



**CITY OF LOCKPORT
COMMITTEE OF THE WHOLE MEETING
AGENDA**

**WEDNESDAY, MARCH 03, 2021
CITY HALL, 3RD FLOOR, BOARD ROOM**

7:00 PM

NOTICE.

MEETING MODIFICATION DUE TO COVID 19

The meeting of this public body will be held pursuant to Gubernatorial Disaster Proclamation issued on February 5, 2021 and Tier 1 Resurgence Mitigations Plan for Region 7 (Will and Kankakee) per Executive Order No. 2021-04. Pursuant to the Tier 1 Mitigations Plan and CDC guidelines, lesser of 25 people or 25% overall room capacity will be allowed in the Board Room at any one time. Anyone in excess of 25 people or 25% room occupancy 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. Any individual appearing in-person shall be required to cover his/her nose and mouth with a face-covering unless speaking at the podium. Public comments can be emailed in advance of the meeting to bbenson@lockport.org, or individuals without email access may call 815-838-0549 ex. 2111. Any public comments emailed in advance of the meeting may be read during the open floor public comment period, but such reading will not exceed the time limit of five (5) minutes.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. INTRODUCTION OR PROCLAMATION (REQUIRING NO FORMAL ACTION OR APPROVAL)

D. LIAISON'S REPORT

E. MAYOR'S REPORT

1. Village of Homer Glen Discussion on Homer Township and Homer Road District.

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

CA-1. [Authorization for the City Administrator to Enter into an Agreement with V.I.P. Valet Services Inc. for Extended Valet Services for the Remainder of 2021 in Support of Downtown Lockport Businesses](#)

AT-1. [Vacation of a Portion of Canal Street to the Abutting Property Located at 115 W. Division](#)

St., Lockport, IL

- PD-1. Request to Declare Items as Surplus
- PD-2. Urging a Trailer Bill to Amend Public Act 101-0652, Known as the Police and Criminal Justice Reform Bill (House Bill 3653)
- CED-1. 18 Madison Street Rezoning from R1 Single Family Residential Zoning District to RO Heritage Residential Zoning District (PZC Case# 2021-001)
- PW-1. Authorize Task Order to Strand Associates for Completion of a Risk and Resiliency Assessment of the City Water Supply System
- PW-2. Release of Letter of Credit for Highlands of Lockport

G. NEW BUSINESS - MISCELLANEOUS

H. 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.)

I. ADJOURNMENT



Committee of the Whole

Agenda Memorandum

Item # CA-1

To: Mayor & City Council

From: Ben Benson, City Administrator

Subject: Authorization for the City Administrator to Enter into an Agreement with V.I.P. Valet Services Inc. for Extended Valet Services for the Remainder of 2021 in Support of Downtown Lockport Businesses

Date: Wednesday, March 3, 2021

BACKGROUND/HISTORY

In February 2020, the City Council approved Resolution No. 20-025 authorizing the City Administrator to enter into an agreement with FC Valet for establishing one location for Valet Services in the Downtown with a budget not to exceed \$50,000. Lockport's portion from the video gaming revenue that has been earmarked for Downtown redevelopment, was selected to fund the valet service. Subsequent to this approval, COVID-19 along with the subsequent disaster declarations and the gubernatorial executive orders halted many businesses from operations, so the demand for parking was not strong enough for the valet services to be implemented.

Currently, with lifting of some of the restrictions and mitigations, Downtown restaurants and bars have opened up and the patronage to these business is strong. Originally, back in 2020, City staff reviewed 3 valet parking firms, but now upon another fresh review, city staff compared the original chosen purveyor of valet services to another and is recommending a new vendor for the proposed valet services, VIP Valet Services, Inc. VIP Valet Services Inc. handles the valet parking in Downtown Lagrange. City staff made a visit to view their operation and the estimated cost per valet stand was actually less than the prior selected vendor. This will allow for more staffing and more valet stands at a lower net annual cost. The test trial by Valet Services, Inc. is currently offering 2 locations with times available on 3 days per weekend, FRI/SAT/SUN. This new, more available option format will cost more to provide annually than as discussed back in 2020; however, the community's positive acceptance of the valet services appears to be robust.

PROS/CONS/ALTERNATIVES

The City Administrator recently authorized a short valet service test pilot for a trial period in Downtown Lockport for \$10,000. The last few weekends have proven the pilot test to be a success. The demand for dates and times along with the number of valet stands and locations is evolving and may take a few months to adjust to get to the right mix for the ultimate success. We are also considering offering valet services for special downtown events on a popular holiday such as St. Patrick's day evening. The Restaurants/Bars and even other businesses can take advantage of the free valet service for their individual patrons. The costs to the City to underwrite the venture as proposed through the rest of 2021 could exceed \$75,000; however, after a period of establishing the complimentary service, we could charge a fee for the service to either the patrons utilizing it or a shared cost model with the bar/restaurants benefiting the most from the service to keep the program on budget. Currently the video gaming fund has over \$650,000 balance along with a projected growth of about \$230,000 annually. We also budget about \$210,000 in façade/code compliance grants to be utilized annually from the fund.

RECOMMENDATION

City Administration is seeking input and guidance on how or if to proceed, including whether the City of Lockport should be covering 100% of the costs in the first trial year with an annual review of the operation, vendors, and policy each year going forward and what level of funding commitment will be provided by the City each year. Implementation will be flexible and adaptable for best practices and optimal conditions, and then the City could make an annual commitment each year with the Downtown businesses as partners if successful. The City Administrator is seeking the approval of Resolution 21-042 to enter into a flexible professional services contract with VIP Valet Services Inc in order to manage a evolving Valet Service for the Downtown, with a budget not to exceed \$75,000 in 2021.

ATTACHMENTS

[Resolution No. 21-042 Approving VIP valet services Inc for downtown valet services](#)

[Valet Locations](#)

[City of Lockport - Proposal](#)

[VIP Insurance Certificate](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Request for item to be placed on the City Council agenda for consent or action

RESOLUTION NO. 21-042

A RESOLUTION APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH VIP VALET SERVICES INC FOR VALET SERVICES FOR DOWNTOWN BUSINESSES ON WEEKENDS AND/OR OTHER EVENTS TO NOT EXCEED \$75,000 FOR 2021

WHEREAS, the growth of the downtown businesses such as new restaurants has increased the need to address the public perception of lack of sufficient and convenient parking options that may deter shoppers or customers from patronizing downtown businesses; and

WHEREAS, there is availability of City's portion of the tax revenues generated from video gaming terminals and Resolution No. 14-021 allows Video Gaming Revenue to be used for Downtown Redevelopment activities; and

WHEREAS, the Mayor and the City Council find the pilot program to provide valet services, paid from the City's Video Gaming Revenue for the initial pilot year will assist in the continued redevelopment of the City's downtown area.

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

SECTION 1: The Agreement with VIP Valet Services Inc. to provide valet services for downtown business on the weekends and/or other events for an amount not to exceed \$75,000 for 2021 is hereby approved.

SECTION 2: The City Administrator is authorized to enter into such agreement with VIP Valet Services Inc. as reviewed and approved by the City Attorney, to provide valet services for downtown businesses.

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 _____, 2021, with

____ALDERMEN voting aye ____ALDERMEN abstaining
____ALDERMEN voting nay ____ALDERMEN absent
The MAYOR voting aye _____, voting nay _____, not voting _____

____ BARTELSEN ____ BERGBOWER ____ DESKIN ____ GILLOGLY
____ LOBES ____ PERRETTA ____ SABAN ____ SCHREIBER
____ MAYOR

Steven Streit, Mayor

ATTEST:

Kathleen Gentile, City Clerk



City of Lockport

Illinois

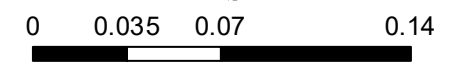
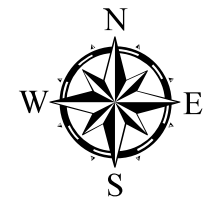


Public Works & Engineering

City of Lockport

Areas

- Parking
- Restaurants
- Valet Locations
- Potential Additional Valet Locations



mi

1 inch = 376 feet

USER: ArcGis

DATE: 2/24/2021

V.I.P. VALET SERVICES INC.

To: City of Lockport
From: Randy Mariani, V.I.P. Valet Services, Inc.
Date: February 10, 2021
Re: For Valet Parking Services.

VALET PARKING SERVICE

V.I.P. Valet Services; Inc. is a full-service professional Valet Company, offering automobile parking and retrieval, with emphasis on individual customer satisfaction.

V.I.P. Valet Services, Inc. proposes a client/contractor agreement to City of Lockport, for the express purpose of offering professional valet parking services on behalf of City of Lockport, to its customer base.

Hours of Operation

V.I.P. Valet Services, Inc. is available seven days a week, twenty-four hours a day. Specific hours of operation preset by City of Lockport and V.I.P. Valet Services, Inc., with the confidence and understanding that V.I.P.'s presence will be maintained daily, until every automobile is accounted for to its owner, or to the management of City of Lockport.

Staffing

- V.I.P. Valet Services Inc. believes that the key to a successful valet service operation is management, organization, and proper staffing.
- V.I.P. Valet Services, Inc. will provide full time management through the presence of three managing directors, Randall Mariani, Bradford McAtee and Sean McAtee. One of these supervisors will be available during all peak hours of operation to insure smooth, professional and proper handling of the customer's valuable property.
- V.I.P. Valet Services Inc. will also be represented by a full-time account supervisor, accessible 24 hours per day, and an on-sight manager will be present at all times.

Greeting and Professional Presence

V.I.P. Valet Services, Inc. is your professional greeter; which is of utmost importance. V.I.P. Valet Services Inc. is the first impression of City of Lockport fine name and image.

V.I.P. Valet Services, Inc. also places a strong emphasis on its corporate uniforms. The attractive V.I.P. Valet Services uniform consists of:

- ✓ V.I.P. embroidered Yellow Jacket
- ✓ Worn over Navy turtleneck (or sport shirts depending on the season).
- ✓ Navy blue pants present a well-tailored appearance within the functionality of a working uniform.
- ✓ Uniform sample is available upon request.

V.I.P. Uniforms can be altered based on client need.

Service level is key to a successful valet operation. Every customer is greeted with a smile.

Every customer arriving at City of Lockport will be greeted at his or her car door, “Welcome to City of Lockport my name is ____.”

Weather often puts a damper on valet parking. V.I.P. Valet Services, Inc. makes every attempt to escort customers to their cars. We service the customer through the use of:

- ✓ Snow brushes.
- ✓ Ice scrapers.
- ✓ V.I.P. Valet umbrellas.
- ✓ Snow cleared to Valet Hut or Key Box.

V.I.P. Valet Services, Inc. extends to the customer, an extraordinary personal touch on special occasions, to display the ultimate level of service excellence, such as an occasional rose (Valentine’s Day).

The V.I.P. formula to customer satisfaction stems directly from employee commitment, from team motivation, and from a cultivated work ethic which is instilled into our basic spirit.

V.I.P. Valet Services Inc. believes, “Going the extra step to single each customer out of the crowd makes the V.I.P. Valet the after-dinner mint of the dining experience.

The extra thirty seconds it takes to thank a patron for visiting City of Lockport exemplifies the sincerity of our motto, “Your first and last impression”.

Insurance and Licensing

V.I.P. Valet Services, Inc. understands that upon entering a customer’s car, an attendant is taking possession of person’s valuable commodity. Even though all necessary precautions are taken, occasional accidents will happen. In the event this situation arises, V.I.P. Valet will provide a complete insurance package. This package includes:

- ✓ Garage Keeper’s Liability.
- ✓ Garage Keeper’s Legal Liability.
- ✓ General Umbrella Liability.
- ✓ Excess Liability.
- ✓ Workman’s Compensation.

V.I.P. Valet Services Inc. is insured at \$4,000,000.

V.I.P. Valet Services, Inc. shall procure and maintain insurance during the life of the contract.

Insurance shall protect the company, and any subcontractor performing specific work, from claims for damage which may occur.

Insurance shall be the expense of V.I.P. Valet Services Inc.

At no time during the contract are V.I.P. Valet Services, Inc. and its client considered to be one entity.

- City of Lockport will be provided with a current live certificate of insurance, prior to the commencement of valet parking services.
- City of Lockport, its subsidiaries, officers, trustees, directors, employees, and volunteers can if necessary, be named as additional insured.
- V.I.P. Valet Services Inc. is a licensed Illinois company.
- All valet attendants employed by V.I.P. Valet Services, Inc. will be properly licensed and screened by V.I.P. Valet Services, Inc. for legal MVR'S, and work credentials.

Claims

Claims for damage arising from valet parking services are given immediate personal attention. This is a sensitive area with valet parking insurance carriers, as well as the valet service provider. Our personnel have been trained extensively to inspect automobiles immediately upon arrival, and to recognize, log, and if possible, mention to the owner any existing damage on the automobile. In the case that an accusation of damage occurs, our attendants will maintain a high level of professionalism in handling the situation.

The procedure is as follows:

- Keep the customer calm; with assurance the situation will be resolved in a professional, prompt, and timely manor.
- Report each claim to the supervisor on duty, or to a V.I.P. Valet managing director.
- Complete an incident and claim report, detailing the exact and accurate description of the occurrence, and the resultant damage.
- Assure the customer that V.I.P. Valet Services Inc. is properly insured for these situations.
- V.I.P. Valet Services, Inc. and its Insurance carrier will examine the claim in detail City of Lockport will be notified of any resolution or circumstances deemed extraordinary.
-

Policies concerning damage claims also involve goodwill on the part of V.I.P. Valet Services, Inc. Valet parking is always expressly stated to be *at the risk of the customer, with no responsibility for personal property, which may be left unattended within an automobile*. It is however, the normal practice of V.I.P. Valet Services, Inc. to make every attempt to resolve legitimate customer claims to the satisfaction of all parties. It is our normal policy to take every step possible to make the customer as comfortable as possible throughout such an ordeal, including the provision of a rental car if needed, during any period of time in which the customer's automobile may be indisposed. V.I.P. Valet deals with body shops, locksmiths, mechanics and rental agencies that provide exceptional quality and service. Additional information on these procedures and specific companies can be provided upon request.

Cost of Services

As with any fine quality service, valet parking services carry a normal cost of operation. V.I.P. Valet Services, Inc. proposes to the City of Lockport the choice of one reimbursement stipend.

Daily Breakdown of Operations	Complimentary Valet Parking Service
First two shifts	\$195 each
Shifts 3 & 4	\$170 each
Any additional shifts	\$145 each

*This pricing is for 2 attendants, any additional is \$75 per attendant per shift.

*Signs to billed at \$130 each

Valet parking services, while having been in existence for many years, in recent years have become increasingly popular among prestige establishments. Convenient, accessible attended parking has become the choice of a growing number of patrons, and a necessity for many restaurants, nightclubs and stores. The fine establishment which provides the finest valet customer service extends personal customer care beyond its front doors.

At your convenience, we look forward to further personal discussions with you. It is the firm conviction of V.I.P. Valet Services, Inc., that through strong communication with the management of City of Lockport we can provide courteous, dependable and high-quality valet parking service experience to the City of Lockport.

Sincerely,

RANDY MARIANI
PRESIDENT
V.I.P. VALET SERVICES INC.

This contract is entered into this DATE **February 10, 2021**

V.I.P. Valet Signature: _____

Owner / Authorized Agent: _____

Address: City of Lockport _____

Owner / Authorized Agent: _____

Owner / Authorized Signature: _____

Phones: Work: _____ Cell: _____ Fax: _____

Email: _____



CERTIFICATE OF GARAGE INSURANCE

DATE (MM/DD/YYYY)

02/23/2021

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

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

PRODUCER Olson Insurance Group 3901 W 95th Street Evergreen Park IL 60805	CONTACT NAME: Jerry S Crandall PHONE (A/C, No. Ext): (708) 633-8100 E-MAIL ADDRESS: Brent@Olson-Ins.com	FAX (A/C, No): (708) 633-5053	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED (847) 464-5271 VIP Valet Service, Inc. Park USA, Inc. P.O. Box 6014 Elgin IL 60121	INSURER A: EMC Insurnace Companies		21415
	INSURER B: Accident Fund Ins Co of Americ		10166
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES PROD/CUSTOMER ID:

CERTIFICATE #: Cert ID 5570

REVISION #:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GARAGE LIABILITY <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS USED IN GARAGE BUSINESS			6E08455	07/01/2020	07/01/2021	AUTO ONLY (Ea accident)	\$ 1,000,000
							OTHER THAN AUTO ONLY	EA ACCIDENT \$ AGGREGATE \$
A	GARAGE KEEPERS LIABILITY <input type="checkbox"/> LEGAL LIABILITY <input checked="" type="checkbox"/> DIRECT BASIS <input checked="" type="checkbox"/> PRIMARY <input type="checkbox"/> EXCESS			6E08455	07/01/2020	07/01/2021	<input checked="" type="checkbox"/> COMP / OTC SPECIFIED PERILS <input checked="" type="checkbox"/> COLLISION	LOC \$ 250,000 LOC \$ LOC \$ 250,000 LOC \$
A	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y		6D08455	07/01/2020	07/01/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under REMARKS below	Y/N	N/A	WCV-6095984-7	12/04/2020	12/04/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

REMARKS (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Valet Parking

The following entity is known as Additional Insured with respects to General Liability insurance,

CERTIFICATE HOLDER

Mamma Onesta's
1100 South State Street
Lockport IL 60441

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Brent Olson
Brent@Olson-Ins.com
(708) 983-7343

© 2010, 2014 ACORD CORPORATION. All rights reserved.

ACORD 30 (2014/01)

The ACORD name and logo are registered marks of ACORD

11

DESCRIPTION OF OPERATIONS SECTION CONTINUED

DATE
02/23/2021

CERTIFICATE HOLDER:

Mamma Onesta's

1100 South State Street

Lockport IL 60441

INSURED:

VIP Valet Service, Inc. Park USA, Inc.

P.O. Box 6014

Elgin IL 60121

DESCRIPTION OF OPERATIONS CONTINUED:

excluding Products and Completed Operations:

City of Lockport - 222 E 9th Street, Lockport, IL 60441

Company Forms: CG7411 (10-13), CG2013 (04-14), CG7555 (02-19), CA7479 (11-17), CA7392 (11-15), WC 3000313 apply with respects to liability arising out of the named insured's operations when required by written contract or agreement



Committee of the Whole

Agenda Memorandum

Item # AT-1

To: Mayor & City Council

From: Sonni Williams, City Attorney

Subject: Vacation of a Portion of Canal Street to the Abutting Property Located at 115 W. Division St., Lockport, IL

Date: Wednesday, March 3, 2021

BACKGROUND/HISTORY

The property located at 115 W. Division St., Lockport, Illinois, has operated as a storage facility for over 30 years. In October 7, 2019, when the current owner of the property, Camedo, LLC, purchased the property from the prior owner, Tod Reidy, it was discovered that the portion of Canal Street which the parties believed to have been vacated by the City of Lockport years ago was not recorded with the Will County Recorder. During the 30 years, the operation of the storage facility expanded into that portion of Canal Street including a building that was built on the right-of-way and currently occupies that portion of Canal St. The current owner has petitioned the City to vacate that portion of Canal St. in order to clear the issue of title of that portion of Canal St. that has not been improved as a roadway and is currently being occupied and used by the storage facility operator.

Pursuant to 65 ILCS 5/11-91-1, the corporate authorities of the City of Lockport can determine that the public interest will be subserved by vacating a portion of Canal St. to the abutting property owner of the property located at 115 W. Division St., Lockport, IL by accepting the compensation offered by the property owner in the amount that is the fair market value of such right of way. It has been determined that the compensation in the amount of \$3,000.00 (three-thousand dollars) to be the fair market value of the property acquired or of the benefits which will accrue to the Owner by reason of that vacation. In addition, the attached Ordinance No. 21-008 states that the corporate authorities of the City of Lockport have determined that no property will be damaged by such vacation. That portion of Canal St. is not used for access by any other surrounding properties.

The public hearing will be held at the City Council meeting on March 17, 2021 and the notice of such public hearing will be published as required by 65 ILCS 5/11-91-1 so that all interested persons can be heard concerning the proposal for vacation.

PROS/CONS/ALTERNATIVES

N/A

RECOMMENDATION

Hold a public hearing on the vacation of a portion of Canal St. to the abutting property at 115 W. Division St. at the March 17th City Council meeting and approve Ordinance No. 21-008.

ATTACHMENTS

[Ordinance No. 21-008 Vacating portion of Canal Street](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Request for item to be placed on the City Council agenda for consent or action

Prepared by and Mail To:
Sonni C. Williams
City Attorney
City of Lockport
222 East 9th Street
Lockport, IL 60441

Adjacent PIN:
11-04-26-100-006-0000
115 W. DIVISION ST.
Lockport, IL 60441

Mail tax bills to:
CAMEDO, LLC
115 W. DIVISION
LOCKPORT IL 60441

ORDINANCE NO. 21-008

**ORDINANCE VACATING A PORTION OF CANAL ST., BY THE CITY OF LOCKPORT TO THE
ABUTTING PROPERTY LOCATED AT 115 W. DIVISION ST., LOCKPORT, IL**

WHEREAS, the Corporate Authorities of the City of Lockport have determined that the public interest will be subserved by vacating a portion of Canal St. which is an undeveloped roadway that has been and is currently occupied and used by the property owner of the property located at 115 W. Division St., Lockport, IL, that abuts such portion of Canal St. as depicted and described in the Plat of Vacation attached to this Ordinance as **Exhibit A (“Right of Way or ROW”)**;

WHEREAS, Camedo, LLC, the Owner of the property abutting the ROW, has petitioned the City of Lockport (“City”) for the vacation of the ROW; and

WHEREAS, the Corporate Authorities have determined that the compensation in the amount of **\$3,000.00** (three-thousand dollars) to be the fair market value of the property acquired or of the benefits which will accrue to the Owner by reason of that vacation,

WHEREAS, once the Owner with the particular parcel of abutting property (north of the ROW) shall make payment of \$3,000.00 to the City, then the Owner shall acquire title to the entire vacated ROW as described in Exhibit A.

WHEREAS, pursuant to 65 ILCS 5/11-91-1, the City has published all notices required by applicable law and the Corporate Authorities have conducted a hearing in which all interested persons was heard concerning the proposal for vacation; and

WHEREAS, the Corporate Authorities have determined that no property will be damaged by such vacation.

NOW, THEREFORE, be it ordained by the City Council of the City of Lockport with the affirmative vote of at least three-fourths of the alderpersons currently holding office as follows:

SECTION 1: A portion of Canal St. which is an undeveloped Right of Way depicted and described in **Exhibit A ("ROW")** is hereby vacated.

SECTION 2: Upon payment of the sum of \$3,000.00 by the Owner of the particular parcel of abutting property to the Roadway shall acquire title to the portion of Canal St. described and depicted in **Exhibit A**.

SECTION 3: Any public utility easement or easements on the Right-of-Way recorded on the Roadway shall are hereby reserved.

SECTION 4: Upon said payment described above, the City Clerk is authorized and directed to have this Ordinance recorded with the Will County Clerk.

PASSED AND APPROVED THIS _____ day of _____, 2021, with:

_____ALDERMEN voting aye _____ALDERMEN absent
_____ALDERMEN voting nay _____ALDERMEN abstaining
the MAYOR voting aye _____ voting nay _____ not voting _____
_____ BARTELSEN _____ BERGBOWER _____ DESKIN _____ GILLOGLY
_____ LOBES _____ PERRETTA _____ SABAN _____ SCHREIBER
_____ MAYOR

Steven Streit, Mayor

ATTEST:

Kathleen Gentile, City Clerk

PLAT OF VACATION

LEGAL DESCRIPTION

PARCEL 3:

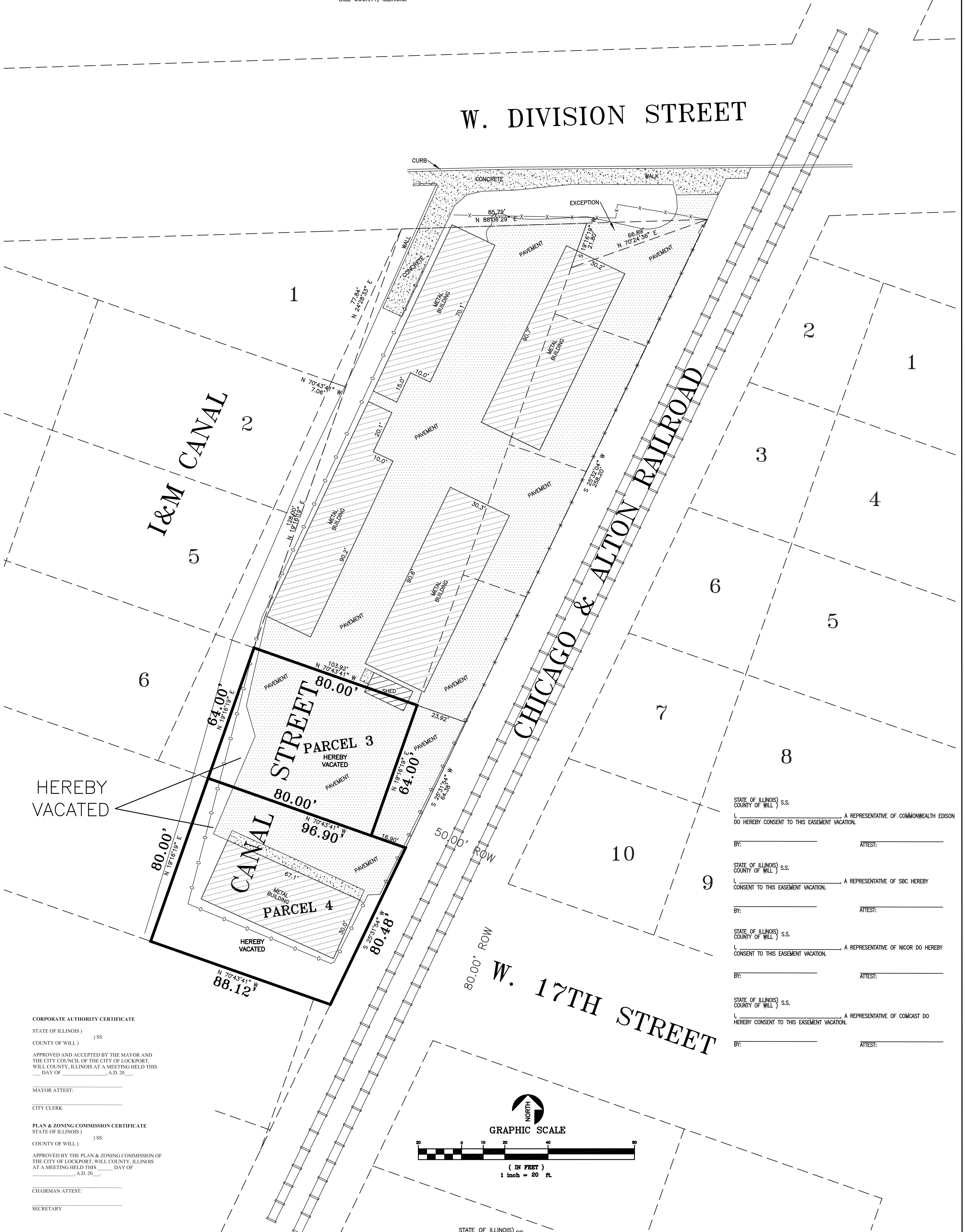
THAT PART OF CANAL STREET, LYING WEST AND ADJOINING LOT 10 IN BLOCK 12, IN SOUTH LOCKPORT, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF CANAL STREET, LYING NORTH OF SOUTH LINE OF THE RIGHT OF WAY OF 17TH STREET, AND SOUTH OF THE NORTH LINE OF THE RIGHT OF WAY OF 17TH STREET, EASTERLY OF THE ILLINOIS AND MICHIGAN CANAL AND WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD, IN SOUTH LOCKPORT, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

COMMON ADDRESS: 115 W DIVISION STREET
LOCKPORT, IL

LOT AREA=12,521 SF



HEREBY VACATED

PARCEL 3
HEREBY VACATED

PARCEL 4
HEREBY VACATED

STATE OF ILLINOIS) S.S.
COUNTY OF WILL)
I, _____ A REPRESENTATIVE OF COMMONWEALTH EDISON
DO HEREBY CONSENT TO THIS EASEMENT VACATION.
BY: _____ ATTEST: _____

STATE OF ILLINOIS) S.S.
COUNTY OF WILL)
I, _____ A REPRESENTATIVE OF SBC HEREBY
CONSENT TO THIS EASEMENT VACATION.
BY: _____ ATTEST: _____

STATE OF ILLINOIS) S.S.
COUNTY OF WILL)
I, _____ A REPRESENTATIVE OF NICOR DO HEREBY
CONSENT TO THIS EASEMENT VACATION.
BY: _____ ATTEST: _____

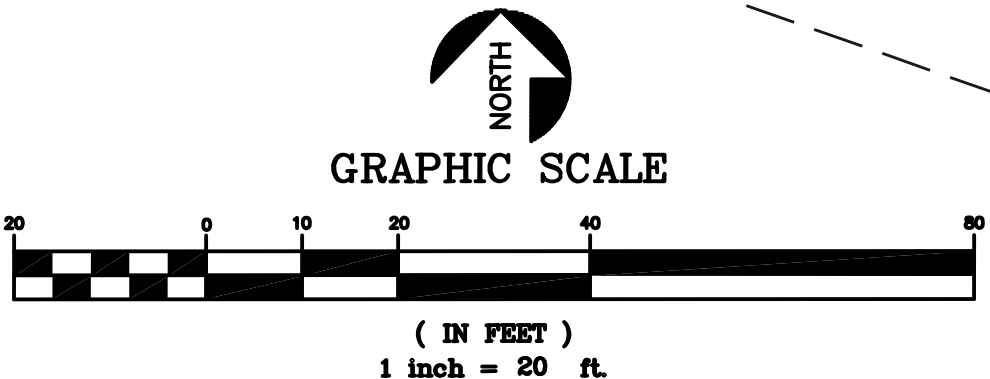
STATE OF ILLINOIS) S.S.
COUNTY OF WILL)
I, _____ A REPRESENTATIVE OF COMCAST DO
HEREBY CONSENT TO THIS EASEMENT VACATION.
BY: _____ ATTEST: _____

CORPORATE AUTHORITY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF WILL) SS
APPROVED AND ACCEPTED BY THE MAYOR AND
THE CITY COUNCIL OF THE CITY OF LOCKPORT,
WILL COUNTY, ILLINOIS AT A MEETING HELD THIS
____ DAY OF _____, A.D. 20____.

MAYOR ATTEST: _____
CITY CLERK _____

PLAN & ZONING COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF WILL) SS
APPROVED BY THE PLAN & ZONING COMMISSION OF
THE CITY OF LOCKPORT, WILL COUNTY, ILLINOIS
AT A MEETING HELD THIS ____ DAY OF
_____, A.D. 20____.

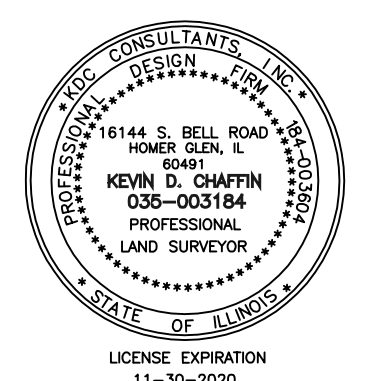
CHAIRMAN ATTEST: _____
SECRETARY _____



STATE OF ILLINOIS) SS
COUNTY OF WILL)
THIS IS TO CERTIFY THAT I, KEVIN D. CHAFFIN, AN ILLINOIS REGISTERED
LAND SURVEYOR, HAVE PLATTED FROM THE RECORD THE PROPERTY
DESCRIBED HEREON FOR THE PURPOSE OF VACATING THE RIGHT OF
WAY, AND THIS PLAT OF VACATION ACCURATELY SHOWS
SUCH TERRITORY TO BE VACATED. ALL DISTANCES ARE SHOWN IN FEET
AND DECIMALS THEREOF. SCALE OF MAP IS 20 FEET TO ONE INCH.
GIVE UNDER MY HAND AND SEAL AT HOMER GLEN, ILLINOIS, THIS 20TH DAY
OF FEBRUARY, A.D. 2020.

SEND FUTURE TAX BILLS TO:
CAMEDO, LLC
??
ILLINOIS

DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS
SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE
PERMISSION OF KDC CONSULTANTS, INC.. THIS PLAT IS
NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE
OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.



PREPARED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545 FAX: 645-0546

PREPARED FOR:
CAMEDO, LLC

PROJECT
19-06-038 VACATION

PAGE
1 OF 1

PRELIMINARY
ILLINOIS REGISTERED LAND SURVEYOR NO. 3184



Committee of the Whole

Agenda Memorandum

Item # PD-1

To: Mayor & City Council

From: Ron Huff, Deputy Chief

Subject: Request to Declare Items as Surplus

Date: Wednesday, March 3, 2021

BACKGROUND/HISTORY

The City of Lockport, through doing business, obtains assets that hold a financial value. Some of the assets are acquired through purchases, seizures and forfeiture proceedings as well as day to day police services. These assets inevitably reach a time when they no longer serve a purpose to the City. In that case, it is in the best interest of the City to have these items declared surplus and for proper disposal to occur.

PROS/CONS/ALTERNATIVES

This declaration allows the Police Department to remove four vehicles from the active service fleet, saving maintenance and insurance costs.

RECOMMENDATION

Approve Resolution No. 21-037 declaring certain items as surplus.

ATTACHMENTS

[Resolution No. 21-037](#)

[Request Memo 2-23-21](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Request for item to be placed on the City Council agenda for consent or action.

RESOLUTION NO. 21-037

A RESOLUTION AUTHORIZING THE DISPOSAL OF SURPLUS ITEMS

WHEREAS, the City recognizes that the police department acquires various assets through day to day operations

WHEREAS, these assets reach a time that they no longer serve a purpose to the City

WHEREAS, it is in the best interest of the City to have these assets declared surplus and disposed.

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: The City declares surplus the attached list of assets.

Section 2: The City allows the police department to dispose of these assets according to their recommendations.

PASSED THIS _____ DAY OF _____, 2019, with:

_____ALDERMEN voting aye _____ALDERMEN absent

_____ALDERMEN voting nay _____ALDERMEN abstaining

the MAYOR voting aye _____ voting nay _____ not voting _____

_____ SCHREIBER _____SABAN _____ GILLOGLY _____ BERGBOWER

_____ DESKIN _____ BARTELSEN _____ PERRETTA _____ LOBES

_____MAYOR

Steven Streit, Mayor

ATTEST:

Kathleen Gentile, City Clerk



INTEROFFICE MEMORANDUM

TO: CHIEF LEMMING
FROM: DEPTY CHIEF HUFF
RE: REQUEST TO DECLARE ITEMS AS SURPLUS
DATE: 2-23-21

Sir,

This is a request to have the following property declared surplus because they no longer serve a purpose to the City.

1. 2007 Ford Crown Victoria (VIN 2FAFP71W57X107533) with 96,788 miles.
2. 2009 Ford Crown Victoria (VIN 2FAHP71V29X120128) with 112,700 miles.
3. 2008 Ford Crown Victoria (VIN 2FAFP71V48X103692) with 86,694 miles.
4. 2013 Chevrolet Tahoe (VIN 1GNLC2E07CR293508) with 153,011 miles.

Respectfully Submitted,
Ron Huff
Deputy Chief



Committee of the Whole

Agenda Memorandum

Item # PD-2

To: Mayor & City Council

From: Ron Huff, Deputy Chief

Subject: Urging a Trailer Bill to Amend Public Act 101-0652, Known as the Police and Criminal Justice Reform Bill (House Bill 3653)

Date: Wednesday, March 3, 2021

BACKGROUND/HISTORY

On Wednesday, January 13, 2021, the Illinois General Assembly passed House Bill 3653 and Senate Amendment 2 in the final minutes of the 101st General Assembly. This bill, consisting of 746 pages of language, was introduced in the early morning hours of January 13th and was called for a vote less than one hour after being introduced. HB 3653 was presented without the normal debate and negotiation that normally occurs with such wide-ranging and impactful pieces of proposed legislation. While some of the elements of the bill were negotiated with law enforcement and local government input, the majority of the language was introduced without consulting those groups who are responsible for carrying out the provisions of the bill.

While HB 3653 has been framed as a law enforcement reform bill, the legislation ignores the reform initiatives from the Illinois Association of Chiefs of Police and the Illinois Law Enforcement Coalition 15-Point Plan: "Safe Communities and Law Enforcement Modernization Strategy." Additionally, the bill contains many features that will impede law enforcement services that our citizens have come to rely on and has numerous unfunded operational requirements that will require increases in municipal budgets.

On Monday, February 22, 2021, Governor Pritzker signed HB 3653 into law as Public Act 101-0652.

PROS/CONS/ALTERNATIVES

Currently, negotiations are under way to introduce a trailer bill which calls for legislative action to fix the most egregious portions of the Act that would place an undue burden on law enforcement personnel and unfunded mandates to local law enforcement agencies through out the State of Illinois. Failing to support these negotiations and requested changes will result in the worst parts of HB 3653 remaining as law.

The approval of this resolution calls for our local legislative representatives to support these ongoing negotiations as a step in creating a law that supports law enforcement while still enacting meaningful reforms.

RECOMMENDATION

Approve a resolution encouraging legislators to support changes to Illinois House Bill 3653, Amendment 2 (Public Act 101-0652).

ATTACHMENTS

[Resolution No. 21-039 Urging a Trailer Bill to Amend PA 101-0652 \(Police and Criminal Justice Reform Act\)](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Request for item to be placed on the City Council agenda for consent or action

RESOLUTION NO. 21-039

**A RESOLUTION URGING LEGISLATIVE AMENDMENTS TO THE PUBLIC ACT 101-0652
(CRIMINAL JUSTICE REFORM ACT)**

WHEREAS, the Mayor and the City Council of the City of Lockport believe that all residents of Illinois should be treated fairly, with dignity and respect and, reasonable collaborative changes to Illinois' criminal justice system are welcomed and recommended; and

WHEREAS, the Lockport community and all municipalities deserve government and a legislative process that is transparent, participatory, collaborative, and open; and

WHEREAS, Public Act 101-0653, signed by Governor Pritzker on February 23, 2021, fundamentally changes significant criminal justice procedures in Illinois that directly affect the efficacy in policing and places unfunded financial burden to the residents of the City of Lockport; and

WHEREAS, the most contentious parts of Public Act 101-0653 were added just before passage and were not vetted with public transparency and collaborative dialogue; and

WHEREAS, the Mayor, City Council of Lockport, and the residents of Lockport support and trust the fine officers of the Lockport police department.

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

SECTION 1: The foregoing Recitals are hereby incorporated in this Section 1 as though fully set forth herein.

SECTION 2: The Mayor and the City Council of the City of Lockport, as representative of Lockport residents urge Senator Michael Hastings, Senator John Connor, Representatives Tim Ozinga And Dagmara Avelar to collaborate with cities and villages in Will County and the respective police agencies in their district on a Trailer Bill to Address the serious issues with Public Act 101-0652, including, but not limited to the following unfunded mandates that will adversely impact policing and place undue financial burden on local governments throughout the State of Illinois:

The Act requires all law enforcement agencies to employ the use of officer-worn body cameras (City of Lockport based on its population has until January 1, 2025). Agencies that comply with this requirement shall receive preference by the Illinois Law Enforcement Training and Standards Board (ILETSB) in receiving grant funding. Additionally, the Act requires all law enforcement agencies that employ the use of officer-worn body cameras to submit an annual report detailing their use to ILETSB by May 1 of each year. **This will require increased funding.**

Beginning July 1, 2021, the Act expands training requirements for all law enforcement officers, including updated policies and training on use of force, use of deadly force, use of non-lethal weapons, the duty to intervene and the duty to render aid. **This will require increased funding.**

Beginning July 1, 2021, the Act mandates expanded reporting requirements to ILETSB on training, misconduct and officer-worn body cameras; expanded reporting requirements to the Illinois State Police

(ISP) on use of force, mental health crises, firearm discharges and other crime data; and, expanded reporting requirements to the Illinois Criminal Justice Information Authority (ICJIA) on in-custody deaths. **This may require increased funding.**

Beginning July 1, 2021, the Illinois Secretary of State shall rescind the suspension, cancellation or prohibitions of renewal of a person's driver's license if suspended due to the person having failed to pay any fine or penalty for traffic violations. **This may reduce revenues.**

Beginning July 1, 2021, the Act allows the Illinois Attorney General additional oversight on allegations that any governmental authority, or their agent, has engaged in a pattern or practice of conduct by officers that deprives any person of privileges or immunities secured or protected by the Constitution or laws of the United States or Constitution or laws of Illinois. These civil actions may result in equitable or declaratory relief, and may also include civil penalties of up to \$25,000 for violations, and up to \$50,000 for repeat violations. **This may increase litigation against units of local government.**

Beginning July 1, 2021, a person filing a complaint against a law enforcement officer is no longer required to have the complaint supported by a sworn affidavit or any other legal document. **This may increase complaints and may require additional staffing to manage those complaints. More so, this is an unfair process for officers to be subjected to. If citizens feel they have been wronged and want to file a complaint, it is their right and obligation to do so, but they should be required to do so with a sworn affidavit.**

Beginning July 1, 2021, law enforcement agencies are prohibited from requesting or receiving specified equipment from any military surplus program. Any request to receive non-prohibited equipment from such a program must be published on a publicly-accessible website maintained by the law enforcement agency or the municipality within 14 days after the request. **The acquisition of certain military surplus equipment may now require increased funding.**

Beginning July 1, 2021, all public and nonpublic records related to complaints, investigations and adjudications of police misconduct are required to be permanently retained and may not be destroyed. **This will require increased funding.**

Beginning January 1, 2022, a process for the certification and decertification of all law enforcement personnel shall be established through ILETSB, including new training requirements and the required investigation and reporting of compliance with the Act. **This may require increased funding.**

Beginning January 1, 2023, the use of monetary bail is abolished and persons charged with specified offenses shall be eligible for pretrial release before conviction. Bail funds that are a source of immediate payment for court-imposed obligations will be impacted. **This may reduce revenues.**

THIS RESOLUTION SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE AND APPROVAL AS PROVIDED BY LAW.

PASSED this _____ day of _____, 2021, with

_____ALDERMEN voting aye _____ALDERMEN abstaining

____ALDERMEN voting nay ____ALDERMEN absent

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

____ BARTELSEN ____ BERGBOWER ____ DESKIN ____ GILLOGLY

____ LOBES ____ PERRETTA ____ SABAN ____ SCHREIBER

____ MAYOR

Steven Streit, Mayor

ATTEST:

Kathleen Gentile, City Clerk



Committee of the Whole

Agenda Memorandum

Item # CED-1

To: Mayor & City Council

From: Kimberly Phillips, City Planner

Subject: 18 Madison Street Rezoning from R1 Single Family Residential Zoning District to RO Heritage Residential Zoning District (PZC Case# 2021-001)

Date: Wednesday, March 3, 2021

BACKGROUND/HISTORY

The applicant, David Oxley is Re-subdividing a three-quarter acre parcel into three separate lots. Upon resubdivision, the City initiated the rezoning of the property from R1 Single Family to RO Heritage Residential Zoning District for the purpose of “matching” the RO zoning on the west side of Madison St. The property is generally located at the southeast intersection of Madison St. and Thornton St.

The purpose of the Re-Subdivision is to create two (2) additional lots for future development. However, Development Plans are not included with this request. In this instance, Development Plan would consist of a grading plan for all three (3) parcels. Final grading plan will be required at the time of Building Permit. The property is currently improved with a residence and attached garage, shed, gravel driveway, well, and septic. The structures will remain on the property. The applicant intends to connect to City water and sewer.

A public hearing on the rezoning was held during the regularly scheduled meeting of the Plan & Zoning Commission on February 9th. The applicant was present to answer questions. A resident from a neighboring property asked questions relating to the future potential uses that could be allowable in the RO District. The CED Director answered questions. The primary difference between RO and R1 Districts is that a two unit residence (or duplex) is allowed by right and a multi-family dwelling allowable by a special use permit. However, the existing homes located on the west side of Madison Street are single family. The resident expressed concern for the potential increase in density. The Commission asked questions related to other differences. Staff’s response included greater impervious surface and lot coverage are allowable in RO than in R1, smaller lot areas in general, and small patios could be allowable in front yard within the RO district. The rezoning is not needed for the resubdivision. No variances are being requested. The newly created lots meet both the RO and R1 zoning districts. The expectation is that any

new development complies with the City's architectural design standards and features exemplary architectural details that are complimentary to the Heritage Residential District.

PROS/CONS/ALTERNATIVES

N/A

RECOMMENDATION

By a vote of 6-0, the Plan and Zoning Commission recommended approval of the rezoning from R1 Single Family Residential to RO Single Family Residential for the property located at 18 Madison Street.

ATTACHMENTS

[Resolution No. 21-038 Final Resubdivision for property located at 18 Madison Street](#)

[Ordinance No. 21-007 Rezoning property located at 18 Madison Street](#)

[Exhibit A - Legal Description](#)

[Exhibit B - ReSubdivision Survey](#)

[PZC Staff Report](#)

SPECIFIC CITY COUNCIL ACTION REQUIRED

Request for item to be placed on the City Council agenda for consent or action

RESOLUTION NO. 21-038

A RESOLUTION APPROVING FINAL RESUBDIVISION FOR THE PROPERTY LOCATED AT 18 MADISON STREET. (D. OXLEY)

WHEREAS, David Oxley is the owner of the property consisting of approximately .75 acres having PIN 11-04-23-228-009-0000 located at 18 Madison Street in the City of Lockport; and hereby described legally on EXHIBIT A (Legal Description) and depicted on EXHIBIT B (ReSubdivison Plat);

WHEREAS, the subject property is also being rezoned with this request from R1 Single Family Residential to R0 Heritage Residential; and

WHEREAS, the petitioner has agreed to connect to the City's water and sanitary systems and will need to provide final grading plans at the time of Building permit; and

WHEREAS, the Plan and Zoning Commission of the City of Lockport has reviewed the Final ReSubdivision Plat at the February 9, 2021 meeting and by a vote of 6-0, The Plan and Zoning Commission recommended in favor of the proposed Subdivision Plat

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

SECTION 1: The following plat is attached hereto and made a part hereof by this reference are approved by the Mayor and City Council of the City of Lockport:

1. Final ReSubdivision Plat, Associated Surveying Group and hereby referenced as **EXHIBIT B**

SECTION TWO: The Mayor and City Clerk are authorized and directed to sign any necessary documents in furtherance of this Resolution.

SECTION THREE: A certified copy of this Resolution shall be on file with the Office of the City Clerk attached to a copy of the approved Final ReSubdivision Plat.

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

PASSED this _____ day of _____, 2021, with

_____ **ALDERMEN voting aye** _____ **ALDERMEN abstaining**

_____ **ALDERMEN voting nay** _____ **ALDERMEN absent**

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

_____ **SABAN** _____ **SCHRIEBER** _____ **BERGBOWER** _____ **GILLOGLY**

_____ **LOBES** _____ **DESKIN** _____ **PERRETTA** _____ **BARTELTSEN**

_____ **MAYOR**

Steven Streit, Mayor

ATTEST:

Kathleen Gentile, City Clerk

ORDINANCE NO. 21-007

**ORDINANCE REZONING THE PROPERTY LOCATED AT
18 MADISON STREET FROM R1 SINGLE FAMILY RESIDENTIAL TO R0
HERITAGE RESIDENTIAL (D. OXLEY)**

WHEREAS David Oxley is the owner of real property comprising of .75 acres located at 18 Madison Street, which is legally depicted as **Exhibit A** and illustrated and as **Exhibit B** (Plat of Resubdivision); and

WHEREAS, the owner agreed to rezone the subject property from R1 Single Family Residential to R0 Heritage Residential; and

WHEREAS, the owner petitioned the City to Resubdivide the lot into three smaller lots for future development and the existing home will remain on one of the lots. The two of the newly created lots would remain vacant at this time; and

WHEREAS, the property is currently serviced by well and septic system and the owner has agreed to connect to the City's water and sanitary lines for all three lots; and

WHEREAS, new development of the vacant lots shall be exemplary and complimentary to the historic district in which the property is located and will need to comply with the architectural design standards of the City of Lockport's Zoning Ordinance, and

WHEREAS, grading and drainage will be needed at the time of Building Permit, and shall be approved by the City of Lockport Engineering Department; and

WHEREAS, the Plan and Zoning Commission of the City of Lockport held a public hearing on February 09, 2021 and the City has issued and published all notices required by applicable law and have complied with all legal requirements for rezoning prescribed by the Illinois Municipal Code, 65 ILCS 5/11-1314; and

WHEREAS, the City Council of the City of Lockport has determined that the Subject Property should be rezoned from R1 Single Family Residential District to R0 Heritage Residential District, and that the City's official zoning map be amended to designate the Subject Property with that classification: and

NOW, THEREFORE, be it ordained by the City Council of the City of Lockport as follows:

SECTION 1: The Subject Property described in **Exhibit A** is hereby rezoned from R1 Single Family Residential to R0 Heritage Residential in the City of Lockport.

SECTION 2: The Zoning Map of the City of Lockport is hereby amended in accordance with the zoning classification designated in this Ordinance.

SECTION 3: This Ordinance shall be in full force and effect upon its approval in accordance with Illinois law.

PASSED AND APPROVED THIS _____ day of _____, 2021, with:

_____ALDERMEN voting aye _____ALDERMEN abstaining

_____ALDERMEN voting nay _____ALDERMEN absent

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

_____ BARTELSEN _____ BERGBOWER _____ DESKIN _____ GILLOGLY

_____ PERRETTA _____ SCHREIBER _____ SABAN _____ LOBES

_____ MAYOR

Steven Streit, Mayor

ATTEST:

Kathleen Gentile, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

THAT PRT OF BLK 143 THE N1/2 OF VAC 1ST ST ADJ & CONTIGOUS TO BLK 143; DAF: BEG AT THE NW COR OF SD BLK 143 AND RUNNING THC SW'LY ALG THE W'LY LN OF SD BLK 143 A DIST OF 425.51 FT TO THE CNTRLN OF VAC 1ST ST; THC SE'LY ALG SD CNTRLN A DIST OF 150 FT; THC NE'LY ALG THE E'LY LN OF THE W'LY 150 FT OF SD BLK 143 A DIST OF 170 FT; THC NE'LY A DIST OF 298.52 FT TO A PT IN THE N'LY LN OF SD BLK 143 THAT IS 110 FT E'LY OF THE POB; THC W'LY ALG SD N'LY LN A DIST OF 110 FT THE POB, AS LAID OUT & PLATTED BY THE COMMISSIONERS OF THE I & M CANAL, AND FURTHER EXCEPTING THRFM THE N'LY 80 FT OF THE S'LY 170 FT OF THE W'LY 150 FT THROF, DEEDED OUT IN DOC. #902656, IN THE TOWN (NOW CITY) OF LOCKPORT, A SUB OF THE NE1/4 OF SEC 23, T36N-R10E. (EX THAT PRT DAF: THAT PRT OF BLK 143 & THE N1/2 OF VAC 1ST ST ADJ & CONT TO BLK 143, DAF: BEG AT THE NW OF THE SD BLK 143 AND RUN THC SW'LY ALG THE W'LY LN OF SD BLK 143, 335.51 FT TO A POB; THC S ALG THE W'LY LN OF SD BLK 143, 90 FT TO THE CNTRLN OF VAC 1ST ST; THC SE'LY ALG SD CNTRLN, 150 FT; THC NE'LY ALG THE E'LY LN OF THE W'LY 150 FT OF SD BLK 143, 90 FT; THC NW'LY 150 FT TO THE POB, IN THE TOWN (NOW CITY) OF LOCKPORT, IN NW1/4 OF SEC 23, T36N-R10E. PER R91-055331)



Plan and Zoning Commission Memorandum Case # 2021-001

To: Plan & Zoning Commission

From: Kimberly Phillips, City Planner

Date: February 1, 2021

Subject: Rezoning from R1 Single Family Residential Zoning District to RO Heritage Residential District and Resubdivision; 18 Madison Street (D. Oxley)

I. SUMMARY/REQUESTED ACTION

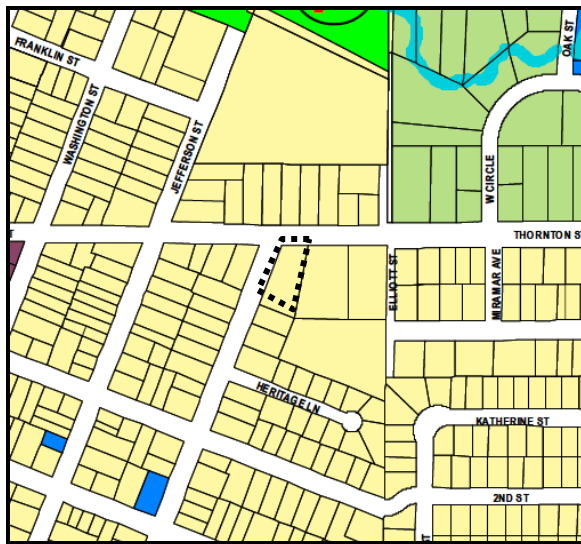
The applicant, David Oxley is Resubdividing a three-quarter acre parcel into three separate lots. Upon Subdivision, the City initiated the rezoning of the property from R1 Single Family to R0 Heritage Residential Zoning District for the purpose of “matching” the R0 zoning on the west side of Madison St. The property is generally located at the southeast intersection of Madison St. and Thornton St.

The purpose of the Re-Subdivision is to create two (2) additional lots for future development. However, Development Plans are not included with this request. In this instance, Development Plan would consist of a grading plan for all three (3) parcels. Final grading plan will be required at the time of Building Permit. The property is currently improved with a residence and attached garage, shed, gravel driveway, well, and septic. The structures will remain on the property. The applicant intends to connect to City water and sewer.

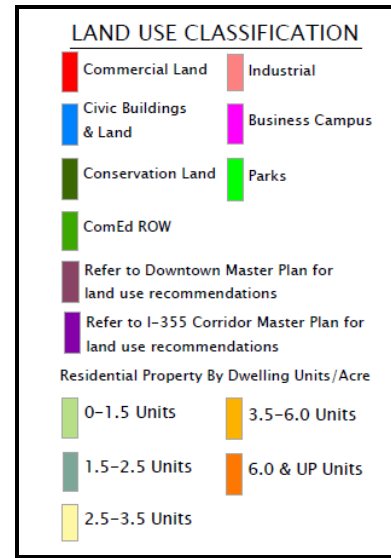
A rezoning of property requires a public hearing. Notification of the public hearing is necessary and has been completed in three (3) ways: newspaper ad (by City Staff), mailings to property owners within 250 feet of the subject property via certified/return receipt (by the City Staff) and installation of two signs along Madison Street and Thornton Street (by City Staff).

II. GENERAL INFORMATION

- A. Petitioner:** David Oxley
- B. Parcel Size:** Approximately .75 acres
- C. PIN:** 11-04-23-228-009-0000
- D. Location:** 18 Madison Street
- E. City of Lockport Comprehensive Plan:** The Comprehensive Plan identifies that the subject property is designated for low density residential (2.5-3.5 Units per Acre).

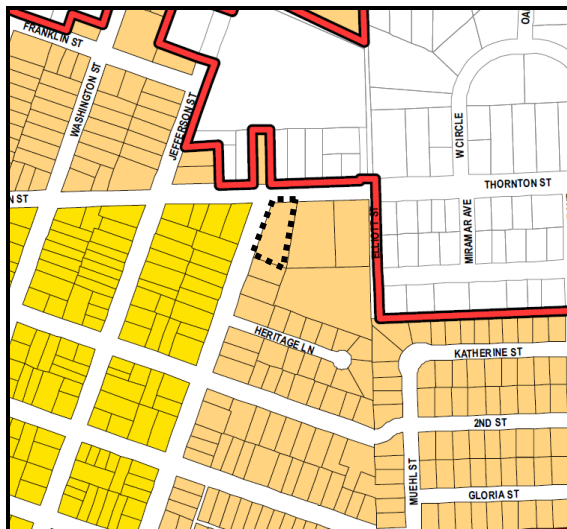


Section of City of Lockport Comprehensive Plan

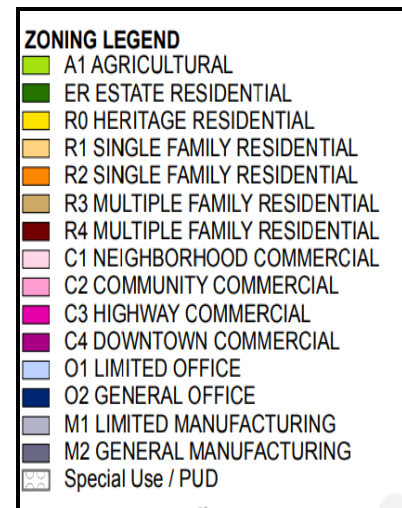


F. Surrounding Zoning and Land Use

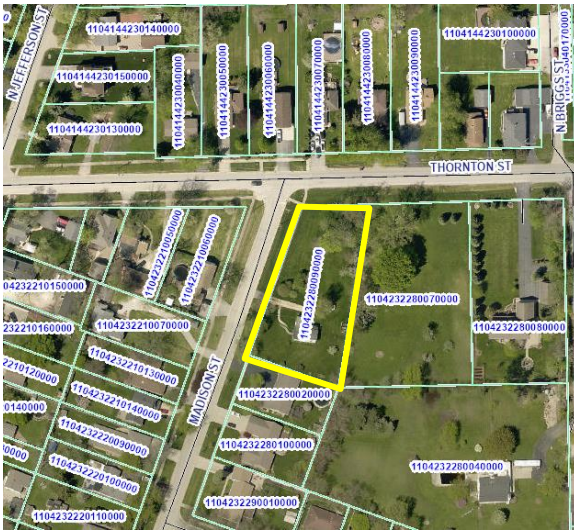
Direction	Zoning	Jurisdiction	Use
North	R3	Unincorporated Will County	Single Family Residential
West	R0	City of Lockport	Single Family Residential
South	R1	City of Lockport	Single Family Residential
East	R1	City of Lockport	Single Family Residential



City of Lockport – Section of 2020 Official Zoning Map



G. Aerial Map: The Subject Property is highlighted in yellow.



III. RECOMMENDATION

Should the Commission find the Rezoning request acceptable, the following motion is suggested:

1. A motion to approve the Rezoning from R1 Single Family Residential Zoning District to the R0 Heritage Residential Zoning District for the property located at 18 Madison Street.
2. A motion to approve the Resubdivision dividing the property into three (3) separate lots.

IV. ATTACHMENT(S)

1. Plat of Resubdivision



Committee of the Whole

Agenda Memorandum

Item # PW-1

To: Mayor & City Council

From: Brent Cann, Public Works Director

Subject: Authorize Task Order to Strand Associates for Completion of a Risk and Resiliency Assessment of the City Water Supply System

Date: Wednesday, March 3, 2021

BACKGROUND/HISTORY

As Lockport continues to upgrade and expand its water supply system to ensure delivery of clean reliable water to Lockport's growing number of residents; the requirement for a comprehensive risk assessment program in order to determine any weaknesses or vulnerabilities in Lockport's water supply system becomes imperative. The anticipated vulnerabilities could potentially be in a variety of areas including: training, procedural, safety and/or security. By completing this assessment, Lockport's water system will ensure its security and resiliency for the City water users.

The services provided under this Task Order include review of existing plans and reports, on-site visual assessments of Lockport's water infrastructure, review of cybersecurity information and a final summary letter.

Strand Associates has provided a proposal to provide the above detailed services for this project. The services will be provided on a time and material basis with a not-to-exceed contract limit of \$26,600.00.

PROS/CONS/ALTERNATIVES

N/A

RECOMMENDATION

Approve Resolution No. 21-040 the task order from Strand Associates for completion of a Risk and Resiliency Assessment of the City Water Supply System in the amount of \$26,600.00.

ATTACHMENTS

Resolution No. 21-040 Task Order for completion of a Risk and Resiliency Assessment of the City water supply

Strand Task Order

SPECIFIC CITY COUNCIL ACTION REQUIRED

Request for item to be placed on the City Council agenda for consent or action

RESOLUTION # 21-040

RESOLUTION APPROVING THE TASK ORDER FROM STRAND ASSOCIATES FOR COMPLETION OF A RISK AND RESILIANCY ASSESSMENT OF THE CITY WATER SUPPLY SYSTEM IN THE AMOUNT OF \$26,600.00.

WHEREAS, the City has determined the need for a comprehensive risk & resiliency assessment program to locate possible vulnerabilities in the City's water supply system; and

WHEREAS, periodic assessments of this type are good way to ensure Lockport's wells and treatment buildings remain up to date with constantly evolving technological threats; and

WHEREAS, Strand Associates has provided a task order for completion of a risk and resiliency assessment to be provided to the City for review; and

WHEREAS, the total cost to perform the above referenced work will be \$26,600.00; and

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

Section 1: Approve the task order from Strand Associates in the amount of \$26,600.00.

Section 2: Authorize City Staff to execute the task order from Strand Associates in the amount of \$26,600.00.

Section 3: Effective Date: This Resolution shall become effective upon passage and approval as provided by law

PASSED this _____ day of _____, 2021.

_____ **ALDERMEN VOTING AYE** _____ **ALDERMEN VOTING NAY**

_____ **ALDERMEN ABSTAINING** _____ **ALDERMEN ABSENT**

the **MAYOR** voting aye _____ voting nay _____ not voting **X**

_____ **BARTELSEN** _____ **SABAN** _____ **GILLOGLY** _____ **BERGBOWER**

_____ **DESKIN** _____ **LOBES** _____ **PERRETTA** _____ **SCHREIBER**

_____ **MAYOR**

ATTEST:

Steve Streit, Mayor

Kathleen Gentile, City Clerk



Task Order No. 21-01
City of Lockport, Illinois (City)
and Strand Associates, Inc.® (Professional)
Pursuant to the Professional Services Agreement dated January 9, 2018

Project Information

Services Name: Risk and Resilience Assessment (RRA) and Emergency Response Plan (ERP)

Scope of Services

Professional will provide the following services to the City.

RRA Services

1. Review existing City-provided reports and information, including the following:
 - a. Business Continuity Plan or Continuity of Operations Plan.
 - b. Capital Improvements Plan.
 - c. Contact information.
 - d. Crisis Communication Plan.
 - e. Current City system information.
 - f. Current ERP.
 - g. Facility-specific plans.
 - h. Hazard-specific plans.
 - i. Information technology Disaster Recovery Plan.
 - j. Local Hazard Mitigation Plan.
 - k. Plans to address critical customers.
 - l. Provisions for training and exercises.
 - m. Source Water Protection Plan.
 - n. Vulnerability Assessment and related updates.
2. Conduct a one-day site visit for basic visual assessment of the conditions of the City's water system facilities. Discuss the United States Environmental Protection Agency's (USEPA) RRA Checklist template and gather information about procedures and functions throughout the City's water system during the initial site visit.
3. Conduct one workshop with the City to prepare and submit an RRA in accordance with the America's Water Infrastructure Act of 2018 (AWIA) using the USEPA-designated methods, including the RRA Small System Checklist. The RRA will be used to certify the City's water system but will also include the City's two customer water systems of Lockport Heights Sanitary District and the Bonnie Brae Sanitary District.
4. Coordinate and review cybersecurity information with the City and incorporate it into the RRA.
5. Prepare a draft copy of the Small System Checklist and discuss with the City, incorporate comments as appropriate, and provide two final hard copies and one electronic copy to the City.
6. Prepare a summary letter of the assessment that certifies completion in accordance with the AWIA requirements.



Committee of the Whole

Agenda Memorandum

Item # PW-2

To: Mayor & City Council

From: Phil Hyma, Engineer

Subject: Release of Letter of Credit for Highlands of Lockport

Date: Wednesday, March 3, 2021

BACKGROUND/HISTORY

On October 16, 2018, a Letter of Credit (LOC) was established for the Highlands of Lockport construction in the amount of \$2,500,000.00 through MB Financial Bank. On May 6, 2019, due to MB Financial merging with Fifth Third Bank, the LOC was updated by Fifth Third Bank but the amount and original conditions remained the same. The LOC has not been reduced to date, resulting in a remaining bond amount of \$2,500,000.00. The improvements have been completed, inspected, and approved by Chamlin & Associates. (See LOC and Initial Acceptance Recommendation attached.) This release will be contingent on the City receiving the 12-month maintenance guarantee from the developer for 10% the original amount of the bond.

PROS/CONS/ALTERNATIVES

N/A

RECOMMENDATION

Approve Resolution No. 21-041 to release the Highlands of Lockport Letter of Credit No. S508242 in the amount of \$2,500,000.00, contingent on the City receiving the 12-month maintenance guarantee from the developer for 10% the original amount of the bond.

ATTACHMENTS

[Resolution No. 21-041 Releasing the Highlands of Lockport LOC](#)

[MB Financial LOC No. 10012410025 dated October 16, 2018](#)

[Fifth Third Bank LOC No. S508242 dated May 6, 2019](#)

[Bond Release and Initial Acceptance Recommendation](#)

Certificate of Initial Acceptance

SPECIFIC CITY COUNCIL ACTION REQUIRED

Request for item to be placed on the City Council agenda for consent or action

RESOLUTION NO. 21-041

A RESOLUTION TO RELEASE THE Highlands of Lockport Letter of Credit No. S508242 in the amount of \$2,500,000.00

WHEREAS, the Developer of the Highlands of Lockport posted a Letter of Credit No. 10012410025 on October 16, 2018 in the amount of \$2,500,000.00 for public and private improvements; and;

WHEREAS, MB Financial Bank merged with Fifth Third Bank changing the Letter of Credit No. 10012410025 to Letter of Credit No. S508242 on May 6, 2019;

WHEREAS, in order to move forward with closing out project, the Developer has requested the Letter of Credit be released;

WHEREAS, Release of the Letter of Credit will be contingent upon receipt of a one year maintenance bond of the 10% of original Letter of Credit amount;

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

SECTION ONE: The Mayor and the City Council hereby authorize the release of Letter of Credit No. S508242 held by Federal Insurance Company in the amount of \$2,500,000.00.

SECTION TWO: This Resolution shall become effective immediately upon passage and approval.

PASSED this _____ day of _____, 2021, with

_____ALDERMEN voting aye _____ALDERMEN abstaining

_____ALDERMEN voting nay _____ALDERMEN absent

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

_____ BARTELSEN _____ BERGBOWER _____ DESKIN _____ GILLOGLY

_____ PERRETTA _____ SCHREIBER _____ SABAN _____ LOBES

_____ MAYOR

Steven Streit, Mayor

ATTEST:

Kathleen Gentile, City Clerk

IRREVOCABLE STANDBY LETTER OF CREDIT

Date: October 16, 2018 Letter of Credit No.: 10012410025
Amount: US\$2,500,000.00 Expiration Date: October 16, 2019
Beneficiary: City of Lockport
222 E. 9th Street
Lockport, IL 60441
Att.: Ben Benson, City Administrator

Ladies and Gentlemen:

We hereby establish our Irrevocable Standby Letter of Credit No. **10012410025** ("Letter of Credit") in your favor for the account of **Highland Ridge Apartments, LLC** ("Applicant") in the aggregate amount of **Two Million Five Hundred Thousand and 00/100 U.S. Dollars (US\$2,500,000.00)** available by your draft(s) drawn on us at sight.

All drafts must be marked "Drawn under MB Financial Bank, N.A. Letter of Credit No. **10012410025** dated **October 16, 2018**" and accompanied by this original Letter of Credit and any amendments thereto.

This Letter of Credit is issued, presentable and payable at our office at 6111 North River Road, Attn.: International Banking Division, Rosemont, IL 60018 on or before the Expiration Date and shall be accompanied by one of the following documents executed by the City Administrator or his or her designee:

1. A written statement that, conditioned on proper notice to the City Administrator, Letter of Credit No. **10012410025** will expire within 35 days or less and that the **Highland Ridge Apartments, LLC** has failed to deliver to the City Administrator evidence of a renewal of Letter of Credit No. **10012410025** or
2. A written statement that all or any part of the improvements to be constructed pursuant to the ordinance or resolution approving a final plat of Highland Ridge Subdivision planned unit development for certain real property in the City of Lockport has not been constructed in accordance with the City approvals; or
3. A written statement that all or any part of the costs, payments, permit fees, or other fees required to be paid to the City of Lockport pursuant to the development has not been paid in accordance with the City approvals; or
4. A written statement that all or any portion of the maintenance, repair, or restoration required to be performed pursuant to the City approvals has not been performed in accordance with the City approvals; or

Page 1 of 3

5. A written statement that the funds remaining in this Letter of Credit are insufficient to pay in full (a) the remaining unpaid cost of all improvements to be performed pursuant to the City approvals; (b) the costs of demolition or making safe of any buildings and structures identified in the City approvals that are in violation of any applicable federal, state, county, City of Lockport law, statute, code, ordinance, resolution, rule, or regulation or that are incomplete or abandoned so as to create any hazard to the public health, safety, or welfare; and (c) all unpaid City fees, costs, and expenses incurred or to be incurred, and that, within ten days of demand by the City, the **Highland Ridge Apartments, LLC** has failed to increase the amount of this Letter of Credit to an amount reasonably determined by the City to be sufficient to pay such unpaid fees, costs, and expenses; or
6. A written statement that the funds remaining in the Letter of Credit that the **Highland Ridge Apartments, LLC** is required to deposit with the City pursuant to the City approvals are not reasonably sufficient to pay all unpaid costs of correcting any and all defects and deficiencies in the improvements to be performed pursuant to the City approvals and all related unpaid City fees, costs, and expenses incurred or to be incurred and that, within ten days of demand by the City, the **Highland Ridge Apartments, LLC** has failed to increase the amount of the Letter of Credit to an amount reasonably determined by the City to be sufficient to pay such unpaid fees, costs, and expenses; or
7. A written statement that the City has demanded, and the **Highland Ridge Apartments, LLC** has failed to provide, a replacement to this Letter of Credit as required pursuant to the city approvals; or
8. A written statement that all or any portion of the **Highland Ridge Apartments, LLC's** undertakings pursuant to the city approvals has not been performed in accordance with the City Approvals.

Except as expressly provided otherwise in this Letter of Credit, this Letter of Credit is subject to laws of the State of Illinois, including the uniform commercial code, the "Uniform Customs and Practice for Documentary Credits 2007 Revision, and International Chamber of Commerce Brochure No. 600" (Uniform Rules). In the event of a conflict between this letter of credit and the Uniform Rules, this Letter of Credit shall control.

We hereby agree with the drawers of drafts under and in compliance with the terms of this Letter of Credit as follows:

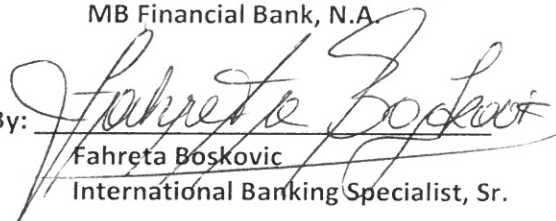
- A. Drafts drawn under and in compliance with this Letter of Credit shall be duly honored within three business days upon presentation to MB Financial Bank, N.A. if presented on or before the above-stated Expiration Date or presented at our office together with the original of this Letter of Credit on or before that date.
- B. The amount of any draft drawn under this Letter of Credit must be endorsed on the reverse hereof by MB Financial Bank, N.A.
- C. If, within three business days after any draft drawn under this Letter of Credit is presented to us in conformance with the terms of this Letter of Credit, we fail to honor it, we agree to pay

reasonable attorneys' fees, court costs, and other expenses incurred by the City of Lockport in enforcing the terms hereof.


- D. No consent, acknowledgment, or approval of any kind from the **Highland Ridge Apartments, LLC's** shall be necessary or required prior to honoring any draft presented in conformance with the terms of this Letter of Credit.
- E. The aggregate amount of this Letter of Credit may be reduced only upon receipt by us of a document executed by the City Administrator stating that such aggregate amount shall be reduced in an amount permitted by the City's subdivision regulations because of the satisfactory completion of all or part of the improvements required to be constructed pursuant to the City approvals.
- F. It is a condition of this Letter of Credit that it shall be deemed to be automatically extended, without amendment, for one (1) year from the present or any future expiration date hereof, unless at least thirty-five (35) days prior to any such date we shall notify you in writing by certified mail, return receipt requested, or overnight courier at the above-listed address, that we elect not to consider this Letter of Credit extended for any such additional period. In the event this Letter of Credit is not extended for an additional period as provided above, then the City may draw under this Letter of Credit and thereafter either hold all proceeds as security for the satisfactory completion of all obligations or employ the proceeds to complete all obligations and to reimburse the City for any and all costs and expenses, including reasonable legal fees and administrative costs, incurred by the City, as the City shall determine.
- G. This Letter of Credit is irrevocable.

MB Financial Bank, N.A.

By: _____


Fahreta Boskovic
International Banking Specialist, Sr.

By: _____


Lesia Kral
Vice President



FIFTH THIRD BANK

MAY 6, 2019

BENEFICIARY:
CITY OF LOCKPORT
222 E. 9TH STREET
LOCKPORT, IL 60441
ATN:BEN BENSON CITY ADMINISTRATOR

RECEIVED
MAY 21 2019
BY: *MB*

APPLICANT:
HIGHLAND RIDGE APARTMENTS, LLC
1535 N. ELSTON AVENUE
CHICAGO, IL 60642

MB FINANCIAL BANK, N.A. LETTER OF CREDIT NUMBER: 10012410025
CURRENT AMOUNT: 2,500,000.00 USD
CURRENT EXPIRATION DATE (SUBJECT TO ANY APPLICABLE
AUTO-EXTENSION PROVISION): OCTOBER 16, 2019
FIFTH THIRD BANK LETTER OF CREDIT NUMBER: S508242

ON MAY 6, 2019, MB FINANCIAL BANK, N.A. MERGED WITH AND INTO
FIFTH THIRD BANK, WITH FIFTH THIRD BANK AS THE SURVIVING ENTITY.
CONSEQUENTLY, THE LETTER OF CREDIT LISTED ABOVE IS NOW THE
OBLIGATION OF FIFTH THIRD BANK AND ALL REFERENCES TO MB FINANCIAL
BANK, N.A. SHOULD BE DEEMED CHANGED TO FIFTH THIRD BANK.

FUTURE CORRESPONDENCE TO THIS LETTER OF CREDIT WILL BEAR THE
FIFTH THIRD BANK LETTER OF CREDIT NUMBER S508242 AND FUTURE
AMENDMENTS WILL BEGIN WITH AMENDMENT NO. 1.

PLEASE BE ADVISED THAT THE LOCATION FOR PRESENTATION AND
DELIVERY OF THE REQUISITE DOCUMENTS HAS NOT CHANGED:

FIFTH THIRD BANK
TRADE SERVICES OPERATIONS
6111 N. RIVER ROAD
ROSEMONT, IL 60018

IF ANY OF THE ABOVE INFORMATION DOES NOT AGREE WITH YOUR RECORDS
OR IF YOU HAVE ANY QUESTIONS REGARDING THIS LETTER OF CREDIT,
PLEASE CONTACT TRADE SERVICES OPERATIONS AT 312-704-5943

SINCERELY,
FIFTH THIRD BANK

THIS IS A COMPUTER GENERATED LETTER AND DOES NOT REQUIRE A
SIGNATURE

LOCKPORT

Mayor
Steven Streit

City Clerk
Kathleen Gentile

Administrator
Ben Benson



Alderman
Renee Saban - 1st Ward
Larry Schreiber - 1st Ward
JR Gillogly - 2nd Ward
Christina Bergbower - 2nd Ward
Darren Deskin - 3rd Ward
Mark Lobes - 3rd Ward
Joanne Bartelsen - 4th Ward
Catherine Perretta - 4th Ward

City of Historic Pride

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

DATE: February 25, 2021

SUBJECT: Bond Release and Initial Acceptance Recommendation
Highland Ridge Apartments

Chamlin Engineering has reviewed the request for bond release and Initial Acceptance of site improvements for Highland Ridge Apartments on behalf of the City of Lockport and recommend approval of both.

The developer has addressed inspection punchlist items for this development and has submitted as-built record drawings that have since been approved. Additionally, the developer has submitted a signed copy of a Certificate of Initial Acceptance to the Director of Public Works and Engineering in accordance with City of Lockport Development Code Section 153.40.050. This form is attached.

The City Council's formal approval of the bond release and Initial Acceptance of site improvements is contingent on the City receiving 12-month maintenance guarantees from the developer for 10% the original amount of the bond. Formal City Council approval followed by the City receipt and acceptance of the maintenance guarantee shall mark the beginning of a 12-month guarantee period covering the workmanship and materials incorporated into the required improvements. Final Acceptance procedures will be according to Section 153.40.060.

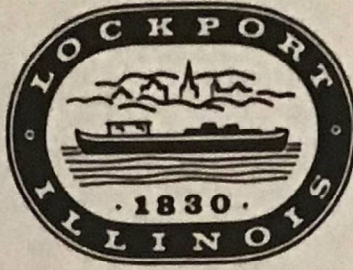
This and all previous reviews did not include field verification of elevations, grades, and/or topography as shown on the plan, and we disclaim responsibility for any errors or omissions. This review is for general conformance to the City of Lockport Development Code, Zoning Ordinance, and other applicable guidelines. Review and approval of the plans does not relieve the developer from adhering to all City of Lockport requirements. Any additional measures required as a result of actual field conditions shall be at the discretion of the City of Lockport Director of Public Works.

LOCKPORT

Mayor
Steven Streit

City Clerk
Kathleen Gentile

Administrator
Ben Benson



Alderman
Renee Saban - 1st Ward
Larry Schreiber - 1st Ward
JR Gillogly - 2nd Ward
Christina Bergbower - 2nd Ward
Darren Deskin - 3rd Ward
Mark Lobes - 3rd Ward
Joanne Bartelsen - 4th Ward
Catherine Perretta - 4th Ward

City of Historic Pride

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

CERTIFICATE OF INITIAL ACCEPTANCE

This Certificate of Initial Acceptance is being submitted on behalf of:

Heartland Real Estate Partners LLC

(Property Owner/Developer)

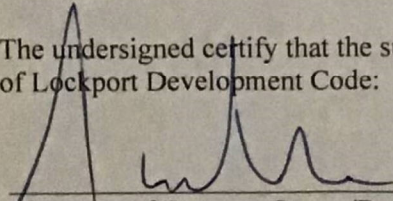
in accordance with City of Lockport Development Code Section 153.40.050 to certify completion of the site improvements associated with:

Highland Ridge Apartments

(Name of Development)

Once received by the Director of Public Works and Engineering, this Certificate of Initial Acceptance must be approved by the City Council, thereupon formally accepting said improvements as complete, subject to the terms of the maintenance guarantee in according to Section 153.40.050. The formal approval and acceptance of this Certificate of Initial Acceptance followed by City acceptance of the one-year maintenance bond shall mark the beginning of a 12-month guarantee period covering the workmanship and materials incorporated into the required improvements. Final Acceptance procedures will be according to Section 153.40.060 of the City of Lockport Development Code.

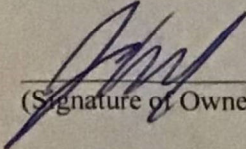
The undersigned certify that the subject improvements have been completed in conformance with the plans and the City of Lockport Development Code:



(Signature of Property Owner/Developer)

1/8/21

(Printed Name and Date)



(Signature of Owner's/Developer's Engineer)

John F. Cerbus, P.E. 12-14-20

(Printed Name and Date)

PEARSON, BROWN & ASSOCIATES, INC.

The approval of this Certificate of Initial Acceptance by the City Council and the receipt and acceptance of the one-year maintenance bond is evidenced by:

(Signature of Director of Public Works and Engineering)

(Printed Name and Effective Date)