed Home will feature an attractive front entry with a decorative brick and metal fence, landscaping along Granville Avenue, a semicircular driveway surrounding a landscaped island, landscaped areas lining the east and west sides of the house, and a house with a front elevation consisting of an attractive mix of brick, limestone, other stone, and decorative metal components with a slate shingle roof. The design will complement and be compatible with surrounding homes on the block, many of which feature similar design themes and mixes of building materials.

The Proposed Home will include modern stormwater management infrastructure including grading to divert all stormwater to the north end of the site (away from Granville Avenue and neighboring properties to the east and west) into a dry well that exceeds the Village's detention standards. In the event of a 100-year-plus stormwater event, the dry well is designed to divert stormwater into the tollway detention basin to the north, thereby preventing any excess stormwater at the Subject Property from entering the neighboring residential properties or overburdening the Village's storm sewer system.

Proposed Annexation and Variations

The Applicant seeks annexation of the Subject Property by the Village and, in tandem with the Proposed Annexation, a zoning designation of the Subject Property as part of the Village's R-1 Single-Family Residence District (the "**R-1 District**"). The Proposed Annexation will comply with all Village requirements for annexation. The Proposed Home will conform to all bulk, density, and use requirements under the Itasca Zoning Ordinance (the "**Zoning Ordinance**") for the R-1 District, with the exception of the following requested variations:

1) Lot Coverage: A variation from Section 7.04.9 of the Zoning Ordinance to increase the maximum lot coverage from 40.0% to 46.5% to allow a total of approximately 18,632 square feet of lot coverage.[1]

2) Accessory Building Area: A variation from Section 4.13.4.d of the Zoning Ordinance to increase the maximum accessory structure square footage from 864 square feet to 1,775 square feet to allow a cabana structure with approximately 852 square feet of enclosed space and 923 square feet of exterior space beneath a roof overhang.

3) Front Yard: A variation from Sections 4.20.4.d and 7.04.5.a of the Zoning Ordinance to reduce the minimum front yard setback from 30 feet to 0 feet to allow a decorative brick and metal fence along the front (south) property line.

4) Side Yard (West): A variation from Section 7.04.5.b of the Zoning Ordinance to reduce the minimum west side yard setback from 8 feet to 6 feet to allow a side stairwell guardrail.

5) Side Yard (Combined): A variation from Section 7.04.5.b of the Zoning Ordinance to reduce the minimum combined side yard setback from 20 feet to 6 feet.

6) Driveway-Lot Line Proximity: A variation from Section 12.03.7of the Zoning Ordinance to allow a driveway within 5 feet of the east interior property line.

7) Two-Driveway Design: A variation from Section 12.03.7 of the Zoning Ordinance to allow two driveways (as a semi-circular driveway design).

[1] Approximately 1,388 square feet of the proposed 18,632 square feet of lot coverage (3.5% of the 46.5%) consists of a side access drive necessary to allow vehicular access to the rear of the Subject Property.

As described in the Applicant's Responses to Approval Standards (below), the requested relief is necessary due to the Subject Property's substantial depth and abutting tollway use. The Proposed Home will feature expansive landscaping, screening, and enhanced stormwater infrastructure to prevent any adverse impacts from the requested relief.

The Proposed Annexation and Proposed Home will constitute a natural addition to the Village of contiguous territory, with a zoning designation compatible with that of the immediate surrounding properties, and a new home that will be consistent with and contribute to the aesthetic and single-family residential character of the surrounding block. The proposal will increase the tax base of the Village by adding the Subject Property to the Village's territory and significantly increasing the assessed value of the Subject Property. The development will result in significant investment in the Subject Property that will benefit the entire community by replacing the existing, unsightly building with an attractive new home with new landscaping, stormwater infrastructure, and high-quality architectural elements.

Mario Gullo Residence
19W076 Granville Avenue
Development Review Petition

Responses to Approval Standards for Variations

Itasca Zoning Ordinance

Section 14.09.1 - Variations: *…the Zoning Board of Appeals shall have made a finding of fact based upon the standards herein prescribed that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this [Zoning] Ordinance.*

Applicant Response: The Applicant would face practical difficulties constructing the Proposed Home in conformance with the strict letter of the Zoning Ordinance due to the atypical depth of, lack of rear access to, and the nature of the abutting highway use to the rear of the Subject Property.

The Subject Property measures approximately 400 feet in depth, which is an atypical lot depth compared to the majority of the surrounding residential lots in the Village to the south, west, and north. As illustrated in the DuPage County GIS snapshot attached hereto as **Exhibit A**, the surrounding residential lots typically measure between approximately 130 and 250 feet in depth (with the exception of the four lots immediately west of the Property).

The Subject Property is directly bounded by the Elgin-O'Hare Tollway to the rear (north), including a stormwater detention area for the tollway. Furthermore, the north end of the Subject Property is restricted by a 10-foot wide public utility easement. Accordingly, the Subject Property must be developed in a way that allows utility, property maintenance, and emergency vehicles to access the rear of the lot when necessary without encroaching on the rear utility easement and abutting highway/stormwater use.

The atypical depth of the lot and adjacent highway use present practical difficulties in constructing the Proposed Home without the requested variations. The noise and air pollution from the highway use to the rear requires constructing residential improvements disproportionately near the front of the Subject Property. In turn, concentrating the residential improvements in the Proposed Home toward the front of the Subject Property creates the need for the requested front and side yard variations. Denial of the variations would require greater exposure to the highway, posing health and safety concerns.

Relatedly, the proposed west side setback is necessary to provide a safety guardrail for the exterior stairs on the west side of the proposed house. Denial of the west side setback variation would require removal of a staircase that provides an important means of egress from the house (nearest the emergency generator and A/C compressors on the east side) or removal of the guardrail that supports safe use of the staircase, in each case compromising safety.

Furthermore, the atypical lot depth and abutting tollway use require providing all means of site access and access-related improvements from the front of the Subject Property. Residential lots without direct rear access are often shallower and abut uses at the rear of the lot over which rear access can be arranged when necessary or in the case of emergency. Alternatively, residential lots with rear yards that abut an alley or a street have rear access that can provide direct access for property maintenance and emergency vehicles from the rear. By contrast, for

the Subject Property, the proposed east side access drive is necessary to provide safe vehicular access to the rear of the site for stormwater utility, property maintenance, and, when necessary, emergency vehicles and personnel. Unlike many other lots, the Subject Property lacks rear access and the abutting highway and easement effectively eliminate the possibility of rear access over the abutting property to the north. A driveway connecting the front of the lot to the rear of the lot, therefore, is necessary to provide rear access.

The paved area for the proposed side access drive requires the following variations: (1) lot coverage increase; (2) east side setback reduction; (3) driveway-lot line proximity; and (4) two-driveway design. With regard to the lot coverage variation, approximately 1,388 square feet of the proposed 18,632 square feet of lot coverage (3.5% of the 46.5%) consists of the side access drive, which is necessary to provide safe and sufficient means of vehicular access. With regard to the east side setback and driveway-lot line proximity variations, the side access drive must be located within five feet of the east interior lot line because, as explained above, the atypical lot depth and abutting tollway use require orienting both the residential home and the means of access toward the front of the Subject Property. That frontward orientation requires locating the access drive along the east interior lot line. With regard to the two-driveway variation, the Proposed Home features an undivided semicircular driveway design (with two curb cuts) that is treated as two separate driveways under the Zoning Ordinance. The Proposed Home cannot provide sufficient means for vehicular access to the primary house and the rear of the Subject Property for standard property maintenance, stormwater infrastructure maintenance, and potential emergency vehicle access without the proposed driveway design. Specifically, the side access drive must remain accessible for potential utility and emergency vehicles even when residential vehicles are entering or parked near the front of the Subject Property. The semicircular driveway design ensures sufficient access to the rear via the proposed side drive, without the risk of side drive blockage, by providing two curb cuts along Granville Avenue.

The Proposed Home includes design elements that mitigate any potential adverse impacts of the requested variations on the surrounding area. As illustrated on the Site/Landscape Plan included with this application, the Proposed Home features extensive perimeter landscaping and decorative fencing along the front and side property boundaries, providing an aesthetically pleasing buffer that screens other lot improvements from view.

Furthermore, the Proposed Home will feature site grading and a modern on-site dry well designed to ensure: (1) all stormwater from the site drains south toward the rear of the property, into the proposed dry well and the Village's storm/sewer system; (2) sufficient on-site detention will exist to prevent overburdening the Village storm/sewer system in the event of a 100-year storm; and (3) in the event of a 100-plus-year storm, all stormwater will drain into the highway stormwater basin to the north, rather than to the east, west, or south. The modern stormwater infrastructure will prevent any stormwater from the site from draining onto neighboring residential properties or overburdening the Village's storm sewer system.

Section 14.09.3.a: …*the Zoning Board of Appeals shall have made findings based upon the evidence presented to it in the following specific cases*:

1. ***That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;***

Applicant Response: The Applicant intends to reside at the Subject Property upon completion of the Proposed Home, rather than market the site. Accordingly, the Applicant is not seeking a particular return from the development. However, if the requested variations were denied, the Applicant would be forced to substantially reduce the exterior screening, interior living area, and safety-related improvements (including the east side access drive and west side stairway guardrail) to a degree that would render the site practically infeasible for the Applicant's home.

2. That the plight of the owner is due to unique circumstances; and

Applicant Response: The difficulties faced by the Applicant relate to the Subject Property's unique lot depth and abutting highway use. Those conditions are unique and not generally applicable to residential property in the Village of Itasca or the R-1 District.

3. That the variation, if granted, will not alter the essential character of the locality.

Applicant Response: The requested variations will not alter the character of the locality. Rather, they will allow a development compatible with the character of the surrounding neighborhood. The area surrounding the Subject Property is characterized by single-family homes featuring a mixture of designs and building materials, including several two-story homes with similar brick, stone, and shingle design components; rear amenities (e.g., pools, sport courts); and two-driveway/semicircular driveway designs with driveways abutting or near interior lot lines. The Proposed Home will replace a vacant, boarded-up single-family house with a new two-story home featuring brick, stone, and shingle exterior components; new perimeter landscaping; rear amenities; and driveway design components that are consistent with and complement the character of the surrounding residential development. In allowing the Proposed Home, the requested variations will reinforce, complement, and enhance the single-family character of the surrounding area.

Section 14.09.3.b: *…the Zoning Board of Appeals shall also, in making this determination whether there are particular difficulties or particular hardships, take into consideration the extent to the following facts favorable to the applicant, have been established by the evidence:*

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;

Applicant Response: The particular physical characteristics and topographical conditions on and surrounding the Subject Property would generate more than mere inconvenience if the Proposed Home could be constructed only in strict compliance with the Zoning Ordinance.

Specifically, the Subject Property is an atypically deep lot (400 feet), which abuts a tollway use and stormwater basin to the rear. As further described in the Applicant's response to Section 14.09.1 of the Zoning Ordinance (above), constructing the Proposed Home on an extra-deep lot with an abutting tollway use to the rear requires providing on-site means of site access that necessitates the proposed lot depth, setback, and driveway location and design variations, without which maintenance and emergency vehicles could not efficiently access the full depth of the site whenever necessary. Furthermore, the rear location of the (stormwater-related) public utility easement and tollway detention area necessitate that the Proposed Home be constructed

with the residential improvements toward the front, with grading and open space to facilitate drainage toward the rear. Finally, the noise and air pollution associated with the tollway use abutting the rear of the Subject Property further reinforces the need to orient residential improvements toward the front of the site. These improvements include the stairway guardrail, side access drive, and front fence that require setback and driveway-lot line proximity variations. Without the requested variations, the Subject Property would not be suitable for the Applicant's intended use, which would impose a particular hardship on the Applicant.

2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;

Applicant Response: The conditions that pose the practical difficulties on which the requested variations are based are not generally applicable to properties in the R-1 District. The R-1 District includes numerous residential lots that are substantially less than 400 feet deep and do not abut a tollway and stormwater basin to the rear.

3. That the purpose of the variation is not based exclusively upon a desire to make more money from the property, or merely for the convenience of the owner;

Applicant Response: The requested variations are not based exclusively on a desire by the Applicant to make more money from the Subject Property or for the convenience of the Applicant. Rather, they are based on a desire by the Applicant to construct a safe and comfortable personal residence for himself and his family. The Applicant intends to live at the Subject Property in the Proposed Home, not to make money from the project. The requested variations are necessary primarily to: (1) buffer the residence from noise and air pollution generated by the highway; (2) allow for effective stormwater management for the protection of adjacent properties and the Village's stormwater system; and (3) provide for (a) a safe and sufficient means of vehicular access to the front and rear of the Subject Property; (b) sufficient access to the Proposed Home's emergency generator and condenser; and (c) a safety guardrail for safe access in/out of the west side of the Proposed Home.

4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;

Applicant Response: The practical difficulties relate to the lot depth and abutting tollway uses that were not created by the Applicant or Property Owner. Pursuant to the Trustee's Deed attached hereto as **Exhibit B**, the Property Owner acquired the Subject Property on June 17, 2020. Pursuant to the legal description in the Trustee's Deed, the lot that constitutes the Subject Property was established as part of the Leuhring's Lawrence Avenue Gardens subdivision, which was recorded on June 16, 1949. Upon information and belief, the abutting segment of the Elgin O'Hare Tollway was constructed in the mid-1990s.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

Applicant Response: The requested variations will not be detrimental to public welfare or injurious to property or improvements in the neighborhood. Rather, the Proposed Home will enhance the public welfare and benefit the use and enjoyment of other properties and improvements in the neighborhood. The front setback variation will allow an attractive decorative

metal and brick entry fence that, together with extensive landscaping, will complement and improve the aesthetic character of the neighborhood. The side setback, driveway-lot line proximity, and two-driveway design variations will allow for improvements that are necessary for safety and that will not impact neighboring property owners. Notwithstanding the requested setback/proximity variations, the Proposed Home will be located approximately 53.38 feet from the front property line, well beyond the 30-foot minimum front setback; 12 feet and 8.13 feet from the east and west side property lines, beyond the 8-foot minimum side setback; and 284 feet from the rear property line, well beyond the 40-foot minimum rear setback.

The lot coverage and accessory building area variations relate to improvements that will be screened from neighboring properties by perimeter landscaping and fencing. The proposed stormwater grading and dry well will, in tandem, funnel all on-site stormwater to the rear of the property, effectively detain stormwater up to 100-year flood levels, and in the case of a more-than-100-year flood, direct excess stormwater to the tollway stormwater detention basin rather than the Village's storm sewer.

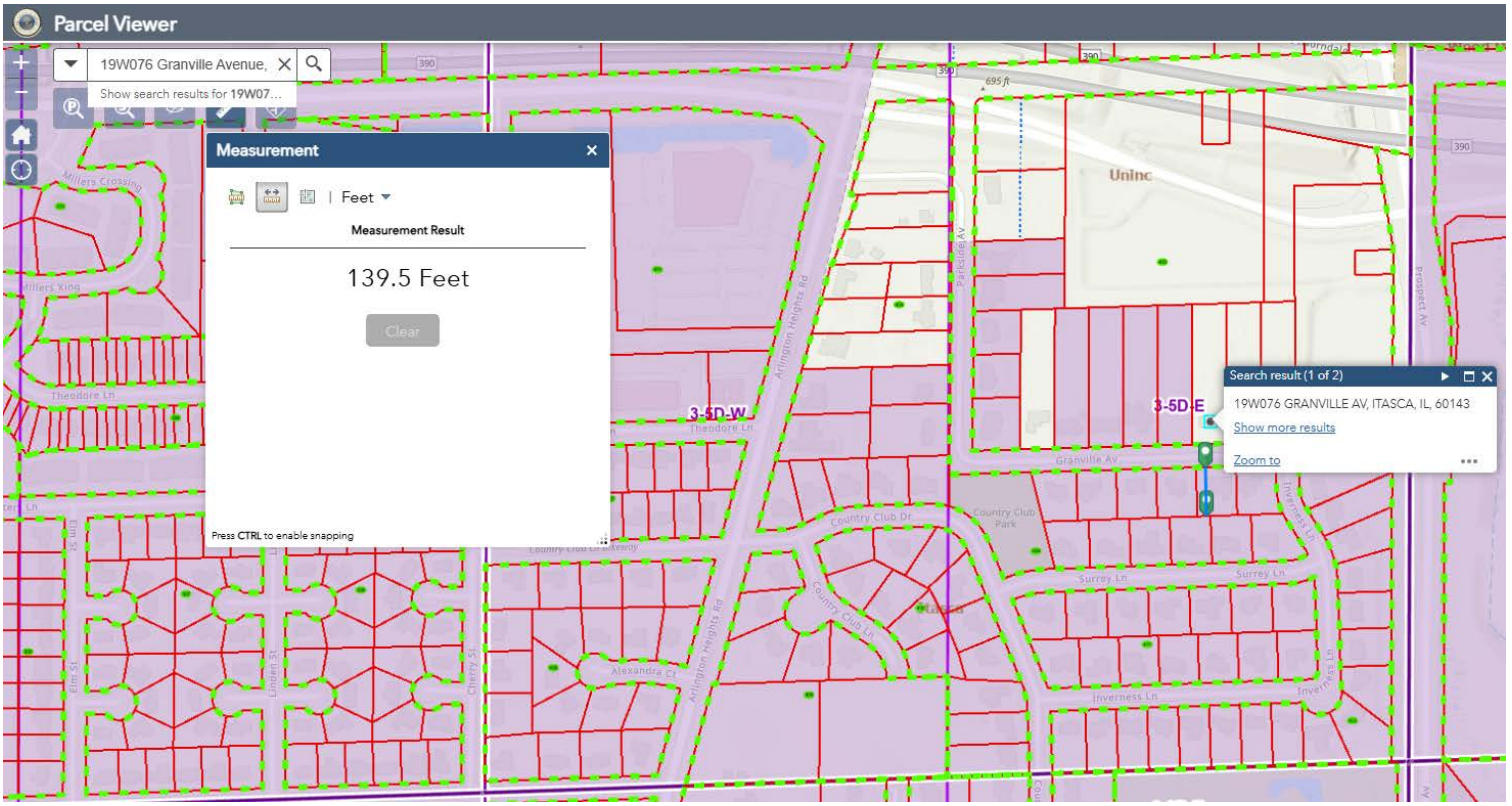
The Proposed Home will result in significant investment in the site to replace a deteriorating and vacant single-family home with a modern new development that will contribute to the Village's tax base and the surrounding community. The Proposed Home, therefore, will benefit both the public and neighboring property owners.

6. That the proposed variation will not impair an adequate supply of light on adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

Applicant Response: The requested variations will neither impair an adequate supply of light to adjacent properties nor negatively impact fire safety, public safety, or property values in the neighborhood. The bulk of the primary house and accessory cabana structures will, collectively, be set back approximately 53.38 feet from the front (south) property line, 8 feet from the west side property line, and 12 feet from the east side property line—distances sufficient to preserve light to the adjacent properties. The Proposed Home will feature modern stormwater management, fire suppression, and security systems that will not diminish, but rather will enhance, safety at the Subject Property. Furthermore, the Proposed Home will replace a vacant, aging structure with a new home occupied by the Applicant's family, providing additional "eyes on the street" to contribute to public safety. The Proposed Home will otherwise positively contribute to the aesthetic character and quality of improvements in the neighborhood.

Exhibit A

DuPage County GIS Snapshot



Dimension shown above is the approximate lot depth of the parcel located at 1150 Granville Avenue, Itasca, IL 60143, directly south of the Subject Property.

Exhibit C

Trustee's Deed

TRUSTEES'S DEED
(ILLINOIS)

Dall

206MW3320B3WH/RD

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
07/13/2020 09:14 AM
RHSP
COUNTY TAX STAMP FEE 80.00
STATE TAX STAMP FEE 160.00

DOCUMENT #/R2020-073454

COPY
UNOFFICIAL

Above Space for Recorder's Use Only

This Agreement made this 17th day of June, 2020, between **John D. Teschke and Kenneth C. Teschke, Co-Trustees of the TESCHKE FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 11, 1999, Grantors**, and **CHICAGO TITLE LAND TRUST COMPANY** a Corporation of Illinois whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee **under the provisions of a certain Trust Agreement dated June 19, 2020 and known as Trust Number 8002383423, Grantee,**

WITNESSES: The Grantors in consideration of the sum of ($10.00) Ten and No/100 dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Successor Trustees and of every other power and authority the Grantors hereunto enabling, does hereby convey and quit claim unto the Grantees, in fee simple, the following described real estate, situated in the County of DuPage, State of Illinois, to Wit:

LOT 17 IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): **03-05-405-015**
Address(es) of Real Estate: **19W076 GRANVILLE AVENUE, ITASCA, IL 60143**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustees (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustees. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to

time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustees with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustees, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustees, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustees.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustees herein named, to act, or upon his removal from the County Per the Trust Agreement is then appointed as Successor Trustees herein with like powers and authority as is vested in the Trustees named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

UNOFFICIAL

IN WITNESS WHEREOF, the Grantor(s), as Co- Trustees as aforesaid, hereunto set their hands and seals the day and year first above written.

[redacted]

John D. Teschke, Co-Trustee, of the TESCHKE FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 11, 1999

STATE OF ILLINOIS)
)ss
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that John D. Teschke, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument his free voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of June, 2020.

[redacted]

NOTARY PUBLIC

"OFFICIAL SEAL"
LISA M. KNAUF
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/31/2021

Commission expires 10/31/2021

IN WITNESS WHEREOF, the Grantor(s), as Co- Trustees as aforesaid, hereunto set their hands and seals the day and year first above written.

[redacted]

Kenneth C. Teschke, Co-Trustee, of the TESCHKE FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 11, 1999

STATE OF OHIO)
)ss
COUNTY OF MAHONING)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Kenneth C. Teschke, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument his free voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of June, 2020.

[redacted]

NOTARY PUBLIC
PAMELA BRETCKO
Notary Public, State of Ohio
My Commission Expires
DECEMBER 6, 2020

Commission expires

This instrument was prepared by: Lisa Knauf, Attorney at Law, Knauf Law Office PC, 221 E. Lake Street, Ste 101, Addison, IL 60101

MAIL TO:

Chicago Title Land Trust Co
[redacted]
10 S. LaSalle St
(2750)
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Chicago Title Land Trust
8002383423
10 S. LaSalle St #2750
Chgo IL 60603

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

November 10, 2025

VIA E-MAIL

Village of Itasca Plan Commission
ATTN: Jeffrey Holmes, Chair
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Variations
Plan Commission Questions and Comments

Dear Chair Holmes and Members of the Plan Commission,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), who seeks annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") to redevelop the property located at 19W076 Granville Avenue in unincorporated DuPage County (the "**Subject Property**") with a single family home for the Petitioner's family (the "**Proposed Home**").

At the Plan Commission hearing on October 15, 2025, members of the Plan Commission and community requested more information regarding aspects of the Proposed Home and Proposed Variations. This letter responds to those requests in advance of the continued public hearing to be held at the November 19, 2025 Plan Commission hearing.

1. **Stormwater Requirement: What is the stormwater detention capacity requirement for the Proposed Home? Will the proposed drywell exceed it?**

Petitioner Response: The Project Engineer for the Proposed Home, Raul Castaneda of Cemcon, Ltd., has informed us that the stormwater detention capacity requirement for the Proposed Home is governed by Best Management Practices (the "**BMPs**") under the DuPage County Stormwater & Floodplain Ordinance (the "**Stormwater Ordinance**"). Specifically, Section 15-64.C.1 of the Stormwater Ordinance provides that the BMP for stormwater "volume control [for all new impervious surfaces at

development sites] shall be calculated as the product of the new impervious area and a 1.25-inch rainfall event."

As indicated on the Engineering Site Plan attached hereto as **Exhibit A**, the required stormwater detention capacity for the Proposed Home is 1,692 cubic feet pursuant to the following equation: (16,241 square feet of new impervious surface [x] 1.25 inch rainfall event) ÷ 12 months = 1,692 cubic feet. As illustrated on the Engineering Site Plan, the proposed drywell for the Proposed Home will exceed the requirement by providing approximately 1,714 cubic feet (approximately 12,819 gallons) of stormwater detention capacity.

In the Plan Commission Staff Report for PC 25-018 dated October 7, 2025 (the "**Staff Report**"), Community Development staff recommended, as a condition of approval of the Proposed Variations, that the Petitioner provide 1.25 times the amount of proposed stormwater volume for the 6.5% of additional lot coverage to be permitted. The Petitioner would accept that condition if the Proposed Variations are approved.

2. <u>Stormwater Drainage</u>: Will the Proposed Home cause any stormwater to run onto neighboring properties?

Petitioner Response: No, the Proposed Home will not cause stormwater to run onto neighboring properties.

As illustrated on the Existing Stormwater Drainage Exhibit attached hereto as **Exhibit B**, stormwater that falls on the Subject Property north of the existing house drains north toward the rear of the site and the adjacent Elgin-O'Hare Tollway property. Stormwater that falls south of the existing house drains south toward Granville Avenue. This is consistent with the stormwater drainage patterns of the adjacent residential properties to the east and west of the Subject Property, except that some stormwater from the adjacent property to the east (19W068 Granville) drains northwest toward the Subject Property, and some stormwater from the adjacent property to the west (19W090 Granville) drains east and northeast toward the Subject Property.

As illustrated on the Proposed Stormwater Drainage Exhibit attached hereto as **Exhibit C** and the Engineering Grading Plan attached hereto as **Exhibit D**, the Proposed Home will: (1) preserve the existing pattern of stormwater drainage at the Subject Property insofar as stormwater will drain to the north (toward the Tollway) and south (toward Granville Avenue) rather than onto any neighboring residential properties; and (2) improve stormwater detention at the Subject Property through drainage, drywell, grading, and swale improvements. The Subject Property does not currently feature a drywell. The Proposed Home will include a new drywell with approximately 1,714 cubic feet (12,819 gallons) of volume. Furthermore, the proposed swales, retaining walls, drainage structures, and positive drainage slopes will be constructed at the Subject Property to

reinforce proper stormwater drainage, including no drainage onto neighboring residential properties. The new improvements will prevent stormwater from draining onto neighboring residential properties. The Staff Report includes recommended conditions of approval related to stormwater detention volume and swale improvements. The Petitioner would accept those conditions if the Proposed Variations are approved.

3. Future Sidewalk: Would the Proposed Home leave sufficient space for a future sidewalk along Granville Avenue?

Petitioner Response: Yes, the Proposed Home would leave sufficient space for installation of a future sidewalk on the north side of Granville Avenue consistent with Village standards.

As illustrated on the Conceptual Sidewalk Exhibit attached hereto as **Exhibit E**, the Proposed Home will be built entirely within the boundaries of the Subject Property owned by Petitioner, leaving approximately 26.65 feet of unimproved public right-of-way located between the north edge of the pavement on Granville Avenue and the south boundary of the Subject Property.

Pursuant to Section 6.03.A.9 of the Village of Itasca Development Standards & Specifications (the "**Development Standards**"), public sidewalks should be 5 feet in width unless otherwise approved by the Village. As illustrated on Exhibit E, the approximately 26.65 feet of space within the right-of-way between the north edge of the pavement on Granville Avenue and the south lot line of the Subject Property leaves ample room for a five-foot-wide sidewalk. Furthermore, as shown on Exhibit E, sufficient space exists to allow an approximately 17-foot-long car to temporarily stand in the portion of the proposed driveway located to the south of the sidewalk to allow pedestrians to cross the sidewalk before the vehicle enters the Subject Property. Moreover, the proposed gates would open to the north, into the Subject Property, and would not obstruct the sidewalk. Accordingly, the design of the Proposed Home leaves ample space for a future sidewalk on the north side of Granville Avenue and ensures that cars entering the Subject Property would not negatively impact the sidewalk or any pedestrians.

4. Setbacks and Obstructions: What are the proposed setback dimensions on each side of the Proposed Home? What are the dimensions to permitted obstructions in the proposed setbacks?

Response:

Front Setback (South): The primary house structure will be set back approximately 53.38 feet from the front property line. The minimum front yard setback in the R-1 Single-Family Residence District (the "**R-1 District**") is 30 feet. The proposed front gate and fence, however, would be located on the front property line. Because the fence and gate

are not permitted obstructions in the setback under Section 4.06.8 of the Itasca Zoning Ordinance (the "**Zoning Ordinance**"), the proposed front yard setback is 0 feet.

Side Setback (East): The primary house structure will be set back approximately 12 feet from the east property line. The minimum side yard setback standard in the R-1 District is 8 feet per side setback and 20 feet combined. Nevertheless, the east side setback is considered 0 feet because, pursuant to Sections 12.03.1.a(3) and 12.03.8 of the Zoning Ordinance, access driveways must be set back at least 5 feet from a side property line. At its easternmost point, the proposed east side access drive would be located adjacent to the east property line.

Side Setback (West): The primary house and cabana structures will be set back approximately 8 feet from the west property line. The minimum side yard setback standard in the R-1 District is 8 feet per side setback and 20 feet combined. The proposed guardrail for the stairwell located west of the house is not a permitted obstruction within the side setback. The guardrail is located 6 feet from the west property line and, therefore, the proposed west side yard setback is 6 feet.

Please note that the proposed AC compressor/generator facilities and the proposed lightwell on the west side of the house will be located approximately 4 feet and 3 feet from the west property line, respectively. Each are permitted obstructions in the side setback. The AC/generator facilities are permitted under Section 4.06.8 of the Zoning Ordinance and the lightwell will be located entirely below grade.

Rear Setback (North): The proposed rear yard setback is 284 feet. The setback is measured from the rear side of the primary house structure because accessory structures, terraces, patios, decks, swimming pools, and adjacent hardscapes are permitted obstructions under Section 4.06.8 of the Zoning Ordinance. The minimum rear yard setback for interior lots in the R-1 District is 40 feet.

For additional setback and obstruction details, see the Architectural Site Plan attached hereto as **Exhibit F**.

5. Fence Dimensions and Location:

Petitioner Response: As illustrated on the Architectural Site Plan, the fence for the Proposed Home will consist of a decorative open fence connecting decorative brick piers with stone caps. The fence will provide a primarily transparent design as required under Section 4.20.6.a(3) of the Zoning Ordinance. The fence will be located entirely within the Subject Property and will not encroach onto any other private property or the Granville Avenue right-of-way. The fence will be located adjacent to the front (south), rear (north), and side (east and west) property lines. The fence will include two front driveway gates that will open into the Subject Property.

The fence will measure a maximum of 6 feet in height as permitted under Section 4.20.6.a(3) of the Zoning Ordinance. On the front (south) side of the Subject Property, the fence piers will measure 6 feet tall, 3 feet wide, and 3 feet deep and will be located on the east and west sides of the proposed driveways to anchor the retractable gates.

On the rear (north), east, and west sides of the Subject Property, the fence piers will measure 6 feet tall, 16 inches wide, and 16 inches deep, and will be interspersed in approximately 17-to-24 feet intervals along the side and rear property lines.

6. **Cabana Roof/Accessory Floor Area: Does the unenclosed area surrounding the proposed cabana, located beneath the cabana roof overhang, count toward the maximum accessory structure square footage standard?**

Petitioner Response: Pursuant to Section 4.13.4.d of the Zoning Ordinance, the maximum square footage of an accessory structure in the R-1 District is 864 square feet. The cabana at the Proposed Home will include approximately 852 square feet of fully enclosed space and 923 square feet of unenclosed space beneath the cabana roof overhang, for a total of 1,775 square feet. Although the Petitioner believed that the cabana complied with Section 4.13.4.d of the Zoning Ordinance, on July 9, 2025, Village Community Development staff informed the Petitioner that unenclosed area beneath the roof of a cabana counts toward the maximum accessory structure square footage standard. Accordingly, the Petitioner requested a variation to increase the maximum square footage for an accessory structure from 864 square feet to 1,775 square feet. We understand that the Plan Commission requested that staff review whether the unenclosed space under the cabana roof overhang should be included within the square footage of an accessory structure under Section 4.13.4.d of the Zoning Ordinance. If that unenclosed space is not included, no variation for the square footage of the cabana would be necessary.

Thank you for your attention to this application. Please feel free to contact us if you have any questions or require additional information.

Sincerely,

[redacted]

Karl D. Camillucci

KDC
Enclosures
cc: Kurtis Pozsgay, Community Development Director, Village of Itasca
Natalie Crown, Community Development Planner, Village of Itasca
Mario Gullo, Petitioner
Raul Castaneda, Cemcon, Ltd.
Justin Bucy, Cobu Architecture Studio
Braeden Lord, Taft Stettinius & Hollister LLP

PLAT OF ANNEXATION

TO

THE VILLAGE OF ITASCA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

_____
(PRINT NAME)

_____
(ADDRESS)

_____
(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF ANNEXATION

0.918 ACRES

(MORE OR LESS)

N

20 10 0 20

SCALE: 1 INCH = 20 FEET

PARCEL INDEX NUMBER

03-05-405-015
19w076 GRANVILLE AVE,
ITASCA, IL 60143

LINE LEGEND

- LIMITS OF ANNEXATION (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- EXISTING LIMITS OF THE VILLAGE OF ITASCA (Solid Hatched Lines)

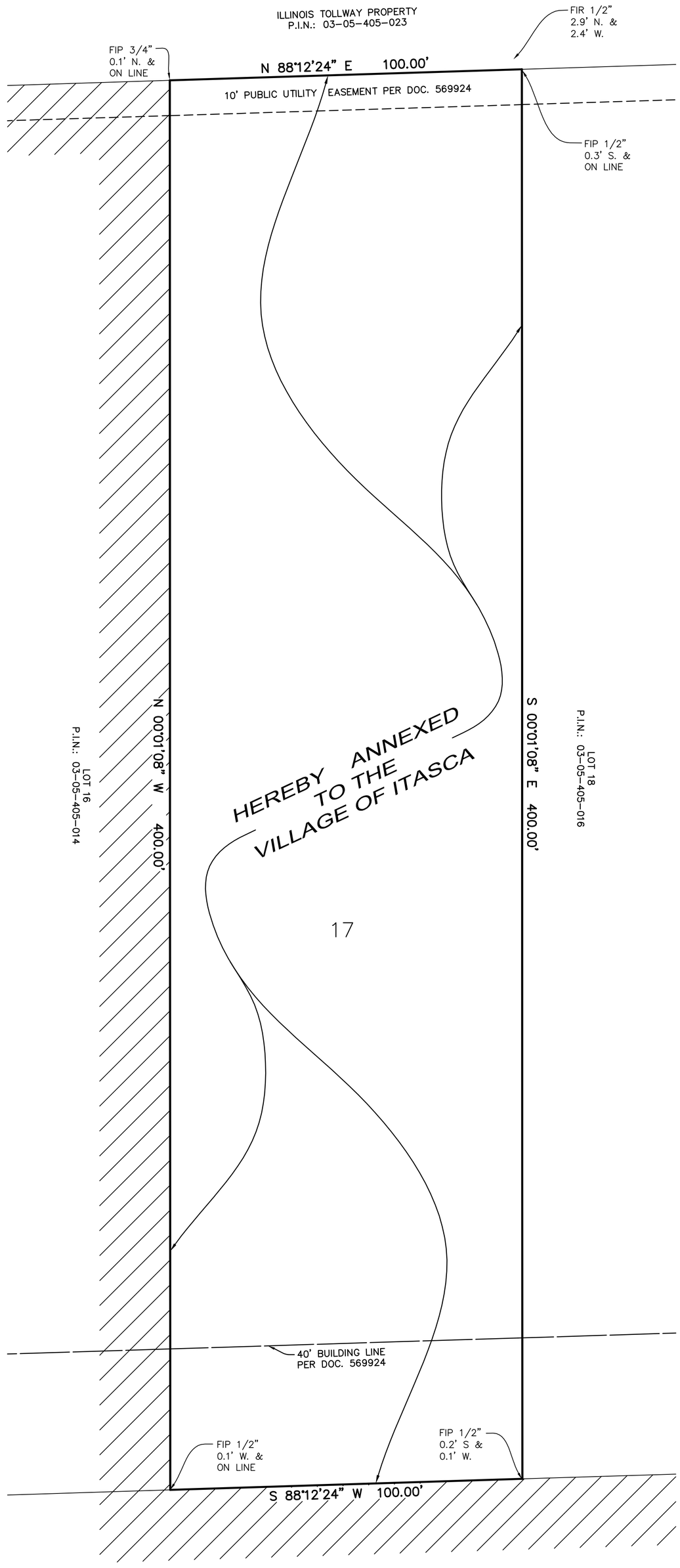
NOTES

ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAVD 88).

FIP - FOUND IRON PIPE
FIR - FOUND IRON ROD
R.O.W. - RIGHT-OF-WAY



GRANVILLE AVE
(66' R.O.W. HERETOFORE DEDICATED)

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF ITASCA, DUPAGE COUNTY, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT ITASCA, DUPAGE COUNTY, ILLINOIS,

THIS _____ DATE OF _____, A.D. 20 ___.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE PLAT OF ANNEXATION WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE OF ITASCA VILLAGE BOARD AT ITS MEETING HELD ON _____, A.D. 20 ___.

ORDINANCE NO. _____

BY: _____
VILLAGE CLERK

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D., 20___.

_____
COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. _____, AT _____ O'CLOCK _____.M.

_____
RECORDER OF DEEDS

PARCEL DESCRIPTION

LOT 17IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF ITASCA.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20___.

JEFFREY R. PANKOW PROFESSIONAL 3483 STATE OF ILLINOIS LAND SURVEYOR LISLE, ILLINOIS

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

PREPARED FOR:
GMA PROPERTIES

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 8056001 FILE NAME: ANNEXATION
DRAWN BY: SMR FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 6-4-2025 JOB NO.: 8056.0001
PROJECT REFERENCE:
CHECKED BY:
REVISIONS:

DRAWING PATH: P:\8056001\DWG\SURVEY\DRAWINGS\PLATS\ANNEXATION.DWG
PLOT FILE CREATED: 6/4/2025 BY: SARA REID

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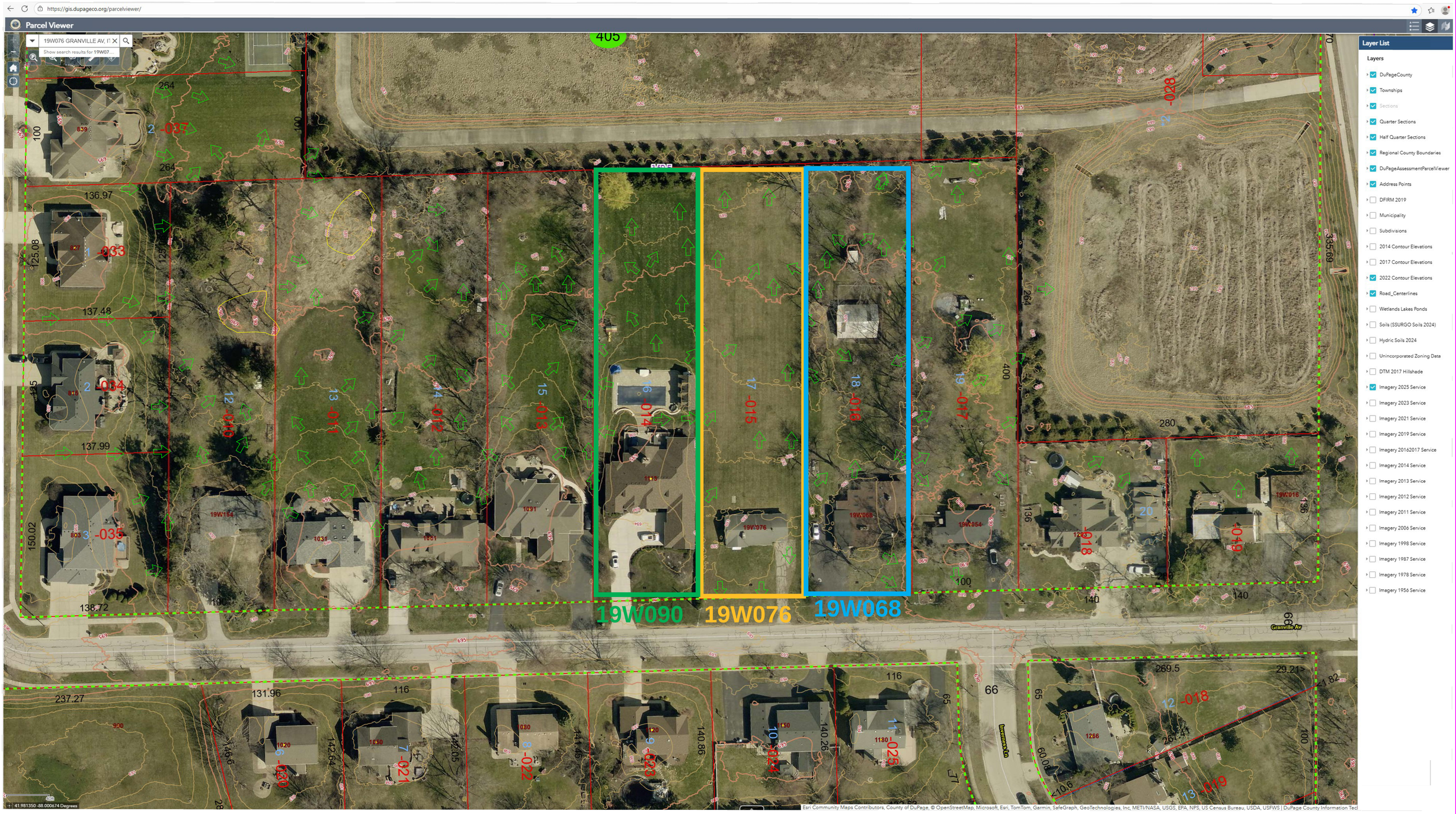
Exhibit A
Engineering Site Plan

REDACTED

Exhibit B
Existing Stormwater Drainage Exhibit

19W076



GIS MAP (https://gis.dupageco.org/parcelviewer/)

Existing Stormwater Subdivion Exhibit

N

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DRAWING PATH: C:\JOBS\WARD\19W076 GRANVILLE AVE GIS EXHIBIT.DWG

PLOT FILE CREATED: 10/29/2025 BY: ADMIN

Exhibit C
Proposed Stormwater Drainage Exhibit

GIS MAP (https://gis.dupageco.org/parcelviewer/)

Proposed Stormwater Subdivion Exhibit

N

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PLOT FILE CREATED: 10/28/2025 BY: ADMIN
DRAWING PATH: C:\JOBS\MARKO\19W076 GRANVILLE AVE GIS EXHIBIT.DWG

Exhibit D
Engineering Grading Plan

REDACTED

Exhibit E
Conceptual Sidewalk Exhibit

19V076

693

693

693

Exhibit F
Architectural Site Plan

REDACTED

October 15th 2025

To.....Village of Itasca Planning Commission (Community Development Dept.)

From..... Sheila Berlen 1113 Granville Avenue Itasca, IL

Subject.....Concerns regarding variance/construction 19W076 Granville Avenue Itasca, IL

DRAINAGE: Taking up too much land coverage with an infrastructure can cause the following issues:

- Worsening flood damage on surrounding neighborhood properties
- High water tables can lead to basement flooding and ponding, especially when construction compacts ground and further restricts water infiltrations.
- This surge of water can overwhelm the capacity of existing storm water drainage systems and natural channels
- Public systems can no longer handle water issues, that's why there is abundance of flooding regarding overflowing of creeks, rivers, lakes and retention ponds

Variance Requests:

- Maximum lot coverage from 40% to 46.5%
- Accessory Structure is 864 square feet to 1775 square feet which includes all exterior perma-structures, there is more perma-structure than land absorbency
- According to A and B land coverage is going to be over 50%

Set Back:

- Front fence with a 0-foot front yard set-back should not be granted, being Itasca is in the process of placing sidewalks on North side of Granville Avenue
- Proper materials for brick paver driveway must be used for correct drainage

Variance (West Side):

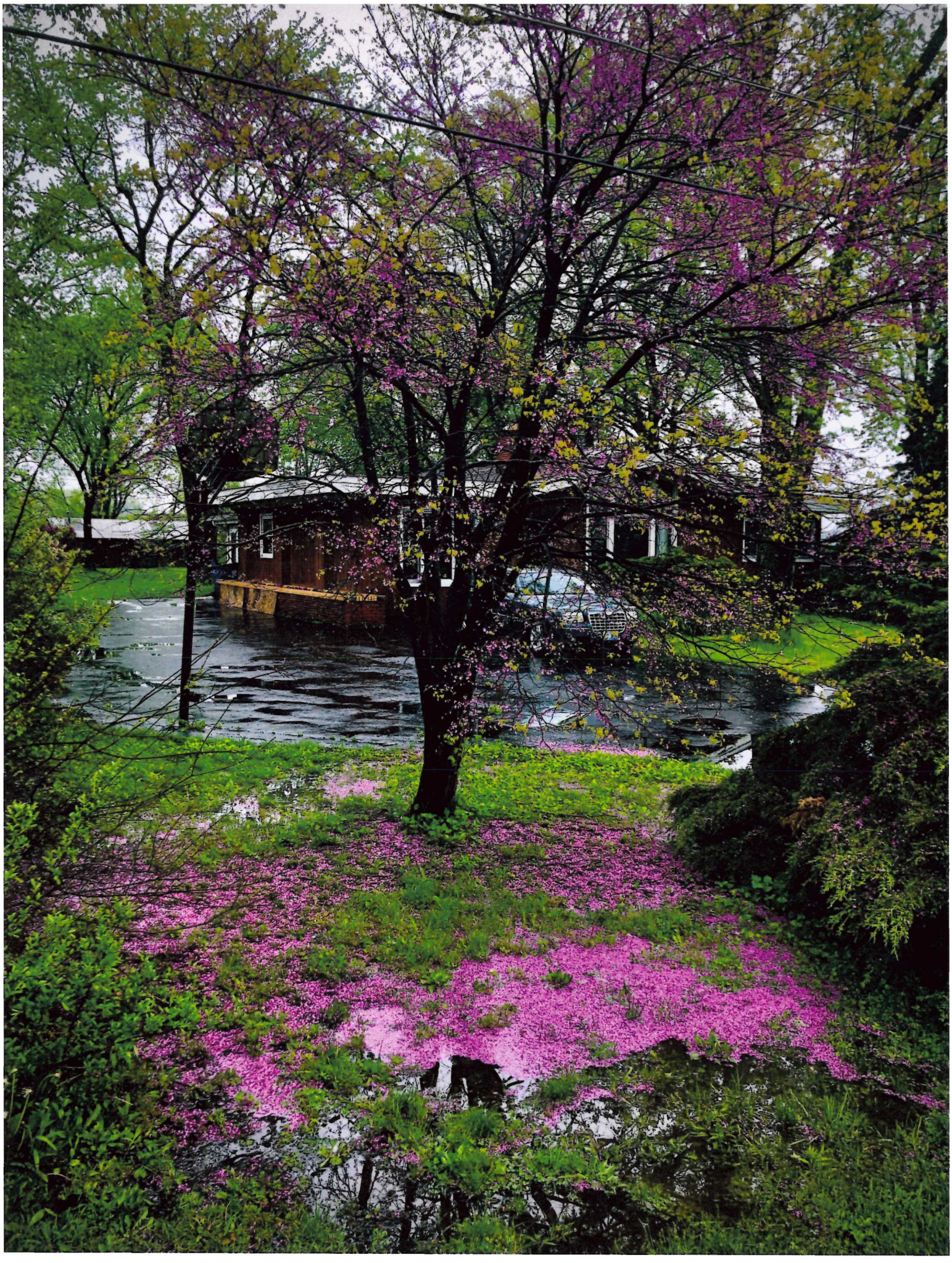
- Partial retaining wall on drawings as being showed should be continuous from front to rear of home to prevent flooding to neighbors
- Request for variance on west side regarding exterior stairs for basement is not a hardship and can be placed in another area
- The large three AC units and oversized generator create an invasion of privacy due to noise and other issues
- Variance causing no walking access due to extension of window well, stairwell guardrail, AC units and large generator. This is an encroachment on the entire west side of the properties
- Our existing fence was installed according to Village of Itasca ordinance to be 2-3 inches off property line. To ensure no issues, we went 5 inches off property line. The new fence to be installed by the new resident on the west side needs to follow the same code without causing any damage to my existing fence (he should not be allowed to place his fence against mine otherwise he would be on my property)

Variance (East Side):

- Two ATTACHED garages to a single-family home are against the Village of Itasca ordinances. According to plan drawings it switches from storage to garage.
- There is NO hardship for an extra driveway from front to rear of property for emergency vehicles other maintenance vehicles (no homes in subdivision have this). Emergency vehicles use public streets for parking when they respond to a call)

- The extra driveway from front to rear of property should not be permitted, which would reduce the need for other variances on the East and West side of property

Please be advised allowing these variances which can causes numerous issues will set precedence for other construction in our community.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that the President and Board of Trustees of the Village of Itasca will conduct a public hearing on Tuesday, December 2nd, 2025 at 7:00 p.m., or as soon thereafter as the case may be heard, in the Itasca Village Hall, 550 West Irving Park Road, Itasca, Illinois, to consider the adoption of an Annexation Agreement between the Village of Itasca and the Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 for the property commonly known as 19W076 Granville Ave., Itasca, IL, PIN #03-05-405-015, approximately 39,988 square feet in area, legally described as follows:

LOT 17 IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

The Petitioner is represented by Taft Stettinius & Hollister LLP located at 111 East Wacker Drive, Suite 2600, Chicago, IL 60601. The Petitioner's authorized representative, Karl Camillucci, can be contacted at (312) 836-4085 or kcamillucci@taftlaw.com with questions or to obtain additional information.

All interested people are invited to attend and be heard. The petition and supporting documentation are available for inspection at the Community Development Department at the Itasca Village Hall, 550 West Irving Park Road, Itasca, IL during normal business hours. Written comments, questions, and/or statements can be submitted by email to commdev@itasca.com or by mail addressed to:

Village of Itasca
Attn: Community Development Department
550 W. Irving Park Road
Itasca, IL 60143

NOTE: Any person who has a disability requiring a reasonable accommodation to participate in this public hearing should contact Jody Conidi, Village Clerk, 550 W. Irving Park Road, Itasca, IL, or call (630) 773-0835 within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days advance notice.

Jody Conidi, Village Clerk
Published in Daily Herald Nov. 14, 2025 (312805)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/14/2025 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

[redacted]

Designee of the Publisher of the Daily Herald

Control # 312805 *DUPAGE*

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

PC 25-018

19W076 Granville Ave.

PIN: 03-05-405-015

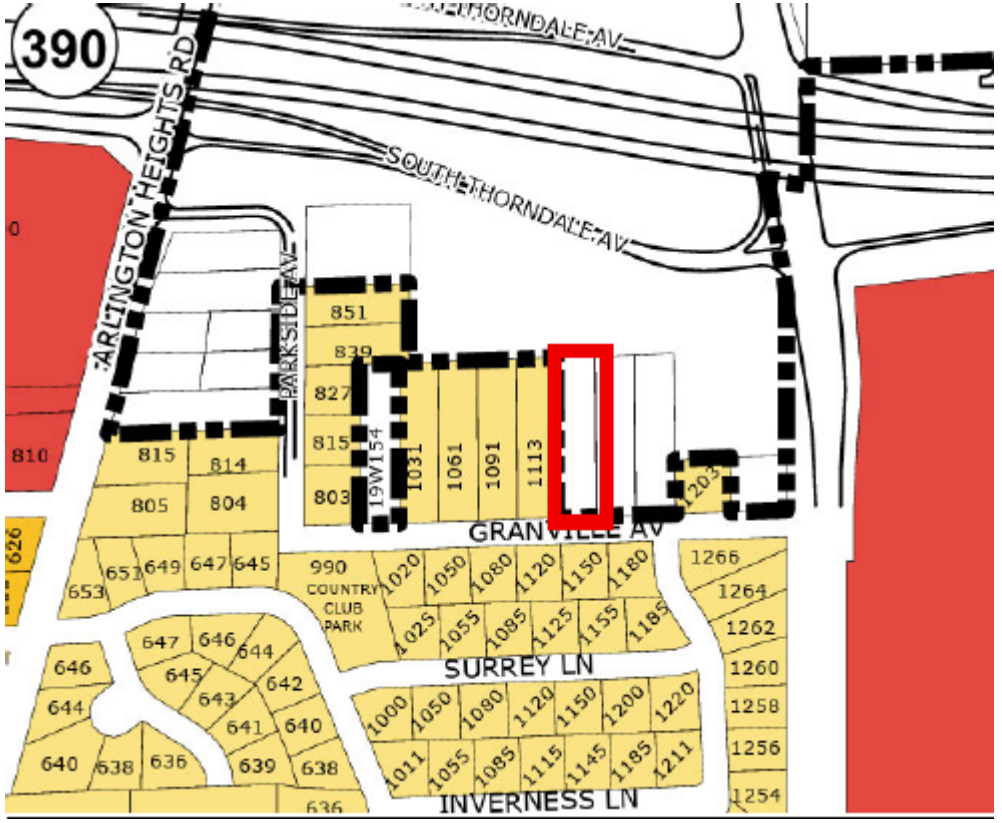
PC 25-018

19W076 Granville Ave.

PIN: 03-05-405-015

BACKGROUND

- Property is unincorporated Du Page County.
- Current property has one existing home on the lot which will be torn down to allow for the development of the new single-family home.
- The existing home is in a state of disrepair.
- Annexation agreement will go to board in November



PC 25-018

19W076 Granville Ave.

PIN: 03-05-405-015

RESPONSE TO QUESTIONS FROM OCTOBER PC

- AC units are 4 feet from the West property line - Permitted by right
- Window well is 3 feet from the West property line - Considered an allowed encroachment
- Accessory Structures are measured by the square footage of the roof
- A public sidewalk would be located within the public right of way typically 1 foot from the property line
- Dry Wells have been a Best Management Practice under DuPage County since 2008
- Additional materials provided by petitioner to address questions

PC 25-018

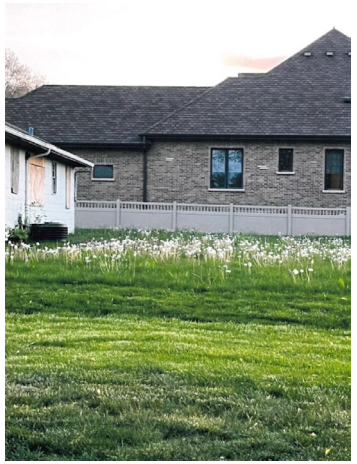
19W076 Granville Ave.

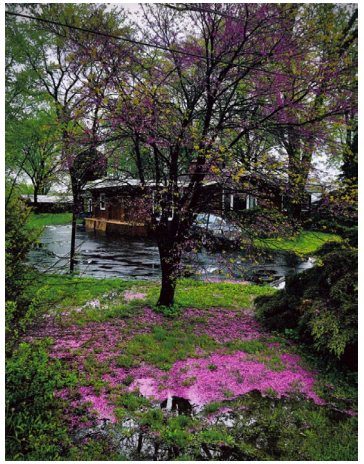
PIN: 03-05-405-015

RESIDENT FEEDBACK SUMMARY

- Front fence both as an aesthetics and safety issue
- Concern with flooding and cited a history of flooding on lots in the area
- Concern toward the use of the side driveway located with a 0 foot setback from the East property line
- Additional materials provided by petitioner to address concerns
- Letter from neighbor included in staff report exhibits

PHOTOS PROVIDED BY NEIGHBOR





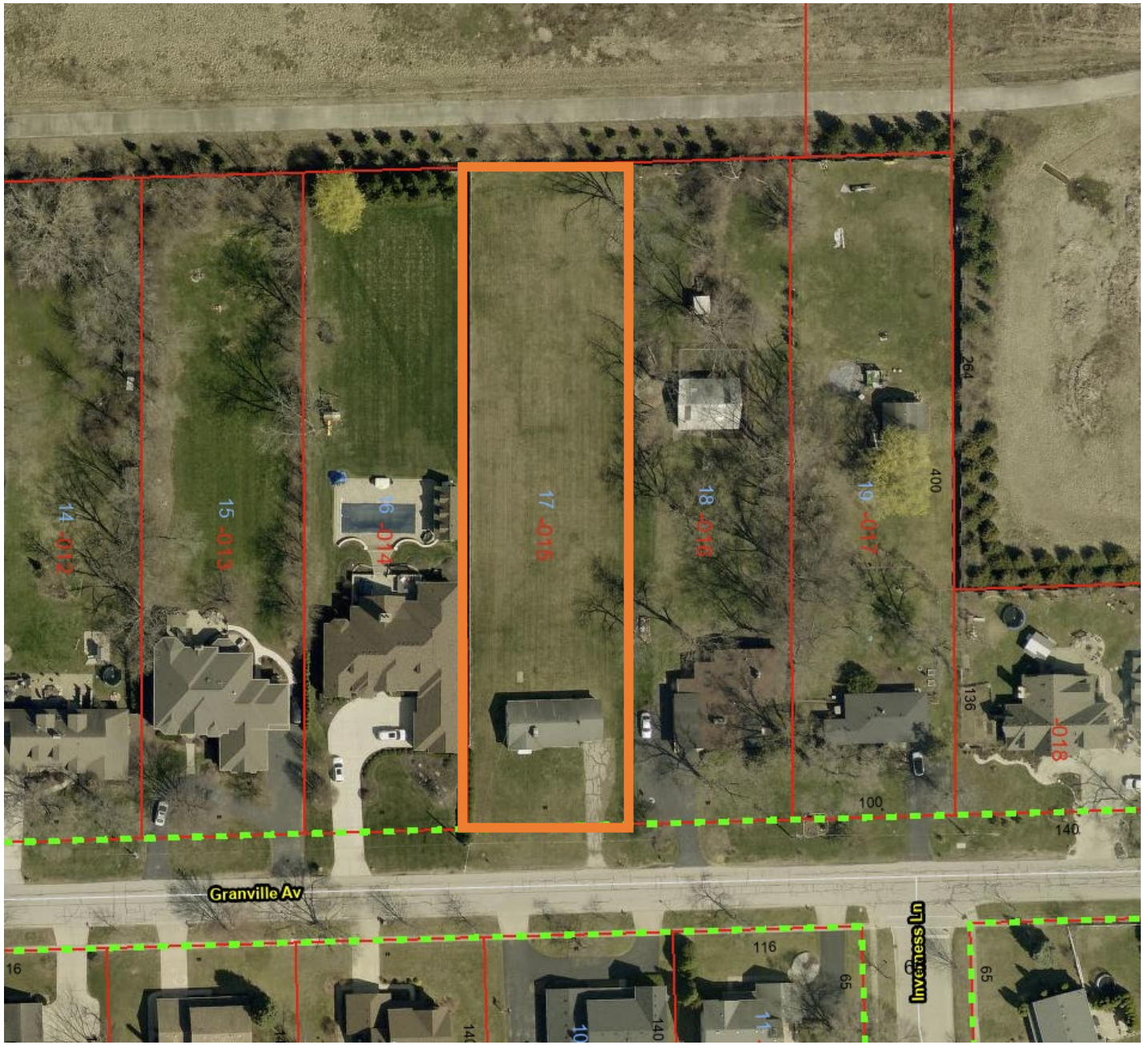
PC 25-018

19W076 Granville Ave.

PIN: 03-05-405-015

PROPOSAL

- Two-story single-family residence with an attached garage
- Accessory Structures proposed: cabana, pool, patio, and sport court
- U-Shaped Driveway and side access driveway
- Guardrail for stairs on West side of the property
- Fence with driveway gates on front property line



PC 25-018

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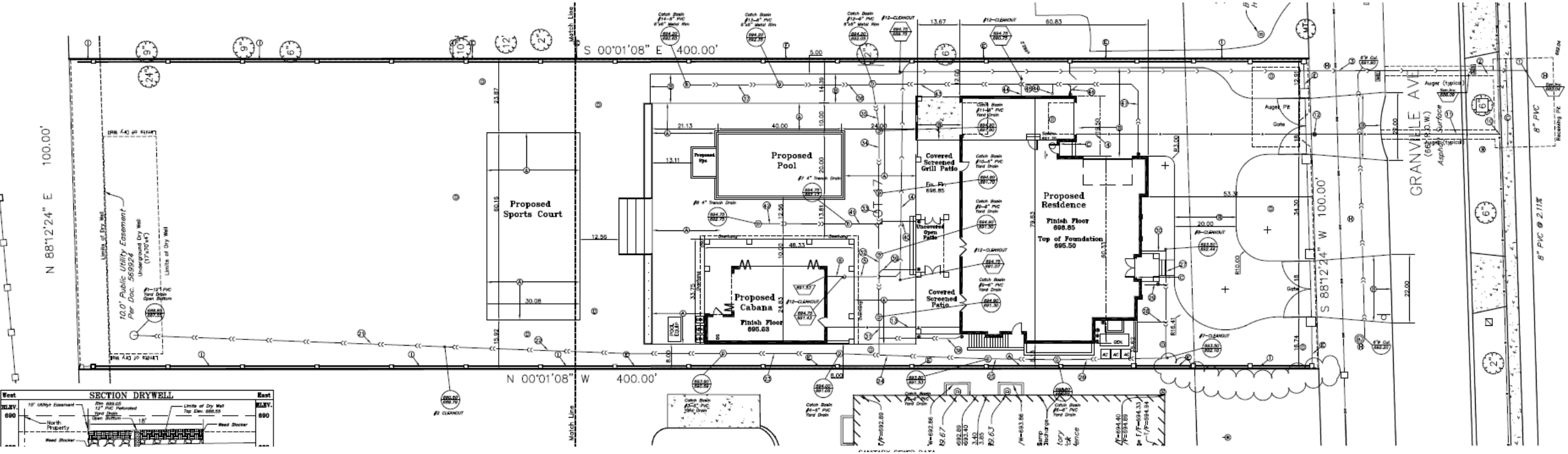


Variances 1 & 2

Variances

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.

Overview

- Accessory Structures Count Towards lot coverage
- Total lot coverage being requested is 46.5%
- Maximum accessory structure regulation is intended to balance primary structure and accessory structure sizes
- Accessory Structures include patios, pools, cabanas

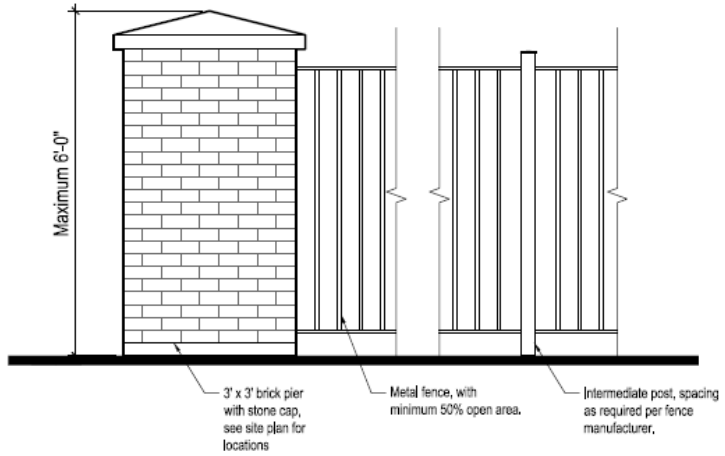
Variance 3

Variance

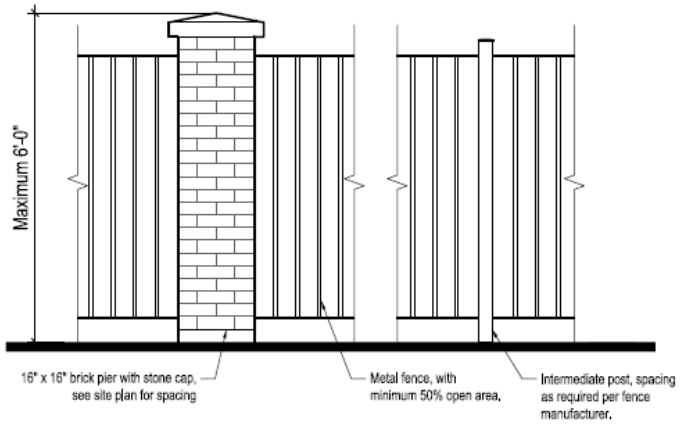
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with a 0-foot front yard setback.

Overview

- A fence is proposed on the front property line
- Per code, fences must be in line with the front wall of the house
- The fence continues around the sides of the property – a fence on the property line is permitted by right
- An existing side-yard fence is located on the neighboring property to the west



FRONT YARD
2 FENCE WITH BRICK PIERS
Scale: Not to Scale



REAR AND SIDE YARD
3 TYPICAL METAL FENCE
Scale: Not to Scale

Variances 4, 5, & 7

Variances

4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
7. Variance to Sec. 12.03.7. to allow a driveway drive within 5 feet of the interior property line.

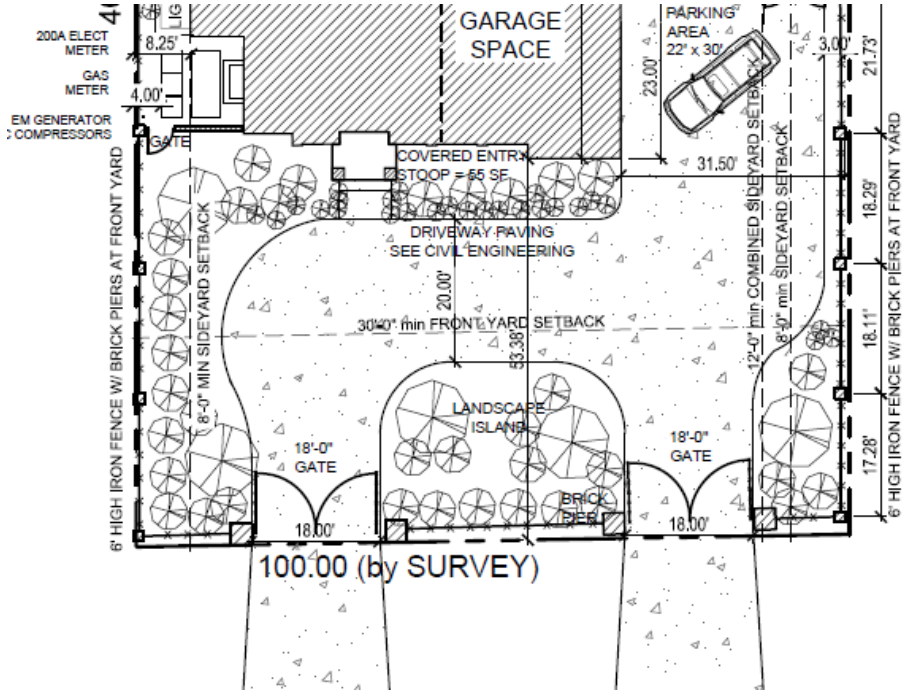
Overview

- West side yard setback is being reduced from 8 to 6 feet to allow for a guardrail along stairs.
- A side drive 0 feet from the east property line is being requested
- Combined side yard – the total of the west and east sideyard setbacks, is reduced from 20 to 6 feet
  - 6 foot setback on West
  - 0 foot setback on East

Variance 6

Variances

6. Variance to Sec. 12.03.7 to allow two driveways.



Overview

- U-Drive has two entrance ways which qualifies as two driveways
- More than 1 driveway is allowed with plan commission recommendation

Stormwater Management

Overview

- An initial stormwater management plan was provided
- Village engineer provided recommendations to enhance stormwater protection
- Recommend any approvals be conditioned on village engineer stormwater recommendations be followed
- Permeable pavers with 1.25 times the stormwater management may be another condition of approval. This closely follows the model being proposed as a text amendment to the Itasca Zoning Ordinance.

The following initial recommendations have been made by the Village Engineer to enhance stormwater detention:

• The retaining walls be a minimum of five feet (5’) from the property lines for maintenance and drainage.

• Better defined swales be provided west of the proposed pool and cabana and around the proposed sport court toward the rear yard to the north. Grading should not block flow from the west.

• Enhanced swale is proposed along the east and west property lines toward the rear yard, and the proposed cleanout on the west be swapped for an additional catch basin to assist with drainage capture.

Public Comment received by Staff

Overview

- Stormwater concerns
- Concern with front fence
- Concern with lot coverage request
- Concern with side driveway

Findings of Fact submitted by Applicant are in Staff Report and should be entered into the record

Exhibit B – Responding to the Variation Standards of Approval (Findings of Fact) for these requests:

- 1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
- 2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
- 3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with a 0-foot front yard setback.
- 4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
- 5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
- 6. Variance to Sec. 12.03.7 to allow two driveways.
- 7. Variance to Sec. 12.03.7. to allow a driveway drive within 5 feet of the interior property line.

Findings of Fact Standards paraphrased

3.a.1. property cannot yield a reasonable return if no variation permitted

3.a.2. plight of the owner is due to unique circumstances

3.a.3. variation, if granted, will not alter the essential character of the locality

3.b.1. physical surroundings, shape, or topographical conditions of the specific property involved bring a hardship, as distinguished from a mere inconvenience

3.b.2. not generally to other property within the same zoning classification

3.b.3. not based exclusively upon a desire to make more money, or merely for convenience

3.b.4. alleged difficulty or hardship has not been created by any person with present interest in property

3.b.5 variation will not be detrimental to the public welfare or injurious to the other property

3.b.6 proposed variation will not impair light on adjacent property, substantially increase danger of fire, endanger the public safety, or impair values

RECOMMENDED MOTION (Approve with Conditions)

- I move **to recommend denial of the Petition for a Variation from the provisions of Sec. 4.20.4.d and 7.04.5.a,** and accept and adopt the applicant's Variance Request Narrative attached to this Staff Report as Exhibit B, and the applicant's "Standards of Approval" and "Facts of the Application" attached to this Staff Report as Exhibit C, as well as any relevant testimony received at the Public Hearing, as the Findings of Fact for Section 14.09-3 of the Zoning Ordinance and to recommend approval of the Petition for a Variation from the provisions of Sec. 7.04.9, Sec. 4.13.4.d, Sec. 7.04.5.b, and Sec. 12.03.7, of the Zoning Ordinance, subject to the following conditions:
    1. Permeable pavers must be used to construct the driveway in the front-yard and side-yard of the home.
    2. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
    3. Driveway width may not exceed 24 feet at the property line.
    4. A landscape plan is provided and approved at permitting by the Village.
    5. A stormwater management plan following Village Engineer's recommendations is provided and approved at permitting.