



**CITY OF LOCKPORT
CITY COUNCIL MEETING
AGENDA**

**WEDNESDAY, AUGUST 19, 2020
CITY HALL, 3RD FLOOR, BOARD ROOM**

**7:00 PM OR AT THE CONCLUSION OF THE
COMMITTEE OF THE WHOLE MEETING**

NOTICE.

MEETING MODIFICATION DUE TO COVID-19

The meeting of the public body will be held pursuant to Gubernatorial Disaster Proclamation issued on July 24, 2020 and Phase 4 of the Restore Illinois Plan guidelines from the Illinois Department of Commerce & Economic Opportunity (DCEO) that limit an in-person public meeting to the lesser of 50 people or 50 % of the room capacity. Anyone in excess of the lesser of 50 people or the 50% occupancy in the Board Room during the meeting will be asked to wait in another room with live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments. Pursuant to the DCEO Guidelines, it is recommended that individuals appearing in the meeting wear face-coverings to cover their nose and mouth unless speaking at the podium and maintain social distancing of 6 feet.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. INTRODUCTION

D. AGENDA PARTICIPATION

(Any person who wishes to speak on a topic that is on the Agenda of the Meeting shall fill out a Speaker Card before the start of the Meeting, either at the City Clerk's Office, or may give to the City Clerk before the start of the Meeting itself, stating name, and topic on the Agenda to be discussed. Speaker Cards are required for each of the items the Speaker wishes to address. The purpose of the Cards is to obtain the spelling of name of the Speaker, contact information, and provide for efficient meeting administration. All Speakers shall comply with these rules, which shall be posted at the Speaker Sign-In desk and rulings of the City Clerk. Speakers shall be called by name to approach the podium by the City Clerk. A time limit of five (5) minutes shall be imposed on each Speaker.)

Illinois Municipalities may adopt a group of assorted Ordinances, Resolutions, Motions, and orders by a single Roll Call Vote called an Omnibus Vote or approval by Consent Agenda. The Omnibus Vote/Consent Agenda Vote shall be taken following the unanimous consent by the City Council as to the items to be included in the vote. There will be no separate discussion on these items unless a Council Member or Citizen so requests. In that event, the item will be removed from the Omnibus Vote/Consent Agenda and

considered in its normal sequence on the Agenda

E. CONSENT AGENDA

CL-1. [Committee of the Whole Meeting Minutes from August 5, 2020](#)

Suggested Action: Approve the Committee of the Whole Meeting Minutes from August 5, 2020 as presented.

CL-2. [Regular City Council Meeting Minutes from August 5, 2020](#)

Suggested Action: Approve the Regular City Council Meeting Minutes from August 5, 2020 as presented.

FN-1. [Payroll Period Ending August 9, 2020](#)

Suggested Action: Approve the payroll period as presented.

PD-1. [Request to Purchase a Downtown Video Security System](#)

Suggested Action: Approve Resolution No. 20-082 authorizing the purchase of a downtown security camera system.

AT-1. [Semi-annual Review of Closed Session Meeting Minutes](#)

Suggested Action: Approve Resolution No. 20-088 for the semi-annual review of closed session meeting minutes.

CED-1. [Text Amendments to Chapter 156 of the Lockport Code of Ordinances](#)

Suggested Action: Approve Ordinance No. 20-020 amending Chapter 156 of the Lockport Code of Ordinances as it pertains to Zoning Text Amendments for micro-pantry, cargo structures, garage height, driveway apron width, and administrative variance.

PW-1. [Water Well Solutions to Repair Well No. 14](#)

Suggested Action: Approve Resolution No. 20-089 authorizing Water Well Solutions to repair Well No. 14 in an amount not to exceed \$94,934.00.

F. APPROVAL OF MEETING MINUTES (IF NOT APPROVED AS A CONSENT AGENDA ITEM)

G. APPROVAL OF PAYROLL (IF NOT APPROVED AS A CONSENT AGENDA ITEM)

H. REGULAR BUSINESS ACTION ITEMS

FN-1. [Bills through August 11, 2020](#)

Suggested Action: Approve the various bills as presented.

CA-1. [Façade and Site Improvement Grant Program Request – 829-831 S. State Street](#)

Suggested Action: Approve Resolution No. 20-087 for a Façade and Site Improvement Grant for the property located at 829-831 S. State Street in the amount of \$36,947.42.

AT-1. [Renewal of the Food Truck Pilot Program](#)

Suggested Action: Approve Resolution No. 20-095 for the Renewal of the Food Truck Pilot

Program.

AT-2. [Amendment to Chapter 111 of the City's Code of Ordinances to Increase the Cap on Class L \(Brewpub/Brewery/Distillery\) Liquor Licenses and to Amend Class H-1 \(Specialty Store\) License to Allow for On-site Consumption](#)

Suggested Action: Approve Ordinance No. 20-021 amending Chapter 111 of the City Code to increase the cap on Class L liquor licenses and to allow on-site alcohol consumption for a specialty store that is adjacent to a restaurant.

CED-1. [Facade and Site Improvement Grant Program Request - 917 S. State Street](#)

Suggested Action: Approve Resolution No. 20-086 for a Facade and Site Improvement Grant for the property located at 917 S. State Street in the amount of \$50,000.

CED-2. [Facade and Site Improvement Grant Program Request - 846-892 N. State Street](#)

Suggested Action: Approve Resolution No. 20-085 for a Facade and Site Improvement Grant for the property located at 846-892 N. State Street in the amount of \$60,000.

I. PUBLIC HEARING

J. PERMANENT COMMITTEES

K. OPEN FLOOR FOR COMMENTS

(Comments will be heard on items that do not appear on the Agenda. The Public Comment portion of the Agenda shall be subject to a twenty (20) minute limitation. A time limit of five (5) minutes shall be imposed on each Speaker.

The purpose of having Public Comments as an Agenda item is to allow any person to make his/her views known to the City Council upon any subject of general or public interest.

Each person wishing to speak during the Public Comment portion of the Agenda must fill out a Public Comment Speaker Card stating name, and the topic about which he/she wishes to speak as well as a sign-in sheet, and give to the City Clerk at the Meeting itself.

The purpose of the Cards is to obtain the spelling of the name of the Speaker, and provide for efficient meeting administration.

The order of speaking shall be based upon the order of sign-in with first person signing-in speaking first and so forth. If the twenty (20) minutes has elapsed before all Speakers who have signed up are allowed to speak, the City Council may elect to continue the time period.

However, if the City Council elects not to extend the time period those Speakers who signed up but did not speak may if they so choose to be placed on the next Agenda under the Public Comments Section and shall be placed at the top of the Sign-In Sheet in the same order they were in from the previous Sign-In Sheet.

All Speakers shall comply with these rules which shall be posted at the Speaker Sign-In desk and rulings of the City Clerk.)

L. EXECUTIVE SESSION: OPEN MEETINGS EXEMPTIONS

2(c)(1) Appointments, Employment, Compensation, Discipline, Performance or Dismissal of specific Employees.

2(c)(2): Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

2(c)(3) Selection of a person to fill a Public Office, including a vacancy in a Public Office.

2(c)(5) Purchase or Lease of real property, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

2(c)(6) The setting of a price for Sale or Lease of property owned by the public body.

2(c)(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

2(c)(21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06

M. ADJOURNMENT



City Council

Agenda Memorandum

Item # CL-1

To: Mayor & City Council

From: Donna Tadey, Deputy City Clerk

Subject: Committee of the Whole Meeting Minutes from August 5, 2020

Date: Wednesday, August 19, 2020

BACKGROUND/HISTORY

Provided are the Committee of the Whole Meeting Minutes from August 5, 2020.

PROS/CONS/ALTERNATIVES

n/a

RECOMMENDATION

Approve the Committee of the Whole Meeting Minutes as presented.

ATTACHMENTS

[**Committee of the Whole Meeting Minutes from August 5, 2020**](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve the Committee of the Whole Meeting Minutes from August 5, 2020 as presented.

LOCKPORT

Mayor

Steven Streit

City Clerk

Kathleen Gentile

Administrator

Ben Benson

Alderman

Larry Schreiber - 1st Ward

Renee Saban - 1st Ward

JR Gillogly - 2nd Ward

Christina Bergbower - 2nd Ward

Darren Deskin - 3rd Ward

Mark R. Lobes - 3rd Ward

Joanne Bartelsen - 4th Ward

Catherine Perretta - 4th Ward



City of Historic Pride

222 E. Ninth Street ♦ Lockport, IL 60441-3497

***Proceedings of the Committee of the Whole
of the City of Lockport, Illinois
August 5, 2020***

VIDEO IS HEREIN INCORPORATED
INTO THE OFFICIAL MINUTES

REGULAR MEETING of the Committee of the Whole of the City of Lockport, Illinois was held on Wednesday, August 5, 2020 in the Board Room, 3rd Floor, of the Central Square Building, 222 E. Ninth Street, Lockport, Illinois. Mayor Steve Streit called the Meeting to order at 7:00 p.m.

MEETING MODIFICATION DUE TO COVID-19: The meeting of the public body will be held pursuant to Gubernatorial Disaster Proclamation issued on July 24, 2020 and Phase 4 of the Restore Illinois Plan guidelines from the Illinois Department of Commerce & Economic Opportunity (DCEO) that limit an in-person public meeting to the lesser of 50 people or 50 % of the room capacity. Anyone in excess of the lesser of 50 people or the 50% occupancy in the Board Room during the meeting will be asked to wait in another room with live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments. Pursuant to the DCEO Guidelines, it is recommended that individuals appearing in the meeting wear face-coverings to cover their nose and mouth unless speaking at the podium and maintain social distancing of 6 feet.

PLEDGE TO THE FLAG – Mayor, Steve Streit

INVOCATION - Pastor Bill Carroll

ROLL CALL

PRESENT: Mayor, Steven Streit
Alderwoman, Renee Saban
Alderwoman, Christine Bergbower
Alderman, Larry Schreiber
Alderman, JR Gillogly
Alderman, Mark R. Lobes
Alderman, Darren Deskin

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Alderwoman, Joanne Bartelsen
Alderwoman, Catherine Perretta

ALSO PRESENT: City Clerk, Kathy Gentile
City Attorney, Sonni Choi Williams
Chief of Police, Terry Lemming
Finance Director, Lisa Heglund
Director of Community & Economic Development, Lance Thies
Director of Public Works, Brent Cann

PRESS PRESENT: Cathy Wilker, LCTV
Brian Bierovic, LCTV

LIAISON

1. Mayor Streit – Project Shield Recognitions – for helping provide assistance and support to the most vulnerability citizens in Lockport in this pandemic. In the coming weeks, additional volunteers will be recognized.
2. Alderwoman Perretta – Rita Tinker is celebrating 20 years with the Lockport Police Department
3. Alderwoman Perretta – Safe Passage program is available, at the Police Station, to provide assistance for residents with addictions.
4. Alderwoman Perretta – Lockport Love – Bowling event is coming up; keep an eye open for details.
5. Alderman Gillogly – Requested update on the CN Gates
6. Alderman Deskin – Road construction is almost complete in the downtown sections of Lockport.
7. Alderwoman Bartelsen – Submissions for the Beautification Committees can be nominated on the City of Lockport website thru September 16

**ITEMS RECOMMENDED TO BE PLACED ON THE AGENDA FOR CONSENT OR ACTION AT THE NEXT
REGULARLY SCHEDULED CITY COUNCIL MEETING**

M-1. Makers Park Update PD-1. Request to Purchase a Downtown Video Security System

Director of Community & Economic Development, Lance Thies, presented the Staff Report on the Makers Park concept research. The research includes case studies of spaces like the proposed Markers Park, and key findings regarding successful projects and unsuccessful projects. The overall direction indicates that the City should focus on Space Lab as a foundation for growth, expand Makers Park within an existing building or site, and then fully build-out the Maker's Park. The recommendation is a phased approach. The previous structures on the site

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have been demolished. The next step is to create a functional space to be usable in the short-term; the mid-term would integrate potential users and businesses.

DIRECTION: Information Only

PD-1 Request to Purchase a Downtown Video Security System

Chief of Police, Terry Lemming, presented the details about the need for a downtown video security system. The City has experienced theft and property damage; the security system will help provide monitoring to help capture any activity from 8th and 10th, 9th and 10th, and down 10th street. Two vendors have bid on the proposal for the security system. The proposal includes a one year warranty.

A discussion among the Council ensued. Request to investigate the possibility of extending the warranty.

DIRECTION: Add to the Consent Agenda for the August 19 City Council Meeting.

CED-1. Text Amendments to Chapter 156 of the Lockport Code of Ordinances

Director of Community & Economic Development, Lance Thies, presented the Staff Report on text amendments related to accessory structures (detached garages), micro-pantries and micro-libraries, cargo containers, remove duplication between Development and Zoning Codes, and changes to administrative variance parameters. The Code Change allows the City Inspector to track and inspect for compliance. The Will County GIS system does provide a layer that identifies and tracks some of the micro-pantry and micro-library structures.

DIRECTION: Add to the Consent Agenda for the August 19 City Council Meeting.

CED-2. Facade and Site Improvement Grant Program Request - 917 S. State Street 2

Director of Community & Economic Development, Lance Thies, presented the Staff Report on 917 S State. This is the first opportunity to leverage the recent changes to the Grant Program. The change affected the funding levels for site improvements. The City has spent only \$2,000 of the available grant funds for the year 2020. The Grant funds are pulled from the City's Gaming Fund.

A discussion ensued among the Council, about ways to raise awareness of the available funds, to encourage downtown tenants and business owners to invest in the downtown buildings.

The Applicant for the Grant request is Joe Gallas, for the 917 S. State Street Property.

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Staff recommends approval of the façade grant request in the amount of \$50,000. Funds will be released upon completion of the work with required proof of payment. Request to have the Applicant adjust the bid to reflect the total project cost.

DIRECTION: Add as an Action Item to the August 19 City Council Meeting.

CED-3. Façade and Site Improvement Grant Program Request - 846-892 N. State Street

Director of Community & Economic Development, Lance Thies, presented the Staff Report for the property located at 856-892 N. State Street. The Applicant has already purchased the property and demolished the offices on the second floor to build-out residential units. The façade request exceeds the \$50,000 limit; due to the size and scope of the project the Council does have the option to grant the additional funds. Improvements to the property in this location has the potential to inspire additional development and improvements to the area.

Staff recommends approval of the façade and site improvement grant request in the amount of \$60,000. Funds will be released upon completion of the work with required proof of payment.

DIRECTION: Add as an Action Item to the August 19 City Council Meeting.

CA-1. Façade and Site Improvement Grant Program Request – 829-831 S. State Street

City Administrator, Ben Benson, presented the Staff Report for the property located at 829-831 S. State. The Owner has applied for a grant for the replacement of vinyl windows with new aluminum clad windows on building. The request is to replace the current windows with historically accurate windows.

Staff is seeking direction, and recommends approval of Resolution 20-0847 which accepts and approves the current façade grant request in the amount of \$36,947.42 or \$24,631.62 plus the additional requested \$12,315.80. If approved, funds will be released upon completion of the work with required proof of payment after installation.

A discussion among the Council ensued. This request was initiated 3 years ago; several factors prevented the pursuit of the property improvement. The property is located within the City's historic district.

DIRECTION: Add as an Action Item to the August 19 City Council Meeting.

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AT-1. Semi-annual Review of Closed Session Meeting Minutes

City Attorney, Sonni Choi Williams presented the update on the semi-annual review of closed session minutes.

DIRECTION: Add to the Consent Agenda for the August 19 City Council Meeting.

PW-1. Water Well Solutions to Repair Well No. 14

Director of Public Works, Brent Cann, presented the Staff report on Well No. 14. The Well has been operational nearly 3 years. The City pulled the well for emergency repair and put it back into service 2 weeks ago. Seeking input from the Council to approve the emergency work that had been completed in the amount of \$94,934.00.

A discussion among the Council ensued regarding the quality of Well No. 14, and prior repairs.

DIRECTION: Add to the Consent Agenda for the August 19 City Council Meeting.

NEW BUSINESS

1. Alderman Deskin raised awareness about Homer Township assessments paid for by residents of Lockport, that live in Homer Township. These residents have invested in the Homer Township Highway Department, which has been identified as an inequity.
2. City Administrator, Ben Benson, presented an update about Monday's car show, and the upcoming Farmer's Market. Both events occur on Monday nights from 4 -8 pm.

ADJOURNMENT

MOTION BY BARTELSSEN, SECONDED BY PERRETTA, TO ADJOURN THE COMMITTEE OF THE WHOLE MEETING, AT 8:45 PM. ROLL CALL VOTE ON THE MOTION:

**AYES - SABAN, SCHREIBER, BERGBOWER, GILLOGLY, DESKIN, LOBES, BARTELSSEN, PERRETTA
NAYS - NONE**

ABSENT – NONE

ABSTAIN – NONE

8 AYES, 0 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

KATHLEEN GENTILE
City Clerk



City Council

Agenda Memorandum

Item # CL-2

To: Mayor & City Council

From: Donna Tadey, Deputy City Clerk

Subject: Regular City Council Meeting Minutes from August 5, 2020

Date: Wednesday, August 19, 2020

BACKGROUND/HISTORY

Provided are the Regular City Council Meeting Minutes from August 5, 2020.

PROS/CONS/ALTERNATIVES

n/a

RECOMMENDATION

Approve the Regular City Council Meeting Minutes as presented.

ATTACHMENTS

[Regular City Council Meeting Minutes from August 5, 2020](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve the Regular City Council Meeting Minutes from August 5, 2020 as presented.

LOCKPORT

Mayor

Steven Streit

City Clerk

Kathleen Gentile

Administrator

Ben Benson

Alderman

Larry Schreiber - 1st Ward

Renee Saban - 1st Ward

JR Gillogly - 2nd Ward

Christina Bergbower - 2nd Ward

Darren Deskin - 3rd Ward

Mark R. Lobes - 3rd Ward

Joanne Bartelsen - 4th Ward

Catherine Perretta - 4th Ward



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MEETING MODIFICATION DUE TO COVID-19: The meeting of the public body will be held pursuant to Gubernatorial Disaster Proclamation issued on July 24, 2020 and Phase 4 of the Restore Illinois Plan guidelines from the Illinois Department of Commerce & Economic Opportunity (DCEO) that limit an in-person public meeting to the lesser of 50 people or 50 % of the room capacity. Anyone in excess of the lesser of 50 people or the 50% occupancy in the Board Room during the meeting will be asked to wait in another room with live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments. Pursuant to the DCEO Guidelines, it is recommended that individuals appearing in the meeting wear face-coverings to cover their nose and mouth unless speaking at the podium and maintain social distancing of 6 feet.

ROLL CALL

PRESENT:

Mayor, Steven Streit
Alderwoman, Renee Saban
Alderwoman, Christine Bergbower
Alderman, Larry Schreiber
Alderman, JR Gillogly
Alderman, Mark R. Lobes
Alderman, Darren Deskin
Alderwoman, Joanne Bartelsen
Alderwoman, Catherine Perretta

ALSO PRESENT: City Clerk, Kathy Gentile
City Attorney, Sonni Choi Williams
Chief of Police, Terry Lemming
Finance Director, Lisa Heglund
Director of Community & Economic Development, Lance Thies
Director of Public Works, Brent Cann

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PRESS PRESENT: Cathy Wilker, LCTV
Brian Bierovic, LCTV

CONSENT AGENDA:

MOTION BY BARTELSSEN, SECONDED BY GILLOGLY, TO REVIEW CONSENT AGENDA. ROLL VOTE ON THE MOTION:

AYES - SABAN, SCHREIBER, BERGBOWER, GILLOGLY, DESKIN, LOBES, BARTELSSEN, PERRETTA
NAYS - NONE
ABSENT - NONE
ABSTAIN - NONE

8 AYES, 0 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

APPROVAL OF CONSENT AGENDA:

1. CL-1. Committee of the Whole Meeting Minutes from July 15, 2020 Suggested Action: Approve the Committee of the Whole Meeting Minutes from July 15, 2020 as presented.
2. CL-2. Regular City Council Meeting Minutes from July 15, 2020 Suggested Action: Approve the Regular City Council Meeting Minutes from July 15, 2020 as presented.
3. FN-1. Payroll Period Ending July 26, 2020 Suggested Action: Approve the payroll period as presented.
4. CA-1. Proposed License Agreement with Second City Greens for the Use of a Portion of 201 W 6th Street (Former Sloyan Building Site) for Hydroponic Growing Operation Suggested Action: Approve Resolution No. 20-080 the License Agreement with Second City Greens for the use of a portion of property at 201 W. 6th Street for hydroponic growing operations.
5. CED-1. Professional Services Agreement with Teska Associates to Update to the City of Lockport Zoning Code and Comprehensive Plan Suggested Action: Approve Resolution No. 20-079 the Professional Services Agreement with Teska Associates for the update to the City's Zoning Code and Comprehensive Plan.
6. CED-2. Façade and Site Improvement Grant Program Request – 921 S. State Street Suggested Action: Approve Resolution No. 20-078 the Façade and Site Improvement Grant for the property located at 921 S. State Street in the amount of \$2,950.

MOTION BY SABAN, SECONDED BY SCHREIBER, TO APPROVE CONSENT AGENDA. ROLL VOTE ON THE MOTION:

AYES - SABAN, SCHREIBER, BERGBOWER, GILLOGLY, DESKIN, LOBES, BARTELSSEN, PERRETTA
NAYS - NONE
ABSENT - NONE
ABSTAIN - NONE

8 AYES, 0 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

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REGULAR BUSINESS ACTION ITEMS

FN-1. Bills through July 24, 2020

MOTION TO APPROVE THE VARIOUS BILLS AS PRESENTED. MOTION BY SABAN, SECONDED BY GILLOGLY. ROLL VOTE ON THE MOTION:

AYES - SABAN, SCHREIBER, BERGBOWER, GILLOGLY, DESKIN, LOBES, BARTELSSEN, PERRETTA

NAYS - NONE

ABSENT – NONE

ABSTAIN – NONE

8 AYES, 0 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

AT-1. Resolution No. 20-090/Amending Resolution No. 20-076 for V3 to Supervise and Oversee the Construction of the Sloyan Building Pad Pedestrian Improvement Project.

City Administrator, Ben Benson, presented the Staff Report on the resolution for the Sloyan building. The demolition of the Sloyan building owned by the City and located at 201 W. 6th Street has left a vacant foundation pad available for use. In order for this cargo containers to be operational on the foundation pad, the vacant pad will need to be stabilized a bit and opening the pad for public or commercial use would require ADA accessible pedestrian access to the pad to be constructed.

Staff recommends the approval of Resolution No. 20-090 for the revised scope of the project and request Resolution 20-076 be amended for V3 to manage and supervise the updated construction plan to be done by Vixen Construction for an additional \$135,000 and with a new amount not to exceed \$360,000.00 which includes a 5% contingency.

A discussion among the Council ensued. Council requested an update on the pump house, as it relates to future development.

MOTION TO APPROVE RESOLUTION NO. 20-090 AMENDING RESOLUTION NO. 20-076 FOR V3'S REVISED PROPOSAL OF THE SLOYAN PAD PEDESTRIAN IMPROVEMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$360,000.00. MOTION BY SABAN, SECONDED BY LOBES. ROLL VOTE ON THE MOTION:

AYES - SABAN, SCHREIBER, BERGBOWER, GILLOGLY, DESKIN, LOBES, BARTELSSEN, PERRETTA

NAYS - NONE

ABSENT – NONE

ABSTAIN – NONE

8 AYES, 0 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

AT-2. Master Pole Attachment Agreement with Verizon

City Administrator, Sonni Choi Williams, presented the update on the Master Pole Attachment Agreement. On July 18, 2018, the City Council had approved Ordinance 18-35 that created Chapter 56: Small Wireless Facilities into the City's Code of Ordinances.

A discussion among the Council ensued.

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MOTION TO APPROVE RESOLUTION NO. 20-074 FOR THE MASTER POLE ATTACHMENT 3 AGREEMENT WITH VERIZON WIRELESS. MOTION BY LOBES, SECONDED BY PERRETTA. ROLL VOTE ON THE MOTION:

AYES - SABAN, SCHREIBER, BERGBOWER, GILLOGLY, DESKIN, LOBES, BARTELSSEN, PERRETTA

NAYS - NONE

ABSENT - NONE

ABSTAIN - NONE

8 AYES, 0 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

PW-1. Award J & J Newell Concrete Contractors, Inc. the 2020 Sidewalk Program in the Amount of \$94,962.00

Director of Public Works, Brent Cann, presented the update for the 2020 sidewalk program. The City budgeted \$120,000. Bids came in under budget. Request for approval on the bid in the amount of \$94,962.00 to J & J Newell Concrete Contractors, Inc. and authorize staff to spend up to \$110,000 with J&J Newell for any necessary contingencies for the 2020 Sidewalk Program. The additional \$15,000 is for any unexpected emergency projects from now until the end of the project. These concrete projects are for maintenance.

MOTION TO APPROVE RESOLUTION NO. 20-083 AWARDING THE CONTRACT FROM J & J NEWELL CONCRETE CONTRACTORS, INC. FOR CONSTRUCTION OF THE 2020 SIDEWALK PROGRAM IN THE AMOUNT OF \$94,962.00, WITH A NOT TO EXCEED AMOUNT OF \$110,000 FOR ANY CONTINGENCIES. MOTION BY LOBES, SECONDED BY PERRETTA. ROLL VOTE ON THE MOTION:

AYES - SABAN, SCHREIBER, BERGBOWER, GILLOGLY, DESKIN, LOBES, BARTELSSEN, PERRETTA

NAYS - NONE

ABSENT - NONE

ABSTAIN - NONE

8 AYES, 0 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

PW-2. Award Traffic Control Company the 2020 Pavement Marking Program in the Amount of \$66,294.93

Director of Public Works, Brent Cann, presented the update on the 2020 pavement program. Request for approval on the bid in the amount of \$66,294.93 to Traffic Control Company and authorize staff to add additional projects before the end of the year on the same contract not to exceed \$85,000.00. The request is for more than the bid amount to handle some additional maintenance areas. The project is covered by MFT dollars.

MOTION TO APPROVE RESOLUTION NO. 20-084 AWARDING THE CONTRACT FROM TRAFFIC CONTROL COMPANY FOR CONSTRUCTION OF THE 2020 PAVEMENT MARKING PROGRAM IN THE AMOUNT OF \$66,294.93 WITH A TOTAL NOT TO EXCEED \$85,000.00. MOTION BY LOBES, SECONDED BY PERRETTA. ROLL VOTE ON THE MOTION:

AYES - SABAN, SCHREIBER, BERGBOWER, GILLOGLY, DESKIN, LOBES, BARTELSSEN, PERRETTA

NAYS - NONE

ABSENT - NONE

ABSTAIN - NONE

8 AYES, 0 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

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NEW BUSINESS

1. Alderwoman Bartelsen asked about the possibility for the City to install sidewalks throughout the city. Director of Public Works, Brent Cann, informed Council that the City does have a map of areas with and without sidewalks, and there sidewalk connections may be an option. Mayor Streit requested that the Council members bring specific concerns or recommendations to the Council. Council Members can review the existing map.

ADJOURNMENT

MOTION BY LOBES, SECONDED BY BARTELSSEN, TO ADJOURN THE CITY COUNCIL MEETING, AT 9:31 PM.

MOTION APPROVED BY THE FOLLOWING VOTE:

AYES - SABAN, SCHREIBER, BERGBOWER, GILLOGLY, DESKIN, LOBES, BARTELSSEN, PERRETTA

NAYS - NONE

ABSENT - NONE

ABSTAIN - NONE

8 AYES, 0 NAY, 0 ABSENT, 0 ABSTAIN – MOTION CARRIED

KATHLEEN GENTILE
City Clerk

PAYROLL SUMMARY

For Pay Period July 27, - August 9, 2020

Paid on August 14, 2020

Fiscal Year 2020

Department	CURRENT PAY PERIOD ¹				YEAR TO DATE ²					
	Base Salary		Overtime		Base Salary			Overtime		
	Actual	Budget	Actual	Budget	Actual	Budget	%	Actual	Budget	%
Administration & City Council	\$ 24,983.97	\$ 23,876.92	\$ -	\$ 38.46	\$ 358,919.10	\$ 382,030.77	94.0%	\$ 146.75	\$ 615.38	23.8%
Commuter Lot	\$ 105.06	\$ 230.77	\$ -	\$ -	\$ 2,933.12	\$ 3,692.31	79.4%	\$ -	\$ -	n/a
Police	\$ 166,366.62	\$ 166,346.15	\$ 10,123.17	\$ 5,769.23	\$ 2,596,614.56	\$ 2,661,538.46	97.6%	\$ 81,441.87	\$ 92,307.69	88.2%
Planning	\$ 9,861.56	\$ 10,576.92	\$ -	\$ -	\$ 156,160.02	\$ 169,230.77	92.3%	\$ -	\$ -	n/a
Building	\$ 9,170.98	\$ 6,423.08	\$ -	\$ -	\$ 126,063.07	\$ 102,769.23	122.7%	\$ -	\$ -	n/a
Engineering **	\$ 13,088.63	\$ 13,000.00	\$ 815.38	\$ 192.31	\$ 188,610.87	\$ 208,000.00	90.7%	\$ 15,661.78	\$ 3,076.92	509.0%
Maintenance	\$ 3,073.47	\$ 3,038.46	\$ -	\$ 38.46	\$ 47,008.52	\$ 48,615.38	96.7%	\$ 41.99	\$ 615.38	6.8%
Street	\$ 38,569.94	\$ 39,961.54	\$ 1,120.39	\$ 4,615.38	\$ 583,615.82	\$ 639,384.62	91.3%	\$ 46,640.59	\$ 73,846.15	63.2%
ESDA	\$ 230.77	\$ 230.77	\$ -	\$ -	\$ 3,660.01	\$ 3,692.31	99.1%	\$ -	\$ -	n/a
Special Events***	\$ -	\$ -	\$ -	\$ 1,346.15	\$ -	\$ -	n/a	\$ -	\$ 21,538.46	0.0%
Water - Administration	\$ 5,118.30	\$ 5,192.31	\$ -	\$ 38.46	\$ 76,966.66	\$ 83,076.92	92.6%	\$ -	\$ 615.38	0.0%
Water	\$ 27,297.54	\$ 27,346.15	\$ 1,372.19	\$ 3,846.15	\$ 420,581.06	\$ 437,538.46	96.1%	\$ 47,790.38	\$ 61,538.46	77.7%
Sewer	\$ 29,673.23	\$ 32,500.00	\$ 1,368.18	\$ 2,884.62	\$ 457,665.44	\$ 520,000.00	88.0%	\$ 32,453.52	\$ 46,153.85	70.3%
TOTALS	\$ 327,540.07	\$ 328,723.08	\$ 14,799.31	\$ 18,769.23	\$ 5,018,798.25	\$ 5,259,569.23	95.4%	\$ 224,176.88	\$ 300,307.69	74.6%

**** NOTE:** Engineering salaries related to Capital Projects construction site observations will be allocated to the costs of the related projects at the end of the year.

***** NOTE:** Special Events line has been added and includes Canal Days and Summer Art Series

¹ Budgeted figures for the current pay period are calculated by taking the full budgeted line item and dividing by 26.

² Year to Date numbers are from 1/1/2020 through 8/9/2020



City Council

Agenda Memorandum

Item # PD-1

To: Mayor & City Council

From: Ron Huff, Deputy Chief

Subject: Request to Purchase a Downtown Video Security System

Date: Wednesday, August 19, 2020

BACKGROUND/HISTORY

The City has invested heavily in improving the streetscape and other infrastructure in the downtown area in the past several years. Whether through criminal activity or by accident, several of these improvements have been damaged. Planters, landscape items, and the washrooms located in the South Landing parking lot, among other items, have all sustained damage in the last few years. While some of the responsible parties have been identified and have made restitution for the costs of necessary repairs, the City has been forced to bear the full cost of other repairs when the person(s) who caused the damage could not be identified.

In many of the incidents where an offender could be located, the offender was identified through the use of video security footage. This footage has been obtained through cooperative business owners or through the deployment of temporary camera systems. Currently, there is not a comprehensive camera system in place in the downtown area that adequately protects all of the City's infrastructure.

Additionally, the intersection of 9th St and State St routinely is among the intersections in the City with the highest incidence of traffic crashes. The presence of video footage can assist the police department in both determining which vehicle was at fault as well as what other factors may have contributed to the crash.

This is a request to purchase and install a camera system, consisting of ten cameras and associated radio repeaters. The cameras would be mounted to City-owned street lamps and would record video footage around the clock that would be transmitted to a server at Central Square for storage. There is an annual license fee of \$1,339.00 for the software associated with the system.

We solicited bids from three contractors for this project, but one contractor proved to be incapable of fulfilling the contract requirements. The remaining contractors' bid results are as follows:

- Minuteman Security Technologies - \$78,444.05
- Xtivity Solutions - \$119,105.00

The systems would be purchased with Federal Asset Forfeiture funds.

PROS/CONS/ALTERNATIVES

The installation of these video camera systems would allow the police department to better protect the City's investment in the downtown area as well as providing a major investigatory tool for our traffic crash investigation process. Additionally, the cameras will provide video coverage of a large number of downtown business locations between 8th St and 11th St, which only enhances both the security and desirability of those buildings.

While no system can guarantee the solvability of 100% of damage incidents, the presence of video footage can significantly increase the odds of success. The police department can continue to operate without the assistance of this system, but we feel that the level of investment in infrastructure improvements requires a corresponding investment in our ability to secure those improvements.

RECOMMENDATION

Approve Resolution No. 20-082 to purchase a downtown security system from Minuteman Security Technologies.

ATTACHMENTS

[Resolution No. 20-082](#)

[Minuteman Quote 2020](#)

[Xtivity Quote](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve Resolution No. 20-082: Authorizing the purchase of a downtown security camera system.

RESOLUTION NO. 20-082

**A RESOLUTION AUTHORIZING THE PURCHASE OF
DOWNTOWN SECURITY CAMERA SYSTEM.**

WHEREAS, the City recognizes that the police department has an obligation to provide for the safety and security of both people and property.

WHEREAS, the need to supplement the police department's investigatory ability with a security camera system is justified.

WHEREAS, the police department has sought out and received comparable quotes for the purchase of a security camera system.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF LOCKPORT, WILL COUNTY, ILLINOIS that:

Section 1: That the City accepts the quotation from Minuteman Security Technologies as the lowest price available.

Section 2: The Chief of Police is authorized to purchase a downtown security camera system at a total cost not to exceed \$85,000.00.

PASSED THIS _____ DAY OF _____, 2020, with:

_____ ALDERMEN voting aye _____ ALDERMEN absent

_____ ALDERMEN voting nay _____ ALDERMEN abstaining

the MAYOR voting aye _____ voting nay _____ not voting _____

_____ SCHREIBER _____ SABAN _____ GILLOGLY _____ BERGBOWER

_____ DESKIN _____ LOBES _____ BARTELSSEN _____ PERRETTA

_____ MAYOR

Steven Streit, Mayor

ATTEST:

Kathleen Gentile, City Clerk

Cameras-10th & State St. BUDGET Video & LPR
Prepared for
Lockport Police Department

Name: John Arizzi (815) 838-2132

Prepared By: Mike O'Brien,
 mobrien@minutemanst.com

Company: Lockport Police Department
 1212 Farrel Road
 Lockport, IL 60441

Quote Date: 7/30/2019

Quote No: 11713

Account No: 3,465

Quote Valid To: October 30, 2020

Payment Terms: Net 30

Scope Of Work

Minuteman (MST) to install 6-wide angle video cameras. (4) around the intersection of 10th & State, (1) north of 9th & state (same pole as LPR) and (1) down near the museum or other.

MST assumes 24/7/365 power will exist and city to provide electrical disconnecting means. Should the poles not have 24/7 power, MST can provide a UPS enclosure. MST to wirelessly transmit video from one pole to the other, aggregating data on roof of City Hall. MST to install a non-penetrating roof mount on the NW corner of City Hall's flat roof. MST to provide all necessary grounding on roof and pole equipment. MST to install conduit on raised blocks to wherever we can get into building for network routing. Assumes network closet has network switch with available netowrk port for MST's use. Further assumes this is networked to PD.

Wireless radios selected to provide 300-600Mbps depending on how wide of a channel we can run on the spectrum provided. We will know following a spectral analysis when on the ground.

If MST can install a non-pen on the roof of the building at the SW corner of State & 10th we would be able to save some money to the village.

Panasonic LPR-MST to install 4 cameras for the purpose of capturing license plate data for future reference and hit against local hotlist information provided by state/city. These cameras are to be located to capture plates in each direction of the 9th & State intersection. (1) camera in each direction positioned to shoot across the road; i.e., not 1-camera per lane for each direction.

Lockport to provide bucket truck. Should MST be scheduled to be onsite and delayed due to city, MST may need to charge additional fee's.

Quantity	Manufacturer	Part No.	Description	Price
Subtotal Header 1 - Headend Server/Software				
1		IPSVSE-UL	Video Insight Enterprise Server software license	\$0.00
5		DS-101	Video Insight sngl cam license	\$0.00
1	Panasonic	NVR-R-1-12TB-V2	I-PRO SR1,1U, SINGLE XEON HEX CORE CPU, 16GB RAM, WINDOWS 10 PRO. OS ON 1TB HDD.TOTAL STORAGE 12TB 3 YEAR PRO-LIMITED HARDWARE WARRANTY WITH ON-SIGHT	\$5,195.00
Subtotal Footer 1				\$5,195.00
Subtotal Header 2 - Cameras/Wireless				
6	Panasonic	WV-S2531LN	1080P H.265 Outdoor Vandal Dome W/IR LED	\$4,834.50

Quote No: 11713

Minuteman Security Technologies
 8200 W. 185th Street
 Tinley Park, IL 60487 | F:331-301-3302
www.minutemanst.com

Page 1 of 6

Quantity	Manufacturer	Part No.	Description	Price
16	Cambium Networks	C058900C901A	CAM ePMP 5G Force300-19R SM FCC.UScord	\$5,682.88
16	Anixter	C000000L033A	Cambium - Gigait Ethernet Surge Suppressor	\$984.64
15	Federal Signal	AMB-P	Custom Offset Pole Mounts	\$2,653.80
11	MST	IPCAMEN4-PWR	Nema enclosure w/lightning protection, power supply & network switch. Built with temperature hardened components	\$12,100.00
1.00	MST	MISC-IL	Miscellaneous Materials-Cinder blocks, pipe x pipe mounts, rooftop conduit/risers, grounding ect...	\$353.85
500	Windy City Wire	CAT6-OUTDOOR SHIELDED	24-4P Shielded CAT6 Cable	\$186.45
1	Rohn	JRMPAD	Roof Pads, JRM NPRM	\$187.38
1	Rohn	JRM27555HC	ROHN, NPRM, 120" split mast, 62" Base	\$473.85
1	Winncom Technologies	1224CUAT	Harger - 1/2"x24" Air Term	\$32.26
1	Hager	CPRB2.5/3AT12	HARGER TINNED CU AIR TERMINAL PIPE MOUNT	\$53.92

Subtotal Footer 2

\$27,543.53

Subtotal Header 3 - MST Services

MST	Labor, Install	Installation Labor	\$13,905.00
MST	Labor, Prog	Programming Labor	\$5,590.00
MST	Labor, PM	Project Management Labor	\$1,560.00
MST	Labor, Training	Training Labor	\$1,040.00

Subtotal Footer 3

\$22,095.00

Subtotal Header 4 - Panasonic LPR

1	Panasonic	NVR-R-1-2TB-V2	I-PRO SR1,1U, SINGLE XEON HEX CORE CPU, 16GB RAM, WINDOWS 10 PRO. OS ON 1TB HDD.TOTAL STORAGE 2TB 3 YEAR PRO-LIMITED HARDWARE WARRANTY WITH ON-SIGHT S	\$3,495.00
1.00	MST	MISC-IL	LPR-US-CA - LPR communication dongle	\$4,196.08
4.00	MST	MISC-IL	LPR-US-CA-AD - LPR channel license	\$5,035.32
4	Panasonic	WV-S1531LTN	1080P H.265 Outdoor Box Camera w/IR LED	\$3,624.72
4	Panasonic	PAPM4GR	Panasonic Pole Mount Adapter for PWM20, PWM40 & WV-Q122A (Pantone Gray)	\$440.00
4.00	MST	MISC-IL	LPR-US-CA-SUP - LPR channel license annual support	\$1,339.40
	MST	Labor, Install	Installation Labor	\$3,780.00
	MST	Labor, Prog	Programming Labor	\$1,550.00

Subtotal Footer 4

\$23,460.52

1.00	MST	Shipping-IL	Shipping Charges	\$150.00
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Your Price: \$78,444.05

Total: \$78,444.05

Notes:**Exclusions & Assumptions**

Minuteman assumes the following will be provided and/or installed by others:

110VAC as needed.

POE/POE+ network switches and patch panels

Rack space will be made available as needed

Painting and patching as needed.

Minuteman assumes all work will be completed during normal business hours of Monday - Friday 7:00AM - 5:00PM.

Customer Supplied Internet Connection:

A high-speed internet connection with a static IP address must be provided by the customer at the head-end location for remote access.

Customer Supplied LAN Connection:

A network connection must be provided at each specified location. An IP address may also be required. Details will be provided.

Existing Devices

This proposal assumes that any & all existing conduit, wire, devices & hardware to be used are in satisfactory condition and meet minimum requirements. Replacement, repairs and or changes to equipment will require change order authorization by both the customer & Minuteman Security Technologies, Inc.

Freight:

Standard shipping charges, if applicable, will be included in the final invoice.

Payment Terms: [Net30]

Progress Payments Per AIA Form Will Be Submitted

Final Payment due upon completion of project

Accepted By: *(Please type or print except where otherwise indicated.)*

Firm Name: _____

Authorized

Signature: _____

Printed

Name, Title: _____

Date: _____

Terms and Conditions:

OPERATION: Customer shall be responsible for: (i) properly testing and setting the system on every closing and to properly turn off the system on each opening (if applicable); (ii) testing any detection device, or other electronic equipment designated in the Proposal prior to setting the System for closed periods; (iii) notifying Minuteman promptly if such equipment fails to respond to the test; and (iv) using and operating the System and the equipment properly and in accordance with proper operating procedures (if customer requires Minuteman Security Technologies). Whenever Minuteman employees or authorized representatives are sent to the Covered Premises in response to a service call or alarm signal caused by the Customer improperly following operating instructions or failing to close or properly secure a protected point, Customer agrees to pay an additional service charge at Minuteman's prevailing rate per occurrence.

DELAYS - INTERRUPTION OF SERVICE: Minuteman shall not be liable for any delays, however caused, or for interruptions of service caused by strikes, riots, floods, acts of God, loss of communication and or other signal transmission lines, or by any event beyond the control of Minuteman. Minuteman will not be required to furnish service to Customer while such interruption shall continue.

EXCLUSIONS: Services to be provided by Minuteman pursuant to this Agreement do not include:

- a) Repair of damage or increase in service time caused by failure to continually provide a suitable operating environment for the System as prescribed by Minuteman and/or the manufacturer of any equipment used in the System, including, but not limited to, the failure to provide, or the failure of, adequate and regulated electrical power, air conditioning or humidity control; or such special requirements as contained in the Proposal hereto.
- b) Repair of damage or increase in service time caused by use of the equipment for other than the ordinary use for which the equipment was designed or purpose for which it was intended.
- c) Repair of damage, replacement parts (due to other than normal wear) or repetitive service calls caused by the use of unauthorized supplies or equipment.
- d) Repair of damage or increase in service time caused by: accident, disaster, which shall include, but not be limited to, fire, flood, water, wind and lightning; transportation, neglect or misuse, alterations, which shall include, but not be limited to, any deviation from Minuteman's physical, mechanical or electrical machine design; attachments, which are defined as the mechanical, electrical or electronic interconnecting to non-Minuteman equipment and devices not supplied by Minuteman.
- e) Electrical work external to the equipment or accessories furnished by Minuteman.

ADDITIONAL CHARGES: Unless otherwise specified in the Proposal, service charges for the system are based upon coverage during "normal business hours of operation." Service performed outside this window, or as a result of the failure of the Customer to adhere to the requirements as specified by either the manufacturer or outside the scope of the Agreement, shall be chargeable at Minuteman's prevailing rates. Customer shall not tamper with, adjust, alter, move, remove, or otherwise interfere with equipment without Minuteman's specific permission, nor permit the same by other contractors. Any work performed by Minuteman to correct Customer's breach of the foregoing obligation shall be corrected and paid for by Customer at Minuteman's prevailing rates. Remedial maintenance due to Acts of God or events beyond the control of Minuteman shall be corrected by Minuteman and paid for by Customer in accordance with Minuteman's prevailing rates.

Minuteman shall have the right to increase or decrease the periodic service charge provided above at any time or times after the expiration of one year from the date service is operative under this Agreement, upon giving Customer written notice thirty (30) days in advance of the effective date of such increase or decrease.

LIQUIDATED DAMAGES -MINUTEMAN'S LIMITS OF LIABILITY: Customer understands that Minuteman is not an insurer; that Customer is responsible for obtaining insurance for such reasons or purposes, including theft and vandalism, and in such amounts, as Customer shall determine. Customer further understands and agrees that the sums payable hereunder to Minuteman are based upon the value of services offered and equipment value provided and such sums are not related to the value of property belonging to Customer or to others located on the Covered Premises. Customer does not and shall not seek indemnity under this Agreement from Minuteman, and specifically waives any rights for indemnity for any damages or losses caused by hazards to customers, invitees, guests, or property of customer or third parties. Customer understands and agrees that the System and the services to be supplied hereunder are designed to detect security breaches, and that MINUTEMAN MAKES NO WARRANTY, EXPRESS OR IMPLIED, THAT THE SYSTEM OR THE SERVICES IT FURNISHES WILL AVERT OR PREVENT OCCURRENCES, OR THE CONSEQUENCES THEREFROM. Customer agrees that Minuteman shall not be liable to Customer, its employees, agents or guests, or to any third party, for any losses or damages, irrespective of origin, to person or property, whether directly or indirectly caused by performance or non-performance of obligations imposed upon Minuteman under this Agreement or by negligent acts or omissions of Minuteman, its agents or employees. In all events, it is further agreed that if Minuteman should become liable for any losses or damages for any reason having to do with this Agreement, Minuteman's total liability to Customer shall be limited \$250., which sum the Customer agrees is reasonable. The payment of this amount shall be Minuteman's sole and exclusive liability regardless of the amount of loss or damage incurred by the Customer.

Indemnification:

Each party shall indemnify and hold harmless the other, their trustees, officers, professional staff, employees and agents from and against any loss, damage, claim or liability, including reasonable attorneys' fees (collectively "liabilities"), arising out of the performance of this Agreement to the extent that such liabilities arise from the acts or omissions, negligence, gross or reckless misconduct, or intentional wrongdoing of the indemnifying party, its trustees, officers, professional staff, employees or agents.

Minuteman Security Technologies, Inc Full One Year Limited Warranty:

What is Covered:

This warranty covers any defects in materials or workmanship, including installation, with the exceptions stated below.

How Long Coverage Lasts:

This warranty runs for one year from the date your system was installed and accepted.

What is not covered:

This warranty does not cover intentional or un-intentional misuse or of any of the system components or software. The warranty does not cover damage as a result of acts of god (lighting, floods, storms, etc...) or electric surge.

What Minuteman Will Do:

Minuteman will repair any part of the system that is proved to be defective in materials or workmanship. In the event repair is not possible on certain system components, Minuteman will replace said component with similar specification and price.

How To Get Service:

Contact our service department at your nearest service center. A service representative will review your system and take any necessary action to correct problems covered by this warranty.

How State Law Applies:

This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

PROPOSAL FOR:

City of Lockport Downtown Security Camera Surveillance Wireless Network

Attn: Lockport Police Commander John Arizzi

POINT OF CONTACT

Tim Brennan

Project Manager

630.832.5400

847.384.9300

tbrennan@xtivitysolutions.com



655 W. Grand Ave, Suite 300. Elmhurst, IL 60126
P: 630.832.5400 F: 630.832.5404 www.xtivitysolutions.com

Corporate Overview

Xtivity Solutions is a technology company founded in 2010 that provides unbiased solutions in designing, implementing, and supporting private communication networks. At the forefront in wireless integration, security and surveillance systems, IT services, we are in the business of customizing vendor-neutral solutions. We integrate customized services with single source efficiency, regardless of the size or complexity of a project.

Our integration engineers are certified in a wide-array of product lines and our comprehensive portfolio of radio and networking products is unmatched. Our commitment to quality establishes Xtivity as the benchmark of excellence in the systems integration industry.

Our services include:

- Engineering/Design: RF engineering services; design wireless indoor and outdoor networks; DAS; microwave back-haul designs; system configuration; propagation testing; path analysis, spectrum management; interference mitigation and troubleshooting; site surveys and infrastructure audits; VoIP office and business solutions.
- Installation: Radio systems; data networks; security and surveillance systems; VoIP systems.
- Maintenance: Network monitoring; data center for storage of equipment and services; back-up systems (servers and power); hourly technicians; 24-hour response time for outages and troubleshooting; warranties on all work.

Tim Brennan
Xtivity Solutions
Project Manager
655 W. Grand Ave.
Suite 300
Elmhurst, IL 60126
630.832.5400
847.384.9300
tbrennan@xtivitysolutions.com

Markets

Xtivity Solutions, LLC's vast experience in the design, integration and installation of state-of-the-art communication networks has opened many doors, in multiple areas. From securing critical assets to building communications networks, we have the ability to serve our clients' total needs from concept to complete. Our clients get a team committed to helping you achieve your goals from working with integration engineers that has proven success in various areas of excellence, within the following markets.

- Enterprise
- Healthcare
- Government
- Industrial
- Municipal & County
- School/Campus

Qualifications

Xtivity Solutions, LLC is certified to sales, design, install and support the following third-party wireless technologies:

- Aruba/HP
- Cambium
- Comscope
- Corning
- Ericsson
- Hanwha
- Kwikbit
- Meraki
- Proxim
- Ruckus
- Samsung
- Siklu

Scope of work:

Lockport Downtown:

Xtivity Solutions is pleased to provide a complete proposal for the City of Lockport to engineer, install and configure an all Outdoor Wireless Video Surveillance System in the downtown business area of Lockport.

Our unique design for the wireless network will provide over 2 Gigabits of bandwidth to effectively transport the video from four Hanwha (4) License Plate Recognition (LPR) cameras, one (1) Hanwha 4K fixed camera, three (3) Hanwha 15MP 180-degree panoramic cameras, and two (2) fixed 5MP cameras from your City light poles back to City hall. The LPR cameras will be used at the intersection of 9th and State to capture license plate numbers going in either direction on State St and 9th St. Each LPR camera is designed for low speed (35Mph) stop and go applications per lane. The 4K camera will be mounted to capture intersection video at State St. and Route 7. We then recommend using the 180-degree 15 Megapixel panoramic cameras (**4 lenses per camera**) to cover wide angle video of the businesses located along State St. (North of 9th St and South of 10th St), and the Museum front entrance and 10th St parking lot entrance/exit. One 5MP camera will cover 10th and State intersection. Using another 5MP camera on the light pole next to Ambers on 10th St. Xtivity and Hanwha completed several site visits to determine the best camera locations and views and also provided live video from these locations listed above. The Maps below show the locations of each camera.

Based on the camera locations we then designed the Wireless network. Wireless radios need clear line of site (LOS) to insure reliable wireless video backhaul transmission to Village Hall. A LOS survey was conducted by Xtivity with the City of Lockport Public Works using a bucket truck. The site survey revealed two locations along State Street that will allow us clear LOS to bring back the video traffic to the Police Dept. All the wireless radios will be located on your street light poles. The wireless radios, cameras and network boxes installed on your light poles will be low profile and painted the same color of light pole to make it as aesthetically pleasing as possible. All light poles will require dedicated 120VAC power for the NEMA network boxes to power the equipment. To reduce overall costs, Xtivity will ask the Lockport Public Works Department to be responsible for running dedicated 120 AC power to a total of eleven (11) light poles to our NEMA boxes.

Lockport Village Hall:

Xtivity Solutions will also provide, configure, and install a licensed Network Video Server with thirty (30) days of storage. The WRT-P-5200W dual purpose Wisenet WAVE server and client is built into a compact mini-tower form factor running Windows 10 Professional. This ready to deploy solution can manage up to 470 Mbps of recording throughput of 20TB of storage and H.265 compression. The City of Lockport will be able to add additional cameras for future

expansion because of the available throughput with the wireless network. Xtivity will provide and install all outdoor Cat6 cable runs from the Village Hall rooftop radios to the server room. Lockport will be responsible for providing the network the switch at Village Hall. IP addresses will be provided to Xtivity Solutions for the radio and camera network configuration.

Video Management Software and Licensing:

The video management software run on the server is Hanwha's own software called WAVE. All WAVE Professional Licenses includes free life-time software upgrades. So there are NO annual & maintenance costs required for the licenses. Xtivity will include one full year of service warranty to cover the wireless network. Hanwha equipment warranty is 3 full years. Extended warranties are available.

Camera locations (LPR, 4K, 5MP and 15 MP 180° Panoramic)

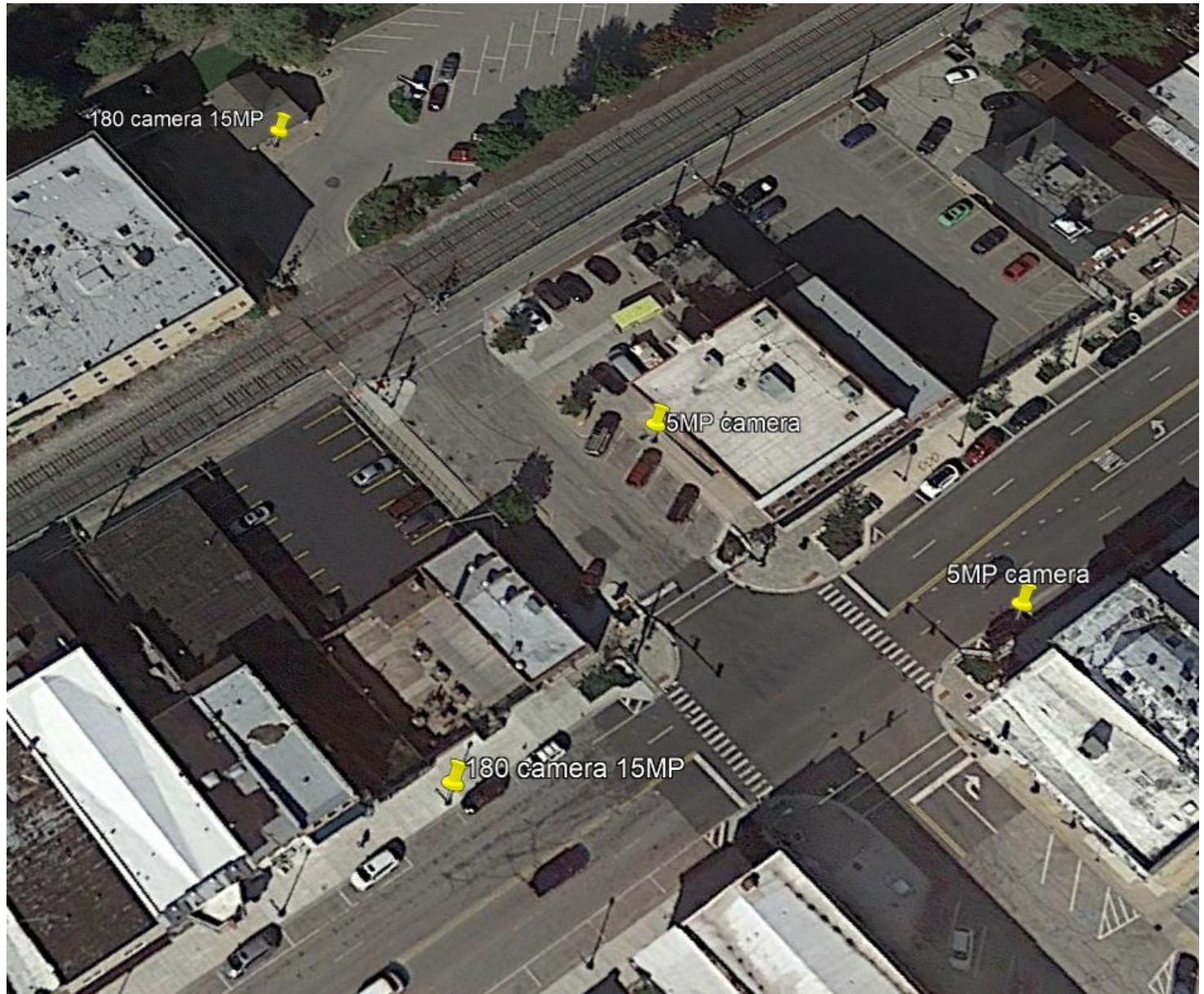
9th & State – 6 Cameras



XTIVITY SOLUTIONS, LLC

CONFIDENTIAL & PROPRIETARY

10th & State – 4 Cameras

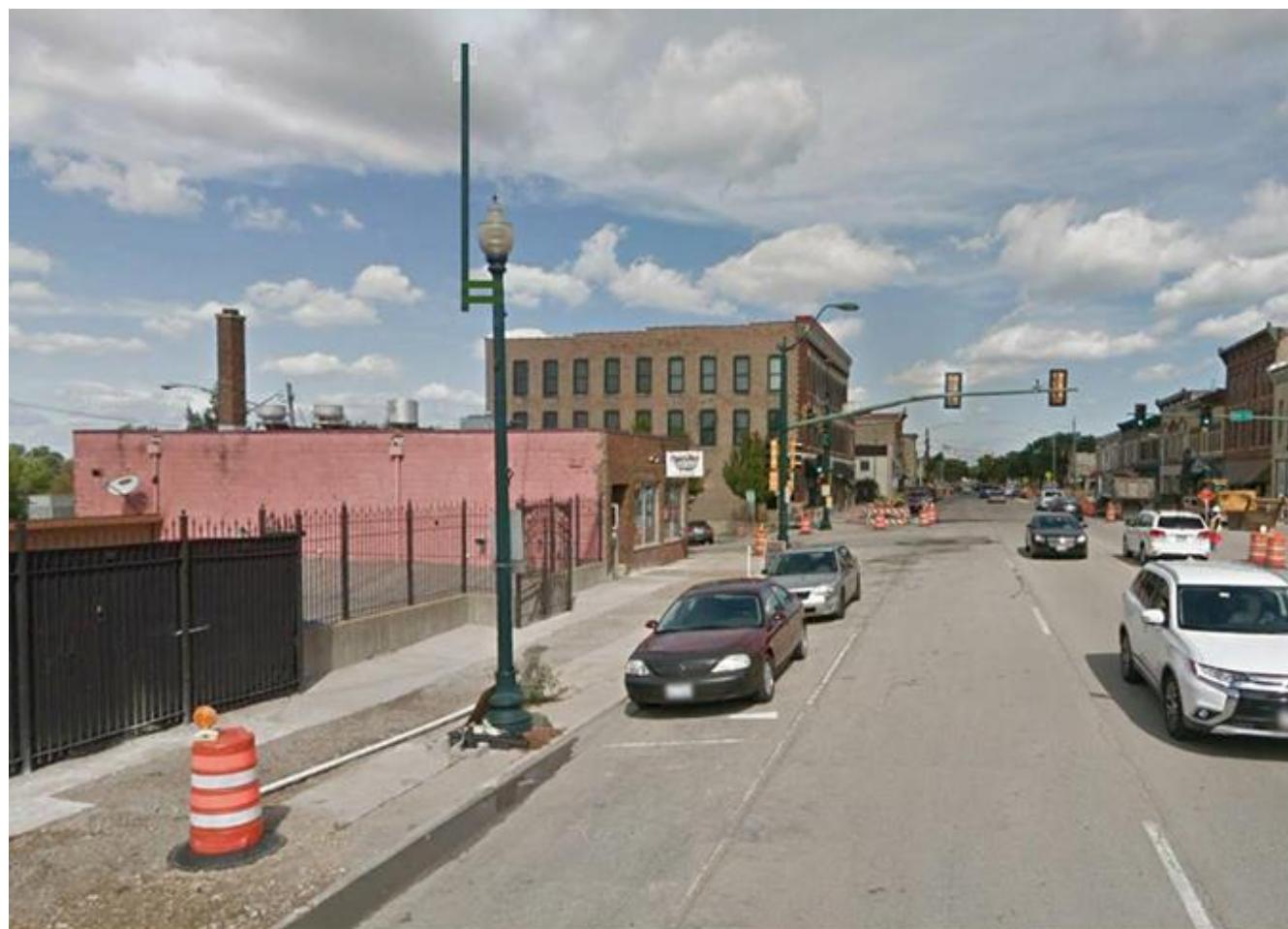


Suggested Hanwha Outdoor IP Cameras:

Qty	Model	Description	Location
1	PNO-9080R	4K Bullet Fixed	9 th /State intersection
4	XNO-6120R-LPR	License Plate Recognition	East, West, and South corner of 9 th /State
3	PNM-9030V	15 MP Outdoor 180 degrees	(2) Along State St and (1) at the Museum
2	XNO-8020R	5MP Fixed	10 th /State intersection and Ambers 10 th St.

Light Pole Extension:

An extender pole is required to achieve line of sight for radio communication at the light pole just southwest of the intersection at 10th & State. See pic below. To further reduce overall cost, Xtivity Solutions is asking Public Works for the providing and installing the extension.



Training:

Xtivity training efforts are led by fully certified IT Technicians with experience in systems engineering, operations, customer support, and professional services. Xtivity will provide full onsite training and detailed instructions for Wave VMS that trains Lockport PD personnel on the administration of their security systems. After training is complete, end users will have all the skills necessary to operate, maintain, and troubleshoot your video surveillance network.

Bill of Material and Project Cost:

Item	Model number	Quantity
Equipment		
<i>Cameras</i>		
Samsung Hanwha License Plate Recognition LPR	XNO-6120R-LPR	4
Samsung Hanwha 4K	PNO-9080R	1
Samsung Hanwha 180° 15MP	PNM-9030V	3
Samsung Hanwha 5MP	XNO-8020R	2
<i>Camera Mounts</i>		
Pole Mounts for XNO-6120R-LPR, PNO-9080R, XNO-8020R	SBP-302PM	7
Pole Mount PNM-9030V	SBP-300PM	3
Wall Mount PNM-9030V	SBP-300WM1	3
Camera Cap Adapter PNM-9030V	SBP-276HM	3
<i>Networking</i>		
Hanwha Video Server 20TB	WRT-P-5200W-20TB	1
Hanwha WAVE Camera Licenses	WAVE-PRO-01	10
<i>Wireless Network</i>		
Radios	60-1.8GB	19
Radio Mounts	60-PM	19
Network and Power NEMA Boxes	XSNB	11
Power Injectors	XSPOE	2
Outdoor Cat6 Cable, Hardware, SS Straps, and Connectors	Misc.	1
Radio Antenna, Camera, Nema Box Paint	Misc.	1
<i>Professional Services</i>		
Configuration, Installation, and Aligning Radios	Xtivity	4 weeks
Configuration, Installation, and Aiming of LPR Cameras	Xtivity	4 weeks
Configuration, Installation, and Aiming Fixed Cameras	Xtivity	4 weeks
Configuration, Installation of LPR Cameras to Video Server	Xtivity	4 weeks
Configuration, Installation of Fixed Cameras to Video Server	Xtivity	4 weeks
Testing of Wireless Links	Xtivity	4 weeks
Painting of Radios and Cameras	Xtivity	4 weeks
Truck Rolls	Xtivity	4 weeks
1-year service warranty included on the Outdoor Wireless Network	Xtivity	1-year

Total Cost of Camera Project \$119,105

Assumptions:

Permits and bonding are not included in this proposal.

1. 120 VAC Dedicated Power to each outdoor light pole will be provided by Lockport Public Works.
2. Any coring or electrical work inside Village Hall will be provided by others
3. Bucket Trucks provided by City of Lockport Public Works or others
4. Normal business hours apply (M-F, 9am -5pm)
5. Any patching or painting is excluded from this quote

Service and Equipment Warranties:

- 1-year service warranty is included on all wireless radio equipment.
- 3-year warranty is provided on Hanwha Cameras and Video Server.
- 1-year warranty is provided on all wireless radio equipment.

Extended warranties are available upon request

Xtivity References of Wireless Surveillance Networks last 4 years

Presbyterian Homes Evanston

Village of Bolingbrook

Village of Hillside

City of Prospect Heights

Presbyterian Homes
Arlington Heights

Village of Kenilworth

College of DuPage

Village of Richton Park

Village of Oak Forest

Presbyterian Homes

Village of Winnetka

Lake Forest

TERMS AND CONDITIONS

1. After you accept this quote you will be billed for 60% after completion of project.
2. 40% of Payment is due before any work is performed
3. Fax or email original signed price quote to tbrennan@xtivitysolutions.com

Customer Acceptance (Please Sign Below):

X _____

Print Name:

X _____

Thank you for allowing Xtivity Solutions to quote.

Tim Brennan

Project Manager

630.832.5400 Office

847.384.9300 Mobile

XTIVITY SOLUTIONS, LLC

CONFIDENTIAL & PROPRIETARY



655 W. Grand Ave, Suite 300. Elmhurst, IL 60126
P: 630.832.5400 F: 630.832.5404 www.xtivitysolutions.com

XTIVITY SOLUTIONS, LLC
CONFIDENTIAL & PROPRIETARY



City Council

Agenda Memorandum

Item # AT-1

To: Mayor & City Council

From: Sonni Williams, City Attorney

Subject: Semi-annual Review of Closed Session Meeting Minutes

Date: Wednesday, August 19, 2020

BACKGROUND/HISTORY

Section 2(c) of the Illinois Open Meetings Act requires the City Council from time to time, but not less than semi-annually, to review executive session meeting minutes to discuss and determine whether confidentiality still exists or no longer exists to allow the meeting minutes and the related verbatim meeting to be released to the public. Such determination is reported in an open session that (1) the need for confidentiality still exists as to all or part of those minutes or (2) that the minutes or portions thereof no longer require confidential treatment and are available for public inspection.

In reviewing the minutes from the executive or closed session meetings, it has been determined that the meeting minutes listed on the attached "Schedule A" should remain confidential and not be released and the meeting minutes listed on the attached "Schedule B" be released for public inspection since confidential no longer exists for those minutes.

PROS/CONS/ALTERNATIVES

n/a

RECOMMENDATION

Approve Resolution No. 20-088.

ATTACHMENTS

[**Resolution 20-088: Semi-Annual Review of ES Minutes**](#)

[**Schedule A-Not Release ES Minutes**](#)

[**Schedule B-Release ES Minutes**](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve Resolution No. 20-088: Semi-annual review of closed session meeting minutes.

RESOLUTION NO. 20-088

SEMI-ANNUAL REVIEW OF CLOSED SESSION MEETING MINUTES

WHEREAS, Section 2.06(d) of the Illinois Open Meetings Act, 5 ILCS 120/2.06, requires a public body to periodically review to review minutes of all closed meetings to determine and report in an open session that (1) the need of confidentiality still exists as to all or part of those minutes or (2) that the minutes or portions thereof no longer require confidential treatment and should be available for public inspection; and

WHEREAS, as required by the Act, the City Clerk has kept the records of the written minutes as well as the audio recording of such Executive Sessions; and

WHEREAS, the Mayor and City Council have determined the a need for confidentiality still exists as to the Executive Session minutes from the meetings set forth on Schedule "A" attached hereto; and

WHEREAS, the Mayor and City Council have determined the Executive Session minutes from the meetings set forth on Schedule "B" attached hereto no longer require confidentiality treatment and should be available for public inspections.

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Lockport, Will County, Illinois, as follows:

SECTION 1: The Executive Session minutes from those meetings set forth on Schedule "B" attached hereto are hereby released.

SECTION 2: The City Council has determined a need of confidentiality still exists as to the Executive Session minutes from the meetings set forth on Schedule "A".

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

PASSED this _____ day of _____, 2020, with

_____ ALDERMEN voting aye _____ ALDERMEN abstaining

_____ ALDERMEN voting nay _____ ALDERMEN absent

The MAYOR voting aye _____, voting nay _____, not voting _____

BARTELSSEN BERGBOWER DESKIN GILLOGLY

LOBES PERRETTA SABAN SCHREIBER

Steven Streit, Mayor

ATTEST:

Kathleen Gentile, City Clerk

SCHEDULE "A"
RESOLUTION NO. 20-088
NOT RELEASED EXEC. SESSION MINUTES

Date:
12/15/2010
01/19/2011
02/09/2011
02/16/2011
03/02/2011
04/20/2011
05/18/2011
06/01/2011
06/15/2011
06/22/2011
07/06/2011
07/20/2011
08/03/2011
08/17/2011
09/07/2011
09/21/2011
10/05/2011
11/16/2011
12/07/2011
12/21/2011
03/07/2012
04/18/2012
06/20/2012
08/01/2012
09/05/2012
10/03/2012
11/07/2012
01/17/2013
07/02/2013
07/17/2013
10/02/2013
10/15/2013
11/06/2013
11/20/2013
01/02/2014
02/05/2014
02/19/2014
03/05/2014
03/19/2014
04/16/2014

SCHEDULE "A"
RESOLUTION NO. 20-088
NOT RELEASED EXEC. SESSION MINUTES

05/21/2014
06/18/2014
07/02/2014
07/16/2014
08/06/2014
08/20/2014
10/01/2014
10/15/2014
11/05/2014
12/03/2014
12/17/2014
02/04/2015
04/15/2015
05/06/2015
06/03/2015
08/05/2015
09/02/2015
10/21/2015
12/16/2015
02/17/2016
04/20/2016
05/18/2016
08/17/2016
12/07/2016
03/01/2017
04/05/2017
05/03/2017
05/17/2017
06/07/2017
07/19/2017
09/06/2017-2(c)(1)
02/07/2018-2(c)(1)
03/06/2018-2(c)(1)
08/15/2018-2(c)(11)
06/19/2019-2(c)(11)

SCHEDULE "B"
RESOLUTION NO. 20-090
EXEC. SESSION MINUTES TO BE RELEASED

Date:
09/06/2017-2(c)(5)
03/06/2018-2(c)(5)



City Council

Agenda Memorandum

Item # CED-1

To: Mayor & City Council

From: Lance Thies, Director of Community and Economic Development

Subject: Text Amendments to Chapter 156 of the Lockport Code of Ordinances

Date: Wednesday, August 19, 2020

BACKGROUND/HISTORY

The recommended changes to the Zoning Code include adjustments to:

- Update bulk requirements related to accessory structures
- Create new requirements related to micro-pantries and micro-libraries
- Adjust requirements for cargo containers to reflect current day trends of retrofitting of containers into business-friendly incubator spaces.
- Resolve duplication between the Development and Zoning Codes
- Make changes to our Administrative variance parameters

Accessory Structure (Detached Garage, specifically) Bulk requirements

The City's code currently requires a maximum height of 15' for detached garages and carports, which does not allow for the design of a new structure to mimic the principal structure on a lot, either in roof line or architectural treatments. The recommended amendment provides an applicant flexibility to better reflect the character of the home in roof line and detailing while still restricting height to lower than the principal home.

Accessory Structure (Micro-pantry and Micro-library) requirements

The City has received numerous requests in the past few years, and increasing since the pandemic, for businesses and institutions to be able to provide micro-pantries and libraries to support members of our community who are in need of assistance and feel more comfortable accessing the micro-structures than somewhere maybe more public. To date, our Building and Planning Department have had no guidelines or requirements to help manage the location and construction of these units. The recommended amendments provide clear requirements for the size and location of the units within the community. A low cost building permit will also be created to allow for inspections of post holes and structural integrity of the units.

Cargo Containers

Throughout the country, communities and businesses are exploring the use of cargo containers to provide small incubator retail spaces and growing environments for food production. Our code is currently silent on the use of containers for anything other than storage or construction debris collection. The proposed amendments provide the opportunity to expand the use of them for retail and agriculture. In addition, the amendments denote that these units can only be located on City-owned property, allowing staff to manage the location, quality and use of the units.

Development Code / Zoning Code duplication

When the Development Code was rewritten in 2018, there were two items, residential driveway width and the structural number of slope of the driveway, where standard details were created in the Development Code, but the numerical requirements that communicate the same information were not removed from the Zoning Code. The proposed amendment resolves this issue.

Administrative Variance Parameters

City staff finds that often times, especially in the R-O District, there are permits submitted where the existing condition does not meet the base bulk regulations of the code, creating an inability to provide what would otherwise be a clear Administrative variance and requiring the applicant to pay an additional \$250 for the case to be heard. The recommended amendment modifies the language to allow the Zoning Administrator to provide a variance based on the existing condition rather than the base bulk regulations for a Zoning District, saving the applicant and commission time. Variance requests with extenuating circumstances or necessary Plan and Zoning Commission review would still come before the commission for a hearing.

In conformance with the statutory requirements, the City's Plan and Zoning Commission held a public hearing on the above-discussed text amendment to the Zoning Code at its July 14, 2020 meeting and the notice of the public hearing was published within the statutory requirement. The PZC unanimously voted to recommend approval of the text amendments as contained in Ordinance No. 20-020.

PROS/CONS/ALTERNATIVES

n/a

RECOMMENDATION

Approve the proposed amendments to Chapter 156 of the City's Code of Ordinances.

ATTACHMENTS

Ordinance No. 20-020

[Plan and Zoning Memo - Various Amendments](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve Ordinance No. 20-020: Amending Chapter 156 of the Lockport Code of Ordinances as it pertains to Zoning Text Amendment for micro-pantry, cargo structures, garage height, driveway apron width, and administrative variance.

ORDINANCE NO. 20-020

**AN ORDINANCE AMENDING CHAPTER 156 OF THE LOCKPORT CODE OF
ORDINANCES AS IT PERTAINS TO ZONING TEXT AMENDMENT FOR MICRO-
PANTRY, CARGO STRUCTURES, GARAGE HEIGHT, DRIVEWAY APRON WIDTH,
AND ADMINISTRATIVE VARIANCE**

**Published in pamphlet form by authority of the Mayor
and the City Council of the City of Lockport, Will County, Illinois,
this ____ day of _____, 2020.**

ORDINANCE NO. 20-020

AN ORDINANCE AMENDING CHAPTER 156 OF THE LOCKPORT CODE OF ORDINANCES AS IT PERTAINS TO ZONING TEXT AMENDMENT FOR MICRO-PANTRY, CARGO STRUCTURES, GARAGE HEIGHT, DRIVEWAY APRON WIDTH, AND ADMINISTRATIVE VARIANCE

WHEREAS, the City of Lockport is a home rule unit pursuant to Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, on July 14, 2020, the City's Plan and Zoning Commission held a public hearing with proper notice pursuant to applicable state statute on the text amendments to the City's Zoning Code, Chapter 156 of the City's Code of Ordinances, as contained in this Ordinance No. 20-020; and

WHEREAS, upon holding a public hearing, the City's Plan and Zoning Commission by a vote of 6-0 approved a motion to recommend to the City Council, the adoption and approval of the text amendments to the City's Zoning Code, Chapter 156 of the City's Code of Ordinances, as contained in this Ordinance No. 20-020; and

WHEREAS, the Mayor and City Council find it in the best interest of the City to amend Chapter 156 of the City's Code of Ordinances as they pertain to the regulations of micro-pantry, modern use of cargo containers, detached garage height, and driveway apron width; and

NOW, THEREFORE, be it ordained by the Mayor and the City Council of Lockport, Will County, Illinois, as follows:

SECTION 1: Chapter 156 of the Lockport Municipal Code is hereby amended by adding the following underlined words and deleting the stricken words:

§ 156.003 DEFINITIONS.

(A) *Use of definitions.* In the construction of this code, the definitions contained in this chapter shall be observed and applied, except when the context clearly indicates otherwise.

(B) *Definitions.* The following words and terms, when used in the interpretation and administration of this chapter, shall have the meaning set forth except where otherwise specifically indicated. Words and terms not defined here shall be defined as specified in Webster's New Collegiate Dictionary, Eleventh Edition.

CARGO CONTAINER MAINTENANCE FACILITY. Any business that engages in the maintenance and repair of cargo containers, not located within a storage facility, that removes the containers from the chassis. This may include facilities or operations engaged in the conversion of cargo containers for secondary use or sale. This definition shall not include an approved

mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or retail start-up businesses.

CARGO CONTAINER STORAGE FACILITIES. Any site in which the principal use is the movement, storage on a non-permanent basis, staging or redistribution of cargo containers. This definition shall not include an approved mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or retail start-up businesses.

MICRO-PANTRY or MINI-LIBRARY. Accessory non-inhabitable structure which is generally accessible for the public to deposit or to pick up non-perishable food, other toiletry items, or for a mini-library, books or magazines or other reading material to borrow.

§ 156.033 GENERAL AND BULK REGULATIONS FOR ACCESSORY STRUCTURES AND PERMITTED OBSTRUCTIONS.

Except for extraction uses, to which this section shall not apply and for which the City Council may establish conditions, and except as otherwise provided by this chapter, all accessory structures and uses shall observe the bulk regulations of the district in which they are located, provided that they conform with the following regulations:

(B) Bulk regulations.

(1) Height.

(a) All accessory buildings and structures shall comply with the height limitations of the zoning district in which they are located, unless otherwise provided for in this section.

(b) No detached accessory structure shall be taller than the principal structure, unless otherwise provided for in this section.

(c) Sheds or similar structures containers shall not exceed 15 feet in height.

(d) Detached garages or carports shall not exceed 15 feet in the height of the principal structure on the lot and shall maintain roof pitches consistent with, or lower in slope than, the principal structure.

(e) Private antenna towers and earth stations shall not exceed 50 feet above grade.

(2) Required yards for accessory structures.

(a) Attached accessory structures. When the wall of any accessory structure or use is part of, or joined to, the wall of any principal building or structure, it shall comply with

required yard regulations for the district in which it is located, as governed by § 156.073, Bulk Regulations.

(b) Detached accessory structures.

1. All detached accessory structures shall comply with the following yard requirements, unless otherwise provided for in this section:

a. Minimum rear yard: five feet.

b. Minimum side yard: three feet.

2. Fences and walls. Regulations concerning required yards for fences and walls are listed below in division (C).

3. Swimming pools, and any decks attached thereto, shall be located a minimum of six feet from any fence or property line.

4. Hot tubs shall be located a minimum of six feet from any fence or property line.

5. Freestanding towers or antenna structures that are unattached to the principal structure shall not be located closer to the lot line than the total height of the tower or antenna structure, and must be properly guyed entirely within the property limits.

6. Permanent fireplaces that are located outdoors shall be at least ten feet from all property lines.

7. Cargo containers may be located up to, but not over, property lines.

(3) Building separation.

(a) Minimum building separation for detached accessory structures from the principal structure. Detached accessory structures shall be located a minimum of ten feet from any principal structure, or from any accessory building or structures that is part of, or joined to, the wall of any principal building or structure on the lot, with the following exceptions:

1. Sheds may be located less than the ten foot separation requirement stated above, when the structure meets or exceeds the city's building code standards for attached garages concerning fire protection rating, footing and foundation.

2. Permanent outdoor fireplaces shall be located a minimum of five feet from any principal structure, or from any accessory building or structure that is part of, or joined to, the wall of any principal building or structure on the lot

3. The following list of accessory structures or uses need not adhere to the ten foot separation requirement stated above: dog run or dog house, fences and walls, hot tubs, permanent

recreational equipment, outdoor storage of firewood for a wood-burning stove or fireplace, private earth stations and antenna towers, micro-pantry or mini-library, and cargo containers.

(b) Required building separation. Permitted yard obstructions may be located in the required building separation requirements contained in § 156.073, Bulk Regulations; accessory structures shall not be located in the required building separation.

(4) Lot coverage and impervious surface coverage. All accessory structures shall comply with maximum lot coverage and maximum impervious surface coverage regulations for the district in which they are located, as contained in § 156.073, Bulk Regulations. (C) Additional regulations for certain accessory structures or uses.

(8) Micro-pantry or Mini-library.

(a) Only one MICRO-PANTRY OR MINI-LIBRARY shall be located per property.

(b) The micro-pantry or mini-library shall not exceed the following dimensions:

1. Height-shall not exceed the maximum height of 5' (five feet) from grade.

2. Size-the structure shall not exceed a maximum area of 10 square feet.

(c) Micro-pantry or mini-library shall only be located in commercial districts and shall not be closer than 1,000 feet from another micro-pantry or mini-library.

(d) Micro-pantry or mini-library must be maintained in good condition and must be repaired within 5 business days of damage or disrepair.

(e) Micro-pantry or mini-library must not contain perishable foods, adulterated or contaminated foods, tobacco, vaporizer or other similar heating devices or liquid for the use of “vape” products, alcohol, cannabis whether procured legally or illegally, or illegal or legal drugs.

§ 156.044 CARGO CONTAINERS.

(A) Statement of purpose. The objective of this section is to regulate throughout the city cargo containers, as defined in § 156.003, Definitions. These uses or facilities should meet the following purposes:

(1) To provide for safe and orderly storage, staging and maintenance of a cargo containers in a manner that minimizes the noise, dust, traffic congestion, aesthetic blight, and other adverse environmental impacts of such use upon the surrounding area;

(2) To ensure that cargo container facilities are operated in a safe manner, based upon such factors as permitted height of such containers, contents stored within the containers, location containers are stored upon a lot, and methods of screening so as to prevent safety hazards and maintain accessibility for emergency and maintenance equipment;

(3) To ensure adequate visual screening and landscaping of cargo containers from the public right-of-way and adjacent properties is provided; and

(4) To ensure that the site is of sufficient size to accommodate safe storage of containers.

(B) Permitted uses. Cargo containers shall be prohibited in all zoning districts except as prescribed below:

(1) Cargo containers may be used in any zoning district as a temporary use, when used accessory to a construction project or accessory to a move, provided they meet the requirements of the zoning code set forth in §§ 156.030 through 156.033.

(2) Cargo container storage facilities and cargo container maintenance facilities are prohibited in all zoning districts, except as a special use permit in the M-2 General Manufacturing Zoning District, provided they meet the requirements established in this section and the special use regulations contained in §§ 156.120 through 156.125.

(3) Cargo containers shall be permitted at government buildings or facilities, when used for the purposes of temporary storage of electronic recyclable materials, collected as part of a recycling program administered by the city, and meeting the requirements established in this section.

(4) When used in support of agricultural production by an active farmer or for hydroponic farming, and meeting the requirements of this section.

(5) Cargo containers, not specifically listed above, shall be permitted in the M-1 Limited Manufacturing and M-2 General Manufacturing zoning districts, provided they meet the requirements established in this section.

(6) Cargo containers shall be permitted on a mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or retail start-up businesses.

(C) Regulations. Regulations applicable to cargo containers permitted in division (B) above.

(1) Materials stored. Materials stored in cargo containers shall not include any material deemed hazardous, as defined by the Illinois Environmental Protection Agency, unless otherwise approved by the Fire District. All materials stored shall be consistent with a permitted use on the zoning lot upon which the container is stored.

(2) Container modifications. Cargo containers may not be modified or retrofitted for habitation. Containers shall be prohibited from having windows, heating and cooling, plumbing or multiple entrances. Cargo containers are allowed to have electric and ventilation systems installed that would be necessary to meet the minimum codes and standards for lighting and air circulation for storage purposes. Cargo containers on an approved mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or retail start-up businesses shall be exempted from this provision and may be modified or retrofitted for the hydroponic farming and/or retail start-up business with proper building and design standard approvals.

(3) Use limitations.

(a) Containers stored on a zoning lot shall be accessory to an established permitted use on the zoning lot, and be operated and maintained under the same ownership as the use.

(b) Cargo containers shall not be used for the purposes of conducting business or selling merchandise.

(c) Exemption to the use limitations shall be cargo containers on an approved mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or retail start-up businesses.

(4) Bulk regulations.

(a) Required yards. Cargo containers shall not be located in required front or corner side yards. Containers should not be located closer to the front or corner side lot lines than the principal building(s) on the zoning lot.

(b) Stacking. Stacking of cargo containers shall be prohibited except in cargo container maintenance or storage facilities, provided they are not stacked more than three units high. Cargo containers on an approved mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or retail start-up businesses shall be exempted from the stacking prohibition.

(c) Grouping requirements. No side-by-side grouping shall exceed 20 containers in width, and no end-to-end grouping shall exceed two containers in length. The interiors of all containers in a grouping shall be accessible from the outside of the grouping.

(d) Setbacks. Containers shall not be located on or over property lines. Cargo container maintenance and storage facilities shall adhere to district setbacks, except that stacked containers shall increase all setbacks by 30 feet for each additional stacked level.

(e) Number of containers. There is no limit on the number of containers stored on a zoning lot, except in the M-1 Zoning District the combined floor area of all containers on the

zoning lot shall be less than 500 square feet. M-1-zoned properties requesting 500 or more square feet shall apply for a special use permit for open storage.

(f) Separation distance. Cargo containers used or stored as part of a maintenance or storage facility shall be a minimum of 1,000 feet from any property zoned or used for residential land uses, nor shall they be closer than 30 feet to any existing structure or building.

(g) Minimum lot size. There shall be no minimum lot size requirement for containers regulated in this section, except cargo container maintenance or storage facilities shall have a minimum lot size of 20 acres.

(5) Access. Based on the number of containers and location on a site, the city and/or Fire District may require an access drive around the containers. Cargo containers may not be stored in a manner that blocks access to adjacent structures, buildings, public rights-of-way, public utility or drainage easements, or the container's interior.

(6) Prohibited locations. Containers may not be located in required landscape areas, public utility or drainage easements, required off-street parking or loading/unloading areas, or any other location that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses. The placement of a container on a property should be so as not to impede Fire District access or operations.

(7) Landscaping and screening.

(a) Cargo container maintenance and storage facilities shall provide a minimum-100-foot-wide screening buffer around the entire facility. Refer to § 153.50.120 of the Development Code for transition yard screening requirements, except that the berm should contain a 3:1 slope to a minimum height of 15 feet, and the amount of required plantings should be doubled.

(b) Cargo containers not part of a maintenance or storage facility.

1. In the M-1 Zoning District, containers shall be fully screened from public rights-of-way and adjacent properties. Permitted forms of screening are permanent enclosures, using brick, stone or similar material; permanent fence or wall; landscaping and berthing; or any combination thereof. Chain link shall not be used for required screening. Containers are to be placed on the lot in a manner that minimizes its visual impact on adjacent properties.

2. In the M-2 Zoning District, containers shall be fully screened from public rights-of-way. Permitted forms of screening are permanent enclosures using brick, stone or similar material; permanent fence or wall; landscaping and berthing; or any combination thereof. Chain link shall not be used for required screening. Containers are to be placed on the lot in a manner that minimizes its visual impact on adjacent properties.

3. Containers used at electronic recycling facilities operated by the city, and containers used in support of agricultural production by an active farmer, are to be painted a

neutral color or, if the container is near a building wall or structure, it should be painted to match, as nearly as possible, the predominate color of that structure. Permanent enclosures using brick, stone or similar material; permanent fence or wall; and/or landscaping and berming may be used. Containers are to be placed on the lot in a manner that minimizes its visual impact on adjacent properties.

(8) Maintenance. All cargo containers and any form of cargo container screening shall be maintained in a like-new condition, shall be safe, structurally sound, stable, and in good repair. Any visible sign of deterioration, including but not limited to, broken elements, peeling paint, or rust, shall not be permitted.

(9) Historically sensitive site, buildings or structure. Cargo containers shall not be visible from any site designated or identified as a local or national historic landmark or natural area. This includes significant vegetative features, stream and creek corridors, buildings, sites, structures and/or identified viewsheds of historic and/or cultural significance. Cargo containers on an approved mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or retail start-up businesses shall be exempted from this provision.

(10) Environmentally sensitive lands. Cargo container facilities may not be stored closer than 1,000 feet to any existing inventoried wetland or identified floodplain/floodway.

(11) Signage.

(a) Containers used as part of a city recycling program, or used in support of active farming, are prohibited from having signage. Cargo containers on an approved mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or retail start-up businesses shall be exempted from this provision.

(b) Containers for all other uses regulated by this section shall have no signage other than company identification and logos, provided such signage is not affixed to the container.

(c) Notwithstanding the above, containers storing chemicals or other flammable liquids or gases are to be placarded per NFPA 704.

(12) Plans required. Permit requests for cargo containers shall be subject to site plan review by the Planning Department. Special use permits for container facilities must submit a site plan, landscape plan, and lighting plan for city review.

(13) Additional standards. During plan review, the city and/or Fire Prevention District may place additional or more restrictive conditions on the approval, including but not limited to, painting the containers to match building(s) on the property, location on the property, and limiting the number of containers in order to protect the health, safety and welfare of the community.

(14) Fire District review and permitting. Conformance to all fire codes shall be required. All requests for containers will be subject to review by the regulating Fire Prevention District. An inspection is to be conducted by the Fire District after the container is loaded. If chemicals or other flammable liquids and gases are to be stored in a container, a permit shall be obtained from the Fire District.

§ 156.092 ADDITIONAL PARKING REGULATIONS.

(A) Use of parking facilities. Off-street parking facilities accessory to residential uses and developed in any residential district or downtown commercial district in accordance with the requirements of this section shall be used solely for the parking of passenger automobiles owned by occupants of the dwelling units to which the facilities are accessory or by guests of the occupants. Required parking facilities accessory to residential uses shall not be used for the storage of commercial vehicles or the parking of automobiles belonging to employees, owners, tenants, visitors or customers of business or manufacturing establishments.

(B) Joint parking facilities. Off-street parking facilities for different buildings, structures or uses, or for mixed uses, may be provided collectively in any zoning district in which separate parking facilities for each constituent use would be permitted, provided that the total number of spaces so located together shall not be less than the sum of the separate requirements for each use.

(C) Computation. When determination of the number of off-street parking spaces required by this chapter results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

(D) Size. A required off-street parking space shall be no less than nine feet wide and 18 feet long with a vertical clearance of seven feet, all exclusive of access drives, aisles, ramps, columns, office or work space, provided, however, that in measuring the length of a parking space area safely occupied by a vehicle beyond a curb stop, whether paved or unpaved, shall be included. Aisle widths shall not be less than the following: 24 feet for each perpendicular parking space, 20 feet for each angle parking space on a two-way aisle, and on a one-way aisle 18 feet for 60° parking spaces, 13 feet for 45° parking spaces and 11 feet for 30° parking spaces. A required off-street parking space parallel to the parking aisle or driveway shall be no less than ten feet wide and 23 feet in length. Notwithstanding the foregoing, the Zoning Administrator may permit a limited number of spaces designed to safely accommodate compact cars.

(E) Access. Each required off-street parking space shall open directly upon an aisle or driveway of a width and design as to provide safe and efficient means of vehicular access to the parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements.

(1) Maximum residential driveway apron width.

(a) The maximum residential driveway apron width, the areas between the platted lot line and the curb line, shall be as follows in accordance with §153.50.080(B) of the City's Development Code, Chapter 153 of the Code of Ordinances.:

~~1 and 2 car garages 24 ft. max.~~
~~Any 1 or 2 family dwelling with off street parking, and no garage 24 ft. max.~~
~~3 car garages 30 ft. max.~~
~~Duplex, 1 or 2 family with side by side garages 30 ft. max.~~

§ 156.093 DESIGN AND MAINTENANCE.

Except for extraction uses to which this section shall not apply and for which the City Council may establish conditions, the following shall apply.

(A) Open and enclosed parking spaces. Accessory parking spaces located on the same lot as occupied by the use served may be open to the sky or enclosed in a building.

(B) Screening and landscaping. All open automobile parking areas containing more than four parking spaces shall be effectively screened on each side adjoining or fronting on any property situated in an adjoining residence district by a wall, fence berm or densely planted compact hedge not less than three feet nor more than seven feet in height. The required screening shall conform with the front yard requirements of the district in which the parking is located.

(C) Base course construction and surfacing. The construction design of off-street parking facilities shall be reviewed by the City Engineer to determine:

(1) That every parking space, including access thereto, shall have an all-weather dust-free surface and shall be so graded and drained as to dispose of surface water accumulation by means of a positive storm water drainage system connected to a public drainage way.

(2) That parking areas shall be constructed in accordance with § 153.50.070 of the Development Code, with a minimum structural number of 2.5 and a minimum surface slope of 1%.

§ 156.165 VARIATIONS.

(D) Authorized variations.

(1) Plan and Zoning Commission authorized variations. Variations from the regulations of this chapter shall be granted by PZC, but only in accordance with the standards set out in division (E)(1), and may be granted only in the following instances; and in no others.

(a) To vary the applicable lot area and lot width requirements, subject to the following limitations:

1. The minimum lot width requirements shall not be reduced more than 25%;
2. The minimum lot area for a single-family or two-family dwelling shall not be reduced more than 20%;
3. The minimum lot area per dwelling unit requirement for multiple-family dwellings shall not be reduced so as to permit more than one dwelling unit in addition to the number that would be permitted by strict application of minimum lot area requirements.

(b) To vary the applicable bulk regulations, including maximum height, lot coverage, floor area ratio and minimum yard requirements.

(c) To vary the applicable off-street parking and off-street loading requirements governed by §§ 156.090 through 156.099.

1. To maintain conformity and provide ample green space along roadways, reductions in the front and corner side yard setbacks in non-residential districts for off-street parking spaces, as required by § 156.092, Additional parking regulations, may be approved only in unique circumstances, e.g., areas with site constraints such as redevelopment and infill lots, or on lots where a hardship exists, making it impractical to meet the requirements of the code.

2. Parking areas should always provide landscaped separation from the property line, and should therefore be located a minimum of seven feet from all property lines.

(d) To vary the regulation relating to restoration of damaged or destroyed nonconforming structures contained in § 156.061, Nonconforming structures.

(e) To vary bulk regulations for accessory structures or permitted uses governed by § 156.033, General and bulk regulations for accessory structures and permitted obstructions, including but not limited to, required yards, height, and maximum accessory building size; except no such variations shall be granted that would vary the following:

1. Regulations that are expressly prohibited;
2. Regulations other than bulk regulations;
3. Reducing the minimum ten foot building separation for sheds or similar structures, when such a structure does not meet or exceed the city's building code standards for attached garages concerning fire protection rating, footings and foundation; and
4. Reducing the minimum ten foot building separation for accessory structures, including detached garages and carports, buildings used for farming, and other similar structures, unless such a structure meets or exceeds the city's building code standards for attached garages

concerning fire protection rating, footings and foundation, except lots zoned R-O Heritage Residential, where a separation may be granted that reduces the separation to seven feet, without meeting the city's building code standards for attached garages concerning fire protection rating, footings and foundation.

(f) To vary the regulations relating to exterior building material standards contained in Appendix A. Variations can permit the use of different materials or allow the use of a different percentage/proportion of materials otherwise required on the exterior finish of such structure. Variations should be granted only in the following instances.

1. The variation must be justifiable.
2. Exceptional design and architectural merit must be demonstrated.
3. The variation will allow for a more creative and site-specific product.
4. The variation will permit a structure or building that reflects the historic character of the city.
5. For residential structures, a variation to increase the percentage/amount of imitation brick or stone sheeting is permitted on all lots, but should only be permitted when exemplary design is used.
 - a. It is expected that other design elements are incorporated into the residence that elevate the quality of the residence, which may include but are not limited to, front or wrap-around porches, side-loaded garages, and all elevations containing a high degree of visual interest.
 - b. The character and context of the neighborhood and surrounding homes may also be used as an evaluation tool.
6. For residential structures, a variation to increase the amount of aluminum, plastic or vinyl siding can be granted on infill lots only, and when exemplary design is used.
 - a. It is expected that other design elements are incorporated into the residence that elevate the quality of the residence, which may include but is not limited to, front or wrap-around porches, side-loaded garages, and all elevations containing a high degree of visual interest.
 - b. The character and context of the neighborhood and surrounding homes may also be used as an evaluation tool.
 - c. Exemplary design with vinyl or plastic siding may consist of, but is not limited to, using high quality materials and a variety of vinyl types (i.e., vertical siding and shake) so there is quality design and complexity in the appearance of the residence. For example,

a variation may be granted on an infill lot, when the surrounding properties are predominantly constructed of aluminum, vinyl or plastic siding.

d. However, when the neighborhood and surrounding properties contain less dramatic variations from the percentages required, like 50% brick and 50% vinyl siding, then the variance should not be granted unless exceptional design is used, with high grade materials and incorporation of a variety of materials.

(g) To vary the commercial and industrial design guidelines as contained in Appendix B, provided it is determined that the deviation is justifiable and does not alter the intent of the guidelines, or to eliminate the commercial and industrial design guidelines as contained in Appendix B, in order to establish a set of guidelines that are more creative and site-specific. When alternative guidelines are created, the city's guidelines will be used as a baseline for review, and similar or better standards are expected.

(h) To vary the residential design guidelines as contained in Appendix C, provided it is determined that the deviation is justifiable and does not alter the intent of the guidelines, or to eliminate the residential design guidelines as contained in Appendix C, in order to establish a set of guidelines that are more creative and site-specific. When alternative guidelines are created, the city's guidelines will be used as a baseline for review, and similar or better standards are expected.

(i) To vary the regulations for accessory structures or permitted encroachments governed by § 156.031, Permitted Accessory Structures or Uses and Obstructions, and § 156.033, General and Bulk Regulations for Accessory Structures and Permitted Obstructions.

(2) Administrative variations. Variations from the regulations of this chapter shall be granted by the Zoning Administrator, but only in accordance with the standards set out in division (E)(2), subject to the requirements of the section, and may be granted in the following instances; and in no others.

(a) To vary numerical bulk regulations up to 20% from the existing condition, subject to the following limitations.

1. Lowland yards cannot be varied.

2. The minimum lot area per dwelling unit requirement for multiple-family dwellings shall not be reduced so as to permit more than one dwelling unit in addition to the number that would be permitted by strict application of minimum lot area requirements.

SECTION 2: This Ordinance shall be in full force and effect from its passage, approval and publication as provided by law.

PASSED this _____ day of _____, 2020, with

_____ ALDERMEN voting aye _____ ALDERMEN abstaining

_____ ALDERMEN voting nay _____ ALDERMEN absent

The MAYOR voting aye _____, voting nay _____, not voting _____

_____ BARTELSSEN _____ BERGBOWER _____ DESKIN _____ GILLOGLY

_____ PERRETTA _____ SCHREIBER _____ SABAN _____ LOBES

_____ MAYOR

Steven Streit, Mayor

ATTEST:

Kathleen Gentile, City Clerk

City of Lockport
Community Development Department



222 E. 9th Street. 2nd Floor · Lockport, Illinois 60441
Phone 815-838-0549 · Fax 815-588-0111

Planning and Zoning Memorandum

Case # 2020-001TA

TO: Plan & Zoning Commission
FROM: Lance Thies, Director of Community and Economic Development
DATE: July 14, 2020
SUBJECT: Text amendments to Chapter 156 of the Lockport Code of Ordinances

I. SUMMARY

The recommended changes to the Zoning code include adjustments to:

- Update bulk requirements related to accessory structures
- Create new requirements related to micro-pantries and micro-libraries
- Adjust requirements for cargo containers to reflect current day trends of retrofitting of containers into business-friendly incubator spaces.
- Resolve duplication between the Development and Zoning Codes
- Make changes to our Administrative variance parameters

II. HISTORY/BACKGROUND

Accessory Structure (Detached Garage, specifically) bulk requirements

The City's code currently requires a maximum height of 15' for detached garages and carports, which does not allow for the design of a new structure to mimic the principal structure on a lot, either in roof line or architectural treatments. The recommended amendment provides an applicant flexibility to better reflect the character of the home in roof line and detailing while still restricting height to lower than the principal home.

Accessory Structure (Micro-pantry and Micro-library) requirements

The City has received numerous requests in the past few years, and increasing since the pandemic, for businesses and institutions to be able to provide micro-pantries and libraries to support members of our community who are in need of assistance and feel more comfortable accessing the micro-structures than somewhere maybe more public. To date, our building and planning department have had no guidelines or requirements to help manage the location and construction of these units. The recommended amendments provide clear requirements for the size and location of the units within the community. A low cost building permit will also be created to allow for inspections of post holes and structural integrity of the units.

Cargo Containers

Throughout the country, communities and businesses are exploring the use of cargo containers to provide small incubator retail spaces and growing environments for food production. Our code is currently silent on the use of containers for anything other than storage or construction debris collection. The proposed amendments provide the opportunity to expand the use of them for retail and agriculture. In addition, the

amendments denote that these units can only be located on City-owned property, allowing staff to manage the location, quality and use of the units.

Development Code / Zoning Code duplication

When the Development Code was rewritten in 2018, there were two items, residential driveway width and the structural number of slope of the driveway, where standard details were created in the Development Code, but the numerical requirements that communicate the same information were not removed from the Zoning Code. The proposed amendment resolves this issue.

Administrative Variance parameters

City staff finds that oftentimes, especially in the R-O District, there are permits submitted where the existing condition does not meet the base bulk regulations of the code, creating an inability to provide what would otherwise be a clear Administrative variance and requiring the applicant to pay an additional \$250 for the case to be heard. The recommended amendment modifies the language to allow the Zoning Administrator to provide a variance based on the existing condition rather than the base bulk regulations for a Zoning District, saving the applicant and Commission time. Variance requests with extenuating circumstances or necessary PZC review would still come before the Commission for a hearing.

III. PROPOSED CHANGES

Proposed additions are underlined, removals are ~~stricken~~:

§ 156.003 DEFINITIONS.

(A) *Use of definitions.* In the construction of this code, the definitions contained in this chapter shall be observed and applied, except when the context clearly indicates otherwise.

(B) *Definitions.* The following words and terms, when used in the interpretation and administration of this chapter, shall have the meaning set forth except where otherwise specifically indicated. Words and terms not defined here shall be defined as specified in Webster's New Collegiate Dictionary, Eleventh Edition.

CARGO CONTAINER MAINTENANCE FACILITY. Any business that engages in the maintenance and repair of cargo containers, not located within a storage facility, that removes the containers from the chassis. This may include facilities or operations engaged in the conversion of cargo containers for secondary use or sale. This definition shall not include an approved mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or other retail start-up businesses.

CARGO CONTAINER STORAGE FACILITIES. Any site in which the principal use is the movement, storage on a non-permanent basis, staging or redistribution of cargo containers. This definition shall not include an approved mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or other retail start-up businesses.

MICRO-PANTRY or MINI-LIBRARY. Accessory non-inhabitable structure which is generally accessible for the public to deposit or to pick up non-perishable food, other toiletry items, or for a mini-library, books or magazines or other reading material to borrow.

§ 156.033 GENERAL AND BULK REGULATIONS FOR ACCESSORY STRUCTURES AND PERMITTED OBSTRUCTIONS.

Except for extraction uses, to which this section shall not apply and for which the City Council may establish conditions, and except as otherwise provided by this chapter, all accessory structures and uses shall observe the bulk regulations of the district in which they are located, provided that they conform with the following regulations:

(B) Bulk regulations.

(1) Height.

(a) All accessory buildings and structures shall comply with the height limitations of the zoning district in which they are located, unless otherwise provided for in this section.

(b) No detached accessory structure shall be taller than the principal structure, unless otherwise provided for in this section.

(c) Sheds or similar structures containers shall not exceed 15 feet in height.

(d) Detached garages or carports shall not exceed ~~15 feet in the height of the principal structure on the lot and shall maintain roof pitches consistent with, or lower in slope than, the principal structure.~~

(e) Private antenna towers and earth stations shall not exceed 50 feet above grade.

(2) Required yards for accessory structures.

(a) Attached accessory structures. When the wall of any accessory structure or use is part of, or joined to, the wall of any principal building or structure, it shall comply with required yard regulations for the district in which it is located, as governed by § 156.073, Bulk Regulations.

(b) Detached accessory structures.

1. All detached accessory structures shall comply with the following yard requirements, unless otherwise provided for in this section:

Minimum rear yard: five feet.

Minimum side yard: three feet.

2. Fences and walls. Regulations concerning required yards for fences and walls are listed below in division (C).

3. Swimming pools, and any decks attached thereto, shall be located a minimum of six feet from any fence or property line.

4. Hot tubs shall be located a minimum of six feet from any fence or property line.

5. Freestanding towers or antenna structures that are unattached to the principal structure shall not be located closer to the lot line than the total height of the tower or antenna structure, and must be properly guyed entirely within the property limits.

6. Permanent fireplaces that are located outdoors shall be at least ten feet from all property lines.
7. Cargo containers may be located up to, but not over, property lines.

(3) Building separation.

(a) Minimum building separation for detached accessory structures from the principal structure. Detached accessory structures shall be located a minimum of ten feet from any principal structure, or from any accessory building or structures that is part of, or joined to, the wall of any principal building or structure on the lot, with the following exceptions:

1. Sheds may be located less than the ten foot separation requirement stated above, when the structure meets or exceeds the city's building code standards for attached garages concerning fire protection rating, footing and foundation.

2. Permanent outdoor fireplaces shall be located a minimum of five feet from any principal structure, or from any accessory building or structure that is part of, or joined to, the wall of any principal building or structure on the lot

3. The following list of accessory structures or uses need not adhere to the ten foot separation requirement stated above: dog run or dog house, fences and walls, hot tubs, permanent recreational equipment, outdoor storage of firewood for a wood-burning stove or fireplace, private earth stations and antenna towers, micro-pantry or mini-library, and cargo containers.

(b) Required building separation. Permitted yard obstructions may be located in the required building separation requirements contained in § 156.073, Bulk Regulations; accessory structures shall not be located in the required building separation.

(4) Lot coverage and impervious surface coverage. All accessory structures shall comply with maximum lot coverage and maximum impervious surface coverage regulations for the district in which they are located, as contained in § 156.073, Bulk Regulations.

(C) Additional regulations for certain accessory structures or uses.

(8) Micro-pantry or Mini-library.

(a) Only one MICRO-PANTRY OR MINI-LIBRARY shall be located per property.

(b) The micro-pantry or mini-library shall not exceed the following dimensions:

1. Height-shall not exceed the maximum height of 5' (five feet) from grade.

2. Size-the structure shall not exceed a maximum area of 10 square feet.

(c) Micro-pantry or mini-library shall only be located in commercial districts and shall not be closer than 1,000 feet from another micro-pantry or mini-library.

(d) Micro-pantry or mini-library must be maintained in good condition and must be repaired within 5 business days of damage or disrepair.

(e) Micro-pantry or mini-library must not contain perishable foods, adulterated or contaminated foods, tobacco, vaporizer or other similar heating devices or liquid for the use of “vape” products, alcohol, cannabis whether procured legally or illegally, or illegal or legal drugs.

§ 156.044 CARGO CONTAINERS.

(A) Statement of purpose. The objective of this section is to regulate throughout the city cargo containers, as defined in § 156.003, Definitions. These uses or facilities should meet the following purposes:

- (1) To provide for safe and orderly storage, staging and maintenance of a cargo containers in a manner that minimizes the noise, dust, traffic congestion, aesthetic blight, and other adverse environmental impacts of such use upon the surrounding area;
- (2) To ensure that cargo container facilities are operated in a safe manner, based upon such factors as permitted height of such containers, contents stored within the containers, location containers are stored upon a lot, and methods of screening so as to prevent safety hazards and maintain accessibility for emergency and maintenance equipment;
- (3) To ensure adequate visual screening and landscaping of cargo containers from the public right-of-way and adjacent properties is provided; and
- (4) To ensure that the site is of sufficient size to accommodate safe storage of containers.

(B) Permitted uses. Cargo containers shall be prohibited in all zoning districts except as prescribed below:

- (1) Cargo containers may be used in any zoning district as a temporary use, when used accessory to a construction project or accessory to a move, provided they meet the requirements of the zoning code set forth in §§ 156.030 through 156.033.
- (2) Cargo container storage facilities and cargo container maintenance facilities are prohibited in all zoning districts, except as a special use permit in the M-2 General Manufacturing Zoning District, provided they meet the requirements established in this section and the special use regulations contained in §§ 156.120 through 156.125.
- (3) Cargo containers shall be permitted at government buildings or facilities, when used for the purposes of temporary storage of electronic recyclable materials, collected as part of a recycling program administered by the city, and meeting the requirements established in this section.
- (4) When used in support of agricultural production by an active farmer or for hydroponic farming, and meeting the requirements of this section.
- (5) Cargo containers, not specifically listed above, shall be permitted in the M-1 Limited Manufacturing and M-2 General Manufacturing zoning districts, provided they meet the requirements established in this section.
- (6) Cargo containers shall be permitted to be used on a mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or other retail start-up businesses.

(C) Regulations. Regulations applicable to cargo containers permitted in division (B) above.

(1) Materials stored. Materials stored in cargo containers shall not include any material deemed hazardous, as defined by the Illinois Environmental Protection Agency, unless otherwise approved by the Fire District. All materials stored shall be consistent with a permitted use on the zoning lot upon which the container is stored.

(2) Container modifications. Cargo containers may not be modified or retrofitted for habitation. Containers shall be prohibited from having windows, heating and cooling, plumbing or multiple entrances. Cargo containers are allowed to have electric and ventilation systems installed that would be necessary to meet the minimum codes and standards for lighting and air circulation for storage purposes. Cargo containers on an approved mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or other retail start-up businesses shall be exempted from this provision and may be modified or retrofitted for the hydroponic farming and/or other retail start-up business with proper building and design standard approvals.

(3) Use limitations.

(a) Containers stored on a zoning lot shall be accessory to an established permitted use on the zoning lot, and be operated and maintained under the same ownership as the use.

(b) Cargo containers shall not be used for the purposes of conducting business or selling merchandise.

(c) Exemption to the use limitations shall be cargo containers on an approved mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or other retail start-up businesses.

(4) Bulk regulations.

(a) Required yards. Cargo containers shall not be located in required front or corner side yards. Containers should not be located closer to the front or corner side lot lines than the principal building(s) on the zoning lot.

(b) Stacking. Stacking of cargo containers shall be prohibited except in cargo container maintenance or storage facilities, provided they are not stacked more than three units high. Cargo containers on an approved mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or other retail start-up businesses shall be exempted from the stacking prohibition.

(c) Grouping requirements. No side-by-side grouping shall exceed 20 containers in width, and no end-to-end grouping shall exceed two containers in length. The interiors of all containers in a grouping shall be accessible from the outside of the grouping.

(d) Setbacks. Containers shall not be located on or over property lines. Cargo container maintenance and storage facilities shall adhere to district setbacks, except that stacked containers shall increase all setbacks by 30 feet for each additional stacked level.

(e) Number of containers. There is no limit on the number of containers stored on a zoning lot, except in the M-1 Zoning District the combined floor area of all containers on the zoning lot shall be less than 500 square feet. M-1-zoned properties requesting 500 or more square feet shall apply for a special use permit for open storage.

(f) Separation distance. Cargo containers used or stored as part of a maintenance or storage facility shall be a minimum of 1,000 feet from any property zoned or used for residential land uses, nor shall they be closer than 30 feet to any existing structure or building.

(g) Minimum lot size. There shall be no minimum lot size requirement for containers regulated in this section, except cargo container maintenance or storage facilities shall have a minimum lot size of 20 acres.

(5) Access. Based on the number of containers and location on a site, the city and/or Fire District may require an access drive around the containers. Cargo containers may not be stored in a manner that blocks access to adjacent structures, buildings, public rights-of-way, public utility or drainage easements, or the container's interior.

(6) Prohibited locations. Containers may not be located in required landscape areas, public utility or drainage easements, required off-street parking or loading/unloading areas, or any other location that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses. The placement of a container on a property should be so as not to impede Fire District access or operations.

(7) Landscaping and screening.

(a) Cargo container maintenance and storage facilities shall provide a minimum-100-foot-wide screening buffer around the entire facility. Refer to § 153.50.120 of the Development Code for transition yard screening requirements, except that the berm should contain a 3:1 slope to a minimum height of 15 feet, and the amount of required plantings should be doubled.

(b) Cargo containers not part of a maintenance or storage facility.

1. In the M-1 Zoning District, containers shall be fully screened from public rights-of-way and adjacent properties. Permitted forms of screening are permanent enclosures, using brick, stone or similar material; permanent fence or wall; landscaping and berthing; or any combination thereof. Chain link shall not be used for required screening. Containers are to be placed on the lot in a manner that minimizes its visual impact on adjacent properties.

2. In the M-2 Zoning District, containers shall be fully screened from public rights-of-way. Permitted forms of screening are permanent enclosures using brick, stone or similar material; permanent fence or wall; landscaping and berthing; or any combination thereof. Chain link shall not be used for required screening. Containers are to be placed on the lot in a manner that minimizes its visual impact on adjacent properties.

3. Containers used at electronic recycling facilities operated by the city, and containers used in support of agricultural production by an active farmer, are to be painted a neutral color or, if the container is near a building wall or structure, it should be painted to match, as nearly as possible, the predominate color of that structure. Permanent enclosures using brick, stone or similar material; permanent fence or wall; and/or landscaping and berthing may be used. Containers are to be placed on the lot in a manner that minimizes its visual impact on adjacent properties.

(8) Maintenance. All cargo containers and any form of cargo container screening shall be maintained in a like-new condition, shall be safe, structurally sound, stable, and in good repair. Any visible sign of deterioration, including but not limited to, broken elements, peeling paint, or rust, shall not be permitted.

(9) Historically sensitive site, buildings or structure. Cargo containers shall not be visible from any site designated or identified as a local or national historic landmark or natural area. This includes

significant vegetative features, stream and creek corridors, buildings, sites, structures and/or identified viewsheds of historic and/or cultural significance. Cargo containers on an approved mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or other retail start-up businesses shall be exempted from this provision.

(10) Environmentally sensitive lands. Cargo container facilities may not be stored closer than 1,000 feet to any existing inventoried wetland or identified floodplain/floodway.

(11) Signage.

(a) Containers used as part of a city recycling program, or used in support of active farming, are prohibited from having signage. Cargo containers on an approved mixed-use commercial property owned by the City for the purpose of facilitating innovative uses of cargo containers for hydroponic farming and/or other retail start-up businesses shall be exempted from this provision.

(b) Containers for all other uses regulated by this section shall have no signage other than company identification and logos, provided such signage is not affixed to the container.

(c) Notwithstanding the above, containers storing chemicals or other flammable liquids or gases are to be placarded per NFPA 704.

(12) Plans required. Permit requests for cargo containers shall be subject to site plan review by the Planning Department. Special use permits for container facilities must submit a site plan, landscape plan, and lighting plan for city review.

(13) Additional standards. During plan review, the city and/or Fire Prevention District may place additional or more restrictive conditions on the approval, including but not limited to, painting the containers to match building(s) on the property, location on the property, and limiting the number of containers in order to protect the health, safety and welfare of the community.

(14) Fire District review and permitting. Conformance to all fire codes shall be required. All requests for containers will be subject to review by the regulating Fire Prevention District. An inspection is to be conducted by the Fire District after the container is loaded. If chemicals or other flammable liquids and gases are to be stored in a container, a permit shall be obtained from the Fire District.

§ 156.092 ADDITIONAL PARKING REGULATIONS.

(A) Use of parking facilities. Off-street parking facilities accessory to residential uses and developed in any residential district or downtown commercial district in accordance with the requirements of this section shall be used solely for the parking of passenger automobiles owned by occupants of the dwelling units to which the facilities are accessory or by guests of the occupants. Required parking facilities accessory to residential uses shall not be used for the storage of commercial vehicles or the parking of automobiles belonging to employees, owners, tenants, visitors or customers of business or manufacturing establishments.

(B) Joint parking facilities. Off-street parking facilities for different buildings, structures or uses, or for mixed uses, may be provided collectively in any zoning district in which separate parking facilities for each constituent use would be permitted, provided that the total number of spaces so located together shall not be less than the sum of the separate requirements for each use.

(C) Computation. When determination of the number of off-street parking spaces required by this chapter results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

(D) Size. A required off-street parking space shall be no less than nine feet wide and 18 feet long with a vertical clearance of seven feet, all exclusive of access drives, aisles, ramps, columns, office or work space, provided, however, that in measuring the length of a parking space area safely occupied by a vehicle beyond a curb stop, whether paved or unpaved, shall be included. Aisle widths shall not be less than the following: 24 feet for each perpendicular parking space, 20 feet for each angle parking space on a two-way aisle, and on a one-way aisle 18 feet for 60° parking spaces, 13 feet for 45° parking spaces and 11 feet for 30° parking spaces. A required off-street parking space parallel to the parking aisle or driveway shall be no less than ten feet wide and 23 feet in length. Notwithstanding the foregoing, the Zoning Administrator may permit a limited number of spaces designed to safely accommodate compact cars.

(E) Access. Each required off-street parking space shall open directly upon an aisle or driveway of a width and design as to provide safe and efficient means of vehicular access to the parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements.

(1) Maximum residential driveway apron width.

(a) The maximum residential driveway apron width, the areas between the platted lot line and the curb line, shall be as follows in accordance with § 153.50.080 (B) of the City's Development Code, Chapter 153 of the Code of Ordinances.:

~~1 and 2 car garages 24 ft. max.~~

~~Any 1 or 2 family dwelling with off street parking, and no garage 24 ft. max.~~

~~3 car garages 30 ft. max.~~

~~Duplex, 1 or 2 family with side by side garages 30 ft. max.~~

§ 156.093 DESIGN AND MAINTENANCE.

Except for extraction uses to which this section shall not apply and for which the City Council may establish conditions, the following shall apply.

(A) Open and enclosed parking spaces. Accessory parking spaces located on the same lot as occupied by the use served may be open to the sky or enclosed in a building.

(B) Screening and landscaping. All open automobile parking areas containing more than four parking spaces shall be effectively screened on each side adjoining or fronting on any property situated in an adjoining residence district by a wall, fence berm or densely planted compact hedge not less than three feet nor more than seven feet in height. The required screening shall conform with the front yard requirements of the district in which the parking is located.

(C) Base course construction and surfacing. The construction design of off-street parking facilities shall be reviewed by the City Engineer to determine:

(1) That every parking space, including access thereto, shall have an all-weather dust-free surface and shall be so graded and drained as to dispose of surface water accumulation by means of a positive storm water drainage system connected to a public drainage way.

(2) That parking areas shall be constructed in accordance with § 153.50.070 of the Development Code, with a minimum structural number of 2.5 and a minimum surface slope of 1%.

§ 156.165 VARIATIONS.

(2) Administrative variations. Variations from the regulations of this chapter shall be granted by the Zoning Administrator, but only in accordance with the standards set out in division (E)(2), subject to the requirements of the section, and may be granted in the following instances; and in no others.

(a) To vary numerical bulk regulations up to 20% from the existing condition, subject to the following limitations.

1. Lowland yards cannot be varied.

2. The minimum lot area per dwelling unit requirement for multiple-family dwellings shall not be reduced so as to permit more than one dwelling unit in addition to the number that would be permitted by strict application of minimum lot area requirements.

(b) To vary bulk regulations for accessory structures or permitted obstructions governed by § 156.033, General and bulk regulations for accessory structures and permitted obstructions, including but not limited to, setbacks, height, and maximum accessory building size, except no such variations shall be granted that would vary the following:

1. Regulations that are expressly prohibited;

2. Regulations other than bulk regulations;

3. Reducing the minimum ten foot building separation for sheds or similar structures, when such a structure does not meet or exceed the city's building code standards for attached garages concerning fire protection rating, footings and foundation; and

4. Reducing the minimum ten foot building separation for accessory structures, including detached garages and carports, buildings used for farming, and other similar structures, unless such a structure meets or exceeds the city's building code standards for attached garages concerning fire protection rating, footings and foundation, except lots zoned R-O Heritage Residential, where a separation may be granted that reduces the separation to seven feet, without meeting the city's building code standards for attached garages concerning fire protection rating, footings and foundation.

IV. RECOMMENDATION

Should the Commission find the proposed amendments acceptable, the following motion is suggested:

A. **A motion to approve the proposed amendments to Chapter 156 of the City's Code of Ordinances.**



City Council

Agenda Memorandum

Item # PW-1

To: Mayor & City Council

From: Brent Cann, Public Works Director

Subject: Water Well Solutions to Repair Well No. 14

Date: Wednesday, August 19, 2020

BACKGROUND/HISTORY

In February 2020, Well No. 14 was pulled from operation for emergency repairs as it was not operating correctly. The submersible motor malfunctioned due to the presence of iron and sand within the region. In order to mitigate this situation in the future, a filtration system will be added to alleviate and prevent the buildup of sand. Without these repairs, Well No. 14 is inoperable; therefore, this request is for the emergency repair of Well No. 14.

PROS/CONS/ALTERNATIVES

The full operation of Well 14 was deemed essential and an emergency. Without this well in operation, the City water system will not be at full capacity and may cause issues during heavy usage times. Adequate water capacity to meet the City's needs would not be available over the long term and so the work was performed immediately.

RECOMMENDATION

Authorization to accept the quote and work performed from Water Well Solutions to perform emergency repairs on Well No. 14 for an amount not to exceed \$94,934.00. This work is highly specialized and therefore is a sole source project.

ATTACHMENTS

[Resolution No. 20-089](#)

[Water Well Solutions Proposal](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve Resolution No. 20-089: Authorizing Water Well Solutions to repair Well No. 14 in an amount not to exceed \$94,934.00.

RESOLUTION NO. 20-089

A RESOLUTION AUTHORIZING WATER WELL SOLUTIONS TO REPAIR WELL NO. 14 IN AN AMOUNT NOT TO EXCEED \$94,934.00.

WHEREAS, the City Council of the City of Lockport finds that Well No. 14 is in need of emergency repairs due to the malfunction of necessary components; and

WHEREAS, the City Council finds that the work to repair Well No. 14 is a highly specialized work, and a sole source award is recommended as has been done for the last several well rehab projects in the City; and

WHEREAS, the City Council finds that Water Well Solutions is a contractor that has successfully completed similar projects in the City and knows the well operations of the City very well; and

WHEREAS, the City Council finds that it is in the best interest of the City to accept the quote from Water Well Solutions as a sole source award in the amount of \$94,934.00 for the repair of Well No. 14; and

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Lockport, Will County, Illinois, as follows:

SECTION 1: The City finds that the repair of Well No. 14 is the most cost effective option for the City.

SECTION 2: The City Administrator and staff are authorized to allow Water Well Solutions to perform the repairs of Well No. 14 in an amount not to exceed \$94,934.00.

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

PASSED and APPROVED this _____ day of _____, 2019, with:

_____ ALDERMEN voting aye _____ ALDERMEN abstaining

_____ ALDERMEN voting nay _____ ALDERMEN absent

The MAYOR voting aye _____, voting nay _____, not voting _____

_____ BARTELSSEN _____ BERGBOWER _____ DESKIN _____ GILLOGLY

_____ PERRETTA _____ PETRAKOS _____ SABAN _____ LOBES

_____ MAYOR

Steven Streit, Mayor

ATTEST:

Kathleen Gentile, City Clerk



WATER WELL SOLUTIONS

Illinois Division, LLC

825 E. North Street
Elburn, IL 60119
888-769-9009 fax 920-474-4771

PROPOSAL TO

Date 3/26/2020

Job Name

Company: City of Lockport
Address: 17112 S. Prime Rd.
City: Lockport, IL 60441
Attention: Mr. Scott Green
E-mail:

Well No. 14 Repairs &
Rehabilitation

Phone:
Fax:

Qty	Description	Unit Price	TOTAL
1	Remanufacture 5 Stage Cast Iron Bowl assembly • Machine Bowls to accept New Bronze Wear Rings • Press in New bronze bowl bearings & Replace Collets • New Stainless Steel Bowl Shaft	\$5,500.00	\$5,500.00
1	8" S.S. Surge Control Valve	\$4,780.00	\$4,780.00
1	Submersible Motor Splice	\$175.00	\$175.00
1	Remanufacture 100Hp, Hitachi Motor with Rewind	\$22,000.00	\$22,000.00
1	Lamnaflo Suction control device	\$23,621.00	\$23,621.00
2	Cut & Rethread (2) ends of Column pipe.	\$150.00	\$300.00
1	Furnish, Install and remove air impulse blasting equipment	\$8,500.00	\$8,500.00
1	Conduct Air Impulse Blasting Development	\$9,500.00	\$9,500.00
2	Pre and post television survey	\$1,300.00	\$2,600.00
48	Hrs labor with a two man crew to pull pumping equipment and labor with a two man crew to splice spare motor, mount bowl & conduct flow test for production	\$365.00	\$17,520.00
1	Misc. Tape, banding and Well Disinfection	\$438.00	\$438.00

NOTE ON MATERIAL PRICES: The material prices noted above are based on current market prices. The price for steel, and other materials are volatile. Therefore, we must reserve the right to adjust the above material prices based on market pricing the date your order is signed and returned to us. In order to hold the current pricing, it will be necessary to immediately order the materials. Further, Water Well Solutions will bill for the materials so ordered at the same time. Your signature below constitutes agreement to be billed for those materials ordered and is your further agreement to pay, within within 30 days of invoice date, for those materials ordered.

Total Amount Proposed **\$94,934.00**

CLIENT	WATER WELL SOLUTIONS ILLINOIS DIVISION LLC
The above prices, specifications and conditions are satisfactory and are hereby accepted. Water Well Solutions is authorized to do the work as specified. Payment will be made within thirty (30) days of invoice date, or as outline above.	All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above this proposal. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other insurance.
BY: _____ DATE: _____	BY: _____ DATE: _____



City Council

Agenda Memorandum

Item # FN-1

To: Mayor & City Council

From: Lisa Heglund, Finance Director

Subject: Bills through August 11, 2020

Date: Wednesday, August 19, 2020

BACKGROUND/HISTORY

Attached is a list of various bills and invoices through August 11, 2020.

PROS/CONS/ALTERNATIVES

n/a

RECOMMENDATION

Approve the various bills through August 11, 2020.

ATTACHMENTS

[**Bill Summary Through August 11, 2020**](#)

[**Bills List Through August 11, 2020**](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve the various bills through August 11, 2020 as presented.

To: City Council
From: Lisa Heglund
RE: Various Bills
Date: August 11, 2020

Below is a list of some of the invoices that are in your packet. I have included some additional information to further explain the expense. The amounts listed below are based on the invoice amount.

1. Austin Tyler (Capital Outlay) – Pay requests on following projects:
 - a. 2-5th St project \$520,500.35 & \$83,505.34
 - b. 14-18 St project \$222,732.42
2. Baxter & Woodman \$6,219.06 (Capital Outlay) – Engineering for IL7 Frontage Rd bridge project
3. Chamlin Assoc. (Various) – Engineering for following projects:
 - a. Heritage Crossing building 5 \$11,129
 - b. ProLogis building 3 \$9,392
 - c. Lockport Express Carwash \$5,189
 - d. Hamilton St booster station removal \$5,245
4. Christopher Burke (Capital Outlay) – Engineering for following projects:
 - a. 2020 resurfacing \$5,802.50
 - b. IL7 Channelization \$8,601.86 & \$10,116.01
5. Compass Minerals America \$76,766.69 (Street) – Purchase of road salt
6. Conley Excavating \$27,435.50 (Capital Outlay) – Emergency Storm water repair on 11th St
7. Gallas Construction \$20,000 (Building) – Fire alarm/sprinkler grant reimbursement for 1026 S State St
8. Heritage Corridor CVB \$12,000 (Administration) – 2020 Gallery 7 rent contribution
9. Lower DesPlaines Watershed \$13,030 (Water) – Consulting for regional groundwater study
10. Metro Power \$17,140 (Sewer) – Purchase of Gillette generator for STP
11. PT Ferro Construction \$120,308.91 (Capital Outlay) – Pay request for 2020 resurfacing project
12. Ruettiger, Tonelli & Assoc. \$12,180 (Capital Outlay) – Engineering for 2020 GIS project
13. SHI International Corp \$8,139.60 (Administration) – 3 year Barracuda security license
14. Water Well Solutions \$94,934 (Water) – Emergency well 14 repair
15. Xylem Water Solutions \$9,250.55 (Sewer) – Pump purchase for Oak Creek lift station

INVOICE REGISTER FOR CITY OF LOCKPORT
 EXP CHECK RUN DATES 07/27/2020 - 08/11/2020
 JOURNALIZED
 PAID

VENDOR NAME

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
ACCURATE DOCUMENT DESTRUCTION					
3095-446940	07/31/2020	DESTRUCTION OF DOCUMENTS 2 CONTAINERS - JL	01-04-00-52200	POLICE DEPARTMENT	\$258.34
ADAPT PHARMA INC.					
31462	08/10/2020	NARCAN	01-04-00-51620	POLICE DEPARTMENT	\$900.00
ADOBE					
6/30/2020	07/31/2020	ADOBE ACROPRO SUBS	01-01-00-53600	CITY ADMINISTRATION	\$15.93
AL WARREN OIL CO., INC.					
W1327579	07/31/2020	GAS	01-00-00-12060	CTY ADMIN OR CPTL OUTLY	\$2,920.34
W1328740	08/10/2020	GAS/DIESEL CONTRACT APRIL 2019-DEC. 31, 2021 V	01-00-00-12060	CTY ADMIN OR CPTL OUTLY	\$3,832.40
ALAN HORTICULTURE LLC					
6245	08/10/2020	LAWN MAINTENANCE CONTRACT- WELL HOUSE @1	01-18-00-52800	STREET DEPARTMENT	\$143.00
AMAZON, INC.					
111 7395140 8533007	07/31/2020	ZEBRA ROLLERBALL PENS	01-16-00-51000	PUBLIC WORKS	\$29.97
111 3813239 7929006	07/31/2020	DEEP WOODS INSECT REPELLENT	01-16-00-51000	PUBLIC WORKS	\$61.59
111 3440479 8892261	07/31/2020	BREAKFAST BLEND COFFEE	01-16-00-51000	PUBLIC WORKS	\$43.92
1136 5966983 806662	07/31/2020	BATTERIES	01-04-00-51620	POLICE DEPARTMENT	\$255.90
113 2803952 9543467	07/31/2020	POWER STRIP SURGE PROTECTOR	01-04-00-52100	POLICE DEPARTMENT	\$39.95
113-8071941-265062	07/31/2020	PEET'S K CUP COFFEE - MAYOR OFFICE	01-01-00-51000	CITY ADMINISTRATION	\$26.59
113 0747594 4541836	07/31/2020	KEURIG NEEDLE CLEANING TOOL	01-01-00-51000	CITY ADMINISTRATION	\$10.48
AMERICAN LEGAL PUBLISHING CORP					
2091	07/31/2020	JULY 2020-S-32 FOLIO/INTERNET EDITING	01-01-00-52600	CITY ADMINISTRATION	\$13.65
AMERICAN PLANNING ASSOCIATION					
3167356	07/31/2020	MEMBERSHIP DUES - K.PHILLIPS	01-07-00-51400	PLANNING/ECONOMIC DEV	\$463.00
AMERICAN PUBLIC WORKS ASSOC.					
13452-2020/2021	08/05/2020	APWA MEMBERSHIP FOR B. CANN, J. CRONIN, J. FIN	01-09-00-51400	ENGINEERING	\$1,400.00
AMERICAN SOLUTIONS BUS.					
4838870	07/31/2020	ADMIN TICKETS	01-04-00-51000	POLICE DEPARTMENT	\$940.58

VENDOR TOTAL:**\$940.58**

INVOICE REGISTER FOR CITY OF LOCKPORT
 EXP CHECK RUN DATES 07/27/2020 - 08/11/2020
 JOURNALIZED
 PAID

VENDOR NAME

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
ANGELIQUE EDMAN					
JUNE/JULY	07/30/2020	CENTRAL SQUARE ANNUAL PLANTINGS-JUNE/JULY	01-01-00-52700	CITY ADMINISTRATION	\$2,030.00
				VENDOR TOTAL:	\$2,030.00
Aqua Pools Inc.					
BSB19-0094	08/10/2020	BD BOND REFUND-16117 W SAGEBROOK	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	\$100.00
BSB19-0102	08/10/2020	BD BOND REFUND-16524 PINCREEK DRIVE	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	\$100.00
BSB19-0095	08/10/2020	BD BOND REFUND-16109 W SAGEBROOK DR	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	\$100.00
				VENDOR TOTAL:	\$300.00
ARRO LABORATORIES, INC.					
55032	07/31/2020	CHLORIDE TESTING	20-16-00-52800	PUBLIC WORKS	\$66.00
				VENDOR TOTAL:	\$66.00
AUSTIN TYLER CONSTRUCTION LLC					
2009-10	07/31/2020	2ND TO 5TH STREET WATER MAIN RECONSTRUCTI	14-00-00-52311	CTY ADMIN OR CPTL OUTLY	\$520,500.35
2010-11	07/31/2020	14TH TO 18TH STREET WATER MAIN RECONSTRUC	14-00-00-52311	CTY ADMIN OR CPTL OUTLY	\$222,732.42
2009-11	07/31/2020	2ND TO 5TH STREET WATER MAIN RECONSTRUCTI	20-24-00-67100	WATER/SEWER CAPITAL	\$83,505.34
				VENDOR TOTAL:	\$826,738.11
BATTERY UNIVERSE					
BU-100805	07/31/2020	BATTERY CHARGER	01-04-00-52300	POLICE DEPARTMENT	\$390.42
				VENDOR TOTAL:	\$390.42
BAXTER AND WOODMAN, INC					
215202	07/31/2020	IL 7 FRONTAGE ROAD BRIDGE ENGINEERING PHAS	14-00-00-53200	CTY ADMIN OR CPTL OUTLY	\$6,219.06
215044	07/31/2020	CANAL BIKE PATH	14-00-00-53200	CTY ADMIN OR CPTL OUTLY	\$470.00
215045	07/31/2020	2020 BROKEN ARROW RETENTION POND STUDY	14-00-00-53200	CTY ADMIN OR CPTL OUTLY	\$1,282.40
215043	07/31/2020	SPECIAL STRUCTURE INSPECTION & LOAD RATING	14-00-00-53200	CTY ADMIN OR CPTL OUTLY	\$472.00
215046	07/31/2020	MADISON STREET BRIDGE REPAIRS	14-00-00-53200	CTY ADMIN OR CPTL OUTLY	\$1,144.00
				VENDOR TOTAL:	\$9,587.46
BEARY LANDSCAPE MANAGEMENT INC					
168351	07/31/2020	305 E DIVISION GRADING & SOD	14-00-00-52311	CTY ADMIN OR CPTL OUTLY	\$4,015.00
168480	07/31/2020	RESTORATIONS @ 16425 15TH PL	20-15-00-52260	PUBLIC WORKS	\$798.00
168481	07/31/2020	RESTORATIONS @ 16629 W 145TH PL	20-15-00-52260	PUBLIC WORKS	\$785.00
168482	07/31/2020	RESTORATIONS @ 1034 HOLLY CT	20-15-00-52260	PUBLIC WORKS	\$426.00
168660	08/10/2020	2020 LANDSCAPE MAINTENANCE CONTRACT@VIC.	01-18-00-52800	STREET DEPARTMENT	\$695.00
168661	08/10/2020	2020 LANDSCAPE MAINTENANCE CONTRACT-THE F	01-18-00-52800	STREET DEPARTMENT	\$425.00
168663	08/10/2020	2020 LANDSCAPE MAINTENANCE CONTRACT@7TH	01-18-00-52800	STREET DEPARTMENT	\$200.00
168664	08/10/2020	2020 LANDSCAPE MAINTENANCE CONTRACT@LOC	01-04-00-52200	POLICE DEPARTMENT	\$450.00
168665	08/10/2020	2020 LANDSCAPE MAINTENANCE CONTRACT@STA	01-18-00-52800	STREET DEPARTMENT	\$300.00
168666	08/10/2020	2020 LANDSCAPE MAINTENANCE CONTRACT@ CEN	01-01-00-52700	CITY ADMINISTRATION	\$575.00
168667	08/10/2020	2020 LANDSCAPE MAINTENANCE CONTRACT@RT	01-18-00-52800	STREET DEPARTMENT	\$400.00
				VENDOR TOTAL:	\$9,069.79

INVOICE REGISTER FOR CITY OF LOCKPORT
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 PAID

VENDOR NAME

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
BERKOT'S SUPER FOODS					
1002507-28	07/31/2020	PLATES & COOKIES FOR SAFETY AWARD LUNCH	01-01-00-56801	CITY ADMINISTRATION	\$16.99
BEST BUY #308					
6/24/2020	07/31/2020	CAMERA	01-04-00-51620	POLICE DEPARTMENT	\$364.99
BI RENTAL, INC.					
100910-1	07/31/2020	40' EXTENSION LADDER	20-16-00-51900	PUBLIC WORKS	\$506.00
BICKUS PLUMBING INC.					
7/7/2020	08/06/2020	DOWNTOWN PLUMBING AND WATER SERVICE IMPF	20-24-00-67100	WATER/SEWER CAPITAL	\$2,225.67
BLAIN'S FARM AND FLEET					
13563607	07/31/2020	SAFETY REWARD (2 YEARS NO INJURIES)	20-15-00-56800	PUBLIC WORKS	\$414.37
13604497	07/31/2020	SAFETY REWARD (2 YEARS NO INJURIES)	20-16-00-56800	PUBLIC WORKS	\$414.37
13604497-B	07/31/2020	SAFETY REWARD (2 YEARS NO INJURIES)	20-16-00-56800	PUBLIC WORKS	\$50.49
6340	07/31/2020	UNIFORM ALLOWANCE FOR N. BOGDAN **SAFETY**	01-18-00-51600	STREET DEPARTMENT	\$173.57
BLUE COLLAR SUPPLY					
12615	07/31/2020	UNIFORM ALLOWANCE FOR S. STUCKMEYER **BOC	01-18-00-51600	STREET DEPARTMENT	\$161.99
12605	07/31/2020	UNIFORM ALLOWANCE FOR M. HOFFMEISTER **BOC	20-15-00-51600	PUBLIC WORKS	\$225.00
BOLINGBROOK POLICE DEPARTMENT					
HIDTA REIM-JUNE 2(07/31/2020		HIDTA REIMB JUNE 20	01-04-00-52999	POLICE DEPARTMENT	\$4,255.08
BONNIE BRAE FOREST MANOR					
AUGUST 2020	08/05/2020	MONTHLY CONTRIBUTION - AUGUST 2020	20-15-00-56920	PUBLIC WORKS	\$19,468.62
BRENT CANN					
2020 TUITION-SUMM(07/31/2020		2020 TUITION REIM - SUMMER	20-16-00-56800	PUBLIC WORKS	\$382.00
CAREERBUILDER EMPLOYMENT SCREENING					
AUR1189096	07/31/2020	EMPLOYMENT SCREENING - BOKHOLDT	20-16-00-56800	PUBLIC WORKS	\$48.50
CARLIN SALES CORP.					
598049-00	07/31/2020	FERTILIZER FOR DOWNTOWN FLOWER BASKETS	01-18-00-56810	STREET DEPARTMENT	\$256.38
80					
VENDOR TOTAL:					

INVOICE REGISTER FOR CITY OF LOCKPORT
EXP CHECK RUN DATES 07/27/2020 - 08/11/2020
JOURNALIZED
PAID

VENDOR NAME

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
CES-MA					
ROM/053272	07/31/2020	LED LIGHT BULBS FOR CEDAR RIDGE, STOCK PH01 01-18-00-52210		STREET DEPARTMENT	\$139.96
ROM/053322	07/31/2020	LED LIGHT BULBS FOR CENTRAL SQUARE 01-18-00-52210		STREET DEPARTMENT	\$1,199.16
ROM/053501	08/10/2020	LED LIGHT BULBS FOR CEDAR RIDGE, STOCK PH01 01-18-00-52210		STREET DEPARTMENT	\$532.68
ROM/053430	08/10/2020	LED LIGHT BULBS FOR CEDAR RIDGE, STOCK PH01 01-18-00-52210		STREET DEPARTMENT	\$728.64
ROM/053504	08/10/2020	LED LIGHT BULBS FOR CEDAR RIDGE, STOCK PH01 01-18-00-52210		STREET DEPARTMENT	\$438.72
VENDOR TOTAL:					\$3,039.16
CHAMLIN ASSOCIATES INC.					
3020529	07/31/2020	LAGO VISTA PHASE 5 SOUTH- MARCH 01-09-00-53200		ENGINEERING	\$419.50
3020530	07/31/2020	LAGO VISTA PHASE 5-RESIDENTIAL REVIEWS - JUN 01-09-00-53200		ENGINEERING	\$544.00
3020531	07/31/2020	SAGEBROOK - PROPOSED GRADING PLAN LOTS 13 01-09-00-53200		ENGINEERING	\$1,292.00
3020533	07/31/2020	HAWTHORNE PRESERVES -FINAL GRADING PLAN B 01-09-00-53200		ENGINEERING	\$544.00
3020534	07/31/2020	OAK CREEK - PROPOSED GRADING PLAN LOT 107, I 01-09-00-53200		ENGINEERING	\$476.00
3020536	07/31/2020	O'REILLY AUTO PARTS - JUNE 01-09-00-53200		ENGINEERING	\$268.50
3020538	07/31/2020	MCMAHON - JUNE 01-09-00-53200		ENGINEERING	\$2,182.00
3020539	08/10/2020	LOCKPORT ANIMAL HOSPITAL - JUNE 01-09-00-53200		ENGINEERING	\$1,454.00
3020540	07/31/2020	HOLIDAY INN EXPRESS -JUNE 01-09-00-53200		ENGINEERING	\$2,651.50
3020541	07/31/2020	CLOVER RIDGE TOWNHOMES PHASE 3 - JUNE 01-09-00-53200		ENGINEERING	\$408.00
3020542	07/31/2020	B&B FOODS-PRIME LOTS 6-8 - JUNE 01-09-00-53200		ENGINEERING	\$476.00
3020543	07/31/2020	HERITAGE CROSSING BUILDING 5 - JUNE 01-09-00-53200		ENGINEERING	\$11,129.00
3020546	07/31/2020	PROLOGIS BUILDING 3 & MASS GRADING FOR BUILI 01-09-00-53200		ENGINEERING	\$9,392.00
3020547	07/31/2020	PROLOGIS BUILDING 3 & MASS GRADING FOR BUILI 01-09-00-53200		ENGINEERING	\$4,776.00
3020548	07/31/2020	OAK CREEK PHASE 3-JUNE 01-09-00-53200		ENGINEERING	\$1,360.00
3020549	07/31/2020	LOCKPORT EXPRESS CARWASH - JUNE 01-09-00-53200		ENGINEERING	\$5,189.00
3020553	07/31/2020	HAMILTON ST BOOSTER STATION REMOVAL - JUNE 20-24-00-67000		WATER/SEWER CAPITAL	\$5,245.00
3020545	07/31/2020	1200 S STATE ST COMMERCIAL - JUNE 01-09-00-53200		ENGINEERING	\$272.00
VENDOR TOTAL:					\$48,078.50
CHRISTOPHER B. BURKE ENG., LTD.					
160031	07/31/2020	WESTSIDE LOMR SUBMITTAL-JULY 01-09-00-53200		ENGINEERING	\$464.00
160032	07/31/2020	CHEVRON - STORM PIPE 7A-9 INSTALLATION - JULY 01-09-00-53200		ENGINEERING	\$753.00
16033	07/31/2020	BRUCE RD AT I-355 CONCEPT STUDY - JULY 14-00-00-53200		CTY ADMIN OR CPTL OUTLY	\$3,961.25
160034	07/31/2020	PRV VAULT DESIGN & BIDDING - EAST 9TH AT SUM 14-00-00-53200		CTY ADMIN OR CPTL OUTLY	\$811.00
160035	07/31/2020	PRV VAULT DESIGN & BIDDING - EAST 9TH STREET 14-00-00-53200		CTY ADMIN OR CPTL OUTLY	\$620.00
160030	07/31/2020	2020 RESURFACING PROJECT & 2ND-5TH ST. RECO 14-00-00-53200		CTY ADMIN OR CPTL OUTLY	\$5,802.50
159928	07/31/2020	IL 7 CHANNELIZATION PHASE II ENGINEERING SER\ 14-00-00-53200		CTY ADMIN OR CPTL OUTLY	\$8,601.86
159944	07/31/2020	IL 7 CHANNELIZATION LAND ACQUISITION - JULY 14-00-00-53200		CTY ADMIN OR CPTL OUTLY	\$10,116.01
VENDOR TOTAL:					\$31,129.62
CINTAS					
4056722596	07/31/2020	AUTO DISPENSER SOAP / GERMX-JULY 01-01-00-56800		CITY ADMINISTRATION	\$36.00
VENDOR TOTAL:					\$36.81

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CITY OF JOLIET					
HIDTA REIM-JUNE 2	07/31/2020	HIDTA REIMB JUNE 20	01-04-00-52999	POLICE DEPARTMENT	\$2,491.17
				VENDOR TOTAL:	\$2,491.17
CITY OF SANDWICH					
HIDTA REIM-JUNE 2	07/31/2020	HIDTA REIMB JUNE 20	01-04-00-52999	POLICE DEPARTMENT	\$514.92
				VENDOR TOTAL:	\$514.92
CLASSIC GARDEN ORNAMENTS, LTD.					
CGO 43888	08/05/2020	PLANTER FOR COMMERCE STREET	01-18-00-56810	STREET DEPARTMENT	\$1,870.00
				VENDOR TOTAL:	\$1,870.00
COM ED					
2469013038-I	07/31/2020	LIGHT CONTROLLER@STATE STREET-JULY	01-18-00-53700	STREET DEPARTMENT	\$12.10
3803062074-H	07/31/2020	141ST LIFT STATION - JULY	20-16-00-53700	PUBLIC WORKS	\$140.87
				VENDOR TOTAL:	\$152.97
COMCAST					
INTERNET@TRAIN S	07/31/2020	INTERNET SERVICE@TRAIN STATION-JULY	01-01-00-53600	CITY ADMINISTRATION	\$98.40
INTERNET@BBFM-A	08/05/2020	INTERNET SERVICE@BBFM-AUGUST	01-01-00-53600	CITY ADMINISTRATION	\$89.35
104767237	07/31/2020	ETHERNET SERVICE@PWP, CITY HALL, P.D.JULY/AI	01-01-00-53600	CITY ADMINISTRATION	\$3,925.48
				VENDOR TOTAL:	\$4,113.23
COMPASS MINERALS AMERICA INC.					
662189	07/31/2020	BULK WHITE ROAD SALT - DELIVERED TO PW SALT	02-00-00-52440	CTY ADMIN OR CPTL OUTLY	\$76,766.69
				VENDOR TOTAL:	\$76,766.69
CONLEY EXCAVATING, INC.					
3337	07/31/2020	EMERGENCY STORMWATER REPAIR	14-00-00-52311	CTY ADMIN OR CPTL OUTLY	\$27,435.50
				VENDOR TOTAL:	\$27,435.50
CONSTELLATION NEW ENERGY, INC.					
17946568301	07/31/2020	HAMILTON STREET LIFT STATION	20-16-00-53700	PUBLIC WORKS	\$80.63
17794825601	07/31/2020	MONTHLY ELECTRIC@BOOSTER, LIFT STATIONS, W	20-16-00-53700	PUBLIC WORKS	\$50,874.91
				VENDOR TOTAL:	\$50,955.54
COOK COUNTY CLERK'S OFFICE					
LIZZIO	08/05/2020	NOTARY - T, LIZZIO	01-07-00-56800	PLANNING/ECONOMIC DEV	\$10.00
				VENDOR TOTAL:	\$10.00
CORE & MAIN					
M528299	07/31/2020	3" OMNI C2 MEASURING CHAMBER	20-15-00-52230	PUBLIC WORKS	\$1,182.00
				VENDOR TOTAL:	\$1,182.00
CORNERSTONE SERVICES, INC.					
24388	07/31/2020	(5) BLUE & (5) RED FLAGS FOR JULIE MARKING	20-15-00-56500	PUBLIC WORKS	\$779.37
24387	07/31/2020	BLUE FLAGS FOR JULIE MARKING	20-15-00-56500	PUBLIC WORKS	\$97.07

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					VENDOR TOTAL: \$876.44
COURTNEY'S SAFETY LANE INC.					
3013416	07/31/2020	SAFETY LANE INSPECTIONS - #127,704,134	01-18-00-52000	STREET DEPARTMENT	\$121.50
					VENDOR TOTAL: \$121.50
CPS-WHEELING					
1-0154286	07/31/2020	STOCK - OIL FILTERS-P.D.	01-04-00-52000	POLICE DEPARTMENT	\$51.60
					VENDOR TOTAL: \$51.60
DELLWOOD TIRE & AUTO					
2-57385	07/31/2020	#163 - 2 TRAILER TIRES, 2 USER FEES	01-18-00-52200	STREET DEPARTMENT	\$184.98
2-GS57534	07/31/2020	#502 - 2 FRONT TIRES, 2 TIRE USER FEES	01-04-00-52000	POLICE DEPARTMENT	\$357.60
2-GS57512	07/31/2020	#548 - 4 TIRES, 4 TIRE USER FEES	01-04-00-52000	POLICE DEPARTMENT	\$715.20
					VENDOR TOTAL: \$1,257.78
DESROCHERS BACKYARD POOL					
CITY HALL FOUNTAIN	07/31/2020	SET UP FOUNTAIN@CITY HALL	01-01-00-52700	CITY ADMINISTRATION	\$1,132.99
					VENDOR TOTAL: \$1,132.99
DISCOVERY BENEFITS					
1177202-IN	07/31/2020	FSA - MONTHLY-JUNE 2020	01-01-00-54000	CITY ADMINISTRATION	\$72.25
					VENDOR TOTAL: \$72.25
DONNA NEVELS					
JULY 2020	07/30/2020	SPECIAL EVENT COORD.- JULY 2020	01-01-00-56310	CITY ADMINISTRATION	\$800.00
					VENDOR TOTAL: \$800.00
DONUT SHOP					
100009	07/31/2020	PUBLIC WORK MEETING	01-16-00-68000	PUBLIC WORKS	\$29.53
					VENDOR TOTAL: \$29.53
EAT MORE CAKES					
11225	07/31/2020	CAKE POPS, COOKIES - SPECIAL EVENT ON 6/28/20: 01-01-00-56310	01-01-00-56310	CITY ADMINISTRATION	\$424.84
					VENDOR TOTAL: \$424.84
ELIZABETH CARTER					
08/04/2020	08/10/2020	UB refund for account: 0047071500-03	20-00-00-12500	CTY ADMIN OR CPTL OUTLY	\$5.73
					VENDOR TOTAL: \$5.73
EVOQUA WATER TECHNOLOGIES					
904550463	07/31/2020	FLIGHT - SIGMA , 3 X 6	20-16-00-52260	PUBLIC WORKS	\$3,480.00
					VENDOR TOTAL: \$3,480.00
FERGUSON WATERWORKS #2516					
365390-1	07/31/2020	WATER MAIN CLAMPS	20-15-00-52260	PUBLIC WORKS	\$98.92
364981	07/31/2020	WATER MAIN CLAMPS	20-15-00-52260	PUBLIC WORKS	\$2,107.46
365390	07/31/2020	WATER MAIN CLAMPS	20-15-00-52260	PUBLIC WORKS	\$215.05

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					VENDOR TOTAL: \$2,422.23
FIRE WATER BBQ					
1318	07/31/2020	PW SAFETY LUNCHEON (2 YEARS NO INJURY)	01-01-00-56801	CITY ADMINISTRATION	\$613.95
					VENDOR TOTAL: \$613.95
FISHER AUTO PARTS, INC.					
341-027970	07/31/2020	#532-WIPER BLADES	01-04-00-52000	POLICE DEPARTMENT	\$36.07
341-027991	07/31/2020	#548-SET REAR BRAKES & ROTORS	01-04-00-52000	POLICE DEPARTMENT	\$218.76
341-028141	07/31/2020	#502-AIIR FILTER	01-04-00-52000	POLICE DEPARTMENT	\$9.10
341-028058	07/31/2020	#546-REAR / FRONT ROTORS AND BRAKES	01-04-00-52000	POLICE DEPARTMENT	\$526.55
					VENDOR TOTAL: \$790.48
GALLAS CONSTRUCTION					
GRANT REIM	08/05/2020	FIRE ALARM/SPRINKLER GRANT REIMBURSEMENT	01-08-00-51700	BUILDING DEPARTMENT	\$20,000.00
					VENDOR TOTAL: \$20,000.00
GENUINE PARTS COMPANY					
3104-712420	07/31/2020	#502-BELT TENSIONER	01-04-00-52000	POLICE DEPARTMENT	\$73.25
3104-712433	07/31/2020	SHOP-RADIATOR STOP LEAK	01-15-00-51500	PUBLIC WORKS	\$3.59
3104-712909	08/10/2020	#148-ANTENNA	01-18-00-52200	STREET DEPARTMENT	\$9.99
					VENDOR TOTAL: \$86.83
Gloria Kois					
BSB19-0105	08/10/2020	BD BOND REFUND-16401 W SPRING VIEW	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	\$100.00
					VENDOR TOTAL: \$100.00
GO DADDY					
1709055821	07/31/2020	GO DADDY RENEWAL	01-01-00-53600	CITY ADMINISTRATION	\$79.99
					VENDOR TOTAL: \$79.99
GRAINGER					
9605597138	07/31/2020	ELECTRICAL PARTS FOR WELL NO. 14 CHLORINE S' 20-15-00-52100	20-15-00-52100	PUBLIC WORKS	\$724.12
9605597146	07/31/2020	BELTS FOR S. CENTRIFUGE	20-16-00-52260	PUBLIC WORKS	\$210.80
					VENDOR TOTAL: \$934.92
GREAT LAKES DISTRIBUTING, INC.					
207544	07/31/2020	REPAIRS TO PRESSURE WASHER IN WASH BAY	01-15-00-52200	PUBLIC WORKS	\$723.30
					VENDOR TOTAL: \$723.30
HAWKINS, INC.					
4763625	07/31/2020	ALUMINUM SULFATE	20-16-00-51840	PUBLIC WORKS	\$3,035.00
					VENDOR TOTAL: \$3,035.00
HERITAGE CORRIDOR CVB					
9845	08/10/2020	ANNUAL DUES 2020 FOR HERITAGE CORRIDOR CVE	01-01-00-52800	CITY ADMINISTRATION	\$12,000.00
					VENDOR TOTAL: \$12,000.00

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HILTON DEVELOPMENT GROUP, INC.					
118321	08/10/2020	MOBILELOCK MONTHLY SERVICE - AUGUST	01-04-00-52200	POLICE DEPARTMENT	\$39.90
				VENDOR TOTAL:	\$39.90
HITCHCOCK DESIGN INC					
24966	07/31/2020	ARCHER AVENUE CORRIDOR PLAN	01-01-00-53200	CITY ADMINISTRATION	\$911.22
				VENDOR TOTAL:	\$911.22
HOME DEPOT					
294826	07/31/2020	SHELVING UNIT	01-04-00-52100	POLICE DEPARTMENT	\$208.46
4312655	07/31/2020	** CREDIT **	01-04-00-52100	POLICE DEPARTMENT	\$(18.52)
				VENDOR TOTAL:	\$189.94
HOMER INDUSTRIES, LLC					
S150402	07/30/2020	DROP CHARGE - CHIPS	01-06-00-52210	YARD WASTE	\$25.00
S150823	07/31/2020	DROP CHARGE - CHIPS	01-06-00-52210	YARD WASTE	\$25.00
				VENDOR TOTAL:	\$50.00
HOSTGATOR.COM					
74303127	07/31/2020	HOSTGATOR.COM REGISTRATION	01-01-00-53600	CITY ADMINISTRATION	\$17.99
				VENDOR TOTAL:	\$17.99
HR GREEN, INC.					
134355	07/31/2020	PROFESSIONAL SERVICES (INSPECTION/PERMIT TE	01-08-00-53210	BUILDING DEPARTMENT	\$1,673.00
				VENDOR TOTAL:	\$1,673.00
ICMA					
BEOP2E315FOF	07/31/2020	MEMBERSHIP RENEWAL FOR B. CANN	01-09-00-51400	ENGINEERING	\$200.00
				VENDOR TOTAL:	\$200.00
ID WHOLESALER					
6444743	08/10/2020	ID CARD PRINTER	01-01-00-53400	CITY ADMINISTRATION	\$1,569.00
				VENDOR TOTAL:	\$1,569.00
IL DEPT NATURAL RESOURCES					
#5057 LEASE	08/03/2020	LEASE #5057 YEARLY RENTAL	01-01-00-52800	CITY ADMINISTRATION	\$100.00
				VENDOR TOTAL:	\$100.00
ILLINOIS DEPARTMENT OF PUBLIC					
JAN-JUNE 2020	07/31/2020	PET CONTROL FUND - JAN-JUNE 2020	01-04-00-49980	POLICE DEPARTMENT	\$20.00
				VENDOR TOTAL:	\$20.00
ILLINOIS LAW ENFORCEMENT ALARM					
3334046089014132	07/31/2020	ANNUAL DUES	01-04-00-51400	POLICE DEPARTMENT	\$120.00
				VENDOR TOTAL:	\$120.00
ILLINOIS SECTION AWWA					
200054804	08/10/2020	WEBINAR FOR C. PESAVENTO	20-15-00-56200	PUBLIC WORKS	\$80.85

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					VENDOR TOTAL: \$80.00
ILLINOIS STATE POLICE					
HIDTA REIM-JUNE 2(07/31/2020		HIDTA REIMB JUNE 20	01-04-00-52999	POLICE DEPARTMENT	\$7,467.60
					VENDOR TOTAL: \$7,467.60
INNOCORP,LTD.					
44482	07/31/2020	FATAL VISION ACG KIT GOGGLES	01-04-00-56800	POLICE DEPARTMENT	\$1,231.50
					VENDOR TOTAL: \$1,231.50
INTEGRITY FIRE EQUIPMENT, INC.					
65271	07/31/2020	FIRE EXTINGUISHERS MONTHLY INSPECTION@P.D.	01-04-00-52200	POLICE DEPARTMENT	\$25.00
					VENDOR TOTAL: \$25.00
INTOXIMETERS INC.					
660456	07/31/2020	PAPER AND MOUTHPIECES	01-04-00-51620	POLICE DEPARTMENT	\$80.35
					VENDOR TOTAL: \$80.35
J & A SALES, INC.					
1061437	07/31/2020	BUSHINGS FOR S. CENTRIFUGE	20-16-00-52260	PUBLIC WORKS	\$581.60
					VENDOR TOTAL: \$581.60
JOHANSEN & ANDERSON					
W44897	08/31/2020	REPLACED 2 BELTS ON A/C AT PW	01-16-00-52100	PUBLIC WORKS	\$688.00
W45897	07/31/2020	REPAIR TO 3RD FLOOR ADMIN OFFICE UNIT AT CIT	01-01-00-52700	CITY ADMINISTRATION	\$906.48
W45895	07/31/2020	REPLACED CIRCUIT BOARD ON A/C UNIT AT METRA	01-03-00-52020	COMMUTER LOT	\$1,047.76
W45939	07/31/2020	REPAIR AIR UNIT IN SOUTH BELT ROOM	20-16-00-52100	PUBLIC WORKS	\$332.35
W45949	07/31/2020	REPAIR AIR IN OFFICES & LAB	20-16-00-52100	PUBLIC WORKS	\$129.00
					VENDOR TOTAL: \$3,103.59
JPW PRODUCTIONS					
8/3/2020-8/10/2020	08/05/2020	DJ SERVICES FOR SUMMER CAR SHOWS 2020-8/03/	01-01-00-56310	CITY ADMINISTRATION	\$800.00
8/17/2020-8/24/2020	08/10/2020	DJ SERVICES FOR SUMMER CAR SHOWS - 8/17/2020	01-01-00-56310	CITY ADMINISTRATION	\$800.00
					VENDOR TOTAL: \$1,600.00
KENDALL COUNTY SHERIFF'S OFFICE					
HIDTA REIM-JUNE 2(07/31/2020		HIDTA REIMB JUNE 20	01-04-00-52999	POLICE DEPARTMENT	\$506.60
					VENDOR TOTAL: \$506.60
KIN-KO ACE HARDWARE					
574051	07/31/2020	WASP & HORNET SPRAY	20-16-00-52100	PUBLIC WORKS	\$11.97
574056	07/30/2020	MURATIC ACID	20-15-00-52220	PUBLIC WORKS	\$27.96
574021	08/05/2020	SUPPLIES FOR DOWNTOWN BENCHES	01-18-00-56810	STREET DEPARTMENT	\$55.97
574101	08/10/2020	THREADLOCKER	01-04-00-52200	POLICE DEPARTMENT	\$8.99
					VENDOR TOTAL: \$104.89
KONICA MINOLTA PREMIER FINANCE					
420077968	08/05/2020	MONTHLY KONICA MINOLTA COPIER LEASE - AUGU	20-16-00-55000	PUBLIC WORKS	\$854.86

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					VENDOR TOTAL: \$854.96
LAUTERBACH & AMEN, LLP					
JULY 2020	07/30/2020	PD MONTHLY PENSION ALLOCATION - JULY 2020	01-04-00-56850	POLICE DEPARTMENT	\$130,750.00
					VENDOR TOTAL: \$130,750.00
LES MOORE AND COMPANY					
86693	07/31/2020	MORTAR	01-18-00-52310	STREET DEPARTMENT	\$163.90
					VENDOR TOTAL: \$163.90
LOCKPORT HEIGHTS SANITARY					
AUGUST 2020	08/05/2020	MONTHLY CONTRIBUTION - AUGUST 2020	20-15-00-56930	PUBLIC WORKS	\$14,601.46
					VENDOR TOTAL: \$14,601.46
LOWER DESPLAINES WATERSHED					
7/14/2020	07/31/2020	WILL COUNTY REGIONAL GROUNDWATER STUDY - 20-15-00-53200		PUBLIC WORKS	\$13,030.00
					VENDOR TOTAL: \$13,030.00
LOWES					
16189214	07/31/2020	36 OZ YETI CHUG (EE APPRECIATION)	01-01-00-56801	CITY ADMINISTRATION	\$49.99
70452	07/31/2020	SAFETY REWARD (2 YEARS NO INJURIES)	01-18-00-56800	STREET DEPARTMENT	\$929.81
					VENDOR TOTAL: \$979.80
M/I HOMES OF CHICAGO					
08/04/2020	08/10/2020	UB refund for account: 0056028500-00	20-00-00-12500	CTY ADMIN OR CPTL OUTLY	\$260.51
					VENDOR TOTAL: \$260.51
Mallow Home Builders					
BSB19-0067	08/10/2020	BD BOND REFUND-14960 S PRESERVE DRIVE	01-00-00-21600	CTY ADMIN OR CPTL OUTLY	\$300.00
					VENDOR TOTAL: \$300.00
MAMMA ONESTA'S NORTH INC.					
FZ442B5BFNAT0	07/31/2020	MAYOR SPECIAL EVENT 6/28/2020	01-01-00-56310	CITY ADMINISTRATION	\$1,820.00
					VENDOR TOTAL: \$1,820.00
MARK MORGAN					
08/04/2020	08/10/2020	UB refund for account: 0042137500-02	20-00-00-12500	CTY ADMIN OR CPTL OUTLY	\$43.98
					VENDOR TOTAL: \$43.98
MARTIN IMPLEMENT					
P28594	08/10/2020	WHEEL BOLT	01-18-00-52200	STREET DEPARTMENT	\$4.18
					VENDOR TOTAL: \$4.18
MEADE ELECTRIC COMPANY					
692478	07/31/2020	TRAFFIC SIGNAL MAINT - JULY	01-18-00-52211	STREET DEPARTMENT	\$1,801.47
692763	07/31/2020	TRAFFIC SIGNAL MAINT - JUNE	01-18-00-52211	STREET DEPARTMENT	\$1,801.47
693214	07/31/2020	REPAIR HIT STREETLIGHT CABLE AT EAST STREET	01-18-00-52210	STREET DEPARTMENT	\$481.19
					VENDOR TOTAL: \$4,084.87

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MENARDS					
836610	07/31/2020	4 GALLONS WATER	01-04-00-56800	POLICE DEPARTMENT	\$27.93
					VENDOR TOTAL: \$27.93
METRO POWER INC.					
12891	07/31/2020	GILLETTE GENERATOR FOR STP	20-16-00-52260	PUBLIC WORKS	\$17,140.00
					VENDOR TOTAL: \$17,140.00
METROPOLITAN INDUSTRIES, INC.					
19550	07/31/2020	NEW CONTROL PANEL FOR INFLUENT BUILDING	20-16-00-52260	PUBLIC WORKS	\$2,277.00
					VENDOR TOTAL: \$2,277.00
MEURER & SONS					
28174	07/31/2020	TELEVISE MAIN AT 149 S. JEFFERSON STREET	20-16-00-52260	PUBLIC WORKS	\$330.00
28056	07/31/2020	155 MUEHL - STORMWATER REPAIRS	14-00-00-58100	CTY ADMIN OR CPTL OUTLY	\$2,885.00
28242	07/31/2020	REPIPING AT CITY HALL	01-01-00-52700	CITY ADMINISTRATION	\$2,417.13
					VENDOR TOTAL: \$5,632.13
MIDWEST TIME RECORDER, INC.					
174239	07/31/2020	ATTENDANCE ON DEMAND- JULY	01-01-00-53600	CITY ADMINISTRATION	\$140.00
					VENDOR TOTAL: \$140.00
MISFITS CONSTRUCTION COMPANY					
1921009-05	07/31/2020	MILNE CREEK STREAMBANK STABILIZATION	14-00-00-52311	CTY ADMIN OR CPTL OUTLY	\$4,018.00
					VENDOR TOTAL: \$4,018.00
MITTERA GROUP, INC.					
22470	07/31/2020	SUMMER 2020 NEWSLETTER 2-SPREAD INSERT	01-01-00-51310	CITY ADMINISTRATION	\$2,032.84
					VENDOR TOTAL: \$2,032.84
MORRIS POLICE DEPARTMENT					
HIDTA REIMB-JUNE 2/07/31/2020		HIDTA REIMB JUNE 20	01-04-00-52999	POLICE DEPARTMENT	\$1,278.86
					VENDOR TOTAL: \$1,278.86
NEW ERA SPREADING INC					
202	07/31/2020	SLUDGE HAULINGON 7/23/2020	20-16-00-52810	PUBLIC WORKS	\$7,344.00
203	07/31/2020	SLUDGE HAULING-7/27/2020	20-16-00-52810	PUBLIC WORKS	\$1,296.00
					VENDOR TOTAL: \$8,640.00
NICOR					
89 89 62 7843 2-85	08/05/2020	17112 S PRIME BLVD	01-16-00-53200	PUBLIC WORKS	\$156.31
04 036 29 1000 4-10107/31/2020		133 W 13TH STREET-TRAIN STATION-JULY	01-03-00-53800	COMMUTER LOT	\$38.99
22 61 72 4574 5-60	07/31/2020	15051 S ARCHER AVE-GENERATOR	20-16-00-53800	PUBLIC WORKS	\$39.02
42 98 01 1961 6-60	07/31/2020	1289 DAVIESS-GENERATOR-JULY	20-16-00-53800	PUBLIC WORKS	\$42.94
47 22 25 7997 2-61	07/31/2020	221 HAMILTON-GENERATOR-JULY	20-16-00-53800	PUBLIC WORKS	\$39.02
84 94 92 1714 9-56	07/31/2020	15160 NEW AVENUE - GENERATOR - JULY	20-16-00-53800	PUBLIC WORKS	\$40.00
07 45 59 5129 8-90	07/31/2020	133 W 13TH STREET-TRAIN STATION-JULY	01-03-00-53800	COMMUTER LOT	\$38.88

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99 69 18 7539 9-19	07/31/2020	CITY HALL-JULY	01-01-00-52700	CITY ADMINISTRATION	\$143.47
					VENDOR TOTAL: \$538.28
NORTHERN SAFETY CO.,INC.					
904068608	07/31/2020	EAR PLUGS	01-18-00-51610	STREET DEPARTMENT	\$120.56
					VENDOR TOTAL: \$120.56
NORWALK TANK COMPANY					
171135	07/31/2020	HYDRAULIC CEMENT, CATCH BASIN	01-18-00-52310	STREET DEPARTMENT	\$396.39
					VENDOR TOTAL: \$396.39
NOTHING BUNDT CAKES					
4143668	07/31/2020	DESSERT FOR SAFETY LUNCHEON	01-16-00-68000	PUBLIC WORKS	\$69.20
					VENDOR TOTAL: \$69.20
NUISANCE WILDLIFE CONTROL INC.					
2020-64	07/31/2020	WILD ANIMAL PICK UP & RAT CONTROL - JULY	01-05-00-52800	ANIMAL CONTROL	\$1,275.00
					VENDOR TOTAL: \$1,275.00
OESTREICH SALES & SERVICE, INC					
230797	07/31/2020	LOCK REPAIRS@P.D.	01-04-00-52100	POLICE DEPARTMENT	\$285.00
					VENDOR TOTAL: \$285.00
OFFICE OF SHERIFF GRUNDY COUNTY					
HIDTA REIM-JUNE 2/07/31/2020		HIDTA REIMB JUNE 20	01-04-00-52999	POLICE DEPARTMENT	\$1,268.40
					VENDOR TOTAL: \$1,268.40
OVERLIMIT FEE					
7/2/2020	07/31/2020	** OVERLIMIT FEE **	20-15-00-56800	PUBLIC WORKS	\$39.00
					VENDOR TOTAL: \$39.00
P T FERRO CONSTRUCTION CO.					
46548	07/31/2020	2020 RESURFACING PROJECT	14-00-00-52311	CTY ADMIN OR CPTL OUTLY	\$120,308.91
					VENDOR TOTAL: \$120,308.91
PAYPAL * INSTITUTE *					
1JD40245KV42321107/31/2020		DARE.GREAT HANDBOOKS	01-04-00-56300	POLICE DEPARTMENT	\$140.00
					VENDOR TOTAL: \$140.00
PLAINFIELD POLICE DEPARTMENT					
HIDTA REIM-DEC-M/07/31/2020		HIDTA REIMB DEC 19 - MAY 20	01-04-00-52999	POLICE DEPARTMENT	\$13,029.37
					VENDOR TOTAL: \$13,029.37
PLANO POLICE DEPARTMENT					
HIDTA REIM-JUNE 2/07/31/2020		HIDTA REIMB JUNE 20	01-04-00-52999	POLICE DEPARTMENT	\$837.12
					VENDOR TOTAL: \$837.12
PRECISION PRINTING					
22312	07/31/2020	WARNING TICKETS AND BUSINESS CARDS	01-04-00-51000	POLICE DEPARTMENT	\$697.89

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VENDOR NAME

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
22321	08/10/2020	D. NEVELS BUSINESS CARDS	01-01-00-51000	CITY ADMINISTRATION	\$54.00
QUILL CORPORATION					VENDOR TOTAL: \$751.94
8798302	07/31/2020	PAPER, BATTERIES,	01-01-00-52700	CITY ADMINISTRATION	\$91.28
8982579	07/31/2020	ENVELOPES - NO WINDOW	01-04-00-51000	POLICE DEPARTMENT	\$17.29
8738785	07/31/2020	DISINFECTING WIPES	01-01-00-56800	CITY ADMINISTRATION	\$6.47
8852322	07/31/2020	TONER	01-04-00-51000	POLICE DEPARTMENT	\$273.98
9025259	07/31/2020	CLORAX SPRAY	20-16-00-51800	PUBLIC WORKS	\$169.98
9272615	08/10/2020	ORANGE CARDSTOCK	01-16-00-51000	PUBLIC WORKS	\$43.98
9314788	08/10/2020	FOLDERS FOR SUB DISCS	01-04-00-51000	POLICE DEPARTMENT	\$52.78
RAY O'HERRON					VENDOR TOTAL: \$655.76
2041894-IN	07/31/2020	SOG EQUIPMENT	01-04-00-51610	POLICE DEPARTMENT	\$1,216.31
2041282-IN	07/31/2020	SCABBARD SIDEBRK AND GLOVES	01-04-00-51600	POLICE DEPARTMENT	\$55.92
2042097-IN	07/31/2020	UNIFORM JACKET - DC HUFF	01-04-00-51600	POLICE DEPARTMENT	\$127.64
ROADSAFE TRAFFIC SYSTEMS, INC.					VENDOR TOTAL: \$1,399.87
117887	07/31/2020	7# 28" TRAFFIC CONES WITH REFLECTIVE COLLAR	01-18-00-51610	STREET DEPARTMENT	\$1,550.00
ROD BAKER FORD					VENDOR TOTAL: \$1,550.00
191764	07/11/2020	STOCK-ROTOR HOLD DOWN BELTS	01-04-00-52000	POLICE DEPARTMENT	\$33.04
RUETTIGER, TONELLI & ASSOCIATES					VENDOR TOTAL: \$33.04
816	07/31/2020	CED GIS UPDATE - JUNE	01-01-00-53200	CITY ADMINISTRATION	\$320.00
820	07/31/2020	2020 GIS SERVICES AND UTILITY GPS LOCATING AM	20-24-00-67000	WATER/SEWER CAPITAL	\$12,180.00
819	07/31/2020	AS BUJILT GIS ADDITIONS-WATER STORM SANITAR	20-24-00-67000	WATER/SEWER CAPITAL	\$3,660.00
SAM'S CLUB/GEMB					VENDOR TOTAL: \$16,160.00
MEMBERSHIP DUES	07/31/2020	MEMBERSHIP DUES - CANAVAN & CALDERON	01-16-00-68000	PUBLIC WORKS	\$100.00
SEBIS DIRECT INC.- POSTAGE					VENDOR TOTAL: \$100.00
AUGUST POSTAGE	08/10/2020	UB BILLING POSTAGE-AUG	20-01-00-51200	CITY ADMINISTRATION	\$5,000.00
SEBIS DIRECT INC.-WATER BILLS					VENDOR TOTAL: \$5,000.00
30271	07/31/2020	WATER BILL PRINTING - JUNE 2020	20-01-00-51200	CITY ADMINISTRATION	\$1,172.73
SHI INTERNATIONAL CORP					VENDOR TOTAL: \$1,172.73
B12054944	08/10/2020	THREE YEAR BARRACUDA SECURITY LICENSE	01-01-00-53600	CITY ADMINISTRATION	\$8,139.90

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VENDOR NAME

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
					VENDOR TOTAL: \$8,139.60
STANDARD EQUIPMENT COMPANY					
P23435	07/31/2020	#122 - DEBRIS HOSE	01-18-00-52000	STREET DEPARTMENT	\$910.83
					VENDOR TOTAL: \$910.83
STOCK & FIELD					
1820	08/06/2020	FITTINGS FOR WATERING TRUCK	01-18-00-52000	STREET DEPARTMENT	\$24.41
					VENDOR TOTAL: \$24.41
STRAND ASSOCIATES, INC.					
160549	07/31/2020	GOUGAR ROAD WM CONSTRUCTION RELATED SER 20-24-00-67000		WATER/SEWER CAPITAL	\$619.64
					VENDOR TOTAL: \$619.64
SUBURBAN LABORATORIES					
178895	07/31/2020	VARIOUS WATER SAMPLE TESTING CONTRACT - JU 20-15-00-51811		PUBLIC WORKS	\$1,458.00
178615	07/31/2020	RADIUM, OPPS & SPECIAL CONDITION - INFLUENT 20-16-00-52800		PUBLIC WORKS	\$2,422.60
178688	07/31/2020	2ND QUARTER RADIUM TESTING 20-16-00-52800		PUBLIC WORKS	\$200.00
178265	07/31/2020	SPECIAL CONDITION - EFFLUENT 20-16-00-52800		PUBLIC WORKS	\$612.60
					VENDOR TOTAL: \$4,693.20
SUGARISTAS BAKERY					
7/23/2020 MEETING	07/31/2020	COOKIES FOR ARCHER AVE MTG 7/23/2020 HITCHC 01-01-00-53200		CITY ADMINISTRATION	\$86.40
					VENDOR TOTAL: \$86.40
SWAHM					
AUGUST 2020	08/05/2020	INSURANCE-CITY ADMIN,P.D.,PLNG,BLDG,ENG,STRI 01-01-00-54100		CITY ADMINISTRATION	\$164,303.58
					VENDOR TOTAL: \$164,303.58
SYNOVIA SOLUTIONS, LLC					
30512	08/10/2020	2020 GPS MONTHLY LICENSE & MAINTENANCE COM 01-18-00-52800		STREET DEPARTMENT	\$248.83
30488	08/10/2020	2 - GPS MONTHLY LICENSE & MAINTENANCE CONT 01-18-00-52800		STREET DEPARTMENT	\$54.00
					VENDOR TOTAL: \$302.83
THE SHERWIN-WILLIAMS CO.					
0929-3	07/31/2020	PPAINT, SUPPLIES FOR CENTRAL SQUARE FOUNTA 01-18-00-56810		STREET DEPARTMENT	\$30.85
					VENDOR TOTAL: \$30.85
THIRD TIER CONSULTING, INC.					
4343	07/31/2020	NETWORK W/STATIC IP ADDRESS-PITNEY BOWES 01-01-00-53600		CITY ADMINISTRATION	\$125.00
					VENDOR TOTAL: \$125.00
TODDS TECHIES INC.					
1822	07/31/2020	MONTHLY IT SERVICES@P.D - JULY	01-01-00-53600	CITY ADMINISTRATION	\$187.50
1820	07/31/2020	IT CONSULTING@CIITY HALL - JULY	01-01-00-53600	CITY ADMINISTRATION	\$2,325.00
					VENDOR TOTAL: \$2,512.50

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VENDOR NAME

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
2020-07-28	07/31/2020	PENLIGHT FOR DUI MARIJUANA CHECKS	01-04-00-56800	POLICE DEPARTMENT	\$781.74
TRANS UNION LLC 7019541	07/31/2020	BASIC MONTHLY SERVICE - JULY	01-04-00-52200	POLICE DEPARTMENT	\$95.00
TRANSUNION RISK AND ALTERNATIVE 922161-202007-1	07/31/2020	TLO CHARGES - JUNE	01-04-00-52200	POLICE DEPARTMENT	\$300.00
UNDERGROUND PIPE & VALVE CO 43797	07/31/2020	CORRUGATED PIPE AND FITTINGS	01-18-00-52310	STREET DEPARTMENT	\$601.00
UNI-MAX MANGEMENT CORP. 3476	07/31/2020	CLEANING CONTRACT FOR PW BLDG AND CITY HA	01-16-00-52800	PUBLIC WORKS	\$2,260.00
USA BLUE BOOK 298426 298137 293953 297725 297551	07/31/2020	LAB SUPPLIES-MFC BROTH LAB SUPPLIES-BUFFER, INHIBITOR, DEIONIZED WA PH TESTER PRESSURE GAUGES/SAMPLING VALVES PRESSURE GAUGES	20-16-00-51810 20-16-00-51810 20-15-00-51810 20-15-00-52100 20-15-00-52100	PUBLIC WORKS PUBLIC WORKS PUBLIC WORKS PUBLIC WORKS PUBLIC WORKS	\$235.50 \$609.49 \$137.43 \$539.94 \$256.20
V3 COMPANIES 320368 220472	07/31/2020	10TH TO 11TH PARKING LOT CONSOLIDATION CANAL STREET PARKING 9TH TO 2ND	14-00-00-53200 14-00-00-53200	CTY ADMIN OR CPTL OUTLY CTY ADMIN OR CPTL OUTLY	\$3,730.00 \$1,545.00
VILLAGE OF ROMEOVILLE HIDTA REIM-APR/MA07/31/2020 HIDTA REIM-JUNE 207/31/2020		HIDTA REIMB APR 20- MAY 20 HIDTA REIMB JUN 20	01-04-00-52999 01-04-00-52999	POLICE DEPARTMENT POLICE DEPARTMENT	\$3,441.34 \$1,928.00
WALMART 957743 4432088-804292 7453205996084	07/31/2020	GRILL SPATULA, GRIDDLE COVER, SCRAPER THONGS LUNCHROOM SUPPLIES, PAPER TOWELS, SUGAR, F	01-01-00-56801 01-01-00-56801 01-01-00-52700	CITY ADMINISTRATION CITY ADMINISTRATION CITY ADMINISTRATION	\$528.06 \$80.90 \$45.42
WAREHOUSE DIRECT OFC PRODUCTS 4720026-0	07/31/2020	NAMEPLATES - TADEY, PAZDEN, CALDERON	01-01-00-51000	CITY ADMINISTRATION	\$36.83
					VENDOR TOTAL: \$36.83

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VENDOR NAME

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	ACCOUNT #	DEPARTMENT	ITEM AMOUNT
WASTE MANAGEMENT					
6083588 2007 4	07/31/2020	RESIDENTIAL GARBAGE - JULY	20-06-00-52750	YARD WASTE	\$223,610.81
WATER WELL SOLUTIONS ILLINOIS					
512615	07/31/2020	EMERGENCY WELL REPAIR FOR WELL 14	20-15-00-52270	PUBLIC WORKS	\$94,934.00
WEBB CHEVROLET					
46041589	07/31/2020	#513 - BLOWER MOTOR & LABOR	01-04-00-52000	POLICE DEPARTMENT	\$711.37
WESCOM					
92020-10	08/10/2020	DISPATCH/911 SERVICE - SEPT	01-04-00-52830	POLICE DEPARTMENT	\$39,409.67
WILL COUNTY RECORDER OF DEED					
40369996	07/31/2020	RECORDING FEE-WEED/GRASS LIEN	01-01-00-53300	CITY ADMINISTRATION	\$41.00
40371023	07/31/2020	RECORDING FEES - AMENDMENT/ORDINANCE/AGR	01-01-00-53300	CITY ADMINISTRATION	\$308.00
WILL COUNTY SHERIFF'S OFFICE					
HIDTA REIM-APR/M/07/31/2020		HIDTA REIMB APR 20 - MAY 20	01-04-00-52999	POLICE DEPARTMENT	\$8,061.42
HIDTA REIM-MAR/M/07/31/2020		HIDTA REIMB MARCH, MAY & JUNE 20	01-04-00-52999	POLICE DEPARTMENT	\$20,643.81
WOLDHUIS FARMS SUNRISE GREENHOUSE					
56840	07/31/2020	PLANTINGS FOR STATE STREET	01-18-00-56810	STREET DEPARTMENT	\$1,220.00
XYLEM WATER SOLUTIONS USA, INC					
3556B31148	07/31/2020	PULL RAS #1 S. STP	20-16-00-52240	PUBLIC WORKS	\$300.00
3556B32766	07/31/2020	OAK CREEK REPLACEMENT PUMP #2	20-16-00-52240	PUBLIC WORKS	\$9,250.55
YORKVILLE POLICE DEPARTMENT					
HIDTA REIM-JUNE 2/07/31/2020		HIDTA REIMB JUNE 20	01-04-00-52999	POLICE DEPARTMENT	\$3,166.12
GRAND TOTALS:					
\$2,178,755.18					



City Council

Agenda Memorandum

Item # CA-1

To: Mayor & City Council

From: Ben Benson, City Administrator

Subject: Façade and Site Improvement Grant Program Request – 829-831 S. State Street

Date: Wednesday, August 19, 2020

BACKGROUND/HISTORY

The applicant, John Thompson, owner NMJ Enterprises, LLC, for the building located at 829-831 S. State Street, is requesting funds through the City's Façade & Site Improvement Grant Program for the replacement of vinyl windows with new aluminum clad windows on building. The property is zoned C4 Downtown Commercial and located within the Target Area as designated by the City of Lockport.

The applicant has submitted the required contractor's estimates for the window replacement:

- Marvin \$62,824.12
- Sierra Pacific \$54,965.55
- Jeld-Wen \$49,263.23
- Next Door \$59,739.00 with grid, \$57,563.00 without grid

According to program, windows are eligible and grant participants can receive a reimbursement of up to 50% of approved costs or more of eligible improvements; \$20,000 per primary façade and \$10,000 for general site improvements, if accepted by City Administrator and approved by the City Council. The applicant is eligible for \$40,000, \$20,000 per façade with 2 easily visible from the surrounding public streets since the building is on the corner of State and 9th Streets, the new windows will be visible from both State Street and 9th Street. (\$49,263.23 x 50%) would be \$24,631.62 based on the lowest quotes provided.

PROS/CONS/ALTERNATIVES

H&A has requested this window replacement, the current owner has reluctantly agreed, as the prior owner changed windows a few years back without a City building permit and without H&A approval. Since then, H&A has issued a certificate of appropriateness for the current

replacement windows. UPDATE: We have received a letter from the building owner requesting the grant to be approved. (Attached.)

RECOMMENDATION

Approve Resolution No. 20-087 for the current façade grant request in the amount of \$36,947.42 or \$24,631.62 plus the additional requested \$12,315.80. If approved, funds will be released upon completion of the work with required proof of payment after installation.

ATTACHMENTS

[Resolution No. 20-087](#)

[829-831 State Street Windows - Support Letter](#)

[Lockport Facade Grant Application](#)

[Lockport Facade Certificate of Appropriateness](#)

[Lockport 829-831 State Street Front Picture](#)

[Lockport 829-831 State Street Side Picture](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve Resolution No. 20-087: The Facade and Site Improvement Grant for the property located at 829-831 S. State Street in the amount of \$36,947.42.

RESOLUTION NO. 20-087

**A RESOLUTION APPROVING THE FAÇADE AND SITE IMPROVEMENT GRANT FOR THE PROPERTY
LOCATED AT 829-831 S. STATE STREET IN THE AMOUNT OF \$36,947.42**

WHEREAS, Ordinance 20-002 established the Facade and Site Improvement Grant program for commercially zoned property located within the target area as designated by the City of Lockport funded from general revenues for purposes of control and prevention of blight, dilapidation and deterioration of the visible exterior of buildings, structures and site conditions; and

WHEREAS, the grant is provided to owners and tenants in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City; and

WHEREAS, the owner of the property, NMJ Enterprises, LLC has submitted application to the City for Façade and Site Improvement Grant funds in the amount of \$36,947.42 for full façade renovation, window and door replacement and roofing of the building, and

WHEREAS, the Mayor and City Council of the City of Lockport have determined that the grant application meets the criteria prescribed in Ordinance 20-002 and there is adequate funding to grant the maximum allowed amount under Ordinance 20-002.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOCKPORT, ILLINOIS, AS FOLLOWS:

SECTION ONE: The façade and site improvement grant application for the property at 829-831 S. State Street shall be granted in the amount of \$36,947.42 for the window replacement.

SECTION TWO: This Resolution shall become effective immediately upon passage and approval as provided by law.

PASSED this _____ day of _____, 2020, with

_____ ALDERMEN voting aye _____ ALDERMEN abstaining

_____ ALDERMEN voting nay _____ ALDERMEN absent

The MAYOR voting aye _____, voting nay _____, not voting _____

_____ BARTELSSEN _____ BERGBOWER _____ DESKIN _____ GILLOGLY

_____ LOBES _____ PERRETTA _____ SABAN _____ SCHREIBER

_____ MAYOR

ATTEST:

Steven Streit, Mayor

Kathleen Gentile, City Clerk

August 11, 2020

Mayor Steven Streit

City of Lockport

222 E. 9th Street

Lockport, IL 60441

RE: Façade Grant Request on 829-831 S. State Street, Lockport, IL

Dear Mayor Streit:

In response to your inquiry regarding my willingness to replace the windows on 829-831 State Street. I would like to proceed with the current proposal to receive the \$36,947.42 in city funds to help match my \$12,315.80 to purchase \$49,263.23 in new windows in compliance with the H&A Committee request.

I have received a certificate of appropriateness from the H&A committee and I am willing to proceed to install these windows. Alternatively, if the city chooses to deny the grant, I would like an explanation of the repercussions if the windows are not exchanged.

Please advise me on the outcome of the meeting and the final decision from the City Council on the windows. I look forward to bringing this issue to closure either way.

Sincerely,



John Thompson

NMJ Enterprises, LLC Manager



City of Lockport Commercial Façade and Site Improvement Grant Program

(updated March 4, 2020)

The City of Lockport has implemented a Commercial Façade and Site Improvement Grant Program for a commercially zoned building or property located within the *Target Area* as designated by the City of Lockport and identified in **Appendix A**. The goal of this program is to help business owners and tenants keep the visible exterior of their buildings, structures or site conditions attractive, which in turn keeps the City of Lockport attractive. This reimbursement grant is provided to owners or tenants in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City.

Grant participants can receive a reimbursement of up to a 50% of approved costs of **eligible improvements**, according to the following:

1. \$20,000 per primary façade easily visible from the surrounding public streets, and/or
2. \$10,000 for general site improvements

Award amounts above the \$50,000.00 maximum or above the \$20,000.00/\$10,000.00 per façade grant can be awarded at the sole discretion of the City Council upon recommendation by the Director of Community and Economic Development or City Administrator and based on available funding in current City fiscal period.

The application must be approved by City Council and funding has to be available in the current fiscal year. All necessary permits obtained prior to the applicant commencing façade and/or site improvements. After the project is complete and prior to reimbursement, all invoices and proof of payment (being a copy of a cancelled check/s or a copy of a credit card receipt/s) must be submitted to the Director of Community & Economic Development or his/her designee for review and then forwarded to the City Council for final approval.

If the building or property is located within the City of Lockport Historic District Boundary or the National Register of Historic Places Historic District Boundary, a Certificate of Appropriateness (COA) must first be issued by the Heritage & Architecture Commission prior to review by the Committee of the Whole and City Council.

The grant agreement and application are attached. Please review the provisions of the grant agreement and application requirements and schedule a meeting with the Director of Community & Economic Development or his/her designee. If you have any questions or need additional information please contact the Community Development Department/Planning at (815) 838-0549, option 4. The Community Development Department is located at City Hall, 222 E. 9th Street, 2nd Floor, Lockport IL 60441.

Thank you for your interest in the City of Lockport Façade and Site Improvement Grant Program.

I. ELIGIBILITY CRITERIA

A. To be eligible for a Façade and Site Improvement Grant Program, an existing building or property must be used in whole or in part for commercial purposes, must be located within the Target Area, and must be properly zoned for the use/s occupying the property. Approval of properties outside of the Target Area are subject to approval by the City Council upon recommendation by the Director of Community and Economic Development or City Administrator. The Target Area is designated by the City of Lockport as identified in **Appendix A**. Properties that are not eligible to apply for or receive program funds include non-commercial zoning classifications, non-commercial uses, government owned buildings, non-permanent structures and accessory structures, demolitions, any improvement acquired by lease, and new building construction. A building is considered new if it is less than five (5) years old.

To be eligible for a grant for rear entrance improvements to a building, the project must also meet all of the following criteria:

1. The building must have an existing rear entrance, or location for a new entrance that is accessible to the public from a dedicated street, alley, or other right-of-way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access (such as the I & M Canal trail); and
2. The rear entrance to be improved must provide public access to a business or businesses within the building.

B. An application for a grant request may be submitted by a commercial property owner, landlord, and/or commercial tenant. The landlord and/or tenant shall have written approval of consent from the property owner of record to apply for the grant funds and complete the necessary exterior improvements to the structure. Further, the tenant shall have on file with the City a (New) Business Permit Application and shall have received an Occupancy Permit.

II. ELIGIBLE IMPROVEMENTS

The following items are eligible for grant program funds:

- **Exit door (exterior)** – installation, repair and replacement of exit doors and hardware to provide public access, or where current door do not meet the building and fire codes or it will improve the overall appearance of the building.
- **Painting** – painting of the exterior surfaces of buildings, only in conjunction with exterior remodeling.
- **Tuck-pointing** – tuck-pointing of the building only if located within the Historic District and in conjunction with exterior remodeling.
- **Awnings** – repair, replacement or addition of exterior awnings.
- **Architectural Features** – restoration, repair, and re-introduction, if previously removed of significant architectural features.
- **Windows** – repair of frames, sills, glazing, and replacement of glass and installation of new windows.
- **Walls** – repair and rebuilding of exterior walls (exceptions: cleaning, sealing, tuck pointing (unless located within the Historic District), and painting).
- **Stairs, Porches, Railings, Exits** – repair and replacement or installation of exterior stairs, porches, railings and exit facilities.
- **Roofs** – upgrading, where the effects of the repair will be visible to the public from street level. (In general, sloping roofs would qualify, flat roofs would not. Repair and re-roofing is not eligible).

- **Signs** – replacement of a permanent freestanding development sign. Signage shall be in compliance with the City's Sign Code and Commercial Design and Development Guidelines and offer materials, graphics and design elements that go above and beyond the minimum requirements of the Sign Code and Guidelines.
- **Lighting** – repair, restoration, and addition of exterior lighting for architectural enhancement.
- **Landscaping** – installation of new landscaped areas where none currently exist (shall be in compliance with the City's Landscape Ordinance and Commercial Design and Development Guidelines).
- **Dumpster Enclosures** – installation of new enclosure where one does not currently exist (a new dumpster enclosure shall be in compliance with City Code and Commercial Design and Development Guidelines).
- **Parking Areas** – surfacing of parking areas which are currently not paved or where gravel is present. Improvement must include the installation of curb and gutter. (Routine maintenance such as sealcoating and re-striping is not eligible).

III. INELIGIBLE IMPROVEMENTS

The following items are not eligible for grant program funds:

- Demolition and new construction.
- General building maintenance such as replacement of roof material not visible from the street, foundation repair, existing siding repair with similar materials, painting and tuck pointing (except if property is located within the Historic District).
- General parking maintenance including but not limited to patching holes, resurfacing/sealcoating and restriping of parking stalls.
- General site maintenance including but not limited to replacement of existing landscape/plant material, installation of new mulch, replacement of private sidewalks, repair or replacement of directional signs.

While emergency, safety-related and minor exploratory demolition may be necessary, such demolition may prohibit inclusion in this program. Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Director of Community & Economic Development or his/her designee who will advise the City Council. **All improvements must comply with City codes and ordinances. Any required building permits must be obtained prior to starting construction.**

IV. REVIEW CRITERIA

Every project will be evaluated for the value of its improvement, extent/scope of work proposed, and its potential impact on the commercial corridor/area. The staff review will consider the following:

- Extent and type of the proposed improvements (structural and permanent improvements are given priority).
- General, or exceeding, compliance with the Commercial Design and Development Guidelines established by the City Council.
- For properties located with the Historic District: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and City's Historic District Preservation Plan.

**CITY OF LOCKPORT
COMMERCIAL FAÇADE AND SITE
IMPROVEMENT GRANT AGREEMENT**

THIS AGREEMENT, entered into this 24th day of June, 2020, between The City of Lockport, Illinois (hereinafter referred to as the "City") and the following designated OWNER(s)/LESSEE(s), to wit:

Owner/Lessee Name: NMJ Enterprises, LLC

Address: 400 Westridge Rd. Juliet IL 60431

City: Juliet State: IL Zip Code: 60431

Phone # (815)685-1621 Email: jthompson1912@gmail.com

Name of Business: _____

Project Address: 829-831 S State St., Lockport, IL

WITNESSETH

WHEREAS, A Commercial Façade and Site Improvement Grant Program is established for a commercially zoned building or property located in the Target Area as designated by the City of Lockport and identified in **Appendix A**, or as approved by the City Council;

WHEREAS, The Commercial Façade and Site Improvement Grant Program is administered by the City and is funded from General Revenues, utilizing Gaming Revenues first, for purposes of control and prevention of blight, dilapidation and deterioration of the visible exterior of buildings, structures and site conditions on commercially zoned properties within the *Target Area* as designated by the City of Lockport and identified in **Appendix A**. This reimbursement grant is provided to Owner(s)/Lessee(s) in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City.

WHEREAS, Pursuant to said Program the City has agreed to participate, subject to its sole discretion, in sharing the cost of façade and site improvements to commercially zoned properties identified in **Appendix A** up to a maximum of one-half (1/2) of the approved contract cost of such improvement but in no event shall the total City participation exceed Fifty Thousand Dollars (\$50,000.00) for construction and architectural cost. Architectural fees shall be limited to not more than Five Thousand Dollars

(\$5,000.00) of the reimbursement.

WHEREAS, The reimbursable maximum amount is subject to the number of applications and the availability of program funding during the fiscal period at the time of application. Overall program funding approved in any given year can be terminated by the City without notice.

WHEREAS, A commercially zoned building or property located in the *Target Area*, as designated by the City of Lockport and identified in **Appendix A**, or as approved by the City Council, may be awarded funding through this program as recommended by the Director of Community & Economic Development, City Administrator or their designee and approved by City Council; provided its OWNER/LESSEE meets the terms and conditions of the application provided by the City, and executes the Agreement contained therein.

NOW, THEREFORE, in consideration of the mutual covenants and agreement obtained herein, the City and OWNER(s)/LESSEE(s) do hereby agree as follows:

SECTION ONE: COST SHARING – The City shall share in eligible improvement costs and architect fees for the OWNER(s)/LESSEE(s) property up to fifty percent (50%) of approved project costs up to a maximum amount of fifty thousand dollars (\$50,000.00) for construction and architectural cost. Architectural fees are not in addition to the maximum \$50,000 reimbursement, rather, it counts toward the maximum amount and shall be limited to not more than five thousand dollars (\$5,000.00) of the reimbursement. The actual amount per this agreement shall not exceed \$ 50,000 for construction cost and \$ 0 for architect fees. The façade and/or site improvement costs which are eligible for City participation include all labor, materials, equipment and other contract items necessary for the property execution and completion of the work as designated from the design drawings approved by the City. Said design drawings and specifications are attached hereto as Exhibit V.

When submitting cost estimates, the City requires submission of at least three (3) itemized quotes. The OWNER(s)/LESSEE(s) may choose the contractor of their choice, however, the City's cost sharing will be based off the least expensive quote.

SECTION TWO: DESIGN APPROVAL – No façade or site improvement work as specified in Exhibit V shall be undertaken until this Agreement with the City is executed and the design therefore has been submitted to and approved by the Building Department, and/or if necessary Heritage and Architecture Commission. **Following approval, the OWNER(s)/LESSEE(s) shall contract for the work and shall commence and complete all such work within one hundred eighty (180) days from the date of such approval. If extenuating circumstances, such as weather, may cause the delay of completion of such work, the OWNER(s)/LESSEE(s) may request an additional one hundred eighty (180)-day extension to complete all such work if such request is submitted to the Director of Community & Economic Development or his/her designee at least thirty (30) days prior to the work completion**

deadline.

SECTION THREE: REVIEW OF PROJECT – The Director of Community & Economic Development or his/her designee shall periodically review the progress of the contractor's work on the improvements pursuant to this Agreement. Such inspections shall not replace any required permit inspection by City Inspectors. All work which is not in conformance with the approved drawings and specifications shall be immediately remedied by the OWNER(s)/LESSEE(s) and deficient or improper work shall be replaced and made to comply with the approved drawings, specifications, and terms of this Agreement.

SECTION FOUR: DOCUMENTATION REQUIREMENTS – Upon completion of the eligible improvement/s pursuant to this agreement and upon final inspection and approval by the Community Development Department and/or other applicable department or agency, the OWNER(s)/LESSEE(s) shall submit to the City a properly executed and notarized contractor statement/bill of sale and architect fee statement (when applicable) showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment in the work. In addition, the OWNER(s)/LESSEE(s) shall submit to the Director of Community & Economic Development or his/her designee proof of payment (being copy of a cancelled check/s or a copy of a credit card receipt/s) of the contract cost pursuant to the contractor's and architect's statements.

The Director of Community & Economic Development or his/her designee shall, upon receipt of the contractor's statement and proof of payment schedule the request for reimbursement on the next regularly scheduled City Council meeting agenda. Upon approval by the City Council, the Finance Department issue a check to the OWNER(s)/LESSEE(s) in payment of: one-half of the approved cost or fifty thousand dollars (\$50,000.00) whichever is less. In no case shall the amount paid to the OWNER(s)/LESSEE(s) exceed the amount specified in this Agreement or in the contractor's or architect's statements.

SECTION FIVE : LAND USE AND SIGNAGE CONFORMANCE. At the time of reimbursement and throughout the term of the agreement with the City the land use and signage under the control of the OWNER(s)/LESSEE(s) shall be in conformance with zoning and sign code provisions.

SECTION SIX: FAILURE TO COMPLETE WORK – If the OWNER(s)/LESSEE(s) or his contractor fail to complete the work provided for herein or is not in conformity with the plans, specifications and all terms of this Agreement, the Agreement shall terminate and the financial obligation on the part of the City shall cease and become null and void.

SECTION SEVEN: UNRELATED IMPROVEMENTS – Nothing herein is intended to limit, restrict, or prohibit the OWNER(s)/LESSEE(s) from undertaking any other work in or about the subject premises which is unrelated to the eligible improvement/s provided for in this Agreement.

SECTION EIGHT: MAXIMUM GRANT AWARDS – Nothing in this Agreement shall prohibit a business or property owner from applying for more than one grant. However, a Fifty Thousand Dollar (\$50,000.00) total limitation shall apply to all Grant Awards made to a single building and/or property at any one time.

SECTION NINE: CITY INDEMNIFICATION REGARDING CONSTRUCTION – The Owners of the subject property agree to defend and hold harmless the City from any and all claims which may arise out of said Owners' construction activities under this Agreement.

SECTION TEN: GENERAL INDEMNIFICATION – In the event that, as a result of this Agreement, or actions taken as required hereunder, the City is made a party defendant in any litigation arising by reason of this Agreement, and development activities contemplated hereunder, the Owners agree to defend and hold harmless the City, the Mayor, City Council, Officers and Agents thereof, individually and collectively, from any suits and from any claims, demands, setoff or other action including but not limited to judgments arising therefrom. The obligation of the Owners hereunder shall include and extend to payment of reasonable Attorneys' fees for the representation of the City and its said Officers and Agents in such litigation and includes expenses, court costs and fees; it being understood that the Owners where there shall be no applicable standards provided therein, shall have the right to employ all such Attorneys to represent the City and its Officers and Agents in such litigation, subject to the approval of the Corporate Authorities of the City, which approval shall not be unreasonably withheld. The Owners shall have the right to appeal to courts of Appellate jurisdiction any judgment taken against the City or its Officers or Agents in this respect, and the City shall join in any such appeal taken by the Owners.

SECTION ELEVEN: PERFORMANCE OF AGREEMENT – It is agreed that the parties hereto may in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance, enforce or compel the performance of this Agreement, which shall include the right of the parties to recover a judgment for monetary damages against each other, provided, however, that the Owners shall not have a right to recover a judgment for monetary damages against any Elected or Appointed Official of the City for any breach of any of the terms of this Agreement. The City reserves the right to maintain an action to recover damages or any sums which Owners have agreed to pay pursuant to this Agreement and which

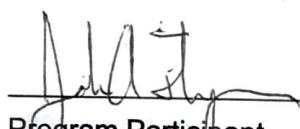
have become due and remained unpaid.

SECTION TWELVE: EXHIBITS – It is agreed that Exhibits I through VI shall be considered part of this Agreement.

SECTION THIRTEEN: DISPLAY OF CITY FUNDING PROMOTIONAL MATERIAL – Upon request by the City all program participants shall be required to prominently display a poster identifying the property as receiving City funding. The sign will be provided by the City and shall be displayed from the date the Application is approved, to no less than thirty (30) days after final approval and reimbursement is made.

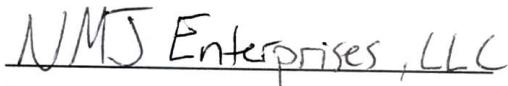
IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER(s)/LESSEE(s)



Program Participant

DATE: 7/2/2020



Property Owner

DATE: 7/2/2020

CITY OF LOCKPORT

Mayor

DATE: _____

ATTEST: _____

City Clerk

DATE: _____

EXHIBITS

EXHIBIT I	COPY OF APPLICATION
EXHIBIT II	PICTURES OF STOREFRONT AND/OR PROPERTY (existing conditions)
EXHIBIT III	PROOF OF OWNERSHIP IN FORM OF DEED OR TITLE INSURANCE POLICY. IF APPLICANT IS NOT THE PROPERTY OWNER, PROVIDE A COPY OF THE EXECUTED LEASE. A COPY OF PROOF OF OWNERSHIP FROM THE BUILDING OWNER IN THE FORM OF A DEED OR TITLE INSURANCE POLICY IS ALSO REQUIRED.
EXHIBIT IV	IMPROVEMENT PLANS WITH INFORMATION RELATED TO MATERIALS, DIMENSIONAL QUALITIES. ELEVATIONS AND, WHERE REQUESTED, PERSPECTIVES OF THE IMPROVEMENTS SHOULD BE PROVIDED FOR BUILDING AND SIGNAGE PROJECTS
EXHIBIT V	CONTRACTOR'S ESTIMATES, INCLUDING <u>ITEMIZED COSTS</u> . A MINIMUM OF THREE QUOTES ARE REQUIRED . IF THERE ARE NOT THREE COMPANIES WILLING TO BID ON THE PROJECT, 2 BIDS ARE REQUIRED AND PROOF OF CONTACT OF MORE THAN ONE ADDITIONAL COMPANY MUST BE PROVIDED.
EXHIBIT VI	ARCHITECT'S AGREEMENT (IF APPLICABLE)

EXHIBIT I

GRANT APPLICATION

Date: 7/2/2020

Project Address: 829-831 S. State St. Lockport, IL

Is property located within the Historic District? Yes (If yes, a Certificate of Appropriateness shall be approved by the Heritage & Architecture Commission)

Building Owner: NMJ Enterprises, LLC Year Purchased: _____

Store/Company Name: _____

Name of Tenant: Multi Residential + Commercial Lease Expiration Date: _____

Applicant Name: John Thompson
Applicant Business Address: 1201 Canal St., Apt 266 New Orleans LA 70112
Applicant Business Phone: (504) 685-1621 Home Phone: _____
Tenant: _____
Applicant(s)/Building Owner: NMJ Enterprises, LLC
Zoning of Property: _____

Number of Primary Facades: 2

Total Anticipated Budget: \$ 50,000

Total Anticipated Grant Request: \$ 40,000

Proposed Improvements (check all that apply):

Windows/Exit Doors Painting (only as part of exterior remodel)
 Awnings Signage
 Stairs/Porches/Railings Walls (repair/restoration/rebuilding/tuckpointing)
 Roofs Architectural Features
 Lighting Landscaping
 Dumpster Enclosure Parking Area
 Other Eligible Improvement

Description of Proposed Improvements: Replace existing vinyl windows with aluminum clad wood windows

I, John Thompson, hereby make application to the City of Lockport for a Commercial Façade and Site Improvement Grant Program in the anticipated amount of \$ 40,000. I understand that my application must be approved by the City and that it must conform to established design guidelines, as well as, specific design recommendations of the City of Lockport. I have read a copy of the Commercial Façade and Site Improvement Grant Program Agreement. If approved, I understand that all work performed is subject to the provisions of the Grant Agreement, applicable codes and ordinances, required permitting, and inspections.



Applicant Signature

7/2/2020

Date

NMS Enterprises, LLC

Building Owner

7/2/2020

Date

BUDGET

When submitting cost estimates, the City requires submission of at least three (3) itemized quotes. The OWNER(s)/LESSEE(s) may choose the contractor of their choice, however, the City's cost sharing will be based off the least expensive quote.

Architect for the Project (if applicable):

Name:	<input type="text"/>
Contact:	<input type="text"/>
Address:	<input type="text"/>
Phone:	<input type="text"/>
Email:	<input type="text"/>

Contractor for the Project:

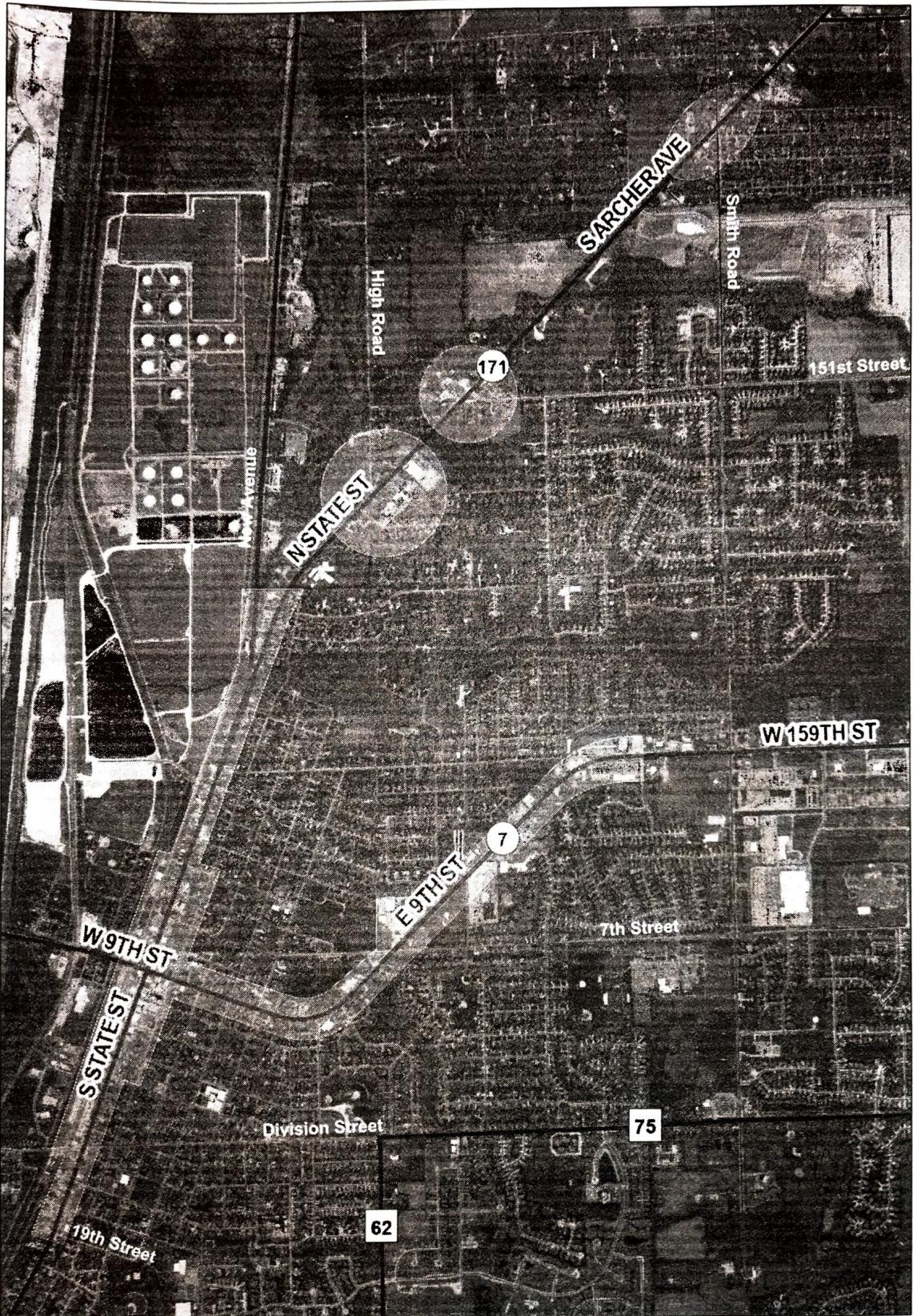
Name: ASI - Tony Feltz
Contact: Tony Feltz
Address:
Phone: (630) 716-3013
Email: TFeltz@windowsbyASI.com

Upon reimbursement The City of Lockport shall make a check payable to:

EXHIBIT II

**PICTURE/S OF STORE FRONT AND/OR PROPERTY
(existing conditions)**

Appendix A



1: 36,112



1.14 Miles

0

0.57

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyllinois.com.



Legend

- Roadways
 - Federal
 - State
 - County
 - Local and Private
- Surrounding Counties
- Townships
- Grant Target Area

City of Lockport

Commercial Facade & Site Improvement Grant Program

HISTORIC DISTRICT - CERTIFICATE OF APPROPRIATENESS GENERAL INFORMATION AND SUMMARY OF REVIEW PROCESS

Last revised 8/14/17

Contact Information

Questions: Contact Lockport's Planning Department at 815-838-0549, option 4.

Review Process Summary

Within Lockport's Historic District, before improvements are made that can impact the exterior appearance of the property, the City's Heritage and Architecture Commission (Historic Preservation Commission) must first issue a Certificate of Appropriateness (COA). A Certificate of Appropriateness is required for a variety of improvements, including, but not limited to: replacement of windows unit or sash, signage (excluding window signage), removal/installation of awnings, addition/removal of siding, addition/removal of paint to masonry surfaces (no review required for painting wood surfaces), window/door trim, shutters, other decorative architectural elements, fences, and replacement/removal of limestone sidewalks.

Applicants are encouraged to consult with the Planning Department prior to submitting an application to obtain guidance on the process and Historic District requirements. When the Planning Department receives an application for a COA, City staff will review the information for completeness and to determine whether it's consistent with Historic District requirements. The City Planner will prepare a staff report based upon his/her evaluation of the proposal and input from other departments. The City Planner will place the item on an upcoming Historic Preservation meeting agenda for the Commission's consideration. Prior to the meeting, City staff will distribute copies of the application and staff report to Commission members for review.

At the meeting the Commission will review the COA request. **The Applicant must attend the meeting and be available for questions from the Commission.** Following their review, the Commission will either vote to approve or deny the Certificate of Appropriateness or they may postpone action and request the applicant come back to another meeting with additional information or revised plans.

General Information

Fee: There is no application fee for a Certificate of Appropriateness. If the proposed work requires a building or sign permit, those permits and associated fees apply. The City will not issue a building or sign permit in the Historic District until the Historic & Architectural Commission has first issued a COA.

Application submittal/dates: Submit applications to the Community Development Department/Planning – City Hall, 222 E. 9th Street, 2nd Floor) a minimum of 2 weeks prior to the Heritage and Architecture Meeting in order to be considered for placement on an agenda. Depending on the scope of a project additional time may be required. Staff reserves the right to postpone an application to a future meeting if information is incomplete or an agenda is full.

Meeting dates: Meetings are held the 3rd Thursday of each month at 6:00 PM in the 3rd floor conference room of City Hall (222 E 9th Street). If the City hasn't received any applications by the submittal deadline a scheduled meeting may be cancelled. Applicants are urged to confirm all dates with Staff prior to filing an application. Dates are subject to change.

Validity of Approval: A Certificate of Appropriateness is **valid one (1) year from the date of approval.** A Certificate of Appropriateness certifies that the Commission deems the proposed work as historically appropriate. Required building or sign permits must still be obtained and are contingent upon the submission of plans that meet City Codes.

HERITAGE & ARCHITECTURE COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION

Applying for a Certificate of Appropriateness for: () Signage (X) Window/Door Replacement
() Façade () Demolition () Other, Explain: _____

SELECT APPLICANT INTEREST IN THE PROPERTY (check one)

Applicant: John Thompson

Phone: (815) 685-1621

Email: jthompson1912@gmail.com

- Applicant is owner of the subject property (Attach Title or evidence of ownership)
- Applicant is the contract purchaser of the property (Attach a copy of the contract)
- Applicant is a tenant of the subject property (Attach a copy of the lease)
- Applicant is acting on behalf of the owner (Notarized letter of consent from owner is required.)
- Applicant is acting on behalf of the beneficiary of a trust. (Notarized letter from an authorized trust officer identifying the applicant as an authorized individual acting in behalf of the beneficiaries and providing the name, address and percentage of interest of each beneficiary is attached to this executed application)

SUBJECT PROPERTY INFORMATION

Address: 829 and 831 State St., Lockport, IL

Tax Parcel Number: 1104-23-148-011-0000, 11-04-23-148-010-0000 Current Use: Commercial + Residential
11-04-23-148-008-0000, 11-04-23-148-029-0000

SUBMITTAL ITEMS

In addition to the submitting the application, the following items are required:

- One (1) plat of survey. (**Only for demolition or addition projects**)
- One (1) copy of the contractor's cost estimate for work.
- Nine (9) full size copies of all plans/drawings and product specifications of the proposed work (to scale).
- Submit PDFs of the plans/drawings and product specifications on a CD or USB drive to City Planner
- Attach a written summary of the project/proposed modifications (**not required for window/door replacement or signage**)

Applicant must attend the meeting or the case will be pulled from the agenda.

Validity of Approval: Once issued, the Certificate of Appropriateness is valid one (1) year from the date of approval. If permits are not obtained and work is not substantially completed within that time frame the approval is no longer valid.

Additional permits/approval may be required: A Certificate of Appropriateness certifies that the Commission deems the proposed work as historically appropriate for Lockport's Historic District. After receiving the Certificate of Appropriateness the applicant is still responsible for obtaining required building permits and/or sign permits which are contingent on the submission of plans that meet all other requirements of City Building and Zoning Codes.

I certify that I have read the application and that all exhibits and information presented herewith are complete and accurate to the best of my knowledge.


Signature of Applicant

6/12/2020
Date

OTHER INTERESTED PARTIES

CONTACT PERSON:

(If different than applicant)

Name: _____
Address: _____
Phone: _____
Email: _____

PROPERTY OWNER:

(If different than applicant)

Name: Nancy Thompson
Address: 400 Westridge Rd. Toliet IL 60831
Phone: _____
Email: nbthompson11@yahoo.com

CONTRACTOR:

Name: _____
Address: _____
Phone: _____
Email: _____

LAND PLANNER:

Name: _____
Address: _____
Phone: _____
Email: _____

ENGINEER:

Name: _____
Address: _____
Phone: _____
Email: _____

ATTORNEY:

Name: _____
Address: _____
Phone: _____
Email: _____

SURVEYOR:

Name: _____
Address: _____
Phone: _____
Email: _____

Office Use Only:

Case # _____

Application Received

Date: _____

Initials: _____

Approval from H&A

Date: _____

Initials: _____

Comments: _____







City Council

Agenda Memorandum

Item # AT-1

To: Mayor & City Council

From: Sonni Williams, City Attorney

Subject: Renewal of the Food Truck Pilot Program

Date: Wednesday, August 19, 2020

BACKGROUND/HISTORY

Back on October 16, 2019, the City Council approved Resolution No. 19-116 that initiated a 6-month pilot program to allow food trucks to operate in the city without having a physical brick and mortar business as required by the City Code. The impetus of the program was Florian Porsch who operated a food truck that sold whole rotisserie chickens. Although there were some concerns with the approaching winter season taking the pilot program period, Mr. Porsch indicated that should not be a problem since he had robust sales during the winter season. Unfortunately, for whatever reason, Mr. Floridian Porsch nor any other food truck operator took advantage of the pilot program before it automatically terminated in April of this year.

Since the expiration of the pilot program, City staff has received inquiries from food truck operators to operate in the city. Hence, Resolution No. 20-095 which is attached will renew the Food Truck Pilot Program, this time for a 1 year period.

The parameters of how the pilot program will operate are the same as the original program with the exception that the food truck can operate 5 days out of the week instead of the original limitation of the operation being only one day out of the week. The Pilot Program will automatically terminate on August 19, 2020, at which time, the City Council can determine whether to allow the food trucks on a permanent basis through a text amendment to the City Code.

PROS/CONS/ALTERNATIVES

N/A

RECOMMENDATION

Approve the Renewal of the Food Truck Pilot Program for a One-Year Period.

ATTACHMENTS

Resolution No. 20-095

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve Resolution No. 20-095: The temporary suspension of the City Code for a Pilot Program to allow Food Trucks.

RESOLUTION NO. 20-095

**A RESOLUTION FOR THE TEMPORARY SUSPENSION OF THE CITY CODE FOR A PILOT PROGRAM TO
ALLOW FOOD TRUCKS**

WHEREAS, through Resolution No. 19-116 approved on October 16, 2019, by City Council of the City of Lockport initiated a pilot program to allow food trucks that do not have brick and mortar storefront restaurants in the City to operate on a temporary 6-month period to determine whether such operation should be allowed on a permanent basis; and

WHEREAS, Resolution No. 19-116 authorized the suspension of Chapter 110 of Lockport's Code of Ordinances, specifically Section 110.80 that requires a food dispensing vehicle (food truck) to have a valid license for the place of business operated within the city and the vehicle in order to sell food products from a vehicle; and

WHEREAS, Resolution No. 19-116 called for a 6-month Food Truck Pilot Program to automatically end on April 30, 2020; and

WHEREAS, the Mayor and the City Council desire to renew the pilot program since no food truck operators took advantage of the original Food Truck Pilot Program period, partly due to the winter season.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
LOCKPORT, ILLINOIS, AS FOLLOWS:**

SECTION ONE: Section 110.80 of the City Code's requirement that a food dispensing vehicle (food truck) has to have a place of business operated within the City in order to sell food products from a vehicle be suspended until August 19, 2021.

SECTION TWO: With the exception of the requirement of having a place of business operating in the city requirement, the food truck operator must apply for and meet the requirements as contained in Section 110.80 along with the following additional conditions:

- 1) The location must be approved by the City and be limited to five days of each week as approved by the City Administrator;
- 2) The food truck operator applying for such license must show a proof of sufficient insurance policies for premise liability, general commercial liability, and vehicle liability coverage for the food dispensing vehicle. For operation of a food truck on a City-owned or Lockport Township Park District ("LTPD")-owned property, the food truck operator must name the City or the LTPD as an additional insured.
- 3) The food truck operator must have a valid driver's license to operate such vehicle.
- 4) The food truck vehicle must be in good exterior condition with no visible rust spot that is greater than the size of a U.S. dollar coin on the body of the vehicle, cracked windows or windshield, or other condition of disrepair that makes the overall appearance of the vehicle unsightly to the public.
- 5) Food truck operator must provide or have garbage receptacles readily available for immediate use by customers of the food truck. The City trash receptacles are not to be used for this purpose. Such receptacles shall be removed from the site upon the conclusion of the food

truck operations, and at all times when the food truck is not at the location for which the license has been approved.

- 6) Food truck operator must pick up, remove, and dispose of all garbage, refuse, or litter consisting of foodstuffs, wrappers, and/or materials at one time dispensed from the food truck, and any residue deposited on the street from the operation thereof, and shall otherwise maintain in a clean and debris-free condition the entire area within a 25 foot radius of the location where the food truck is operating.
- 7) The food truck operator must submit an application along with a non-refundable \$25.00 application fee and receive an approval from the City prior to operating within the City and if approved, the food truck operator must submit a copy of the State of Illinois ST-1 monthly reports that the operator is required to file to the Illinois Department of Revenue to the City within 7 days after submitting such reports to the State.

SECTION THREE: This Resolution shall become effective immediately upon passage and approval as provided by law and shall terminate without further action by the City Council on August 19, 2020.

PASSED this _____ day of _____, 2019, with

_____ ALDERMEN voting aye _____ ALDERMEN abstaining

_____ ALDERMEN voting nay _____ ALDERMEN absent

The MAYOR voting aye _____, voting nay _____, not voting _____

_____ BARTELSSEN _____ BERGBOWER _____ DESKIN _____ GILLOGLY

_____ LOBES _____ PERRETTA _____ SABAN _____ SCHREIBER

_____ MAYOR

Steven Streit, Mayor

ATTEST:

Kathleen Gentile, City Clerk



City Council

Agenda Memorandum

Item # AT-2

To: Mayor & City Council

From: Sonni Williams, City Attorney

Subject: **Amendment to Chapter 111 of the City's Code of Ordinances to Increase the Cap on Class L (Brewpub/Brewery/Distillery) Liquor Licenses and to Amend Class H-1 (Specialty Store) License to Allow for On-site Consumption**

Date: Wednesday, August 19, 2020

BACKGROUND/HISTORY

As Tangled Roots Brewing Company gets closer to opening up its planned brewpub, Lock and Mule, at 1025 S. State St., Lockport, Illinois, the cap on Class L (brewpub/brewery/distillery) license which is currently at one needs to be increased since Nik & Ivy Brewing Company was recently issued a Class L-2 (Craft Brewery) liquor license. Tangled Roots Brewing Company will need a Class L-1 (brewpub) license for Lock and Mule and the brewpub restaurant will add to the economic development in downtown Lockport and increase tax revenues for the City.

In addition, Frank DeGrassi, the owner of Mamma Onesta's Bottega and Mamma Onesta's Restaurant, is seeking ways to use the Bottega store for indoor dining as a relief from the limitation of occupancy of the restaurant due to the IDCEO guidelines on indoor dining. The Will County Health Department has approved using the storefront for dining purposes since the food that will be served will be prepared in the restaurant. Currently, the Bottega has a Class H-1 (specialty store) liquor license, but such license does not currently allow for on-site consumption of alcohol.

Ordinance No. 20-021 amends Chapter 111 of the City Code to address the above-referenced needs by increasing the cap on Class L liquor licenses to two and allows for the specialty store, Mamma Onesta's Bottega, to have on-site consumption of alcohol that is served in conjunction with a meal. The amendment is specific to a specialty store that is immediately adjacent to a restaurant with a liquor license and both the restaurant and the specialty store are owned by the same person(s) or entity. In addition, the amendment to Chapter 111 contains a house-keeping cleanup to the provision on closing hours for the retail sale of alcohol. Instead of adding classes of liquor licenses as they are created, the hours of operation for the retail sale of alcohol applies to all liquor licensees.

PROS/CONS/ALTERNATIVES

n/a

RECOMMENDATION

Approve Ordinance No. 20-021 amending Chapter 111 of the City Code to increase the cap on Class L liquor licenses and to allow on-site alcohol consumption for a Class H-1 (Specialty Store) licensee that is adjacent to a restaurant.

ATTACHMENTS

[Ordinance No. 20-021](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve Ordinance No. 20-021: Amending Chapter 111 of the City Code to increase the cap on Class L liquor licenses and to allow on-site alcohol consumption for a specialty store that is adjacent to a restaurant.

ORDINANCE NO. 20-021

**AN ORDINANCE AMENDING CHAPTER 111 OF THE LOCKPORT CODE OF ORDINANCES
TO INCREASE THE CAP ON BREWERY/DISTILLERY LICENSES
AND TO ALLOW ON-SITE CONSUMPTION OF ALCOHOL IN A SPECIALTY STORE THAT
IS ADJACENT TO A RESTAURANT**

**Published in pamphlet form by authority of the Mayor
and the City Council of the City of Lockport, Will County, Illinois,
this ____ day of _____, 2020.**

ORDINANCE NO. 20-021

AN ORDINANCE AMENDING CHAPTER 111 OF THE LOCKPORT CODE OF ORDINANCES TO INCREASE THE CAP ON BREWERY/DISTILLERY LICENSES AND TO ALLOW ON-SITE CONSUMPTION OF ALCOHOL IN A SPECIALTY STORE THAT IS ADJACENT TO A RESTAURANT

WHEREAS, the City of Lockport is a home-rule municipality pursuant to Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, Section 4-1 of the Illinois Liquor Control Act confers the power to the City of Lockport by general ordinance or resolution to determine the number, kind and classification of licenses, for sale at retail of alcoholic liquor not inconsistent with this Act, 235 ILCS 5/4-1;

WHEREAS, the Mayor as the Liquor Control Commissioner and City Council of the City of Lockport desire to increase the cap for brewery/distillery licenses to allow for Tangled Roots Brewing Company which plans to open a brewpub, Lock and Mule, at 1025 S. State St., Lockport, Illinois, which will promote economic development in downtown Lockport and increase tax revenues for the City; and

WHEREAS, the Mayor as the Liquor Control Commissioner and City Council of the City of Lockport find that allowing Mamma Onesta's Bottega that is owned and operated by Frank DeGrassi who also owns the adjacent restaurant, Mamma Onesta's Restaurant, to sell and serve alcohol for on-site consumption inside the Bottega store in conjunction with the service of a meal.

NOW, THEREFORE, be it ordained by the Mayor and the City Council of Lockport, Will County, Illinois, as follows:

SECTION 1: Chapter 111 of the Lockport Municipal Code is hereby amended by adding the following underlined words and deleting the stricken words:

§ 111.08 LICENSE FEES.

Every person, firm, or corporation engaged in the retail sale of alcoholic liquor in the city shall pay an annual license fee. Such licenses shall be divided into the following classes:

(M) Class H.

(1) Class H-1. Class H-1 licenses shall be authorized for a **SPECIALTY OR PHARMACY STORE**, which shall be defined as "a retail store which sells food products and nonfood items or other similar business that is not primarily engaged in the sale of alcoholic beverage with a minimum of 1,000 sq. ft. of floor space up to a maximum of 13,999 sq. ft. of floor space used for the display and sale of food products and other nonfood items," so long as the specialty or pharmacy store meets the following restrictions:

- (a) For a pharmacy store only, Limit sales are limited to packaged beer (not separated from original packaging) and wine.
- (b) No entertainment on the premises.
- (c) All liquor must be checked and rung up at a cash register by an employee who is at least 21 years of age.
- (d) No liquor can be consumed on the premises or in the parking lot, except a specialty store that is immediately adjacent to a liquor licensed restaurant may allow for on-site consumption of alcoholic liquor in conjunction to the service of a meal from the adjacent restaurant as long as the restaurant and the specialty shop are owned and operated by the same person(s) or entity.
- (e) For a pharmacy store only, The tasting or sampling of beer or wine on the premises shall be prohibited.
- (f) For a pharmacy store only, liquor must be displayed and/or sold in a separate area or aisle from other merchandise sold or displayed in the store.
- (g) The annual fee for an H-1 license shall be \$750 and shall be payable in two installments of \$375 each. The first installment of \$375 shall be deposited with the application for a license and second installment to be due and payable on June 30 or December 31, whichever occurs first.

§ 111.10 NUMBER OF LICENSES.

The number of liquor licenses authorized to be used within the corporate limits of the city shall not exceed 4951. However, at the time that a license holder ceases to have an operating business, then the number and classification shall be reduced accordingly. A business shall be deemed not to be operating if it has been closed for business for six months.

§ 111.11 LIMITATION OF CLASSES OF LIQUOR LICENSES.

(K) The combined total of Class L-1, L-2, and L-3 licenses issued by the Local Liquor Commissioner shall not exceed one two.

§ 111.15 CLOSING HOURS.

It shall be unlawful for the holders of Class A-1, A-2, B-1, B-2, C-1, C-2, D-1, D-2, E, F, G-1, G-2, H-1 and H-2 liquor licenses any licensee to sell or offer for sale at retail or offer to give away any alcoholic liquor in the city after the hour of 1:00 a.m. and before the hour of 6:00 a.m. every day except Friday and Saturday at which time closing is 2:00 a.m. the following day.

SECTION 2: All ordinances, resolutions, orders, or parts thereof, which conflict with the provisions of this Ordinance, to the extent of such conflict, are hereby repealed.

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

PASSED this _____ day of _____, 2020, with

_____ ALDERMEN voting aye _____ ALDERMEN abstaining

_____ ALDERMEN voting nay _____ ALDERMEN absent

The MAYOR voting aye _____, voting nay _____, not voting _____

_____ BARTELSSEN _____ BERGBOWER _____ DESKIN _____ GILLOGLY

_____ LOBES _____ PERRETTA _____ SABAN _____ SCHREIBER

_____ MAYOR

Steven Streit, Mayor

ATTEST:

Kathleen Gentile, City Clerk



City Council

Agenda Memorandum

Item # CED-1

To: Mayor & City Council

From: Lance Thies, Director of Community and Economic Development

Subject: Façade and Site Improvement Grant Program Request - 917 S. State Street

Date: Wednesday, August 19, 2020

BACKGROUND/HISTORY

UPDATE: Per Council's request, an updated cost opinion has been added to the packet. This estimate removes all of the items that are not grant eligible. The revised estimate does not modify the recommended grant award amount.

The applicant, Joe Gallas of JGH Properties, LLC, owner of the building located at 917 S. State Street, is requesting funds through the City's Façade & Site Improvement Grant Program for improvement to include marble installation, siding replacement, new lighting, window and door replacement and roofing on all bump outs. The property is zoned C4 Downtown Commercial and located within the target area as designated by the City of Lockport.

The building formerly housed Peoples Cleaners, which has since closed. In the years that followed, the building has suffered from a significant lack of maintenance and care. During selective demolition, damage was found on the roof, rear and interior of the building in addition to the non-characteristic materials and design of the front facade. In order to bring this building back to what it looked like historically, the Applicant is proposing a full front façade renovation with details and architectural characteristics that are consistent with what the original building looked like prior to being covered over with the stucco and other materials, which made the original façade unrecognizable.

PROS/CONS/ALTERNATIVES

N/A

RECOMMENDATION

Staff recommends approval of the façade grant request in the amount of \$50,000. Funds will be released upon completion of the work with required proof of payment.

ATTACHMENTS

Resolution No. 20-086

Facade and Site Improvement Application

917 S. State Street - Existing Site Picture

Site Plan

First Floor Plan

Second Floor Plan

Basement Floor Plan

Exterior Elevations

Front Elevation

REVISED ESTIMATE Gallas Construction

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve Resolution No. 20-086: The Facade and Site Improvement Grant for the property located at 917 S. State Street in the amount of \$50,000.

RESOLUTION NO. 20-086

**A RESOLUTION APPROVING THE FAÇADE AND SITE IMPROVEMENT GRANT FOR THE PROPERTY
LOCATED AT 917 S. STATE STREET IN THE AMOUNT OF \$50,000**

WHEREAS, Ordinance 20-002 established the Facade and Site Improvement Grant program for commercially zoned property located within the target area as designated by the City of Lockport funded from general revenues for purposes of control and prevention of blight, dilapidation and deterioration of the visible exterior of buildings, structures and site conditions; and

WHEREAS, the grant is provided to owners and tenants in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City; and

WHEREAS, the owner of the property, JGH Properties, has submitted application to the City for Façade and Site Improvement Grant funds in the amount of \$50,000 for full façade renovation, window and door replacement and roofing of the building, and

WHEREAS, the Mayor and City Council of the City of Lockport have determined that the grant application meets the criteria prescribed in Ordinance 20-002 and there is adequate funding to grant the maximum allowed amount under Ordinance 20-002.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOCKPORT, ILLINOIS, AS FOLLOWS:

SECTION ONE: The façade and site improvement grant application for the property at 917 S. State Street shall be granted in the amount of \$50,000 for the proposed full façade renovation, window and door replacement and roofing.

SECTION TWO: This Resolution shall become effective immediately upon passage and approval as provided by law.

PASSED this _____ day of _____, 2020, with

_____ ALDERMEN voting aye _____ ALDERMEN abstaining

_____ ALDERMEN voting nay _____ ALDERMEN absent

The MAYOR voting aye _____, voting nay _____, not voting _____

_____ BARTELSSEN _____ BERGBOWER _____ DESKIN _____ GILLOGLY

_____ LOBES _____ PERRETTA _____ SABAN _____ SCHREIBER

_____ MAYOR

ATTEST:

Steven Streit, Mayor

Kathleen Gentile, City Clerk



**City of Lockport
Commercial Façade and Site Improvement Grant
Program**
(updated March 4, 2020)

RECEIVED

JUL 24 2020

City of Lockport
Community Development

The City of Lockport has implemented a Commercial Façade and Site Improvement Grant Program for a commercially zoned building or property located within the *Target Area* as designated by the City of Lockport and identified in **Appendix A**. The goal of this program is to help business owners and tenants keep the visible exterior of their buildings, structures or site conditions attractive, which in turn keeps the City of Lockport attractive. This reimbursement grant is provided to owners or tenants in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City.

Grant participants can receive a reimbursement of up to a 50% of approved costs of **eligible improvements**, according to the following:

1. \$20,000 per primary façade easily visible from the surrounding public streets, and/or
2. \$10,000 for general site improvements

Award amounts above the \$50,000.00 maximum or above the \$20,000.00/\$10,000.00 per façade grant can be awarded at the sole discretion of the City Council upon recommendation by the Director of Community and Economic Development or City Administrator and based on available funding in current City fiscal period.

The application must be approved by City Council and funding has to be available in the current fiscal year. All necessary permits obtained prior to the applicant commencing façade and/or site improvements. After the project is complete and prior to reimbursement, all invoices and proof of payment (being a copy of a cancelled check/s or a copy of a credit card receipt/s) must be submitted to the Director of Community & Economic Development or his/her designee for review and then forwarded to the City Council for final approval.

If the building or property is located within the City of Lockport Historic District Boundary or the National Register of Historic Places Historic District Boundary, a Certificate of Appropriateness (COA) must first be issued by the Heritage & Architecture Commission prior to review by the Committee of the Whole and City Council.

The grant agreement and application are attached. Please review the provisions of the grant agreement and application requirements and schedule a meeting with the Director of Community & Economic Development or his/her designee. If you have any questions or need additional information please contact the Community Development Department/Planning at (815) 838-0549, option 4. The Community Development Department is located at City Hall, 222 E. 9th Street, 2nd Floor, Lockport IL 60441.

Thank you for your interest in the City of Lockport Façade and Site Improvement Grant Program.

I. ELIGIBILITY CRITERIA

A. To be eligible for a Façade and Site Improvement Grant Program, an existing building or property must be used in whole or in part for commercial purposes, must be located within the Target Area, and must be properly zoned for the use/s occupying the property. Approval of properties outside of the Target Area are subject to approval by the City Council upon recommendation by the Director of Community and Economic Development or City Administrator. The Target Area is designated by the City of Lockport as identified in **Appendix A**. Properties that are not eligible to apply for or receive program funds include non-commercial zoning classifications, non-commercial uses, government owned buildings, non-permanent structures and accessory structures, demolitions, any improvement acquired by lease, and new building construction. A building is considered new if it is less than five (5) years old.

To be eligible for a grant for rear entrance improvements to a building, the project must also meet all of the following criteria:

1. The building must have an existing rear entrance, or location for a new entrance that is accessible to the public from a dedicated street, alley, or other right-of-way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access (such as the I & M Canal trail); and
2. The rear entrance to be improved must provide public access to a business or businesses within the building.

B. An application for a grant request may be submitted by a commercial property owner, landlord, and/or commercial tenant. The landlord and/or tenant shall have written approval of consent from the property owner of record to apply for the grant funds and complete the necessary exterior improvements to the structure. Further, the tenant shall have on file with the City a (New) Business Permit Application and shall have received an Occupancy Permit.

II. ELIGIBLE IMPROVEMENTS

The following items are eligible for grant program funds:

- **Exit door (exterior)** – installation, repair and replacement of exit doors and hardware to provide public access, or where current door do not meet the building and fire codes or it will improve the overall appearance of the building.
- **Painting** – painting of the exterior surfaces of buildings, only in conjunction with exterior remodeling.
- **Tuck-pointing** – tuck-pointing of the building only if located within the Historic District and in conjunction with exterior remodeling.
- **Awnings** – repair, replacement or addition of exterior awnings.
- **Architectural Features** – restoration, repair, and re-introduction, if previously removed of significant architectural features.
- **Windows** – repair of frames, sills, glazing, and replacement of glass and installation of new windows.
- **Walls** – repair and rebuilding of exterior walls (exceptions: cleaning, sealing, tuck pointing (unless located within the Historic District), and painting).
- **Stairs, Porches, Railings, Exits** – repair and replacement or installation of exterior stairs, porches, railings and exit facilities.
- **Roofs** – upgrading, where the effects of the repair will be visible to the public from street level. (In general, sloping roofs would qualify, flat roofs would not. Repair and re-roofing is not eligible).

- **Signs** – replacement of a permanent freestanding development sign. Signage shall be in compliance with the City's Sign Code and Commercial Design and Development Guidelines and offer materials, graphics and design elements that go above and beyond the minimum requirements of the Sign Code and Guidelines.
- **Lighting** – repair, restoration, and addition of exterior lighting for architectural enhancement.
- **Landscaping** – installation of new landscaped areas where none currently exist (shall be in compliance with the City's Landscape Ordinance and Commercial Design and Development Guidelines).
- **Dumpster Enclosures** – installation of new enclosure where one does not currently exist (a new dumpster enclosure shall be in compliance with City Code and Commercial Design and Development Guidelines).
- **Parking Areas** – surfacing of parking areas which are currently not paved or where gravel is present. Improvement must include the installation of curb and gutter. (Routine maintenance such as sealcoating and re-striping is not eligible).

III. INELIGIBLE IMPROVEMENTS

The following items are not eligible for grant program funds:

- Demolition and new construction.
- General building maintenance such as replacement of roof material not visible from the street, foundation repair, existing siding repair with similar materials, painting and tuck pointing (except if property is located within the Historic District).
- General parking maintenance including but not limited to patching holes, resurfacing/sealcoating and restriping of parking stalls.
- General site maintenance including but not limited to replacement of existing landscape/plant material, installation of new mulch, replacement of private sidewalks, repair or replacement of directional signs.

While emergency, safety-related and minor exploratory demolition may be necessary, such demolition may prohibit inclusion in this program. Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Director of Community & Economic Development or his/her designee who will advise the City Council. **All improvements must comply with City codes and ordinances. Any required building permits must be obtained prior to starting construction.**

IV. REVIEW CRITERIA

Every project will be evaluated for the value of its improvement, extent/scope of work proposed, and its potential impact on the commercial corridor/area. The staff review will consider the following:

- Extent and type of the proposed improvements (structural and permanent improvements are given priority).
- General, or exceeding, compliance with the Commercial Design and Development Guidelines established by the City Council.
- For properties located with the Historic District: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and City's Historic District Preservation Plan.

RECEIVED

JUL 24 2020

City of Lockport
Community Development

**CITY OF LOCKPORT
COMMERCIAL FAÇADE AND SITE
IMPROVEMENT GRANT AGREEMENT**

THIS AGREEMENT, entered into this 24th day of July 2020, between The
City of Lockport, Illinois (hereinafter referred to as the "City") and the following designated
OWNER(s)/LESSEE(s), to wit:

Owner/Lessee Name: Gallas Construction Inc.

Address: 103 Frances Street

City: Lockport State: IL Zip Code: 60441

Phone # 708-668-2450 Email: jgallas@gallasconstruction.com

Name of Business:

Project Address: 917 S. State Street

WITNESSETH

WHEREAS, A Commercial Façade and Site Improvement Grant Program is established for a commercially zoned building or property located in the Target Area as designated by the City of Lockport and identified in **Appendix A**, or as approved by the City Council;

WHEREAS, The Commercial Façade and Site Improvement Grant Program is administered by the City and is funded from General Revenues, utilizing Gaming Revenues first, for purposes of control and prevention of blight, dilapidation and deterioration of the visible exterior of buildings, structures and site conditions on commercially zoned properties within the *Target Area* as designated by the City of Lockport and identified in **Appendix A**. This reimbursement grant is provided to Owner(s)/Lessee(s) in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City.

WHEREAS, Pursuant to said Program the City has agreed to participate, subject to its sole discretion, in sharing the cost of façade and site improvements to commercially zoned properties identified in **Appendix A** up to a maximum of one-half (1/2) of the approved contract cost of such improvement but in no event shall the total City participation exceed Fifty Thousand Dollars (\$50,000.00) for construction and architectural cost. Architectural fees shall be limited to not more than Five Thousand Dollars

(\$5,000.00) of the reimbursement.

WHEREAS, The reimbursable maximum amount is subject to the number of applications and the availability of program funding during the fiscal period at the time of application. Overall program funding approved in any given year can be terminated by the City without notice.

WHEREAS, A commercially zoned building or property located in the *Target Area*, as designated by the City of Lockport and identified in **Appendix A**, or as approved by the City Council, may be awarded funding through this program as recommended by the Director of Community & Economic Development, City Administrator or their designee and approved by City Council; provided its OWNER/LESSEE meets the terms and conditions of the application provided by the City, and executes the Agreement contained therein.

NOW, THEREFORE, in consideration of the mutual covenants and agreement obtained herein, the City and OWNER(s)/LESSEE(s) do hereby agree as follows:

SECTION ONE: COST SHARING – The City shall share in eligible improvement costs and architect fees for the OWNER(s)/LESSEE(s) property up to fifty percent (50%) of approved project costs up to a maximum amount of fifty thousand dollars (\$50,000.00) for construction and architectural cost. Architectural fees are not in addition to the maximum \$50,000 reimbursement, rather, it counts toward the maximum amount and shall be limited to not more than five thousand dollars (\$5,000.00) of the reimbursement. The actual amount per this agreement shall not exceed \$ 45,000⁰⁰ for construction cost and \$ 5,000⁰⁰ for architect fees. The façade and/or site improvement costs which are eligible for City participation include all labor, materials, equipment and other contract items necessary for the property execution and completion of the work as designated from the design drawings approved by the City. Said design drawings and specifications are attached hereto as Exhibit V.

When submitting cost estimates, the City requires submission of at least three (3) itemized quotes. The OWNER(s)/LESSEE(s) may choose the contractor of their choice, however, the City's cost sharing will be based off the least expensive quote.

SECTION TWO: DESIGN APPROVAL – No façade or site improvement work as specified in Exhibit V shall be undertaken until this Agreement with the City is executed and the design therefore has been submitted to and approved by the Building Department, and/or if necessary Heritage and Architecture Commission. **Following approval, the OWNER(s)/LESSEE(s) shall contract for the work and shall commence and complete all such work within one hundred eighty (180) days from the date of such approval. If extenuating circumstances, such as weather, may cause the delay of completion of such work, the OWNER(s)/LESSEE(s) may request an additional one hundred eighty (180)-day extension to complete all such work if such request is submitted to the Director of Community & Economic Development or his/her designee at least thirty (30) days prior to the work completion**

deadline.

SECTION THREE: REVIEW OF PROJECT – The Director of Community & Economic Development or his/her designee shall periodically review the progress of the contractor's work on the improvements pursuant to this Agreement. Such inspections shall not replace any required permit inspection by City Inspectors. All work which is not in conformance with the approved drawings and specifications shall be immediately remedied by the OWNER(s)/LESSEE(s) and deficient or improper work shall be replaced and made to comply with the approved drawings, specifications, and terms of this Agreement.

SECTION FOUR: DOCUMENTATION REQUIREMENTS – Upon completion of the eligible improvement/s pursuant to this agreement and upon final inspection and approval by the Community Development Department and/or other applicable department or agency, the OWNER(s)/LESSEE(s) shall submit to the City a properly executed and notarized contractor statement/bill of sale and architect fee statement (when applicable) showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment in the work. In addition, the OWNER(s)/LESSEE(s) shall submit to the Director of Community & Economic Development or his/her designee proof of payment (being copy of a cancelled check/s or a copy of a credit card receipt/s) of the contract cost pursuant to the contractor's and architect's statements.

The Director of Community & Economic Development or his/her designee shall, upon receipt of the contractor's statement and proof of payment schedule the request for reimbursement on the next regularly scheduled City Council meeting agenda. Upon approval by the City Council, the Finance Department issue a check to the OWNER(s)/LESSEE(s) in payment of: one-half of the approved cost or fifty thousand dollars (\$50,000.00) whichever is less. In no case shall the amount paid to the OWNER(s)/LESSEE(s) exceed the amount specified in this Agreement or in the contractor's or architect's statements.

SECTION FIVE : LAND USE AND SIGNAGE CONFORMANCE. At the time of reimbursement and throughout the term of the agreement with the City the land use and signage under the control of the OWNER(s)/LESSEE(s) shall be in conformance with zoning and sign code provisions.

SECTION SIX: FAILURE TO COMPLETE WORK – If the OWNER(s)/LESSEE(s) or his contractor fail to complete the work provided for herein or is not in conformity with the plans, specifications and all terms of this Agreement, the Agreement shall terminate and the financial obligation on the part of the City shall cease and become null and void.

SECTION SEVEN: UNRELATED IMPROVEMENTS – Nothing herein is intended to limit, restrict, or prohibit the OWNER(s)/LESSEE(s) from undertaking any other work in or about the subject premises which is unrelated to the eligible improvement/s provided for in this Agreement.

SECTION EIGHT: MAXIMUM GRANT AWARDS – Nothing in this Agreement shall prohibit a business or property owner from applying for more than one grant. However, a Fifty Thousand Dollar (\$50,000.00) total limitation shall apply to all Grant Awards made to a single building and/or property at any one time.

SECTION NINE: CITY INDEMNIFICATION REGARDING CONSTRUCTION – The Owners of the subject property agree to defend and hold harmless the City from any and all claims which may arise out of said Owners' construction activities under this Agreement.

SECTION TEN: GENERAL INDEMNIFICATION – In the event that, as a result of this Agreement, or actions taken as required hereunder, the City is made a party defendant in any litigation arising by reason of this Agreement, and development activities contemplated hereunder, the Owners agree to defend and hold harmless the City, the Mayor, City Council, Officers and Agents thereof, individually and collectively, from any suits and from any claims, demands, setoff or other action including but not limited to judgments arising therefrom. The obligation of the Owners hereunder shall include and extend to payment of reasonable Attorneys' fees for the representation of the City and its said Officers and Agents in such litigation and includes expenses, court costs and fees; it being understood that the Owners where there shall be no applicable standards provided therein, shall have the right to employ all such Attorneys to represent the City and its Officers and Agents in such litigation, subject to the approval of the Corporate Authorities of the City, which approval shall not be unreasonably withheld. The Owners shall have the right to appeal to courts of Appellate jurisdiction any judgment taken against the City or its Officers or Agents in this respect, and the City shall join in any such appeal taken by the Owners.

SECTION ELEVEN: PERFORMANCE OF AGREEMENT – It is agreed that the parties hereto may in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance, enforce or compel the performance of this Agreement, which shall include the right of the parties to recover a judgment for monetary damages against each other, provided, however, that the Owners shall not have a right to recover a judgment for monetary damages against any Elected or Appointed Official of the City for any breach of any of the terms of this Agreement. The City reserves the right to maintain an action to recover damages or any sums which Owners have agreed to pay pursuant to this Agreement and which

have become due and remained unpaid.

SECTION TWELVE: EXHIBITS – It is agreed that Exhibits I through VI shall be considered part of this Agreement.

SECTION THIRTEEN: DISPLAY OF CITY FUNDING PROMOTIONAL MATERIAL – Upon request by the City all program participants shall be required to prominently display a poster identifying the property as receiving City funding. The sign will be provided by the City and shall be displayed from the date the Application is approved, to no less than thirty (30) days after final approval and reimbursement is made.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER(s)/LESSEE(s)

CITY OF LOCKPORT

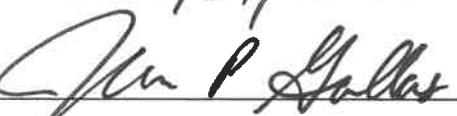


Program Participant

DATE: 7/24/2020

Mayor

DATE: _____



Property Owner
DATE: 7/24/2020

ATTEST: _____

City Clerk

DATE: _____

EXHIBITS

EXHIBIT I	COPY OF APPLICATION
EXHIBIT II	PICTURES OF STOREFRONT AND/OR PROPERTY (existing conditions)
EXHIBIT III	PROOF OF OWNERSHIP IN FORM OF DEED OR TITLE INSURANCE POLICY. IF APPLICANT IS NOT THE PROPERTY OWNER, PROVIDE A COPY OF THE EXECUTED LEASE. A COPY OF PROOF OF OWNERSHIP FROM THE BUILDING OWNER IN THE FORM OF A DEED OR TITLE INSURANCE POLICY IS ALSO REQUIRED.
EXHIBIT IV	IMPROVEMENT PLANS WITH INFORMATION RELATED TO MATERIALS, DIMENSIONAL QUALITIES. ELEVATIONS AND, WHERE REQUESTED, PERSPECTIVES OF THE IMPROVEMENTS SHOULD BE PROVIDED FOR BUILDING AND SIGNAGE PROJECTS
EXHIBIT V	CONTRACTOR'S ESTIMATES, INCLUDING <u>ITEMIZED COSTS</u> . A MINIMUM OF THREE QUOTES ARE REQUIRED . IF THERE ARE NOT THREE COMPANIES WILLING TO BID ON THE PROJECT, 2 BIDS ARE REQUIRED AND PROOF OF CONTACT OF MORE THAN ONE ADDITIONAL COMPANY MUST BE PROVIDED.
EXHIBIT VI	ARCHITECT'S AGREEMENT (IF APPLICABLE)

EXHIBIT I

RECEIVED

JUL 24 2020

City of Lockport
Community Development

GRANT APPLICATION

Date: 7/24/2020

Project Address: 917 S. State Street

Is property located within the Historic District? yes (If yes, a Certificate of Appropriateness shall be approved by the Heritage & Architecture Commission)

Building Owner: Gallas Construction Year Purchased: 2018

Store/Company Name: None

Name of Tenant: None Lease Expiration Date: None

Applicant Name:	<u>Joe Gallas</u>
Applicant Business Address:	<u>103 Frances Lockport</u>
Applicant Business Phone:	<u>—</u>
Home Phone:	<u>—</u>
Tenant:	<u>None</u>
Applicant(s)/Building Owner:	<u>Joe Gallas</u>
Zoning of Property:	<u>C2 or 4</u>

Number of Primary Facades: 2

Total Anticipated Budget: \$ 169,140

Total Anticipated Grant Request: \$ 50,000.00

Proposed Improvements (check all that apply):

<input checked="" type="checkbox"/> Windows/Exit Doors	<input checked="" type="checkbox"/> Painting (only as part of exterior remodel)
<input checked="" type="checkbox"/> Awnings	<input checked="" type="checkbox"/> Signage
<input checked="" type="checkbox"/> Stairs/Porches/Railings	<input checked="" type="checkbox"/> Walls (repair/restoration/rebuilding/tuckpointing)
<input checked="" type="checkbox"/> Roofs	<input checked="" type="checkbox"/> Architectural Features
<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Landscaping
<input checked="" type="checkbox"/> Dumpster Enclosure	<input checked="" type="checkbox"/> Parking Area
<input checked="" type="checkbox"/> Other Eligible Improvement	

Description of Proposed Improvements: See Proposal

I, Josh Ballas, hereby make application to the City of Lockport for a Commercial Façade and Site Improvement Grant Program in the anticipated amount of \$. I understand that my application must be approved by the City and that it must conform to established design guidelines, as well as, specific design recommendations of the City of Lockport. I have read a copy of the Commercial Façade and Site Improvement Grant Program Agreement. If approved, I understand that all work performed is subject to the provisions of the Grant Agreement, applicable codes and ordinances, required permitting, and inspections.



Applicant Signature

7/24/2020

Date



Building Owner

7/24/2020

Date

BUDGET

ACTIVITY	ESTIMATED COST
	169,140 ⁰⁰

Total Anticipated Grant Request \$ 50,000⁰⁰

When submitting cost estimates, the City requires submission of at least three (3) itemized quotes. The OWNER(s)/LESSEE(s) may choose the contractor of their choice, however, the City's cost sharing will be based off the least expensive quote.

Architect for the Project (if applicable):

Name: O7bis Architects
 Contact: Bob Morris
 Address: Lockport IL
 Phone: _____
 Email: _____

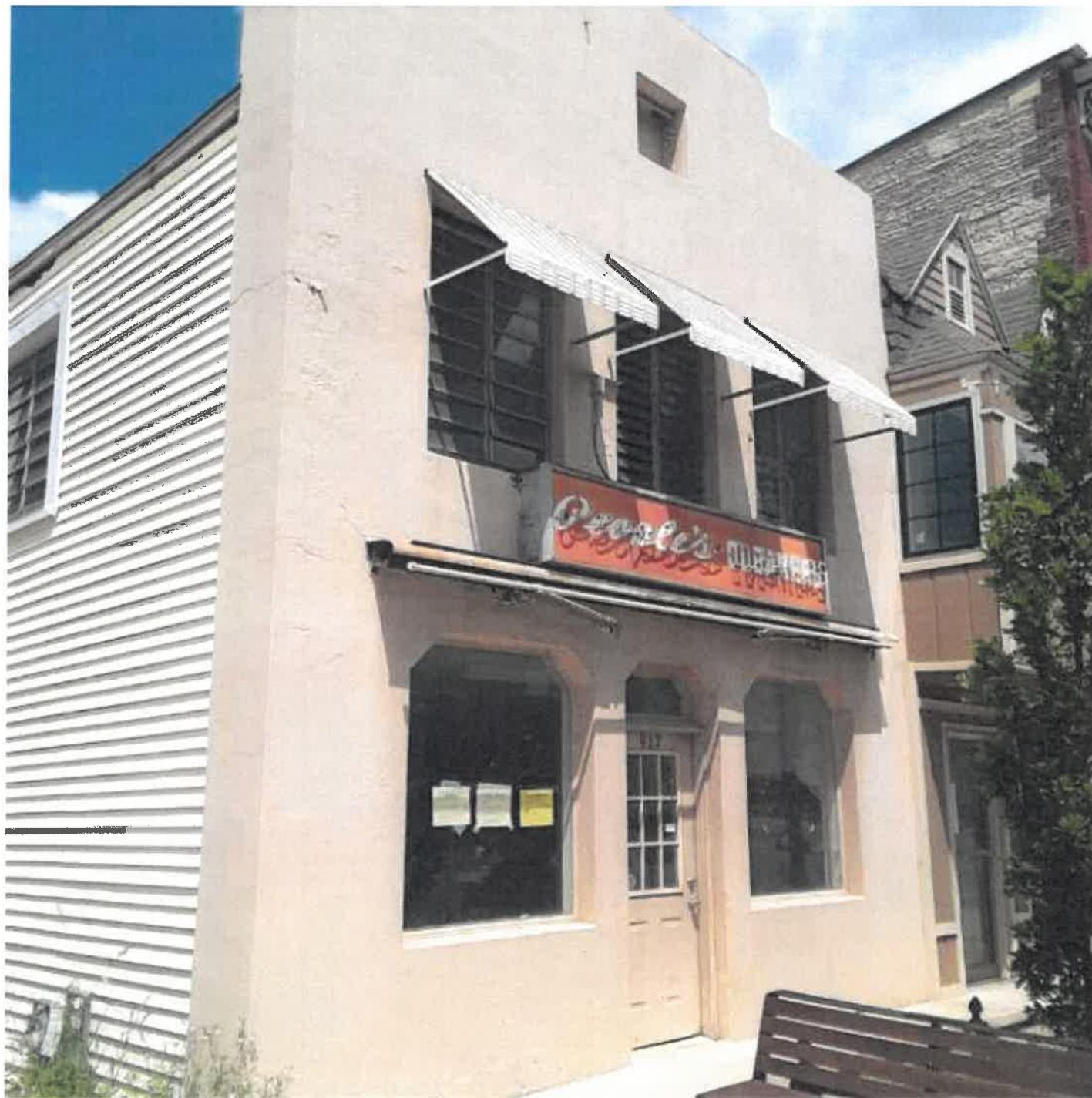
Contractor for the Project:

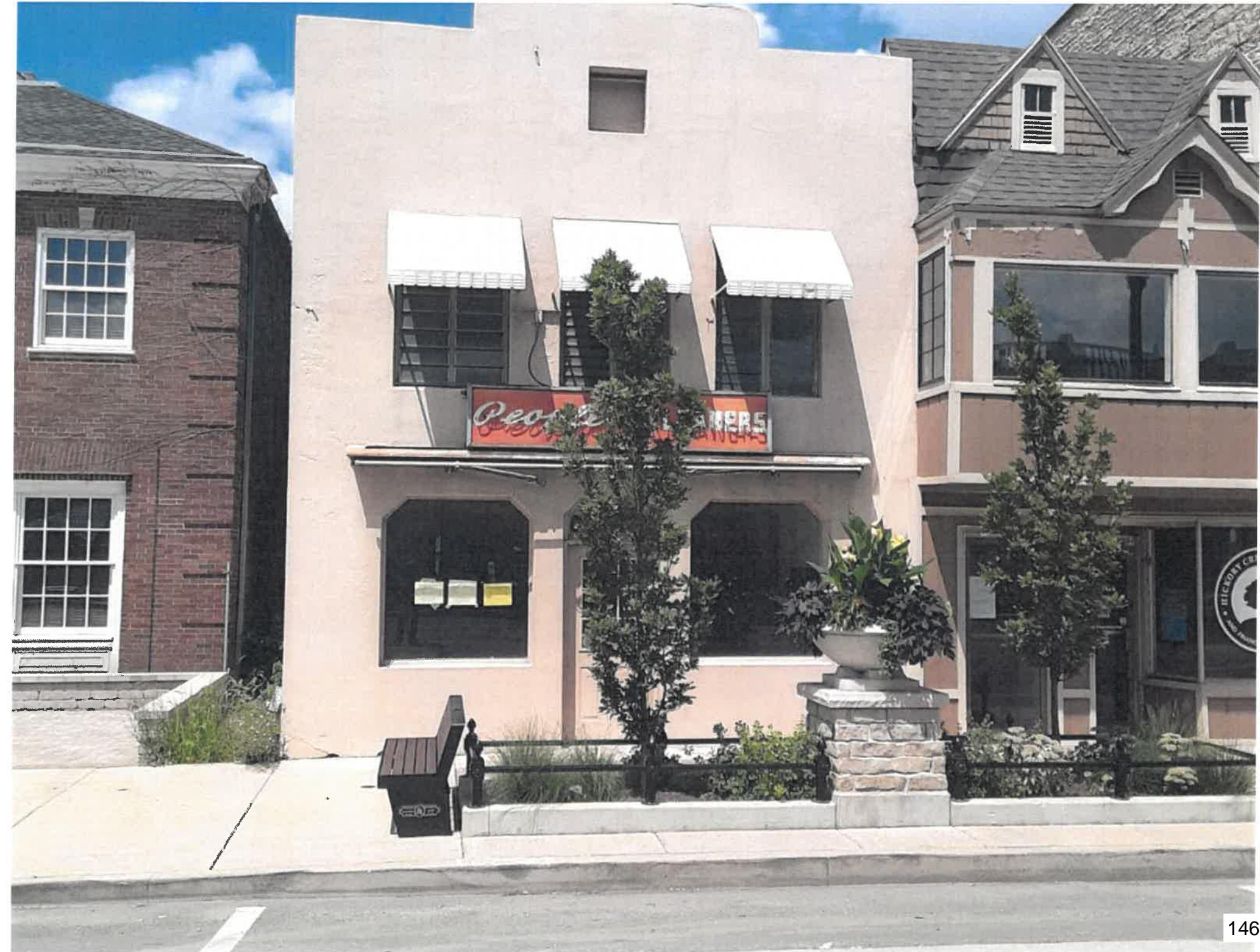
Name: Gullas Construction
 Contact: _____
 Address: see previous Pages
 Phone: _____
 Email: _____

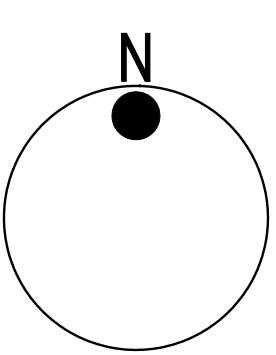
Upon reimbursement The City of Lockport shall make a check payable to:

Name/Business: Ballas Construction Inc.
Address: 103 S. Frances Street, Lockport IL 60441
SS# or Tax ID# 01-0626146





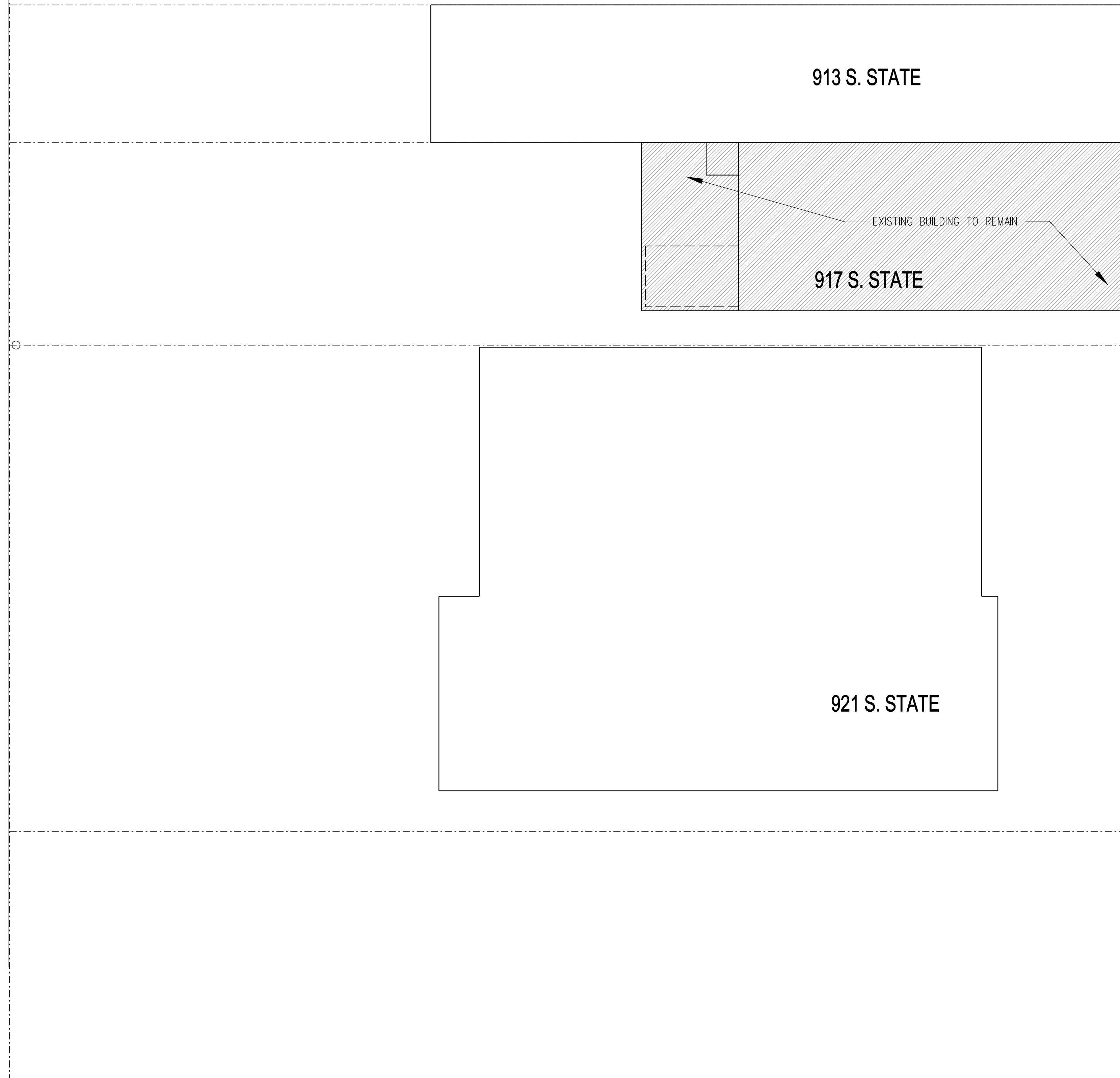




SITE PLAN

CN RR

COMMERCIAL STREET



STATE STREET

CERTIFICATION

DOCUMENTS FOR WHICH SEAL (EXPIRATION DATE: November 30, 2020) BELOW APPLIES ARE:

The attached drawings consisting of Sheet No's:

Architectural
A-1 thru A-1 of 1

Architect:
ORBIS ARCHITECTS, INC.

I hereby certify that these plans and specifications, dated February 24, 2020 for the demolition work at 917 S. State Street, Lockport, Illinois, were prepared under my supervision using the 2015 International Building Code 2015 International Mechanical Code 2015 International Fuel Gas Code 2015 International Existing Building Code 2015 International Fire Code 2014 State of Illinois Department of Public Health Plumbing Code 2018 National Electrical Code 2018 Illinois Accessibility Code 2018 Illinois Energy Conservation Code and to the best of my knowledge, and belief comply with all applicable codes.

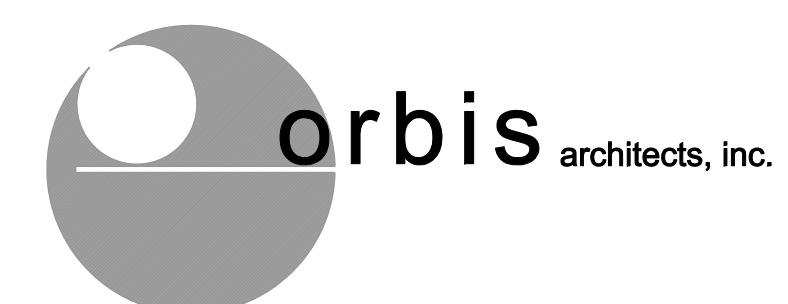
By: ROBERT E. MORRIS, A.I.A.
License Number: 001-011162
License Expires: November 30, 2020

Signature:

February 24, 2020
Professional Design Firm - Architect Corporation
ORBIS ARCHITECTS, Inc.
ROBERT E. MORRIS, A.I.A.
License Number : 184.006248
Expiration Date: April 30, 2021



SITE PLAN



917 S. STATE -

INTERIOR AND EXTERIOR REMODELING

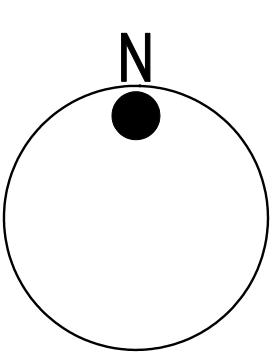
ILLINOIS
LOCKPORT
PROJ. NO. 01519

A-1

02.24.20
ORBIS ARCHITECTS, INC. 432 E. 14TH STREET, LOCKPORT, ILLINOIS
815-673-9400

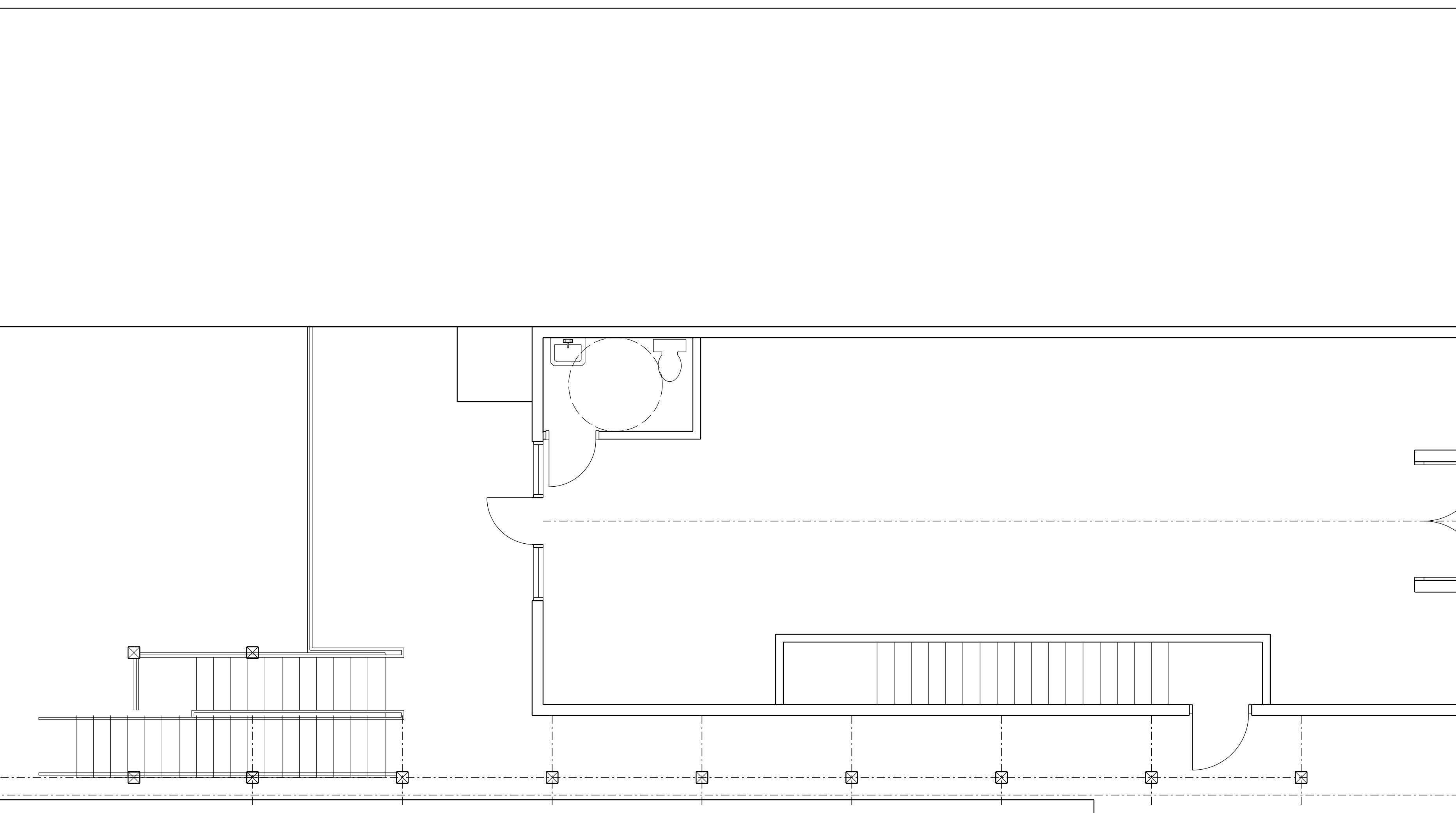
FAX 815-588-0987

COPYRIGHT © 2020 ORBIS ARCHITECTS, INC.



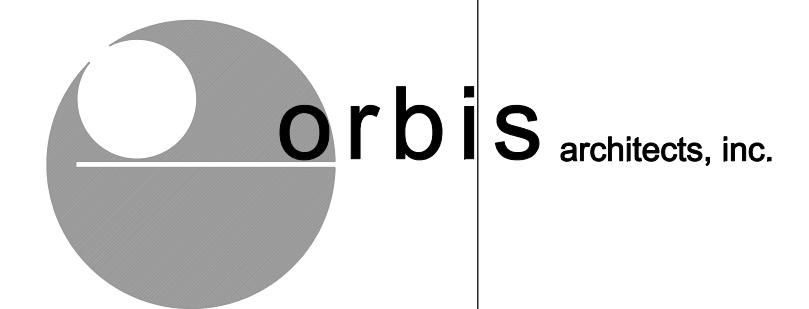
FIRST FLOOR PLAN

1/4" = 1'-0"



STATE STREET

FIRST FLOOR PLAN



917 S. STATE -

INTERIOR AND
EXTERIOR REMODELING

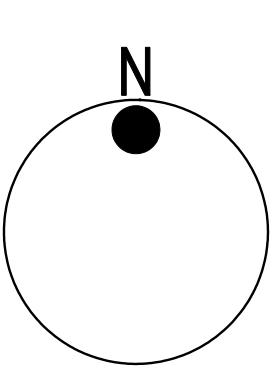
LOCKPORT
PROJ. NO. 01519

ILLINOIS

02.24.20
ORBIS ARCHITECTS, INC. 432 E. 14TH STREET, LOCKPORT, ILLINOIS
815-673-9400
COPYRIGHT © 2020 ORBIS ARCHITECTS, INC.

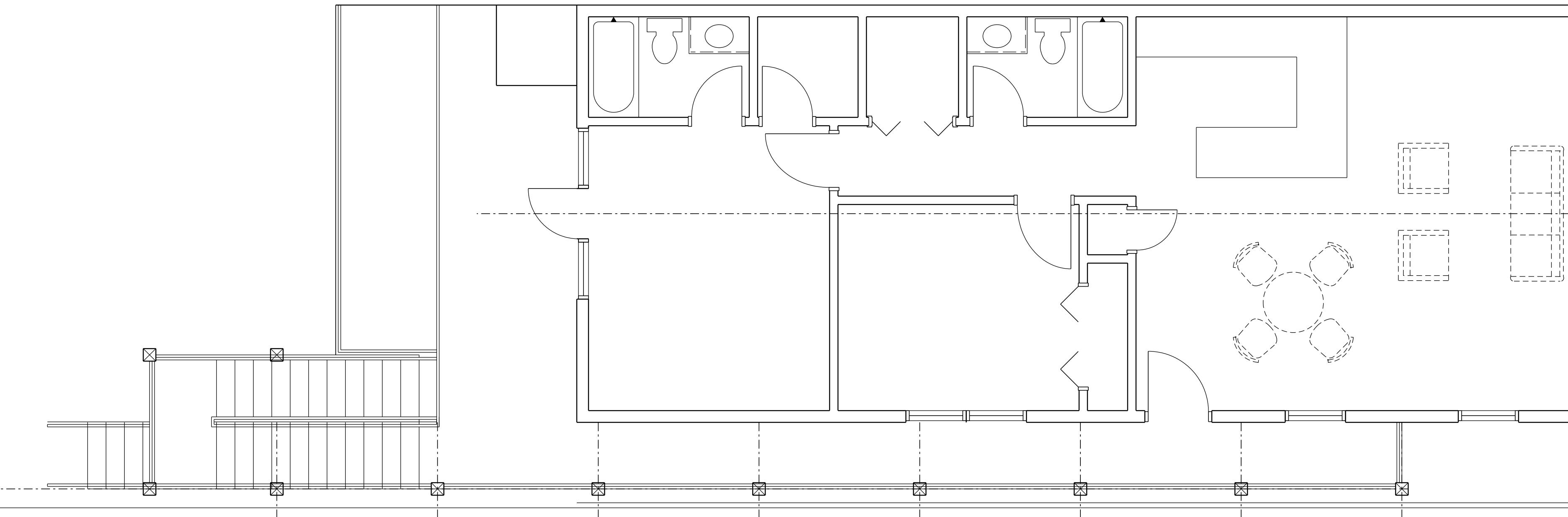
A-2

FAX 815-588-0987



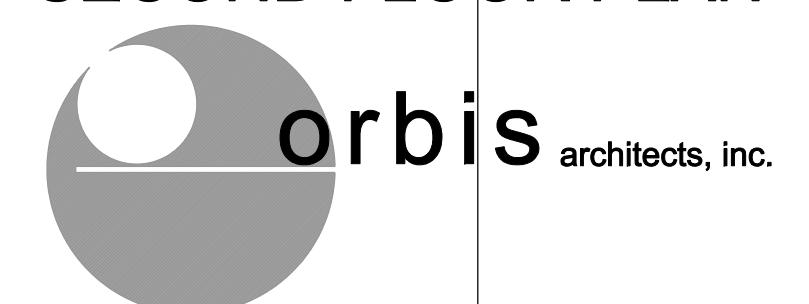
SECOND FLOOR PLAN

1/4" = 1'-0"



STATE STREET

SECOND FLOOR PLAN



917 S. STATE -

INTERIOR AND
EXTERIOR REMODELING

LOCKPORT
PROJ. NO. 01519

ILLINOIS

02.24.20

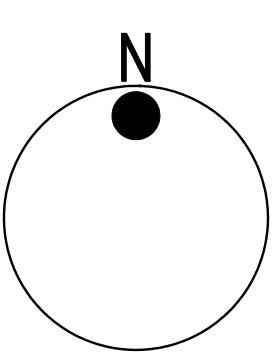
ORBIS ARCHITECTS, INC. 432 E. 14TH STREET, LOCKPORT, ILLINOIS

815-673-9400

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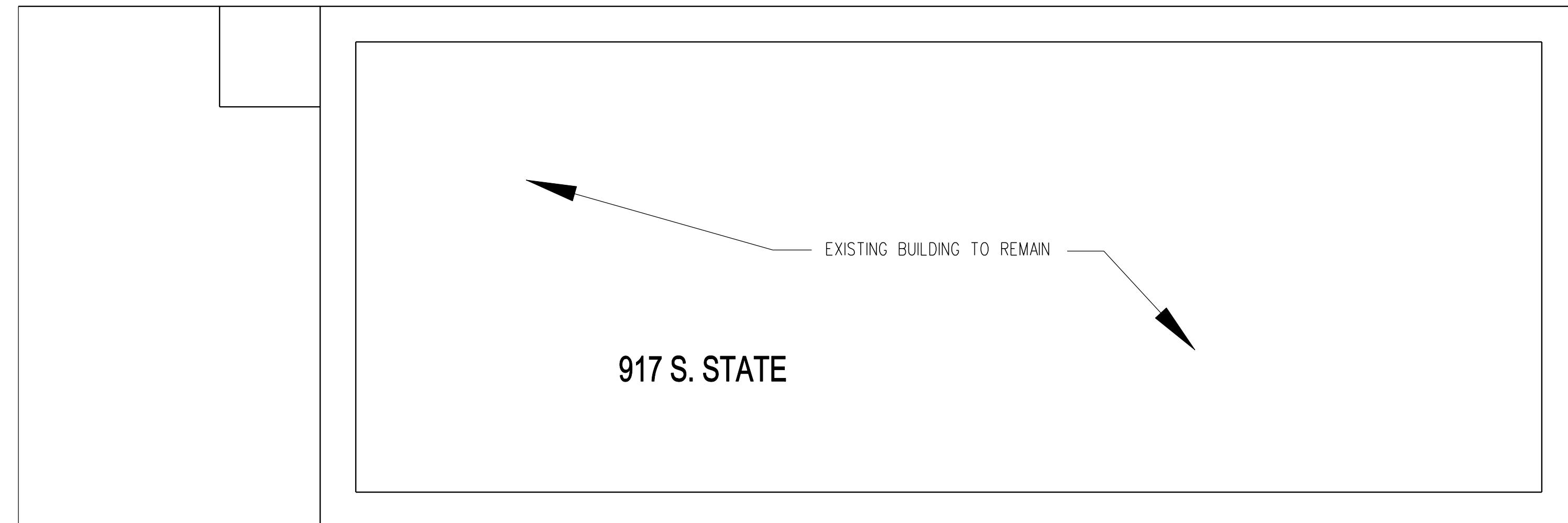
A-3

FAX 815-588-0987



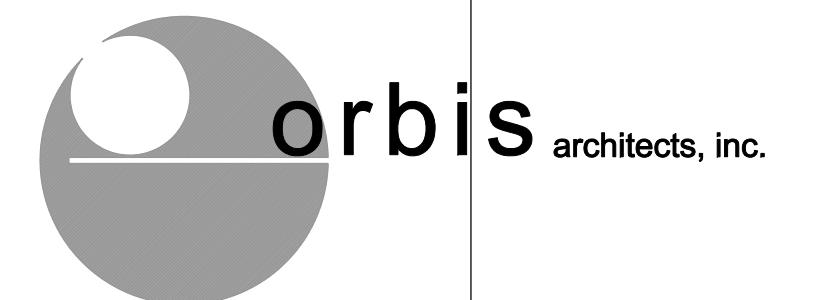
BASEMENT FLOOR PLAN

1/4" = 1'-0"



STATE STREET

BASEMENT FLOOR PLAN



917 S. STATE -

**INTERIOR AND
EXTERIOR REMODELING**

LOCKPORT
PROJ. NO. 01519

ILLINOIS

02.24.20
ORBIS ARCHITECTS, INC. 432 E. 14TH STREET, LOCKPORT, ILLINOIS
815-673-9400

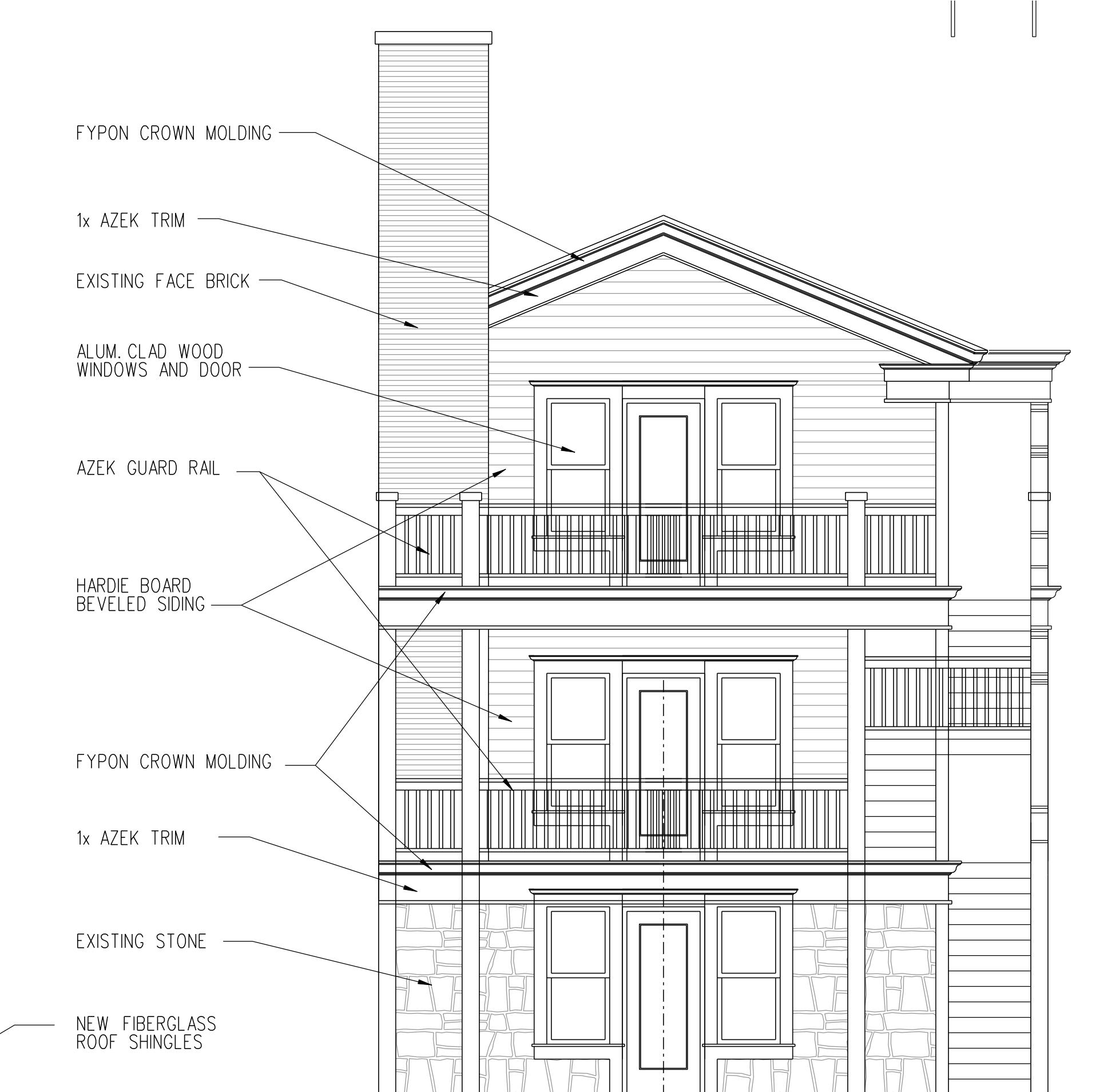
FAX 815-588-0987
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A-4



EAST ELEVATION

1x AZEK TRIM
ALUM. CLAD WOOD
DOORS
STONE BASE



WEST ELEVATION

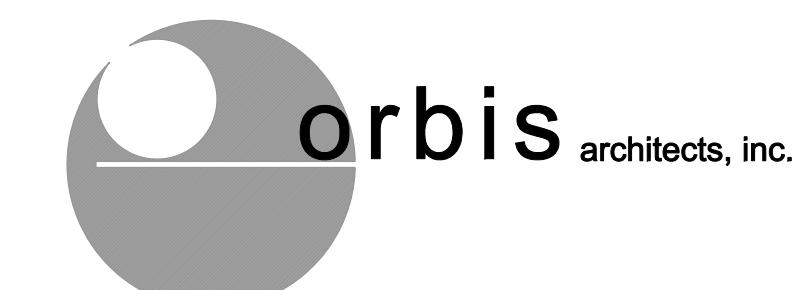


SOUTH ELEVATION

EXTERIOR ELEVATIONS

1/4" = 1'-0"

EXTERIOR ELEVATIONS



917 S. STATE -

**INTERIOR AND
EXTERIOR REMODELING**

LOCKPORT
PROJ. NO. 01519

ILLINOIS

02.24.20
ORBIS ARCHITECTS, INC., 432 E. 14TH STREET, LOCKPORT, ILLINOIS
815-673-9400

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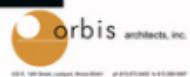
FAX 815-588-0987

A-5



917 W State Street - East Elevation
Lockport, Illinois

July 12, 2020



*Revised Proposal

RECEIVED

AUG 06 2020

City of Lockport
Community Development

Gallas Construction Inc.

103 Frances St.
Lockport, IL 60441
Proposal

Gallas Construction Inc.

07/24/2020

917 South State Street, Lockport IL 60441

Facade renovation budgets

Gallas Construction, Inc. is pleased to bid the work in Lockport IL. The total price, determined by present information to be revised once drawings are completed, to do this work is \$124,140.00 (one hundred twenty four thousand, one hundred forty dollars and 00/100 cents) This price includes the material and labor for the following:

*Architectural fees \$5,000.00

*Demolition \$11,500.00

-removal of existing whole facade

*Excavation: \$0.00

-none in this proposal

*Footings \$0.00

-none in this proposal

*Masonry \$17,770.00

-marble installed on the bottom of the façade that meets the sidewalks

*Framing \$26,500.00

-Construct the parapet walls, roof
-Framing new details

*Siding \$9,000.00

-Hardi siding on the bump outs
-Fork Lift – Scaffold, Material

*Electric \$8,620.00

-front façade and sign lighting
-new wall packs on the building

*Shoring \$0.00

-none in this proposal

*Windows and doors \$39,000.00

*Roofing \$4,250.00

-roofing on all the bump outs

*Painting \$14,000.00

This price does not include the following:

*any other work than listed above

Gallas Construction, Inc. has all the necessary insurance to complete this job and will produce proof upon request. This job will be completed in a professional and timely manner. Thank you for your business!

THANK YOU FOR YOUR BUSINESS!!!



City Council

Agenda Memorandum

Item # CED-2

To: Mayor & City Council

From: Lance Thies, Director of Community and Economic Development

Subject: Façade and Site Improvement Grant Program Request - 846-892 N. State Street

Date: Wednesday, August 19, 2020

BACKGROUND/HISTORY

UPDATE: Per Council's request, an updated cost opinion has been added to the packet. This estimate removes all of the items that are not grant eligible. The revised estimate does not modify the recommended grant award amount.

The applicant, Joe Gallas of JGH Properties, LLC, the new owner of the L-shaped mixed use strip mall located at 846-892 N. State Street, commonly referred to The Lockport Promenade, is requesting funds through the City's Façade & Site Improvement Grant Program for a full façade renovation to include balconies for future 2nd floor residential units.

The mixed use building is located along the N. State Street Corridor and was constructed prior to April 1, 2003, making it eligible for the program. This 23,000 square foot building has the tenants Villa Nova Pizza, Corner Salon, Ligas Building Materials and Tom Peters Guitar School located on the first floor and formerly included offices on the second. The Route 171 Corridor Study recommends that the area around the High Road intersection be improved with additional residents that can further support the commercial located in both the Promenade as well as the plaza to the north (Hollingworth, Dynamic Signals, etc). In addition, the C2 zoning district allows for residential units to be included on upper floors as long as commercial uses occur on the first floor. This project is an excellent first step in achieving the vision of this portion of the corridor and significantly upgrading the character of a structure that has not had significant updates since it was built over 30 years ago.

The applicant currently has a building permit for interior demolition of the 2nd floor and will soon have a remodeling permit for the 1st floor commercial units and the apartments located above these businesses. The applicant is seeking these funds to enhance the exterior of the

building for future commercial and residential use. The property is zoned C2 Community Commercial, with PINs: 11-04-14-201-008-0000 & 11-04-14-201-001-0000.

The applicant is requesting funds that are in excess of the \$50,000 allowable under the Grant program because of the quantity of facades and size of the renovation. Even though it is greater than the maximum, the program does allow for either the City Administrator or Director of Community and Economic Development to recommend funds in excess of \$50,000. In this case, because there is additional site work involved in the project, it is the largest façade ever redone as a part of the grant program, it is an opportunity to start the Route 171 Corridor Plan, and it is a high profile location, City Administration feels the additional \$10,000 will allow the project to set new aesthetic and quality standards for the corridor. With a total cost of over \$480,000, the match is far below the 50/50 threshold.

PROS/CONS/ALTERNATIVES

n/a

RECOMMENDATION

Staff recommends approval of the façade and site improvement grant request in the amount of \$60,000. Funds will be released upon completion of the work with required proof of payment.

ATTACHMENTS

[Resolution No. 20-085](#)

[Facade Grant Application](#)

[Existing Conditions Pictures](#)

[North and West Elevations](#)

[North Elevation](#)

[Exterior Elevations with Building Materials](#)

[REVISED ESTIMATE Gallas Construction](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Approve Resolution No. 20-085: Façade and Site Improvement Grant for the property located at 846-892 N. State Street in the amount of \$60,000.

RESOLUTION NO. 20-085

**A RESOLUTION APPROVING THE FAÇADE AND SITE IMPROVEMENT GRANT FOR THE PROPERTY
LOCATED AT 846-892 N. STATE STREET IN THE AMOUNT OF \$60,000**

WHEREAS, Ordinance 20-002 established the Facade and Site Improvement Grant program for commercially zoned property located within the target area as designated by the City of Lockport funded from general revenues for purposes of control and prevention of blight, dilapidation and deterioration of the visible exterior of buildings, structures and site conditions; and

WHEREAS, the grant is provided to owners and tenants in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City; and

WHEREAS, the owner of the property, JGH Properties, has submitted application to the City for Façade and Site Improvement Grant funds in the amount of \$60,000 for full façade renovation to include balconies for future 2nd floor residential units, and

WHEREAS, the Mayor and City Council of the City of Lockport have determined that the grant application meets the criteria prescribed in Ordinance 20-002 and there is adequate funding to grant the maximum allowed amount under Ordinance 20-002.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LOCKPORT, ILLINOIS, AS FOLLOWS:

SECTION ONE: The façade and site improvement grant application for the property at 846-892 N. State Street shall be granted in the amount of \$60,000 for the proposed new exterior façade and balconies.

SECTION TWO: This Resolution shall become effective immediately upon passage and approval as provided by law.

PASSED this _____ day of _____, 2020, with

_____ ALDERMEN voting aye _____ ALDERMEN abstaining

_____ ALDERMEN voting nay _____ ALDERMEN absent

The MAYOR voting aye _____, voting nay _____, not voting _____

_____ BARTELSSEN _____ BERGBOWER _____ DESKIN _____ GILLOGLY

_____ LOBES _____ PERRETTA _____ SABAN _____ SCHREIBER

_____ MAYOR

ATTEST:

Steven Streit, Mayor

Kathleen Gentile, City Clerk



**City of Lockport
Commercial Façade and Site Improvement Grant
Program**
(updated March 4, 2020)

RECEIVED

JUL 08 2020

City of Lockport
Community Development

The City of Lockport has implemented a Commercial Façade and Site Improvement Grant Program for a commercially zoned building or property located within the *Target Area* as designated by the City of Lockport and identified in **Appendix A**. The goal of this program is to help business owners and tenants keep the visible exterior of their buildings, structures or site conditions attractive, which in turn keeps the City of Lockport attractive. This reimbursement grant is provided to owners or tenants in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City.

Grant participants can receive a reimbursement of up to a 50% of approved costs of **eligible improvements**, according to the following:

1. \$20,000 per primary façade easily visible from the surrounding public streets, and/or
2. \$10,000 for general site improvements

Award amounts above the \$50,000.00 maximum or above the \$20,000.00/\$10,000.00 per façade grant can be awarded at the sole discretion of the City Council upon recommendation by the Director of Community and Economic Development or City Administrator and based on available funding in current City fiscal period.

The application must be approved by City Council and funding has to be available in the current fiscal year. All necessary permits obtained prior to the applicant commencing façade and/or site improvements. After the project is complete and prior to reimbursement, all invoices and proof of payment (being a copy of a cancelled check/s or a copy of a credit card receipt/s) must be submitted to the Director of Community & Economic Development or his/her designee for review and then forwarded to the City Council for final approval.

If the building or property is located within the City of Lockport Historic District Boundary or the National Register of Historic Places Historic District Boundary, a Certificate of Appropriateness (COA) must first be issued by the Heritage & Architecture Commission prior to review by the Committee of the Whole and City Council.

The grant agreement and application are attached. Please review the provisions of the grant agreement and application requirements and schedule a meeting with the Director of Community & Economic Development or his/her designee. If you have any questions or need additional information please contact the Community Development Department/Planning at (815) 838-0549, option 4. The Community Development Department is located at City Hall, 222 E. 9th Street, 2nd Floor, Lockport IL 60441.

Thank you for your interest in the City of Lockport Façade and Site Improvement Grant Program.

I. ELIGIBILITY CRITERIA

A. To be eligible for a Façade and Site Improvement Grant Program, an existing building or property must be used in whole or in part for commercial purposes, must be located within the Target Area, and must be properly zoned for the use/s occupying the property. Approval of properties outside of the Target Area are subject to approval by the City Council upon recommendation by the Director of Community and Economic Development or City Administrator. The Target Area is designated by the City of Lockport as identified in **Appendix A**. Properties that are not eligible to apply for or receive program funds include non-commercial zoning classifications, non-commercial uses, government owned buildings, non-permanent structures and accessory structures, demolitions, any improvement acquired by lease, and new building construction. A building is considered new if it is less than five (5) years old.

To be eligible for a grant for rear entrance improvements to a building, the project must also meet all of the following criteria:

1. The building must have an existing rear entrance, or location for a new entrance that is accessible to the public from a dedicated street, alley, or other right-of-way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access (such as the I & M Canal trail); and
2. The rear entrance to be improved must provide public access to a business or businesses within the building.

B. An application for a grant request may be submitted by a commercial property owner, landlord, and/or commercial tenant. The landlord and/or tenant shall have written approval of consent from the property owner of record to apply for the grant funds and complete the necessary exterior improvements to the structure. Further, the tenant shall have on file with the City a (New) Business Permit Application and shall have received an Occupancy Permit.

II. ELIGIBLE IMPROVEMENTS

The following items are eligible for grant program funds:

- **Exit door (exterior)** – installation, repair and replacement of exit doors and hardware to provide public access, or where current door do not meet the building and fire codes or it will improve the overall appearance of the building.
- **Painting** – painting of the exterior surfaces of buildings, only in conjunction with exterior remodeling.
- **Tuck-pointing** – tuck-pointing of the building only if located within the Historic District and in conjunction with exterior remodeling.
- **Awnings** – repair, replacement or addition of exterior awnings.
- **Architectural Features** – restoration, repair, and re-introduction, if previously removed of significant architectural features.
- **Windows** – repair of frames, sills, glazing, and replacement of glass and installation of new windows.
- **Walls** – repair and rebuilding of exterior walls (exceptions: cleaning, sealing, tuck pointing (unless located within the Historic District), and painting).
- **Stairs, Porches, Railings, Exits** – repair and replacement or installation of exterior stairs, porches, railings and exit facilities.
- **Roofs** – upgrading, where the effects of the repair will be visible to the public from street level. (In general, sloping roofs would qualify, flat roofs would not. Repair and re-roofing is not eligible).

- **Signs** – replacement of a permanent freestanding development sign. Signage shall be in compliance with the City's Sign Code and Commercial Design and Development Guidelines and offer materials, graphics and design elements that go above and beyond the minimum requirements of the Sign Code and Guidelines.
- **Lighting** – repair, restoration, and addition of exterior lighting for architectural enhancement.
- **Landscaping** – installation of new landscaped areas where none currently exist (shall be in compliance with the City's Landscape Ordinance and Commercial Design and Development Guidelines).
- **Dumpster Enclosures** – installation of new enclosure where one does not currently exist (a new dumpster enclosure shall be in compliance with City Code and Commercial Design and Development Guidelines).
- **Parking Areas** – surfacing of parking areas which are currently not paved or where gravel is present. Improvement must include the installation of curb and gutter. (Routine maintenance such as sealcoating and re-striping is not eligible).

III. INELIGIBLE IMPROVEMENTS

The following items are not eligible for grant program funds:

- Demolition and new construction.
- General building maintenance such as replacement of roof material not visible from the street, foundation repair, existing siding repair with similar materials, painting and tuck pointing (except if property is located within the Historic District).
- General parking maintenance including but not limited to patching holes, resurfacing/sealcoating and restriping of parking stalls.
- General site maintenance including but not limited to replacement of existing landscape/plant material, installation of new mulch, replacement of private sidewalks, repair or replacement of directional signs.

While emergency, safety-related and minor exploratory demolition may be necessary, such demolition may prohibit inclusion in this program. Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Director of Community & Economic Development or his/her designee who will advise the City Council. **All improvements must comply with City codes and ordinances. Any required building permits must be obtained prior to starting construction.**

IV. REVIEW CRITERIA

Every project will be evaluated for the value of its improvement, extent/scope of work proposed, and its potential impact on the commercial corridor/area. The staff review will consider the following:

- Extent and type of the proposed improvements (structural and permanent improvements are given priority).
- General, or exceeding, compliance with the Commercial Design and Development Guidelines established by the City Council.
- For properties located with the Historic District: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and City's Historic District Preservation Plan.

RECEIVED

JUL 08 2020

City of Lockport
Community Development

**CITY OF LOCKPORT
COMMERCIAL FAÇADE AND SITE
IMPROVEMENT GRANT AGREEMENT**

THIS AGREEMENT, entered into this _____ day of ___, 20____, between The
City of Lockport, Illinois (hereinafter referred to as the "City") and the following designated
OWNER(s)/LESSEE(s), to wit:

Owner/Lessee Name: J6H Properties LLC
Address: 1112 E. 9th Street
City: Lockport State: IL Zip Code: 60441
Phone # 708-668-2450 Email: jgallas@gallasconstruction.com
Name of Business: J6H Properties LLC
Project Address: 842-890 N. State Street, Lockport IL 60441

WITNESSETH

WHEREAS, A Commercial Facade and Site Improvement Grant Program is established for a commercially zoned building or property located in the Target Area as designated by the City of Lockport and identified in **Appendix A**, or as approved by the City Council;

WHEREAS, The Commercial Façade and Site Improvement Grant Program is administered by the City and is funded from General Revenues, utilizing Gaming Revenues first, for purposes of control and prevention of blight, dilapidation and deterioration of the visible exterior of buildings, structures and site conditions on commercially zoned properties within the *Target Area* as designated by the City of Lockport and identified in **Appendix A**. This reimbursement grant is provided to Owner(s)/Lessee(s) in recognition of the positive impact that individual building and site improvements can have on the overall appearance, quality and vitality of the City.

WHEREAS, Pursuant to said Program the City has agreed to participate, subject to its sole discretion, in sharing the cost of façade and site improvements to commercially zoned properties identified in **Appendix A** up to a maximum of one-half (1/2) of the approved contract cost of such improvement but in no event shall the total City participation exceed Fifty Thousand Dollars (\$50,000.00) for construction and architectural cost. Architectural fees shall be limited to not more than Five Thousand Dollars

(\$5,000.00) of the reimbursement.

WHEREAS, The reimbursable maximum amount is subject to the number of applications and the availability of program funding during the fiscal period at the time of application. Overall program funding approved in any given year can be terminated by the City without notice.

WHEREAS, A commercially zoned building or property located in the *Target Area*, as designated by the City of Lockport and identified in **Appendix A**, or as approved by the City Council, may be awarded funding through this program as recommended by the Director of Community & Economic Development, City Administrator or their designee and approved by City Council; provided its OWNER/LESSEE meets the terms and conditions of the application provided by the City, and executes the Agreement contained therein.

NOW, THEREFORE, in consideration of the mutual covenants and agreement obtained herein, the City and OWNER(s)/LESSEE(s) do hereby agree as follows:

SECTION ONE: COST SHARING – The City shall share in eligible improvement costs and architect fees for the OWNER(s)/LESSEE(s) property up to fifty percent (50%) of approved project costs up to a maximum amount of fifty thousand dollars (\$50,000.00) for construction and architectural cost. Architectural fees are not in addition to the maximum \$50,000 reimbursement, rather, it counts toward the maximum amount and shall be limited to not more than five thousand dollars (\$5,000.00) of the reimbursement. The actual amount per this agreement shall not exceed \$ 50,000.00 ~~X2~~ for construction cost and \$ 12,000.00 for architect fees. The façade and/or site improvement costs which are eligible for City participation include all labor, materials, equipment and other contract items necessary for the property execution and completion of the work as designated from the design drawings approved by the City. Said design drawings and specifications are attached hereto as Exhibit V.

When submitting cost estimates, the City requires submission of at least three (3) itemized quotes. The OWNER(s)/LESSEE(s) may choose the contractor of their choice, however, the City's cost sharing will be based off the least expensive quote.

SECTION TWO: DESIGN APPROVAL – No façade or site improvement work as specified in Exhibit V shall be undertaken until this Agreement with the City is executed and the design therefore has been submitted to and approved by the Building Department, and/or if necessary Heritage and Architecture Commission. **Following approval, the OWNER(s)/LESSEE(s) shall contract for the work and shall commence and complete all such work within one hundred eighty (180) days from the date of such approval. If extenuating circumstances, such as weather, may cause the delay of completion of such work, the OWNER(s)/LESSEE(s) may request an additional one hundred eighty (180)-day extension to complete all such work if such request is submitted to the Director of Community & Economic Development or his/her designee at least thirty (30) days prior to the work completion**

deadline.

SECTION THREE: REVIEW OF PROJECT – The Director of Community & Economic Development or his/her designee shall periodically review the progress of the contractor's work on the improvements pursuant to this Agreement. Such inspections shall not replace any required permit inspection by City Inspectors. All work which is not in conformance with the approved drawings and specifications shall be immediately remedied by the OWNER(s)/LESSEE(s) and deficient or improper work shall be replaced and made to comply with the approved drawings, specifications, and terms of this Agreement.

SECTION FOUR: DOCUMENTATION REQUIREMENTS – Upon completion of the eligible improvement/s pursuant to this agreement and upon final inspection and approval by the Community Development Department and/or other applicable department or agency, the OWNER(s)/LESSEE(s) shall submit to the City a properly executed and notarized contractor statement/bill of sale and architect fee statement (when applicable) showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment in the work. In addition, the OWNER(s)/LESSEE(s) shall submit to the Director of Community & Economic Development or his/her designee proof of payment (being copy of a cancelled check/s or a copy of a credit card receipt/s) of the contract cost pursuant to the contractor's and architect's statements.

The Director of Community & Economic Development or his/her designee shall, upon receipt of the contractor's statement and proof of payment schedule the request for reimbursement on the next regularly scheduled City Council meeting agenda. Upon approval by the City Council, the Finance Department issue a check to the OWNER(s)/LESSEE(s) in payment of: one-half of the approved cost or fifty thousand dollars (\$50,000.00) whichever is less. In no case shall the amount paid to the OWNER(s)/LESSEE(s) exceed the amount specified in this Agreement or in the contractor's or architect's statements.

SECTION FIVE : LAND USE AND SIGNAGE CONFORMANCE. At the time of reimbursement and throughout the term of the agreement with the City the land use and signage under the control of the OWNER(s)/LESSEE(s) shall be in conformance with zoning and sign code provisions.

SECTION SIX: FAILURE TO COMPLETE WORK – If the OWNER(s)/LESSEE(s) or his contractor fail to complete the work provided for herein or is not in conformity with the plans, specifications and all terms of this Agreement, the Agreement shall terminate and the financial obligation on the part of the City shall cease and become null and void.

SECTION SEVEN: UNRELATED IMPROVEMENTS – Nothing herein is intended to limit, restrict, or prohibit the OWNER(s)/LESSEE(s) from undertaking any other work in or about the subject premises which is unrelated to the eligible improvement/s provided for in this Agreement.

SECTION EIGHT: MAXIMUM GRANT AWARDS – Nothing in this Agreement shall prohibit a business or property owner from applying for more than one grant. However, a Fifty Thousand Dollar (\$50,000.00) total limitation shall apply to all Grant Awards made to a single building and/or property at any one time.

SECTION NINE: CITY INDEMNIFICATION REGARDING CONSTRUCTION – The Owners of the subject property agree to defend and hold harmless the City from any and all claims which may arise out of said Owners' construction activities under this Agreement.

SECTION TEN: GENERAL INDEMNIFICATION – In the event that, as a result of this Agreement, or actions taken as required hereunder, the City is made a party defendant in any litigation arising by reason of this Agreement, and development activities contemplated hereunder, the Owners agree to defend and hold harmless the City, the Mayor, City Council, Officers and Agents thereof, individually and collectively, from any suits and from any claims, demands, setoff or other action including but not limited to judgments arising therefrom. The obligation of the Owners hereunder shall include and extend to payment of reasonable Attorneys' fees for the representation of the City and its said Officers and Agents in such litigation and includes expenses, court costs and fees; it being understood that the Owners where there shall be no applicable standards provided therein, shall have the right to employ all such Attorneys to represent the City and its Officers and Agents in such litigation, subject to the approval of the Corporate Authorities of the City, which approval shall not be unreasonably withheld. The Owners shall have the right to appeal to courts of Appellate jurisdiction any judgment taken against the City or its Officers or Agents in this respect, and the City shall join in any such appeal taken by the Owners.

SECTION ELEVEN: PERFORMANCE OF AGREEMENT – It is agreed that the parties hereto may in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance, enforce or compel the performance of this Agreement, which shall include the right of the parties to recover a judgment for monetary damages against each other, provided, however, that the Owners shall not have a right to recover a judgment for monetary damages against any Elected or Appointed Official of the City for any breach of any of the terms of this Agreement. The City reserves the right to maintain an action to recover damages or any sums which Owners have agreed to pay pursuant to this Agreement and which

have become due and remained unpaid.

SECTION TWELVE: EXHIBITS – It is agreed that Exhibits I through VI shall be considered part of this Agreement.

SECTION THIRTEEN: DISPLAY OF CITY FUNDING PROMOTIONAL MATERIAL – Upon request by the City all program participants shall be required to prominently display a poster identifying the property as receiving City funding. The sign will be provided by the City and shall be displayed from the date the Application is approved, to no less than thirty (30) days after final approval and reimbursement is made.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER(s)/LESSEE(s)

CITY OF LOCKPORT

John P. Gallas
Joseph P. Galla
Program Participant

Program Participant

DATE: 7/1/2020

Mayor

John Joseph
Property Owner

DATE: 7/1/2020

ATTEST:

City Clerk

DATE: _____

RECEIVED

JUL 08 2020

City of Lockport Community Development

EXHIBITS

EXHIBIT I	COPY OF APPLICATION
EXHIBIT II	PICTURES OF STOREFRONT AND/OR PROPERTY (existing conditions)
EXHIBIT III	PROOF OF OWNERSHIP IN FORM OF DEED OR TITLE INSURANCE POLICY. IF APPLICANT IS NOT THE PROPERTY OWNER, PROVIDE A COPY OF THE EXECUTED LEASE. A COPY OF PROOF OF OWNERSHIP FROM THE BUILDING OWNER IN THE FORM OF A DEED OR TITLE INSURANCE POLICY IS ALSO REQUIRED.
EXHIBIT IV	IMPROVEMENT PLANS WITH INFORMATION RELATED TO MATERIALS, DIMENSIONAL QUALITIES. ELEVATIONS AND, WHERE REQUESTED, PERSPECTIVES OF THE IMPROVEMENTS SHOULD BE PROVIDED FOR BUILDING AND SIGNAGE PROJECTS
EXHIBIT V	CONTRACTOR'S ESTIMATES, INCLUDING <u>ITEMIZED COSTS</u> . A MINIMUM OF THREE QUOTES ARE REQUIRED . IF THERE ARE NOT THREE COMPANIES WILLING TO BID ON THE PROJECT, 2 BIDS ARE REQUIRED AND PROOF OF CONTACT OF MORE THAN ONE ADDITIONAL COMPANY MUST BE PROVIDED.
EXHIBIT VI	ARCHITECT'S AGREEMENT (IF APPLICABLE)

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EXHIBIT I

JUL 08 2020

GRANT APPLICATION

City of Lockport
Community Development

Date: 7/1/2020

Project Address: 842-890 N. State Street

Is property located within the Historic District? No (If yes, a Certificate of
Appropriateness shall be approved by the Heritage & Architecture Commission)

Building Owner: JGH Properties LLC, Year Purchased: 2020

Store/Company Name: JGH Properties LLC

Name of Tenant: Multiple Lease Expiration Date:

Applicant Name: JGH Properties LLC
Applicant Business Address: 1112 E. 9th Street, Lockport
Applicant Business Phone: 708-669-2450 Home Phone:
Tenant: Multiple
Applicant(s)/Building Owner: Joseph P. Gallas
Zoning of Property: C-

Number of Primary Facades: 2

Total Anticipated Budget: \$ 450,000

Total Anticipated Grant Request: \$ 112,000

Proposed Improvements (check all that apply):

<input checked="" type="checkbox"/> Windows/Exit Doors	<input checked="" type="checkbox"/> Painting (only as part of exterior remodel)
<input checked="" type="checkbox"/> Awnings	<input checked="" type="checkbox"/> Signage
<input checked="" type="checkbox"/> Stairs/Porches/Railings	<input checked="" type="checkbox"/> Walls (repair/restoration/rebuilding/tuckpointing)
<input checked="" type="checkbox"/> Roofs	<input checked="" type="checkbox"/> Architectural Features
<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Landscaping
<input checked="" type="checkbox"/> Dumpster Enclosure	<input checked="" type="checkbox"/> Parking Area
<input checked="" type="checkbox"/> Other Eligible Improvement	

Description of Proposed Improvements: Full facade Reno with
Balconies etc. See Drawings

I, Joseph P. Gallas, hereby make application to the City of Lockport for a Commercial Façade and Site Improvement Grant Program in the anticipated amount of \$ 112,000⁰⁰. I understand that my application must be approved by the City and that it must conform to established design guidelines, as well as, specific design recommendations of the City of Lockport. I have read a copy of the Commercial Façade and Site Improvement Grant Program Agreement. If approved, I understand that all work performed is subject to the provisions of the Grant Agreement, applicable codes and ordinances, required permitting, and inspections.


Applicant Signature

7/6/2020

Date


Building Owner

7/6/2020

Date

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JUL 08 2020

City of Lockport
Community Development

BUDGET

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JUL 08 2020

ACTIVITY	ESTIMATED COST
See Attached costs	Community Development

Total Anticipated Grant Request \$ 112,000⁰⁰

When submitting cost estimates, the City requires submission of at least three (3) itemized quotes. The OWNER(s)/LESSEE(s) may choose the contractor of their choice, however, the City's cost sharing will be based off the least expensive quote.

Architect for the Project (if applicable):

Name: Orbis Architects
Contact: Robert Morris
Address: 432 E. 14th Street, Cockport TC
Phone: 815-673-9400
Email: r.morris@orbisarchitects.com

Contractor for the Project:

Name: Gallas Construction Inc.
Contact: Joe Gallas
Address: 103 Frances Street, Cockport TC 60441
Phone: 708-668-2450
Email: jgallas@gallasconstruction.com

Upon reimbursement The City of Lockport shall make a check payable to:

Name/Business: JGL Properties LLC,
Address: 1112, East 9th Street, Lockport IL
SS# or Tax ID# 84-4598946

EXHIBIT II

PICTURE/S OF STORE FRONT AND/OR PROPERTY (existing conditions)

Appendix A



1: 36,112



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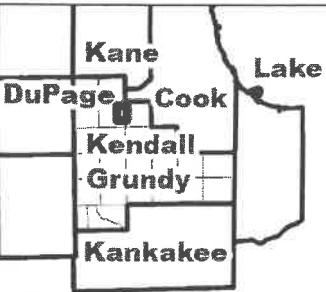
0.57

1.14 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountylinois.com.



Legend

- Roadways
 - Federal
 - State
 - County
 - Local and Private
- Surrounding Counties
- Townships
- Grant Target Area

City of Lockport

Commercial Facade & Site Improvement Grant Program

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JUL 14 2020

City of Lockport
Community Development



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JUL 14 2020

City of Lockport
Community Development





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Community Development



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City of Lockport
Community Development



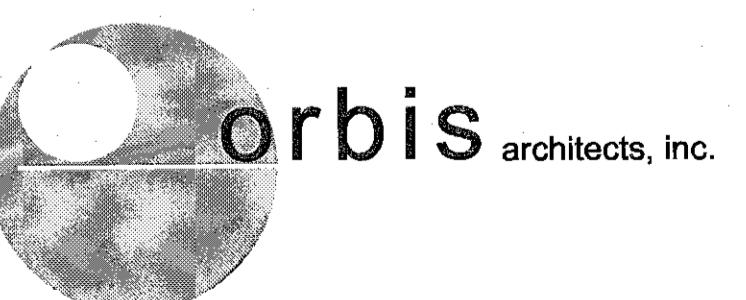


NORTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS

1/8" = 1'-0"

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JUL 08 2020

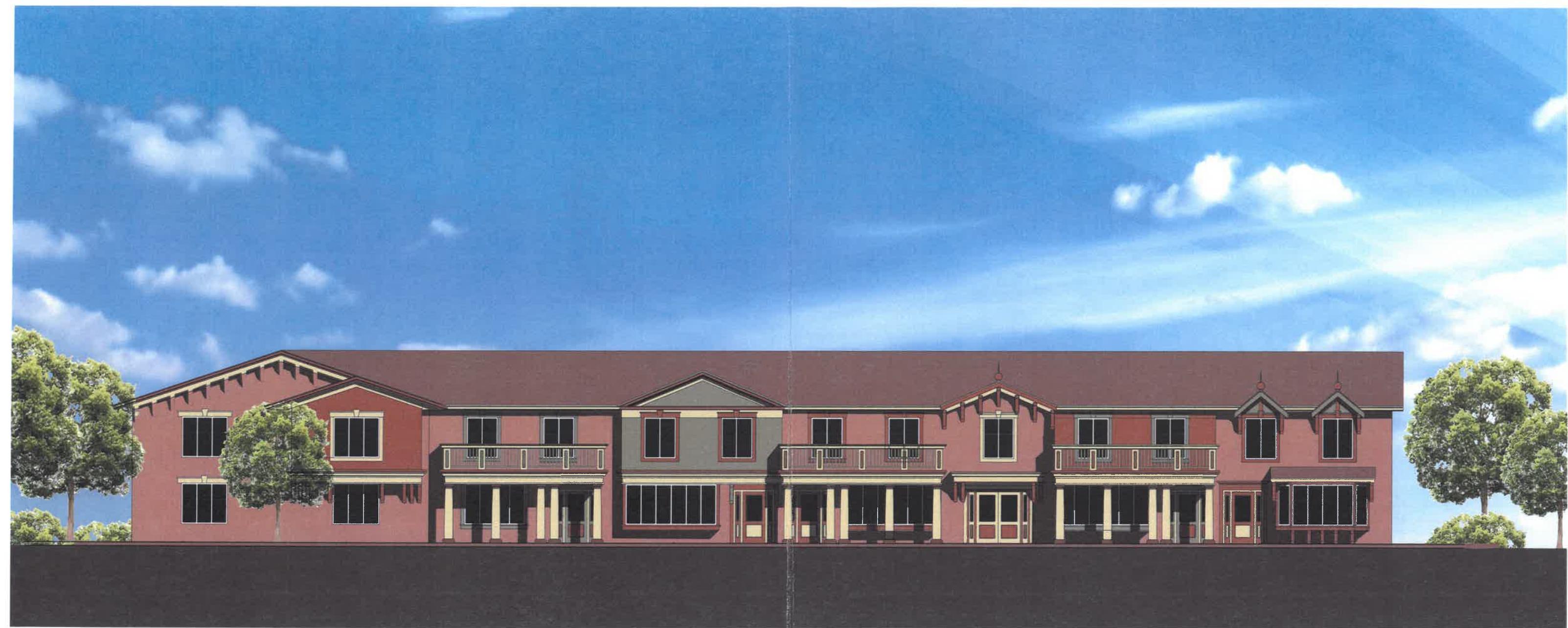
LOCKPORT
PROJ. NO. 01020
City of Lockport
Community Development

ILLINOIS

A-4

LOCKPORT PROMENADE

LOCKPORT
PROJ. NO. 01020
ORBIS ARCHITECTS, INC., 432 E. 14TH STREET, LOCKPORT, ILLINOIS
815-673-9400
FAX 815-588-0987



Lockport Promenade - North Elevation B

Lockport, Illinois June 2, 2020

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JUL 08 2020

City of Lockport
Community Development



432 E 14th Street, Lockport, Illinois 60441 ph 815 673 9400 fx 815 588 098

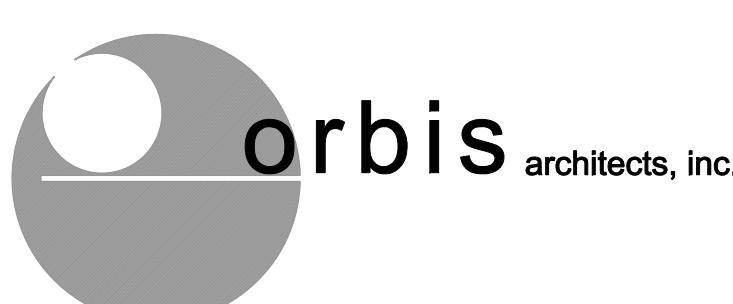


BUILDING MATERIALS

NORTH ELEVATION:
 CLASS 1 - FACE BRICK - 77 % OF FAÇADE
 CLASS 2 - HARDIE BOARD BEVELED SIDING - 18 % OF FAÇADE
 CLASS 3 - AZEK TRIM - 5 % OF FAÇADE

WEST ELEVATION:
 CLASS 1 - FACE BRICK - 68 % OF FAÇADE
 CLASS 2 - HARDIE BOARD BEVELED SIDING - 27 % OF FAÇADE
 CLASS 3 - AZEK TRIM - 5% OF FAÇADE

EXTERIOR ELEVATIONS



LOCKPORT PROMENADE
SECOND FLOOR INTERIOR
REMODELING

LOCKPORT
PROJ. NO. 01020

ILLINOIS

A-4

07.24.20
ORBIS ARCHITECTS, INC., 432 E. 14TH STREET, LOCKPORT, ILLINOIS
815-673-9400

FAX 815-588-0987

EXTERIOR ELEVATIONS

1/8" = 1'-0"

**Revised Proposal*
RECEIVED
AUG 06 2020

City of Lockport
Community Development

Gallas Construction Inc.

103 Frances St.
Lockport, IL 60441
Proposal

JGH Properties LLC
The Lockport Promenade
842-890 North State Street, Lockport IL 60441
Façade renovation budgets

07/03/2020

Gallas Construction, Inc. is pleased to bid the work in Lockport IL. The total price, determined by present information to be revised once drawings are completed, to do this work is \$310,680.00 (three hundred ten thousand six hundred eighty dollars and 00/100 cents) This price includes the material and labor for the following:

*Architectural fees \$5,000.00

*New sidewalks \$39,000.00
-all new sidewalks

*Masonry \$17,770.00
-630SF of modular brick installed
-150LF cast stone sill installed
-all necessary caulking

*Framing \$35,000.00
-Construct the parapet walls, canopy ceiling and columns
-Framing new details and balconies

*Siding \$17,000.00
-Hardi siding on the bump outs
-Fork Lift – Scaffold, Material

*Electric \$16,620.00
-Electrically disconnect the signs
-Demo out and recycle the existing soffit lights.
Provide and install 22 Lightolier C6RN-C6L48835WZ10U-C6RDLCC recessed can lights in the locations specified in the plan.
-new wall packs on the building

*Signage/temp banners \$3,000.00
-temporary banners for during construction

*Shoring \$0.00
-none in this proposal

*windows and doors \$79,000.00

*Roofing \$19,790.00
-roofing on all the new bump outs

*Soffit work \$20,000.00
-new white vented soffit work

*Painting \$24,000.00

*Railings \$34,500.00

This price does not include the following:

*any other work than listed above

Gallas Construction, Inc. has all the necessary insurance to complete this job and will produce proof upon request. This job will be completed in a professional and timely manner. Thank you for your business!

THANK YOU FOR YOUR BUSINESS!!!