

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2023

Name of Redevelopment Project Area:

North Milwaukee/Lake Cook

Primary Use of Redevelopment Project Area*: Combination/Mixed	
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
If "Combination/Mixed" List Component Types: Retail/Residential	
Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	<input checked="" type="checkbox"/>
Industrial Jobs Recovery Law	<input type="checkbox"/>

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).		X
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <u>and actual debt service</u> . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).		X
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	X	

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2023

Name of Redevelopment Project Area:

North Milwaukee/Lake Cook

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 2,066,446

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 5,551,270	\$ 73,569,858	55%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 191,921	\$ 1,402,257	1%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 44,976,095	34%
Transfers from Municipal Sources	\$ 395,300	\$ 13,066,215	10%
Private Sources		\$ 156,518	0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 476,000	0%

All Amount Deposited in Special Tax Allocation Fund \$ 6,138,491

Cumulative Total Revenues/Cash Receipts \$ 133,646,943 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 2,146,694

Transfers to Municipal Sources

Distribution of Surplus \$ 3,600,000

Total Expenditures/Disbursements \$ 5,746,694

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 391,798

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 2,458,244

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

FY 2023

Name of Redevelopment Project Area:

North Milwaukee/Lake Cook

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Salaries	37,420	
Prairie Park Storm Sewer Feasibility Study (Gewalt Hamilton Assoc)	7,500	
Restaurant Row Study (The Lakota Group)	3,468	
		\$ 48,388
2. Annual administrative cost.		
Legal Services	10,110	
Fiscal Agent fees (Amalgamated Bank)	158	
		\$ 10,268
3. Cost of marketing sites.		
Business Recruitment	12,555	
		\$ 12,555
4. Property assembly cost and site preparation costs.		
Soil Testing At 616 N Milwaukee Ave (ECS Midwest LLC)	12,250	
Wolf Rd Resurface Design and Consulting (Hampton Lenzini and Renwick)	48,766	
616 N Milwaukee Ave Land Acquisition (Chicago Title Insur)	706,661	
		\$ 767,677
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Restaurant & Retail Build Out Grant (Chicago Ramen Wheeling)	49,482	
Restaurant & Retail Build Out Grant (WTB Wheeling LLC)	100,000	
Restaurant & Retail Build Out Grant (Cooper's Hawk Winery)	100,000	
Restaurant & Retail Build Out Grant (By Grace F&B LLC)	45,606	
		\$ 295,088
6. Costs of the construction of public works or improvements.		
Paver Brick Replacement (Midwest Brick Paving Inc)	121,000	
Street Improvements (Builders Paving, LLC)	25,000	
Wolf Road Street Resurfacing Improvements (Schroeder Asphalt Services)	182,749	
		\$ 328,749

SECTION 3.2 A

PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
ICSC conferences	979	
Bisnow Shopping Trends Event	44	
Restaurant Business Alliance Event	12	
Greater Chicagoland Economic Partnership 2024 Event Meeting	10	
Land Economics Society Holiday Party	11	
Economic Development Professional Luncheons	9	
		\$ 1,065
9. Financing costs.		
Bond Principal	603,125	
Bond Interest	19,763	
		\$ 622,888
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
TIF Act Reimbursement (Township HS District 214)	43,238	
		\$ 43,238
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
TIF Act Reimbursement (Indian Trails Public Library)	16,778	
		\$ 16,778

**SECTION 3.2 A
PAGE 3**

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 2,146,694

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2023

Name of Redevelopment Project Area:

North Milwaukee/Lake Cook

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
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Property (1):	
Street address:	616 N Milwaukee
Approximate size or description of property:	
Purchase price:	706,660.86
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2023

Name of Redevelopment Project Area:

North Milwaukee/Lake Cook

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	8
2b. The total number of NEW projects undertaken by the municipality in fiscal year 2022 and any fiscal year thereafter, within the Redevelopment Project area, if any.	0

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 223,541,648	\$ -	\$ -
Public Investment Undertaken	\$ 40,739,627	\$ -	\$ -
Ratio of Private/Public Investment	5 19/39		0

Project 1 Name: Prairie Park Development

Private Investment Undertaken (See Instructions)	\$ 91,741,648		
Public Investment Undertaken	\$ 10,563,928		
Ratio of Private/Public Investment	8 13/19		0

Project 2 Name: Westin Hotel

Private Investment Undertaken (See Instructions)	\$ 125,000,000		
Public Investment Undertaken	\$ 23,000,000		
Ratio of Private/Public Investment	5 10/23		0

Project 3 Name: Milbrook Pointe Phase 2

Private Investment Undertaken (See Instructions)	\$ 6,800,000		
Public Investment Undertaken	\$ 1,500,000		
Ratio of Private/Public Investment	4 8/15		0

Project 4 Name: Wolf Road Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 2,211,929		
Ratio of Private/Public Investment	0		0

Project 5 Name: Wolf Court Diversionsary Channel Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 2,107,244		
Ratio of Private/Public Investment	0		0

Project 6 Name: Façade Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 295,088		

Ratio of Private/Public Investment	0		0
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Project 7 Name: Milwaukee Avenue Lighting Upgrade

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	332,527	
Ratio of Private/Public Investment		0	0

Project 8 Name: 616 N Milwaukee Ave

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	728,911	
Ratio of Private/Public Investment		0	0

Project 9 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 10 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 11 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 12 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 13 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 14 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 15 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 16 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

FY 2023

Name of Redevelopment Project Area:

North Milwaukee/Lake Cook

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
Not Available			
			\$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	
	Temporary	Permanent	Temporary	Permanent

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

Project Name	Stated Rate of Return

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2023

Name of Redevelopment Project Area:

North Milwaukee/Lake Cook

Provide a general description of the redevelopment project area using only major boundaries.

Between Wolf Road and Milwaukee Avenue, West of the Des Plaines River, South of Lake Cook Road.

Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2023

Name of Redevelopment Project Area:

North Milwaukee/Lake Cook

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2003	\$ 24,748,756	77862801

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

Indicate an 'X' if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Wheeling District 21	\$ 1,526,345
HS District 214	\$ 774,533
Village of Wheeling	\$ 456,751
Wheeling Park District	\$ 245,005
Indian Trails Public Library	\$ 149,506
Cook County	\$ 141,932
Harper College District 512	\$ 135,016
Water Reclamation District	\$ 123,161
Forest Preserve District	\$ 26,674
Town of Wheeling	\$ 11,855
Wheeling General Assistance	\$ 2,305
Road and Bridge Wheeling	\$ 3,952
NW Mosquito Abatement	\$ 2,964



June 19, 2024

Office of the Illinois Comptroller
Local Government Division
Suite 15-500
100 W. Randolph Street
Chicago, IL 60601

RE: Village of Wheeling Annual TIF Reports:
Crossroads Redevelopment Area
South Milwaukee Avenue TIF District
Lake Cook and Milwaukee Avenue TIF District
Town Center-II Redevelopment Area
Southeast-II TIF District

To Whom It May Concern:

I am the Village Manager and Chief Executive Officer of the Village of Wheeling. This letter is to certify that, to the best of my knowledge, the Village of Wheeling has complied with all of the requirements of the Illinois Tax Increment Financing Act during the fiscal year ended December 31, 2023. This certification is issued pursuant to requirements of the Act.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon Sfondilis", is written over a circular blue stamp.

Jon Sfondilis
Village Manager



June 19, 2024

Office of the Illinois Comptroller
Local Government Division
Suite 15-500
100 W. Randolph Street
Chicago, Ill. 60601

RE: Village of Wheeling Annual TIF Reports:
January 1, 2023 to December 31, 2023

Crossroads Redevelopment Area
South Milwaukee Avenue TIF District
Lake Cook and Milwaukee Avenue TIF District
Town Center-II Redevelopment Area
Southeast-II TIF District

To Whom It May Concern:

I, James Ferolo, am the Village Attorney for the Village of Wheeling, Illinois.

I have reviewed all information provided to me by the Village administration and staff, and I find that the Village of Wheeling has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder to the best of my knowledge and belief.

This opinion relates only to the time period set forth, and is based upon information available to me as of the end of said fiscal year.

Sincerely,

A handwritten signature in blue ink that reads "James V. Ferolo".

James Ferolo
Village Attorney

**Village of Wheeling, IL
North Milwaukee/Lake Cook Redevelopment Area**

Annual Comptroller's Report

Statement Regarding Activities Undertaken in Furtherance of the Objectives of the Plan

The Village declared a surplus of \$3,600,000 and sent the funds to the Cook County Treasurer's Office for distribution to the overlapping taxing districts.

\$706,661 was paid to Chicago Title Insurance Company to finalize the purchase of 616 N. Milwaukee Avenue.

ECS Midwest, LLC, was paid \$12,250 for remediation soil testing at 616 N Milwaukee Avenue.

The Lakota Group received \$3,468 for consulting fees related to a Restaurant Row Corridor Plan. The study will determine the feasibility of a riverwalk on the west side of the Des Plaines River. It will consider other economic development strategies for the continued success of Restaurant Row.

Gewalt Hamilton Associates received \$37,420 for consulting fees related to a Prairie Park Storm Sewer Feasibility Study.

Midwest Brick Paving, Inc., received \$121,000 to perform paver brick replacement.

Builders Paving, Inc., received \$25,000 to perform street improvements related to the 2023 MFT Street Project that included a piece of Mayer Avenue.

Hampton, Lenzini, and Renwick, were paid \$48,766 to design and consult on the Wolf Road resurfacing project.

Schroeder Asphalt Services received \$182,749 to perform Wolf Road Street Improvements.

Chicago Ramen, Wheeling, received \$49,482 for a restaurant and retail build-out grant.

WTB Wheeling, LLC, received \$100,000 for a restaurant and retail build-out grant.

Cooper's Hawk Winery received \$100,000 for a restaurant and retail build-out grant.

Grace F&B, LLC, received \$45,606 for a restaurant and retail build-out grant.

Please note this statement is also intended to provide the additional information on the use of all funds received under this Division and steps taken by the Village to achieve the objectives of the redevelopment plan.

Indian Trails Public Library District received \$16,778 as a reimbursement for library cards issued to residents of Prairie Park and Millbrook Pointe.

Township High School District 214 received \$43,238 as a reimbursement for residents of the Northgate Crossing and Wheeling Town Center apartments who have children in the school district.

Additional expenditures were incurred for bond principal and interest, salaries, business recruitment, legal fees, and fiscal agent fees associated with the development of the North Milwaukee/Lake Cook Redevelopment Area.

Please note this statement is also intended to provide the additional information on the use of all funds received under this Division and steps taken by the Village to achieve the objectives of the redevelopment plan.

RESOLUTION NO. 23- 038

RESOLUTION AWARDING A WHEELING RESTAURANT AND RETAIL BUILD-OUT ASSISTANCE GRANT TO COOPERS HAWK WINERY AND RESTAURANT, 583 N. MILWAUKEE AVENUE

WHEREAS, the applicant, Cooper's Hawk Winery and Restaurant ("Petitioner") located at 583 N. Milwaukee Avenue, has applied for a Wheeling Restaurant & Retail Build-Out Assistance Grant (Program A), that would assist with the purchase and installation of exterior and interior improvements, a copy said application being attached hereto as Exhibit A; and

WHEREAS, the Interim Economic Development Department Director has reviewed the Petitioner's grant application and has subsequently submitted a recommendation to the Village Board, recommending that the Petitioner be awarded up to \$100,000.00 for the proposed project based on the Wheeling Restaurant & Retail Build-Out Assistance Grant (Program A) formula of eligible costs; and

WHEREAS, the President and Board of Trustees have reviewed the recommendation of the Economic Development Department regarding Cooper's Hawk's application for the Wheeling Restaurant & Retail Build-Out Assistance Grant;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the Village Board hereby finds Cooper's Hawk Winery and Restaurant eligible for the Wheeling Restaurant & Retail Build-Out Assistance Grant (Program A) and awards up to one hundred thousand dollars and zero cents (\$100,000.00) for the purpose of renovating an existing commercial property through the purchase and installation of exterior and interior improvements, in accordance with the Wheeling Restaurant & Retail Build-Out Assistance Grant Application attached as Exhibit A, and subject to the following:

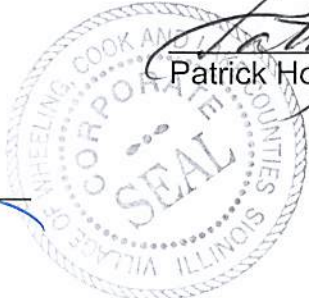
- 1. That the grant is subject to the terms of Wheeling Retail & Restaurant Build-Out Assistance Grant program, last amended by Resolution 21-103.

Trustee VOGEL moved, seconded by Trustee PAPANTOS that Resolution No. 23- 038 be passed this 6th day of March, 2023, by the President and Board of Trustees, Wheeling, Illinois.

President Horcher Ag Trustee Ruffatto Ag
Trustee Krueger Ag Trustee Vito Ag
Trustee Lang Ag Trustee Vogel Ag
Trustee Papantos Ag

Patrick Horcher
Patrick Horcher, Village President

ATTEST:
Kathryn M. Brady
Kathryn M. Brady, Village Clerk



Project Narrative

Listed on FSR's top 50 restaurants, Cooper's Hawk Winery & Restaurants is built upon the passionate belief that food and wine hold the power to forge lasting connections. We have created a modern, casual dining experience with warm hospitality in an inviting upscale setting. Our culinary team has designed a contemporary American menu infused with flavors from around the world. Because we understand that great wines begin in the vineyard, our winemaker and his team travel the globe looking for the very best grapes and nurtures each wine according to its individual needs to craft the best wine possible. Cooper's Hawk Wine Club, which now has more than 450,000 wine aficionados as members, crosses several age groups, consisting of 22% Millennials, 39% Generation X and 33% boomers. Cooper's Hawk Winery & Restaurants employs more than 6,000 team members and currently has 46 locations.

In addition to this, Cooper's Hawk makes it a priority to give back to the community. The company's charitable giving include the Cooper's Hawk Cares and the CHarity Day programs across all restaurants. The Cooper's Hawk Cares program offers several tiers of support and all donation requests are honored. Requests typically fall into one of the following categories:

- Large wine donation for a charity event (organized through our Offsite Events team)
- Auction/Raffle donation of a Cooper's Hawk Cares magnum bottle, complimentary 3-month Wine Club membership and complimentary tasting for two
- Auction/Raffle donation of complimentary Lux tasting for 4

The CHarity Day program allows for each restaurant location to choose a local charity they want to support to volunteer their time. Whether it's a food pantry, animal shelter or local fundraiser, the teams are organized and use their time to support their communities.

Cooper's Hawk's decision to remodel its Wheeling, IL restaurant is an effort to enhance the layout of the restaurant and update the design to better accommodate our guests and staff. The value added to Wheeling resulting from Cooper's Hawk remodeling can be immediately measured by the economic benefit to its citizens through employment opportunities, building expenditures, and the improved aesthetic of the location.

July 11, 2022



Cooper's Hawk Winery & Restaurants
Attn: Rosi Delia, Director of Real Estate
rdelia@chwinery.com

RE: Wheeling, Illinois Restaurant and Retail Build-Out Assistance Program

Dear Rosi:

STORE Capital (or one of its affiliates) is the landlord of the property commonly known as 583 N. Milwaukee Ave, Wheeling, IL 60090 (the "Property") and leased to Cooper's Hawk Winery and Restaurants (or one of its affiliates) (the "Tenant"). We understand that the Tenant intends to make certain improvements (the "Improvements") to the Property and participate in the Wheeling Restaurant and Retail Build-Out Assistance Program. Please consider this letter to be notice that STORE Capital intends to contribute at least 10% of the total cost of the Improvements at the Property, subject to the execution of a formal Letter of Intent between STORE Capital and the Tenant and the approval of STORE Capital's Investment Committee.

Sincerely,

STORE Capital Corporation

By: 

Name: Michael E. Schultz

Title: Managing Director



Agenda Item Details

Meeting	Mar 06, 2023 - Village Board Regular Meeting Agenda
Category	13. New Business - All Listed Items for Discussion and Possible Action
Subject	E. Resolution Awarding a Wheeling Restaurant and Retail Build-Out Assistance Grant to Cooper's Hawk Winery and Restaurant, 583 N. Milwaukee Avenue
Access	Public
Type	Action
Fiscal Impact	Yes
Dollar Amount	100,000.00
Budgeted	Yes
Budget Source	North Milwaukee TIF District
Recommended Action	Motion to Approve
Goals	Economic Development

Public Content

From: Ross Klicker – Interim Director of Economic Development

Subject: Request for a Wheeling Restaurant and Retail Build-Out Assistance Grant for the Property at 583 N. Milwaukee – Cooper's Hawk

EXECUTIVE SUMMARY

Cooper's Hawk Winery and Restaurant at 583 N. Milwaukee Road has submitted an application for the Wheeling Restaurant & Retail Build-Out Assistance Grant (Program A) for building and interior upgrades. The requested grant amount is \$100,000.00.

MEMO

Background:

The property at 583 N. Milwaukee Road encompasses the existing approximately 11,200-square-foot Cooper's Hawk Winery and Restaurant, which has been in operation since May 2008. Cooper's Hawk has applied for a Wheeling Restaurant & Retail Build-Out Assistant Grant (Program A) in the amount of \$100,000 for interior and building upgrades. The applicant has renewed its lease and is upgrading and improving the facility and signage, which will entail an investment of over \$4,800,000.

The applicant previously received approvals from the Village of Wheeling regarding its proposed improvement and sign package. The total value of the signage and interior improvements is \$101,800, of which \$49,481.50 is eligible for reimbursement utilizing the criteria identified in the grant application.

This property falls within the North Milwaukee TIF District, and the applicant is applying under Program A, which is the Food & Beverage, Retail and Shopping Center Assistance Program. The applicant produces food and beverage tax, and therefore is eligible. This program allows up to \$150,000 in assistance for eligible expenses, or 50% of materials and 25% of labor, whichever is less. Due to the substantial level of investment by the applicant, the grant amount of \$100,000 requested by the applicant is justified. Economic Development staff finds that the applicant's request is eligible for the funding under Program A.

Recommendation:

Economic Development staff has reviewed the application, as summarized above, and recommends approval of the grant application request in the amount of \$100,000.

Strategic Plan Theme:

Economic Development

CH MU BI CON 2102 2402 Wheeling, IL Restaurant & Retail Build-Out Assistance Program 2023 02 09.pdf (922 KB)

Resolution - Build Out Assistance Grant - Coopers Hawk.pdf (17 KB)

Administrative Content

Executive Content

RESOLUTION No. 23- 097**RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO EXECUTE A CONTRACT WITH THE LAKOTA GROUP REGARDING WHEELING RESTAURANT ROW CORRIDOR GATEWAY IMPLEMENTATION IN AN AMOUNT NOT TO EXCEED \$29,850**

WHEREAS, the Village of Wheeling, Cook and Lake Counties, Illinois, is a home-rule unit of local government pursuant to Article 7, Section 6 of the Constitution of the State of Illinois; and

WHEREAS, in March 2021, the Wheeling Village Board approved the *2021–2025 Strategic Plan* (“Strategic Plan”) which provides specific goals, strategies, and initiatives for Wheeling’s Restaurant Row; and

WHEREAS, in August 2021, the Wheeling Village Board authorized a contract with the Lakota Group for the development of a Restaurant Row Corridor Study to create an effective branding strategy and streetscape design and to provide specific economic development strategies and other recommendations to enhance Restaurant Row; and

WHEREAS, in December 2022 the Wheeling Village Board adopted the Restaurant Row Corridor Plan presented by the Lakota Group, which outlined several strategies and strategic sites for future implementation efforts; and

WHEREAS, the Restaurant Row Corridor Plan identified the southwest corner of Milwaukee Avenue and Wolf Road as “Opportunity Site 2” which would serve as a gateway to Restaurant Row; and

WHEREAS, the Village of Wheeling has recently acquired the vacant lot at 616 N. Milwaukee on the southwest corner of Milwaukee Avenue and Wolf Road for the development of a gateway to Restaurant Row; and

WHEREAS, the Lakota Group has submitted a proposal dated June 9, 2023 in an amount not to exceed \$29,850 that covers development and refinement of a gateway open space plan for an approximately 0.6-acre parcel at the intersection of Milwaukee Avenue and N. Wolf Road;

NOW, THEREFORE BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the Village Manager is hereby authorized to execute a contract with the Lakota Group for development and refinement of a gateway open space plan for Restaurant Row that is in substantial conformity with the contract attached hereto as Exhibit A, with all final changes are to be approved by the Village Manager and Village Attorney.

Trustee Papantos moved, seconded by Trustee Krueger
that Resolution No. 23- 097 be adopted.

President Horcher	<u>Aug</u>	Trustee Ruffatto	<u>Aug</u>
Trustee Krueger	<u>Aug</u>	Trustee Vito	<u>Aug</u>
Trustee Lang	<u>Aug</u>	Trustee Vogel	<u>Aug</u>
Trustee Papantos	<u>Aug</u>		

ADOPTED this 19th day of June 2023, by the President and Board of Trustees of the Village of Wheeling, Illinois.

ATTEST:

Kathryn M Brady
Kathryn M. Brady, Village Clerk



Patrick Horcher
Patrick Horcher, Village President



Agenda Item Details

Meeting	Jun 19, 2023 - Village Board Regular Meeting Agenda
Category	11. Consent Agenda-All items listed on the Consent Agenda are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event the item will be removed from the general order of business and considered after all other Agenda items.
Subject	J. Resolution Authorizing the Village Manager to Execute a Contract with the Lakota Group Regarding Wheeling Restaurant Row Corridor Gateway Implementation in an Amount Not to Exceed \$29,850
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	29,850.00
Budgeted	No
Budget Source	North Milwaukee TIF District
Recommended Action	Motion to Approve
Goals	Economic Development

Public Content

From: Ross Klicker, Interim Director of Economic Development

Subject: Contract with the Lakota Group Regarding Wheeling Restaurant Row Corridor Gateway Implementation

EXECUTIVE SUMMARY

The Village desires to begin implementation of the recently-adopted Restaurant Row Corridor Plan. As such, the Village has acquired the vacant 0.6-acre parcel at the southwest corner of Milwaukee Avenue and Wolf Road, which has been identified in the Restaurant Row Corridor Plan as a potential "gateway" to Restaurant Row. The Lakota Group has submitted a proposal for design development and creation of construction documents for this gateway open space plan, and Village staff recommends approval.

MEMO

In December 2022 the Wheeling Village Board adopted the Restaurant Row Corridor Plan, presented by the Lakota Group, which outlined several strategies and strategic sites for future implementation efforts. In accordance with this plan, the property identified as Opportunity Site 2 (the corner of Milwaukee Avenue and Wolf Road) has recently been acquired by the Village for the development of a gateway to Restaurant Row.

The Lakota Group has submitted a proposal dated June 9, 2023 in an amount not to exceed \$29,850 that covers development and refinement of a gateway open space plan for this site. The initial concept depicted a new Restaurant Row gateway sign, landscaping, open space, additional parking, and walkway connections to the restaurant property to the south. It is envisioned that the final outcome of this design process will align with the initial vision, and will also provide additional detail and strategies for phasing the project to meet budgets. Lakota's process will include schematic design, design development, and construction documents.

Strategic Plan Theme:
Economic Development

Wheeling Gateway Open Space 20230606.pdf (152 KB)

Open Space at Wolf Road.pdf (598 KB)

Opp Site 2 Concept Vision.pdf (1,360 KB)

Strategy 3.4.pdf (533 KB)

Resolution FOR LAKOTA Gateway Development Contract.pdf (20 KB)

Administrative Content

Executive Content

All items listed on the Consent Agenda are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event the item will be removed from the general order of business and considered after all other Agenda items.

August 4, 2023



625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

Mr. Dan Kaup
Village of Wheeling
2 Community Blvd.
Wheeling, IL 60090

Re: Proposal for Engineering Services
Prairie Park StormStore Feasibility Study
GHA Proposal No. 2023.WR012

Gewalt Hamilton Associates, Inc., (GHA) is pleased to submit our proposal to assist the Village with assessing the feasibility of a StormStore project within the Village owned property west of the Prairie Park Subdivision development. If there are any questions, please feel free to reach back to us directly for immediate clarification.

Scope of Services

The Village of Wheeling recently received a concept development plan for Prairie Park West, a 48-unit townhouse development west of the existing Prairie Park. The concept plan proposed that a portion of the development would utilize detention storage on the adjacent Village of Wheeling parcel, which lies just east of the previously developed Meadow Lane basin. The Village would like to investigate if it would be feasible to construct a larger basin at this location utilizing the MWRD StormStore program to potentially provide detention volume for this development and other developments in the watershed. Existing storm sewer would rerouted from the Picardy Subdivision to the south, providing detention for what is believed to be an under detained development.

Proposed Schedule

GHA is prepared to begin this work immediately upon notice to proceed. A final memo outlining our findings will be provided by August 21, 2023.

Compensation for Services

For the services noted above, GHA proposes a lump sum fee of \$7,500.00.

General Conditions

The delineated services provided by Gewalt Hamilton Associates, Inc., (GHA) under this Agreement will be performed as reasonably required in accordance with the generally accepted standards for civil engineering and surveying services as reflected in the contract for this project at the time when and the place where the services are performed.

Nothing contained in this Agreement shall create a contractual relationship with or a cause of

action in favor of a third party against either the Client or GHA. GHA's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against GHA because of this Agreement or the performance or nonperformance of services hereunder. In no event shall GHA be liable for any loss of profit or any consequential damages.

The Client and GHA agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation in Chicago, Illinois unless the parties mutually agree otherwise.

This Agreement, including all subparts and Attachment A, which is attached hereto and incorporated herein as the General Provisions of this Agreement, constitute the entire integrated agreement between the parties which may not be modified without all parties consenting thereto in writing.

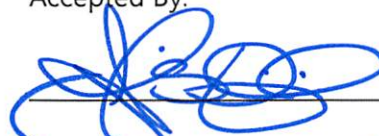
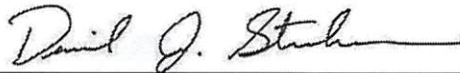
By signing below you indicate your acceptance of this Agreement in its entirety.

Gewalt Hamilton Associates, Inc.

Village of Wheeling

Submitted By:

Accepted By:



Daniel J. Strahan, P.E., CFM
Senior Engineer

Name:

Jon A. Stondilis

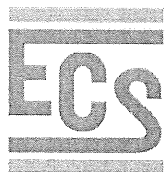
Title:

Village Manager

Date:

08.07.23

Encl.: Attachment A



ECS MIDWEST, LLC

Geotechnical • Construction Materials • Environmental • Facilities

"One Firm. One Mission."

December 7, 2022

James Ferolo
Village of Wheeling
2 Community Boulevard
Wheeling, Illinois 60090

ECS Proposal No. 53-5017

RE: Subsurface Environmental Assessment, Vacant lot in Wheeling SSI, 616 N Milwaukee Avenue, Wheeling, Cook County, Illinois 60090

Dear Mr. Ferolo,

ECS is pleased to provide this proposal for environmental engineering services at the above referenced property. As we understand, the subject property is located at 616 N Milwaukee Avenue, Wheeling, Cook County, Illinois. According to the Cook County Assessor's Office as Parcel Identification Number (PIN) s 03-02-200-101 and is also known as 595 Wolf Road. The subject property consists of a 0.80-acre parcel of land that is undeveloped.

ECS conducted a Phase I Environmental Site Assessment on the subject property dated December 5, 2022. As noted within the report, the following recognized environmental condition (REC) was identified on the subject property:

- *Two Leaking Underground Storage Tank (LUST) incidents with no No Further Remediation (NFR) letters recorded.*

OBJECTIVES AND SCOPE OF WORK

In order to assess the REC identified within the Phase I ESA, ECS recommends that a subsurface environmental assessment be performed. The purpose of this assessment is detailed below:

1. Understand pre-existing site conditions for the purpose limited liability protection of the prospective purchaser of the property.
2. Understand and implement landowner and contractor obligations regarding potential exposures that may pose a risk to human health or the environment as required by federal, state, and local laws and regulations.
3. Comply with federal, state, and local regulations regarding the handling and disposal of impacted media excavated from the site.

Detailed descriptions of the scope of work are presented in the following sections.

SCOPE OF SERVICES – SUBSURFACE ASSESSMENT

Utility Clearance. ECS requests that utility plans and related documents be provided prior to the subsurface sampling to avoid damaging underground structures. As required by state and local regulations, ECS's drilling subcontractor will also contact a public utility location service (Julie 811) to

ECS Proposal No. 5017
Vacant lot in Wheeling SSI
December 2022

clear public utility lines at the subject property prior to the start of fieldwork. However, please note that in most cases, municipal and utility representatives will not locate utilities that are located on private property. Therefore, ECS will engage a private utility locator to identify potential on-site utilities to reduce the potential of encountering utilities during drilling activities.

Geophysical Exploration

The geophysical exploration will be performed in an effort to identify the locations of UST excavations. ECS proposes to use a non-invasive geophysical method (ground-penetrating radar-GPR) in an effort to identify subsurface anomalies (USTs). The GPR equipment utilized will be a GSSI Utility Scan DF equipped with a 400 MHz antenna. GPR is a tool that uses radar pulses to image the subsurface. The GPR data will be collected in an effort to evaluate the presence, depth, and shape of subsurface targets.

This non-destructive method uses electromagnetic radiation in the microwave band (UHF/VHF frequencies of the radio spectrum and detects the reflected signals from subsurface structures. GPR uses high-frequency (usually polarized) radio waves which are transmitted into the ground. When the wave hits a buried object or boundary with different dielectric constants, the receiving antenna records variations in the reflected return signal. The composition of the soil through which the radar pulse is attempting to travel through and/or the presence of water are limiting factors when conducting a geophysical survey. Highly conductive soils, such as clays, can limit the penetration ability of the radar pulse. By contrast, non-conductive soils, such as sandy porous soils, can greatly increase the ability of the radar pulse to penetrate the ground. The less conductive soils offer less 'interference' or reflection of the radar pulse and thereby allow it to penetrate to greater depths. The opposite is true of highly conductive soils. Further, sub-grade debris (urban fill material or re-enforced concrete) can reflect the radar signal before it is able to achieve maximum penetration. Water is the most reflective material a radar pulse will encounter. Wet soils encountered while conducting an underground utility search are problematic and will also limit the effective depth of the scan.

Based upon review of the *Ground Penetrating Radar Soil Suitability Map of the Conterminous United States*, soils in the general area of subject property (Cook County, Illinois) have a moderate to low relative suitability (GPR Soil Suitability Index of approximately 4) with a typical penetration depth range of 1 to 6 ½ feet. However, because of variations in textural layering, mineralogy, soil water content, the ionic concentration of the groundwater, and based upon ECS' experience within Cook County, the depth of penetration within these soils can expect to range from 1 to approximately 8 feet.

While it is possible to locate many objects with GPR there can be objects that are simply too small for the radar to find. This limitation is most frequently experienced with low frequency antennas and specifically in reference to utility locating projects. Given the noted resolution loss, variance of soil compositions and other factors the following rule is a general guideline for locating small objects with ground penetrating radar. *"For every foot deep an object is buried it will need to be at least one (1) inch in diameter"*. In order for us to locate a utility at 4' (48") deep the pipe would need to be at least 4" in diameter.

Please be advised that the presence of cars and other metallic objects will interfere with the geophysical equipment. As such, the subject property will need to be cleared for approximately one day while the geophysical exploration is being performed. Please note that GPR services cannot be provided in wet conditions, especially standing water.

ECS Proposal No. 5017
Vacant lot in Wheeling SSI
December 2022

ECS will perform in-field interpretation of geophysical results. Additionally, information obtained during the performance of the geophysical exploration will be summarized within our report. The report will contain methodologies and procedures utilized to perform the work, graphics, and field data. The report will also contain figures identifying the location of subsurface anomalies encountered on the subject property (if any).

Soil, Groundwater, and Soil/Gas Sampling. To assess current environmental subsurface conditions at the subject property, ECS proposes to install up to six (6) soil borings. The soil borings will be advanced with a Geoprobe to a depth of approximately 15 feet bgs, or to groundwater or bedrock, whatever is shallower. The Geoprobe borings will be advanced continuously from the ground surface to the bottom of each boring by pushing a 2-inch diameter by 5-foot-long hollow-barreled sampler into/through the soil. Soil samples will be collected in dedicated, disposable plastic liners contained in the sampler. Following sample collection, the probe holes will be backfilled with granular bentonite and hydrated in-place. All drilling equipment, including the sampling rods, will also be decontaminated prior to sampling and in between boring locations.

Soil samples will be screened in the field for chemical odors, evidence of staining or other visible indications of chemical release, and volatile organic emissions using a photoionization detector (PID). Soil samples that exhibit the most severe evidence of chemical release, if encountered, will be submitted for chemical analysis. In the absence of indications of chemical release, one representative sample of the unsaturated soils of each of the borings will be submitted for analysis.

In addition, two (2) temporary 1-inch monitoring wells will be installed within the borings to depths of approximately 15 feet. Analysis of groundwater “grab” samples provide a broad indicator of the presence, absence, and relative severity of chemicals of concern in the subsurface, if any. Please note that if groundwater is not encountered, a deeper soil sample will be collected in lieu of a groundwater sample.

ECS also proposes to install two (2) temporary soil/gas monitoring locations and collect two soil/gas samples directly from on-site shallow soils in order to address the indoor inhalation exposure pathway. The soil/gas samples will be collected from depths between 3 feet bgs and groundwater.

Sample Handling. Following sample collection, the soil and groundwater samples will be placed in clean sampling media supplied by the analytical laboratory. The soil sample jars/vials will be filled as completely as possible to minimize headspace; the jars/vials will then be labeled and placed in a chilled cooler for transport to the analytical laboratory. Standard chain of custody protocols will be maintained throughout the sample handling process.

Lithologic Description. Soil samples will be logged continuously from ground surface to the bottom of each boring for lithologic description. An experienced ECS geologist or engineer will document the subsurface conditions (soil type, PID measurements, the presence of staining, odors and groundwater levels, etc.) in each boring.

Equipment Decontamination. Prior to use at each boring, all downhole sampling equipment will be cleaned using an Alconox® wash and rinsed with potable water.

ECS Proposal No. 5017
 Vacant lot in Wheeling SSI
 December 2022

Soil, Groundwater, and Soil/Gas Analysis. ECS proposes that samples will be analyzed for the following:

Number of Samples	Analytical Parameters
Soil	
6	BTEX/MTBE, PNAs, Lead & pH
Groundwater	
2	BTEX/MTBE, PNAs, Lead & pH
Soil/Gas	
2	VOCs

VOCs - volatile organic compounds via Method 5035/8260B, TO-15 air

PNAs –Semi Volatile Organic Compounds via Method 8270D

pH – Via Method 9045

Lead – Metals via Method 6010

The soil, groundwater, and soil/gas analysis will be performed by an Illinois EPA accredited analytical laboratory; the analyses will be performed on a standard (7-10 business day) turn around basis, unless otherwise requested.

Data Evaluation and Report Preparation.

Based on the proposed property usage, ECS will compare the soil data to the remedial objectives for industrial/commercial properties as cited in 35 Illinois Administrative Code 742 (35 IAC 742): *Tiered Approach to Corrective Action Objectives* (TACO) for the contaminants of concern. These comparisons will be used to gauge the relative severity of chemical impacts, if any.

Following receipt of the laboratory data, ECS will prepare a report presenting the results of the assessment. The report will include a description of the rationale for all conclusions relative to Illinois regulations and recommendations for additional work, if warranted. The report will also include a site plan showing the location of the borings, the results of the analysis summarized in data tables, copies of the laboratory reports and a description of our field protocols.

Project Management. Project management includes discussions with task managers, scheduling and coordination of field work, subcontractor procurement, interaction with client, budget tracking, laboratory interface, and related activities.

SCHEDULE

Fieldwork can be scheduled following receipt of written authorization to proceed. We anticipate that the fieldwork can be completed in one day. The sample analysis will be performed on a standard (7-10 business day) turnaround basis. ECS will provide a verbal report of the findings following receipt of the laboratory data; we anticipate that a written report will be provided approximately 1 week following receipt of laboratory data. This schedule is largely dependent on subcontractor participation. This schedule also assumes that ECS will have timely access to the subject property and that the work will not be delayed by inclement weather.

Your acceptance of this proposal may be indicated by signing and returning one copy to us. Issuance of a purchase order, or other types of notices to proceed (verbal, written, or electronic) implicitly acknowledges acceptance of the Terms and Conditions of Service and this proposal.

ECS Proposal No. 5017
Vacant lot in Wheeling SSI
December 2022

We are pleased to have this opportunity to offer our services and look forward to assisting you on this project. If you have any questions regarding the information contained in this proposal, please contact either of the undersigned at (847) 279-0366.

Respectfully,

ECS MIDWEST, LLC



Jason Warren, REM
Principal



Nathalia Londono Zuluaga
Project Manager

https://ecslimited365.sharepoint.com/sites/53MidwestEnvironmental/53 Data/2022 Proposals/53-5017_Vacant lot in Wheeling_616 N Milwaukee Ave, Wheeling, IL - SSI.doc

COST ESTIMATE
ENVIRONMENTAL SERVICES
 2916 NORTH KEARSARGE AVENUE
 CHICAGO, COOK COUNTY, ILLINOIS 60641

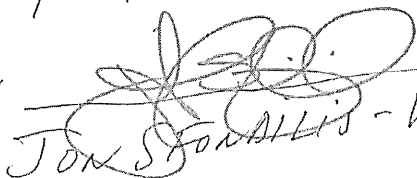
We propose to complete the above scope of services on a lump sum basis. We have estimated the time requirements based upon the level of effort deemed appropriate for the proposed Tasks. The proposed budget will not be exceeded by 10% without receipt of prior authorization from Client.

Description of Work	Unit	Unit Price	Total Cost
Subsurface Environmental Assessment			
ECS Geologist/Engineer	1 Day	\$1,200	\$1,200
Drilling Subcontractor	Lump	\$2,800	\$2,800
Equipment Rental/Expenses	Lump	\$500	\$500
Laboratory Subcontractor (7-10 business days turnaround)	Soil	\$1,400	\$2,450
	Groundwater	\$450	
	Soil/Gas	\$600	
Private Utility Locator / GPR Scan	Lump	\$900	\$900
Project Management/Reporting/Senior Review	Lump	\$1,900	\$1,900

Total Estimated Cost

\$9,750

Accepted
12/23/22

BY  - VILLAGE MANAGER

RESOLUTION NO. 23- 033

RESOLUTION APPROVING A CONTRACT EXTENSION WITH MIDWEST BRICKPAVING INC. FOR THE 2023 BRICK PAVER MAINTENANCE PROJECT IN THE AMOUNT OF \$220,999.25 IN FY 2023

WHEREAS, the Village's 2023 Budget has Capital Improvement Funds allocated for the Brick Paver Maintenance Project; and

WHEREAS, the Village advertised for bids on June 6, 2022, in the *Daily Herald* for the proposed brick paver maintenance; and

WHEREAS, on June 23, 2022, the Village received and opened one (1) qualified bid proposal from Midwest Brickpaving for this project; and

WHEREAS, the contract with Midwest Brickpaving allows for two one-year contract extensions with no price increase; and

WHEREAS, Public Works was very satisfied with the work performed in 2022 by Midwest Brickpaving; and

WHEREAS, it is in the best interest of the Village of Wheeling to extend the contract with Midwest Brickpaving Inc. for the 2023 Brick Paver Maintenance Project;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the Village Manager is hereby authorized and directed to execute a contract extension with Midwest Brickpaving Inc. for the 2023 Brick Paver Maintenance Project in the amount of \$220,999.25 in accordance with the unit price in the bid proposal dated June 23, 2022.

Trustee Vogel moved, second by Trustee Papantos that Resolution No. 23- 033 be adopted.

President Horcher	<u>AY</u>		
Trustee Krueger	<u>AY</u>	Trustee Ruffatto	<u>AY</u>
Trustee Lang	<u>AY</u>	Trustee Vito	<u>AY</u>
Trustee Papantos	<u>AY</u>	Trustee Vogel	<u>AY</u>

ADOPTED this 6th day of March, 2023, by the President and Board of Trustees of the Village of Wheeling, Illinois.

Patrick Horcher
Patrick Horcher, Village President

ATTEST:
Kathryn M Brady
Kathryn M. Brady, Village Clerk



**VILLAGE OF WHEELING
2023 PAVER BRICK MAINTENANCE
CONTRACT DOCUMENT**

This agreement is made this 6th day of March, 2023 between and shall be binding upon the Village of Wheeling, an Illinois municipal Corporation hereinafter referred to as (the "Village") and (Midwest Brick Paving, Inc.) hereinafter to as (the "Contractor") and its successors.

Witnessed, that in consideration of the mutual promises of the parties delineated in the contract documents, the Contractor agrees to perform the services and the Village agrees to pay for the following services as set forth in the contract documents:

as the removal and replacement of brick pavers between the walk and curb along Milwaukee Avenue.


1. This contract shall embrace and include all of the applicable contract documents listed below as if attached hereto or repeated herein:
 - a. Specification and Contract Document for 2023 PAVER BRICK MAINTENANCE , consisting of the following:
 - i. Cover Sheet
 - ii. Table of Contents
 - iii. Invitation to Bid on Contract Document Legal Notice
 - iv. ~~Standard General Conditions of the Construction Contract, EJCDC C 700 2007 Edition (as modified)~~
 - v. Specific Terms, Conditions and Instructions and Blue Prints
 - vi. Bid Proposal Form
 - vii. Plans and Specifications
 - viii. All issued Addenda
 - ix. Certificate of Eligibility to Enter into Public Contracts
 - x. Required Performance and Payment Bonds
 - xi. Required Insurance Certificates
 - xii. All other Modifications issued after the execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive or (4) a written order for a minor change in the work issued by the Engineer.
 - b. The Contractor's Bid Proposal Dated
 - c. Required Performance and Payment Bonds and Certificate of Insurance
2. The Village agrees to pay, and the Contractor agrees to accept as full payment for the items, and installation of the same, which are the subject matter of this contract the total sum of \$ 220,999.25 paid in accordance with the provisions of the Local Government Prompt Payment Act.
 - a. **Length of Contract: This contract shall be in effect for one (1) year with one (1) optional one (1) year extension at the same unit price per square foot for removal and replacement of brick pavers. Either party can terminate this contract by mutual written agreement between the Village and the Contractor.**

3. The Contractor represents and warrants that it will comply will all applicable Federal, State and local laws concerning prevailing wage rates and all Federal, State and local laws concerning equal employment opportunities.
4. The Contractor shall commence work under this Contract upon written Notice to Proceed from the Village and shall complete work on this project within 60 calendar days from the date of the Notice to Proceed. Time is of the essence of this Contract and Contractor agrees to achieve completion within the contract time by all proper and appropriate means including working overtime without additional compensation.
5. Bonds required to guarantee performance and payment for labor and material for this work shall be in a form acceptable to the Village and shall provide that they shall not terminate on completion of the work, but shall be reduced to ten percent (10%) of the contract sum upon the date of final payment by the Village for a period of one (1) year to cover a warranty and maintenance period which Contractor agrees shall apply to all material and workmanship for one (1) year from the date of issuance of the final payment by the Village.
6. Pursuant to the provisions of Section 5 of the Mechanics' Lien Act of Illinois, prior to making any payment on this contract the Village demands that the Contractor furnish a written statement of the names of all parties furnishing labor and/or materials under this Contract and the amounts due or to become due on each. This statement must be made under oath or be verified by affidavit. Final payment shall not be issued by the Village nor shall any retained percentage become due until releases and waivers of lien have been supplied as the Village designates.
7. In executing this Contract, Contractor agrees that it has examined the site of the work and the conditions existing therein, has examined the Contract Documents and taken and compared field measurements and conditions with those Documents.
8. This Contract represents the entire Agreement between the parties and may not be modified without the written approval of both parties.
9. Where the terms of this Contract conflict with the provisions of the Contract Documents, the Contract Documents shall be binding.

If an individual or partnership, all individual names of each partner shall be signed or if a corporation, an officer duly authorized shall sign here:

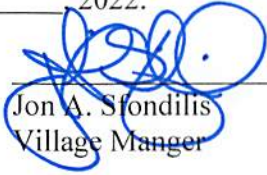
Accepted this 6th day of February, 2023.

Individual or Partnership Corporation

 _____ By Joel Elfering _____ President _____ Position/Title _____ Midwest Brickpaving, Inc. _____ Print Company Name	_____ By _____ _____ Position/Title _____
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THE VILLAGE OF WHEELING, ILLINOIS

Accepted this 6th day of March 2022.



Jon A. Sfondilis
Village Manger



Agenda Item Details

Meeting	Mar 06, 2023 - Village Board Regular Meeting Agenda
Category	11. Consent Agenda-All items listed on the Consent Agenda are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event the item will be removed from the general order of business and considered after all other Agenda items.
Subject	I. Resolution Approving a Contract Extension with Midwest Brickpaving Inc. for the 2023 Brick Paver Maintenance Project in the Amount of \$220,999.25 in FY 2023
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	220,999.25
Budgeted	Yes
Budget Source	Capital Improvement and North TIF Funds
Recommended Action	Motion to Approve
Goals	Transportation & Infrastructure

Public Content

From: Dan Kaup, Director of Public Works
Subject: 2023 Brick Paver Maintenance CIP # CO-05

EXECUTIVE SUMMARY

Staff recommends board approval of a contract extension with Midwest Brickpaving, Inc. Of Antioch, Illinois in the amount of \$220,999.25 for the 2023 Brick Paver Maintenance Project.

MEMO

Background:

Although Milwaukee Avenue is owned by the State of Illinois, the Village is responsible for maintaining the street lighting and sidewalks within the rights-of-way along the corridor. Approximately 20 years ago the Village installed paver bricks between the sidewalk and curblineline to improve the aesthetic appearance of the pedestrian walkway. These paver bricks have been maintained over the past twenty years and are now at the end of their useful life.

Discussion:

Due to the age and failed condition of the subject bricks, staff intends to replace a portion of them each year over the next five years until all pavers have been replaced; 2023 is the second year of this ongoing replacement project. This year will focus on replacing pavers north of Strong Avenue and south of Dundee Road.

Public Bids were advertised and requested in June 2022, and one bid was received on June 23. Village staff reviewed the bid submitted by Midwest Brickpaving, Inc. of Antioch, Illinois, and determined it to be a qualified and responsible bidder meeting all contract requirements, with a \$14.75 per square foot bid proposal. In discussions with staff, Midwest Brick Paving agreed to hold its price for two additional years.

Approximately 14,983 square feet of brick pavers will be replaced for a total contract amount of \$220,999.25. Midwest Brickpaving, Inc. has previously performed satisfactory brick paver work for the Village. Midwest Brickpaving anticipates starting this work in early summer and will complete the project in approximately two weeks with minimal impact to traffic.

Budget:

Capital Improvement and Tax Increment Financing Funds in the amount of \$221,000.00 are approved for this work during FY2023.

Recommendation:

Staff recommends Board approval of a contract extension with Midwest Brickpaving, Inc. for the 2023 Brick Paver Maintenance Project for \$220,999.25.

Strategic Plan:

Transportation and Infrastructure

Specification & Contract Doc for 2023 PAVER BRICK MAINTENANCE.pdf (5,935 KB)

2023 Paver Brick Contract.pdf (5,355 KB)

2023 Brick Paver Resolution.pdf (16 KB)

Administrative Content

Executive Content

All items listed on the Consent Agenda are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event the item will be removed from the general order of business and considered after all other Agenda items.

VILLAGE OF WHEELING, ILLINOIS

NONMAJOR GOVERNMENTAL FUNDS

COMBINING BALANCE SHEET

December 31, 2023

	Special Revenue			
	Motor Fuel Tax	Foreign Fire Insurance Tax	Emergency Telephone System	Grant
ASSETS				
Cash and investments	\$ 3,287,163	\$ 339,660	\$ -	\$ -
Receivables				
Property taxes	-	-	-	-
Accounts	-	-	519,158	-
Accrued interest	-	-	-	-
Other	47,170	-	-	-
Prepaid items	-	3,140	112,496	-
Inventory	200,385	-	-	-
Due from other governments	152,750	-	-	34,455
TOTAL ASSETS	\$ 3,687,468	\$ 342,800	\$ 631,654	\$ 34,455
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 256,419	\$ -	\$ 43,135	\$ 13,492
Accrued payroll	-	-	-	15,357
Unearned revenue	-	-	-	3,163
Due to other funds	-	450	588,519	2,443
Total liabilities	256,419	450	631,654	34,455
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - property taxes	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Total liabilities and deferred inflows of resources	256,419	450	631,654	34,455
FUND BALANCES				
Nonspendable				
Prepaid items	-	3,140	112,496	-
Inventory	200,385	-	-	-
Restricted				
Stormwater improvements	-	-	-	-
Highways and streets	3,230,664	-	-	-
Public safety	-	339,210	-	-
Economic development	-	-	-	-
Assigned				
Debt service	-	-	-	-
Unassigned (deficit)	-	-	(112,496)	-
Total fund balances	3,431,049	342,350	-	-
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 3,687,468	\$ 342,800	\$ 631,654	\$ 34,455

Capital Projects							
Crossroads Redevelopment Area	South Milwaukee Redevelopment Area	North Milwaukee/ Lake Cook Redevelopment Area	Southeast TIF #2	Stormwater	Debt Service	Total	
\$ 480,384	\$ 639,399	\$ 2,794,823	\$ 3,045,441	\$ 2,845,539	\$ 254,132	\$ 13,686,541	
-	-	-	-	-	2,911,335	2,911,335	
-	-	-	-	275,009	-	794,167	
-	-	660	798	5,113	-	6,571	
-	-	-	-	-	-	47,170	
-	117	433	117	-	435	116,738	
-	-	-	-	-	-	200,385	
-	-	-	-	-	-	187,205	
<u>\$ 480,384</u>	<u>\$ 639,516</u>	<u>\$ 2,795,916</u>	<u>\$ 3,046,356</u>	<u>\$ 3,125,661</u>	<u>\$ 3,165,902</u>	<u>\$ 17,950,112</u>	
\$ 30	\$ 7,388	\$ 336,870	\$ 33,279	\$ 115,982	\$ -	\$ 806,595	
-	802	802	802	-	-	17,763	
-	-	-	-	-	-	3,163	
-	-	-	-	-	-	591,412	
<u>30</u>	<u>8,190</u>	<u>337,672</u>	<u>34,081</u>	<u>115,982</u>	<u>-</u>	<u>1,418,933</u>	
-	-	-	-	-	2,850,512	2,850,512	
-	-	-	-	-	2,850,512	2,850,512	
<u>30</u>	<u>8,190</u>	<u>337,672</u>	<u>34,081</u>	<u>115,982</u>	<u>2,850,512</u>	<u>4,269,445</u>	
-	117	433	117	-	435	116,738	
-	-	-	-	-	-	200,385	
-	-	-	-	3,009,679	-	3,009,679	
-	-	-	-	-	-	3,230,664	
-	-	-	-	-	-	339,210	
480,354	631,209	2,457,811	3,012,158	-	-	6,581,532	
-	-	-	-	-	314,955	314,955	
-	-	-	-	-	-	(112,496)	
<u>480,354</u>	<u>631,326</u>	<u>2,458,244</u>	<u>3,012,275</u>	<u>3,009,679</u>	<u>315,390</u>	<u>13,680,667</u>	
<u>\$ 480,384</u>	<u>\$ 639,516</u>	<u>\$ 2,795,916</u>	<u>\$ 3,046,356</u>	<u>\$ 3,125,661</u>	<u>\$ 3,165,902</u>	<u>\$ 17,950,112</u>	

See accompanying notes to financial statements.

VILLAGE OF WHEELING, ILLINOIS

NONMAJOR GOVERNMENTAL FUNDS

COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES

For the Year Ended December 31, 2023

	Special Revenue			
	Motor Fuel Tax	Foreign Fire Insurance Tax	Emergency Telephone System	Grant
REVENUES				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	1,807,870	-	-	328,537
Charges for services	-	-	2,434,128	-
Investment income	206,595	1,364	28,152	-
Miscellaneous	-	103,811	-	-
Total revenues	2,014,465	105,175	2,462,280	328,537
EXPENDITURES				
Current				
General government	-	-	-	-
Public safety	-	42,671	2,284,347	515,231
Highways and streets	2,430,682	-	-	-
Capital outlay	-	-	-	-
Capital improvements	-	-	-	-
Debt service				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	2,430,682	42,671	2,284,347	515,231
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(416,217)	62,504	177,933	(186,694)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	186,694
Transfers (out)	-	-	-	-
Total other financing sources (uses)	-	-	-	186,694
NET CHANGE IN FUND BALANCES	(416,217)	62,504	177,933	-
FUND BALANCES, JANUARY 1	3,847,266	279,846	-	-
Change in accounting principle	-	-	(177,933)	-
FUND BALANCES (DEFICIT), JANUARY 1, RESTATED	3,847,266	279,846	(177,933)	-
FUND BALANCES, DECEMBER 31	\$ 3,431,049	\$ 342,350	\$ -	\$ -

Capital Projects							
Crossroads Redevelopment Area	South Milwaukee Redevelopment Area	North Milwaukee/ Lake Cook Redevelopment Area	Southeast TIF #2	Stormwater	Debt Service	Total	
\$ -	\$ 1,871,525	\$ 5,551,270	\$ 2,440,499	\$ -	\$ 2,498,928	\$ 12,362,222	
-	-	-	-	-	-	2,136,407	
-	-	-	-	1,236,501	-	3,670,629	
27,769	48,930	191,922	170,153	141,397	68,659	884,941	
-	-	-	-	-	-	103,811	
27,769	1,920,455	5,743,192	2,610,652	1,377,898	2,567,587	19,158,010	
31	1,425,986	4,019,722	1,644,331	-	-	7,090,070	
-	-	-	-	-	-	2,842,249	
-	-	-	-	-	-	2,430,682	
-	-	5,972	-	656,100	-	662,072	
-	-	1,097,954	383,190	109,414	-	1,590,558	
-	-	603,125	-	-	2,700,000	3,303,125	
-	-	19,921	-	-	956,675	976,596	
31	1,425,986	5,746,694	2,027,521	765,514	3,656,675	18,895,352	
27,738	494,469	(3,502)	583,131	612,384	(1,089,088)	262,658	
-	-	395,300	-	-	1,285,761	1,867,755	
-	-	-	-	(300,000)	-	(300,000)	
-	-	395,300	-	(300,000)	1,285,761	1,567,755	
27,738	494,469	391,798	583,131	312,384	196,673	1,830,413	
452,616	136,857	2,066,446	2,429,144	2,697,295	118,717	12,028,187	
-	-	-	-	-	-	(177,933)	
452,616	136,857	2,066,446	2,429,144	2,697,295	118,717	11,850,254	
\$ 480,354	\$ 631,326	\$ 2,458,244	\$ 3,012,275	\$ 3,009,679	\$ 315,390	\$ 13,680,667	

See accompanying notes to financial statements.



1415 West Diehl Road, Suite 400
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630.566.8400

SIKICH.COM

CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS
Members of American Institute of Certified Public Accountants

REPORT OF INDEPENDENT ACCOUNTANT'S ON COMPLIANCE

The Honorable Mayor
Members of the Board of Trustees
Village of Wheeling, Illinois

We have examined management's assertion that the Village of Wheeling, Illinois (the Village), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2023. As discussed in that representation letter, management is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Village's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Wheeling, Illinois complied with the aforementioned requirements for the year ended December 31, 2023, is fairly stated in all material respects.

This report is intended for the information and use of the Mayor, Board of Trustees, Management, the Joint Review Board, the Illinois State Comptroller, and the Illinois Department of Revenue.

SiKich CPA LLC
Naperville, Illinois
June 17, 2024

