

## AGENDA

### RULES MEETING OF THE BOARD OF TRUSTEES VILLAGE OF PARK FOREST, COOK AND WILL COUNTIES, ILLINOIS

Village Hall

8:00 p.m.

June 22, 2009

Roll Call

1. An Update Regarding a Remodeling Project for the Park Forest Public Library
2. An Ordinance Amending Chapter 18 (“Buildings and Building Regulations”), of the Code of Ordinances by Adding a New Article VI (“Vacant Buildings”)
3. Contract for Construction Manager for Aqua Center Renovations
4. A Resolution Requesting that the Village of Park Forest be Allowed to Participate in Cook County’s No-Cash Bid Program for Tax Delinquent Residential Properties
5. A Resolution Requesting that the Village of Park Forest be Allowed to Participate in Cook County’s No-Cash Bid Program for Tax Delinquent Industrial Properties

Mayor’s Comments

Manager’s Comments

Trustee’s Comments

Attorney’s Comments

Audience to Visitors

Adjournment

Agenda Items are Available in the Lobby of Village Hall

**VILLAGE OF PARK FOREST**

**MEMORANDUM**

**TO:** John A. Ostenburg, Mayor  
Village Board of Trustees

**FROM:** Thomas K. Mick,  
Village Manager

**DATE:** June 17, 2009

**RE:** An Update Regarding a Remodeling Project for the Park Forest Public Library

**BACKGROUND/DISCUSSION:**

At its February 23 Regular Board Meeting, the Village Board adopted a resolution and letter of understanding (attached) related to a full-scale remodeling of the main floor of the Park Forest Library. Subsequent to this Board action, Library Staff and their designated architect conducted a bid process in hopes of securing a lowest qualified bidder to which the construction/renovation project could be awarded. Attached you will find a copy of the bid analysis shared with the Park Forest Library Board of Trustees by Library Director Barbara Osuch and acted upon at the Library Board's June 18 Board Meeting. In an ongoing effort to keep the Village Board and Staff informed, as property owners of library facility, Director Osuch will be on hand at the June 22, 2009 Board Meeting to provide a status update on the actions taken at the June 18 meeting and the plans for construction work to commence.

**SCHEDULE FOR CONSIDERATION:**

This item will appear on the agenda of the June 22, 2009 Rules Meeting as an update for the Village Board.

<b><u>Contractor</u></b>	<b><u>Bid</u></b>
Brady Construction Management Group	\$ 1,290,000
CMM Group, Inc.	\$ 1,095,000
Chicago Heights Construction Co.	\$ 1,119,870
Construction Solutions of Illinois, Inc.	\$ 981,723
Development Solutions, Inc.	\$ 1,200,643
Harbour Contractors, Inc.	\$ 1,229,722
J L Burke Contracting, Inc.	\$ 1,118,972
Lakepoint Development	\$ 1,283,555
Lakeview Construction, Inc.	\$ 1,276,701
Larson-Danielson Construction Co., Inc.	\$ 1,214,127
Northwest Contractors, Inc.	\$ 1,350,000
Pangere Corp.	\$ 1,185,499
Paul Borg Construction Co.	\$ 1,197,439
Poulos Incorporated Construction Co.	\$ 1,225,000
R. Carlson & Sons, Inc.	\$ 1,133,840
Robert Yiu Construction, Inc.	\$ 1,160,000
Simpson Construction Co.	\$ 1,113,000
Tower Contracting,	\$ 1,049,000
Tuscany Construction, Inc.	\$ 1,128,000
Vee See Construction Co., Inc.	\$ 1,126,700
Walter Daniels Construction Co., Inc.	\$ 1,064,779

## VILLAGE OF PARK FOREST

### MEMORANDUM

**TO:** John A. Ostenburg, Mayor  
Village Board of Trustees

**FROM:** Thomas K. Mick,  
Village Manager

**DATE:** February 9, 2009

**RE:** A RESOLUTION AUTHORIZING THE EXECUTION OF A LETTER OF UNDERSTANDING BY, AND BETWEEN, THE VILLAGE OF PARK FOREST BOARD OF TRUSTEES AND THE PARK FOREST LIBRARY BOARD OF TRUSTEES RELATED TO A REMODELING PROJECT FOR THE PARK FOREST LIBRARY FACILITY

#### **BACKGROUND/DISCUSSION:**

Over the past several years, the Library Board of Trustees, the Library Director and the Staff of the Park Forest Library have worked to assess the space needs for library operations. Additionally, they have analyzed any number of venues and/or options for library operations into the future. Their collective work to date has led to the determination that the Park Forest Library will continue to be located in its existing facility but that a full-scale remodeling and layout of the first main floor should be undertaken.

Along its journey of space needs assessment and potential site analysis, Library Officials have been diligent in keeping the Village apprised of their work and how, if at all, their decisions might impact the Village as owner of their facility. In a joint meeting with the Village on January 28, the Library Board and Staff presented a plan for full-scale remodeling of the main floor of the library facility and what cost estimates are expected (both of which are attached). On the issue of funding the remodeling costs, Library Officials shared what funds they currently have available above and beyond the desired fund balance reserve of three months. Library Director Barbara Osuch and Deputy Village Manager/Finance Director Mary Dankowski shared with the Village Board a proposed plan that would allow the library to fully fund the project using existing funds but that the concept would require the library's fund balance dipping under the desired 3 months reserve, perhaps even down to zero or negative fund balance at the inception of paying of the construction costs.

General consensus was that the Village Board was pleased with the proposed remodeling and the proposed course of action on funding the project. A few caveats were noted regarding the funding concept as follows:

- The Park Forest Library Board of Trustees will ensure that construction costs for the remodeling project are held to \$1,000,000.
- The Park Forest Library Board of Trustees will adopt a fiscal policy indicating an intent

to maintain a minimum 3-month fund balance reserve.

- The Park Forest Library Board of Trustees will levy an additional 1% with the December 2009 tax levy (approximately \$16,276) so as to begin restoring the Library's fund balance reserve.

A suggested approach for the Village Board's taking action to support the remodeling plans and the funding proposal was to craft a letter of understanding as attached with an enabling resolution. Pending the Village Board's consideration and approval of letter of understanding, Library Officials project that final preparation can begin on bid documents, etc. which would allow the remodeling work to unfold this coming summer and be completed by late-2009 or early-2010.

**SCHEDULE FOR CONSIDERATION:**

This item will appear on the agenda of the February 23, 2009 Rules and Regular Board Meetings for Board discussion and approval.

January 29, 2009

Penny Shnay, Library Board President  
Park Forest Library  
400 Lakewood Boulevard  
Park Forest, IL 60466

President Shnay:

This correspondence will serve as a letter of understanding between the Village Board of Trustees for the Village of Park Forest and Board of Trustees for the Park Forest Library as regards the funding for a full-scale renovation project. The project, in short, encompasses a remodeling of the entire main floor of the library facility (exhibit A).

The funding need for this remodeling project is estimated between \$1,300,000 - \$1,520,000 and includes costs for construction, architectural/engineering design and review, furniture, equipment, moving and a contingency fund. At the current time, the Park Forest Library's funding availability is \$1,336,112 with another \$225,000 being sought in grants and/or contributions.

This letter of understanding represents the funding support of the Board of Trustees of the Village of Park Forest which will cover Library operations cash flow needs throughout the duration of the remodeling project and in the ensuing months thereafter. These operational funding needs are estimated to be anywhere from \$138,888 to \$358,888 pending the Park Forest Library's success in acquiring grants or contributions (see Exhibit B). The Village's support is contingent on the following:

- The Park Forest Library Board of Trustees will ensure that construction costs for the remodeling project are held to \$1,000,000.
- The Park Forest Library Board of Trustees will adopt a fiscal policy indicating an intent to maintain a minimum 3-month fund balance reserve.
- The Park Forest Library Board of Trustees will levy an additional 1% with the December 2009 tax levy (approximately \$16,276) so as to begin restoring the Library's fund balance reserve.

The Village of Park Forest Board of Trustees is pleased to support the Library Board of Trustees in this remodeling endeavor. The Park Forest Library has long been a wonderful amenity serving the residents of Park Forest and the region. The facility upgrades to be embarked upon will only further the appeal and attractiveness of the Park Forest Library.

Sincerely,

John A. Ostenburg  
Mayor  
Village of Park Forest

Resolution No. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE EXECUTION OF A LETTER  
OF UNDERSTANDING BY, AND BETWEEN, THE VILLAGE OF PARK  
FOREST BOARD OF TRUSTEES AND THE PARK FOREST LIBRARY BOARD  
OF TRUSTEES RELATED TO A REMODELING PROJECT FOR THE  
PARK FOREST LIBRARY FACILITY**

**BE IT RESOLVED** by the Mayor and the Board of Trustees of the Village of Park Forest, in the exercise of their home rule powers, as follows:

- Section 1. Agreement Approved.** The Letter of Understanding attached hereto and incorporated herein by reference, is hereby approved. The Mayor is hereby authorized and directed to sign the Agreement, in substantially the attached form, on behalf of the Village.
- Section 2. Effective Date.** This resolution shall be in full force and effect forthwith upon its passage, approval and publication as provided by law.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**APPROVED:**

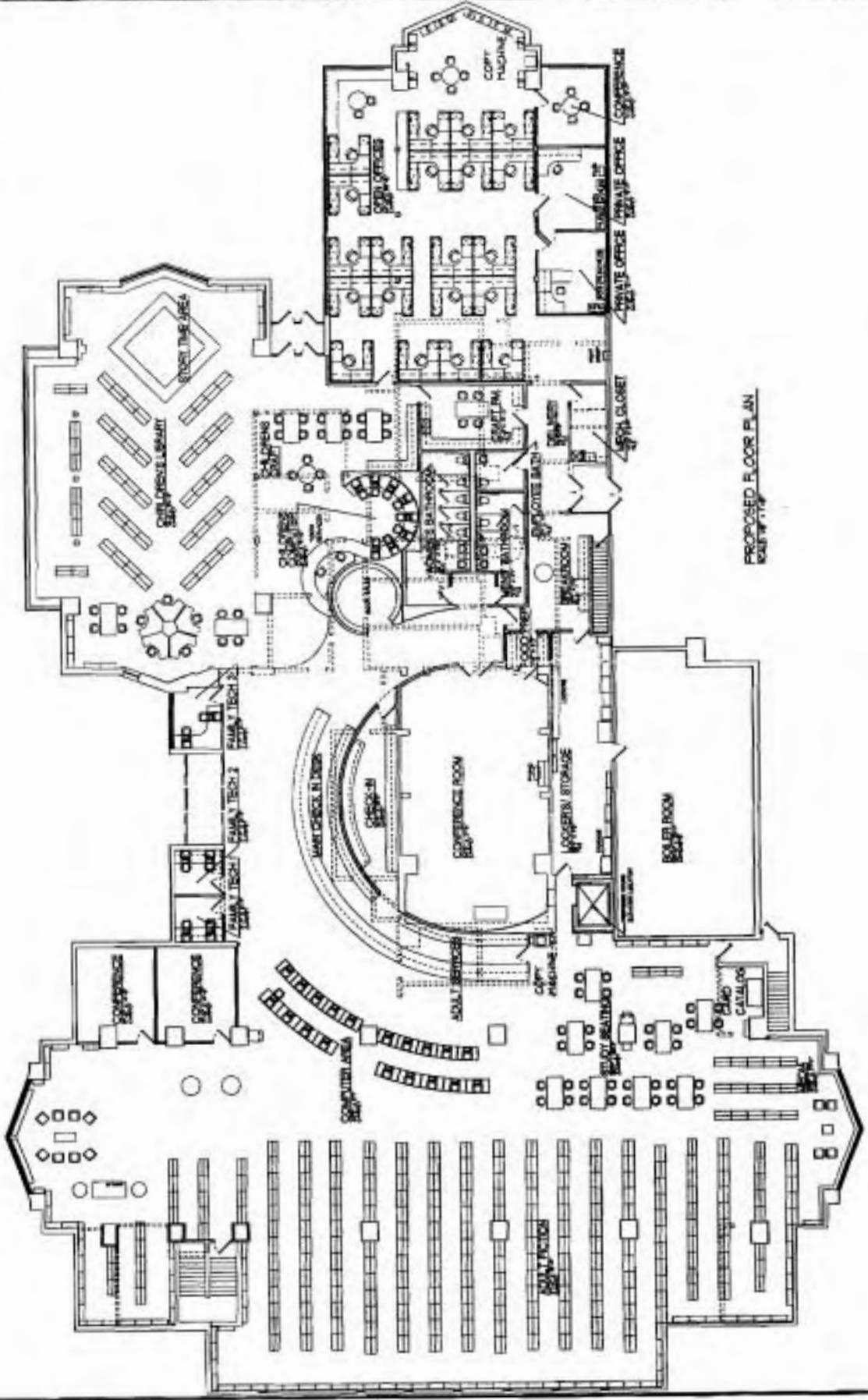
**ATTEST:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Village Clerk

Exhibit A

<b>INNOVATIVE</b> BUILDING & CONSTRUCTION DESIGN CONSULTANTS, PC 212 South Franklin Street Chicago, IL 60606 Tel: 312.467.1000 Fax: 312.467.1001 www.innovativebuilding.com	Park Forest Public Library 400 LAKEWOOD BLVD. PARK FOREST, ILLINOIS	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT NO.: _____ SHEET NO.: _____
	PROJECT NO.: _____ SHEET NO.: _____	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT NO.: _____ SHEET NO.: _____

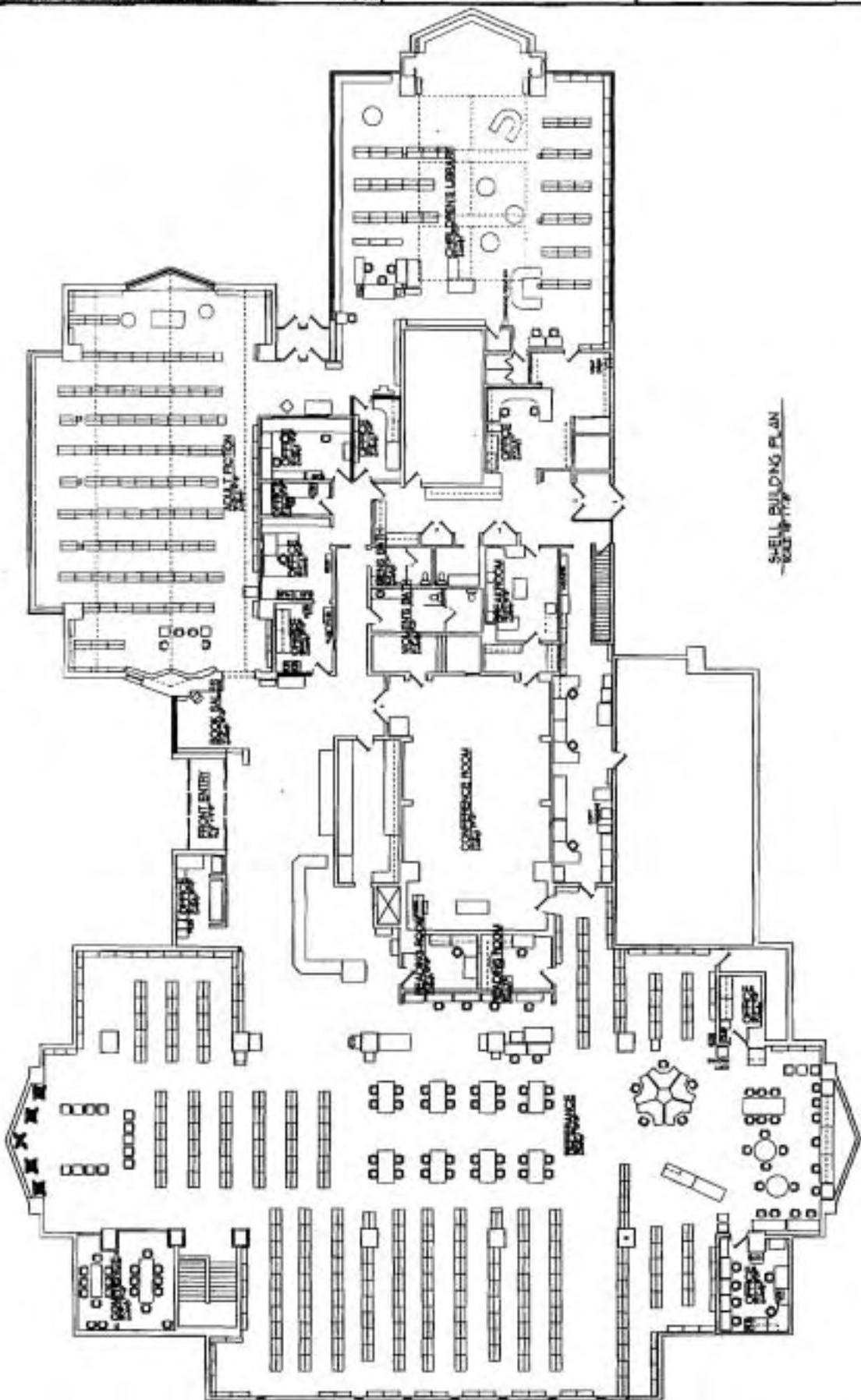


PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"

INNOVATIVE DESIGN CONCEPTS, INC.  
 Address & Contact  
 112 Grand  
 Franklin, IL  
 61830-0001  
 618.300.0001  
 www.innovativedesignconcepts.com

*Park Forest Public Library*  
 400 LAKEWOOD BLVD.  
 PARK FOREST, ILLINOIS

DATE	2010
PROJECT	RENOVATION OF EXISTING BUILDING
OWNER	PARK FOREST PUBLIC LIBRARY
ARCHITECT	INNOVATIVE DESIGN CONCEPTS, INC.
SCALE	AS SHOWN



SHELL BUILDING PLAN  
 2010-11-14

## Library Renovation Analysis As of January 29, 2009

### Projected Project Costs

	<u>Low</u>	<u>High</u>
Construction Costs	\$1,000,000	\$1,200,000
10% Contingency	\$100,000	\$120,000
Architectural/Engineering	\$50,000	\$50,000
Furniture & Equipment	\$100,000	\$100,000
Moving and Other	<u>\$50,000</u>	<u>\$50,000</u>
	\$1,300,000	\$1,520,000

### Fund Balance Analysis

Fund Balance 6/30/08	\$1,336,112
Potential Grant	\$125,000
Other Contributions	<u>\$100,000</u>
	\$1,561,112
Three Month's Reserve	<u>\$400,000</u>
Balance	\$1,161,112

### Fund Balance History

2008	\$1,336,112	
2007	\$1,108,413	
2006	\$962,497	
2005	\$756,163	
Increase Over Four Years		\$579,949

### Recommendations

Hold Construction Costs to low end of estimate	\$1,000,000
Village cover cash flow reserve needs until fund balance is restored	
Reserve Needs (\$1,300,000 - \$1,161,112)	\$138,888 to \$363,888
Library Levy additional 1% in 2009 to build reserve	
1% for Library	\$16,276

## AGENDA BRIEFING

**DATE:** June 9, 2009

**TO:** Mayor John A Ostenburg  
Board of Trustees

**FROM:** Lawrence G. Kerestes, Director of Community Development  
Paul L. Stephanides, Village Attorney

**RE:** Proposed Vacant Building Ordinance

**BACKGROUND/DISCUSSION:**

This memorandum addresses the proposed Vacant Buildings Ordinance, which creates a new Article VI (“Vacant Buildings”) to Chapter 18 (“Buildings and Building Regulations”) to the Code of Ordinances, Village of Park Forest, Cook and Will Counties, Illinois (“Village Code”).

The rise in the number of foreclosed houses and buildings has resulted in homes and buildings that are left empty and vacant. These homes and building are frequently retaken by banks and large financial and real estate institutions that have little to no connection to the Village in which they own property making enforcement of the building and sanitary codes very difficult. Furthermore, the homes sit empty for months or years at a time awaiting foreclosure sale, often creating an unattractive public nuisance.

Similar to the Crime Free Housing Ordinance, this proposed ordinance provides the Troubled Building & Housing Task Force another tool to address problem housing in the Village. Historically, the Village has monitored its housing stock to protect housing values in an effort to enhance Quality of Life amenities for its residents. Since 1983 the Village has monitored vacant and foreclosed single family detached housing which today count at roughly 5,800 units. The following chart identifies the average vacant and foreclosed house on a quarterly basis and illustrates that the Village’s housing, for the most part has mirrored the economy of the nation over the last three decades.

1980s	55 vacant houses	1% of SF Houses	
	45 foreclosed	1% of SF Houses	
1990s	30 vacant houses	< 1% of SF Houses	
	30 foreclosed	< 1% of SF Houses	
2009	235 vacant houses	4% of SF Houses	400% increase
	290 foreclosed	5% of SF Houses	500% increase

Since the 1970s, the Village has also been monitoring single family detached housing rental units. This too reflects the changing economy over the years.

1978	1,200 rental units	400-450 landlords
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1990	400 rental units	< 200 landlords
2009	914 rental units	629 landlords

In addition to these monitoring measures, two new trends have occurred that are impacting the Village's housing stock:

1. Lending institutions are not repossessing foreclosed properties as quickly as they had in the past. In the past two, instead of the process taking nine to twelve months, it is taking up to two years or even not at all. Four of the five lenders with the highest number of foreclosed properties in the Village no longer exist today and there is not any action taking place to move the property along. The result is longer standing abandon vacant houses.
2. Investors used to purchase foreclose vacant properties one or two at a time, fix them up and re-sell or rent them out. Last year it was observed that several investors began to purchase three to five properties, but their plan was to only fix up one or two per year and do nothing with the remaining properties until they "got to them." This is called "Land Banking." This situation is getting worst. Last November 2008 through December 2008 one investor alone purchased twenty-three properties with this idea in mind. The result here too is longer standing abandon vacant houses.

In an effort address these issues and to increase mortgage lender accountability and because of the number of foreclosures and the difficulty of tracking down the owner or person responsible for the condition of the property, it is proposed that the Village adopt a vacant building ordinance to address these issues. Many other municipalities across the country have adopted such ordinances, including in Illinois, the cities of Chicago, Champaign, Evanston, Kankakee, Normal and Waukegan, and the Villages of Alsip, Bellwood, Hinsdale, Oak Forest and Riverdale. A list of such municipalities can be provided.

The Ordinance would require all property owners, including lenders, trustees and service companies, to register and properly maintain vacant properties as defined in the Ordinance. Properties must be maintained in accordance with the relevant sanitary codes, building codes and local regulations concerning external and/or visible maintenance.

The Ordinance will provide a point of contact in case the property becomes a public nuisance, and may encourage the owner to devise a timely rehabilitation plan by imposing a registration requirement with the Village for an owner's vacant building. Also included in the Ordinance is proposed \$200 annual registration fee to help cover the estimated costs for the Village to monitor, inspect, and re-inspect the property routinely. The yearly fee will also act as an incentive for building owners to maintain their buildings.

Property owners who do not meet the registration requirements will not be eligible for a Village real estate transfer tax stamp and unpaid fees will be a lien on their property. In addition, a person found to be in violation of the Ordinance will be subject to a minimum fine of \$100 per day per violation to a maximum of \$750.

Property owners will be required to submit to the Village a vacant building plan, which would include the owner's plan to maintain and secure the property and a plan of action, with a time schedule, identifying the date the building will be habitable and occupied or offered for occupancy or sale. The plan is subject to Village approval. Owners must maintain property insurance for their properties while they remain vacant and must notify the Village of any changes in their registration, including a change in ownership, within 15 days. The Ordinance will be enforced by the Village's Department of Community Development.

The ordinance will help improve the quality of life in neighborhoods by holding vacant property owners responsible for their properties. Vacant properties pose public safety problems and can also lead to crime problems in neighborhoods. Neighborhoods should not suffer the blight of these buildings because of irresponsible property owners. If homes are abandoned and left unsecured, the building is at risk of damage from the elements or by vandals, thereby leading to deteriorating conditions. The Ordinance will require owners to maintain homes so that viable properties are not allowed to deteriorate and the value of adjacent properties is not adversely impacted.

Please let us know if there are any further questions.

**SCHEDULE FOR CONSIDERATION:** This item will appear on the Agenda of the Rules/Regular Meetings of June 22, 2009 for discussion and consideration.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 18 (“BUILDINGS AND BUILDING REGULATIONS”),  
OF THE CODE OF ORDINANCES  
OF THE VILLAGE OF PARK FOREST, COOK AND WILL COUNTIES, ILLINOIS  
BY ADDING A NEW ARTICLE VI (“VACANT BUILDINGS”)**

**WHEREAS**, the Mayor and Board of Trustees of the Village of Park Forest (“Village”) have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens pursuant to the Village’s home rule authority under Article VII, Section 6(a) of the 1970 Illinois Constitution; and

**WHEREAS**, the Village further has the authority pursuant to 65 ILCS 5/11-60-2 (2008) to define, prevent, and abate nuisances; and

**WHEREAS**, the definition, prohibition, and abatement of public nuisances pertains to the government and affairs of the Village; and

**WHEREAS**, buildings that are indefinitely vacant or indefinitely vacant and in a state of disrepair are public nuisances in that they contribute to the decrease in value of surrounding properties, precipitate disinvestment by neighboring owners, provide a location for criminal activity, undermine the aesthetic character of the neighborhood and the Village, and have other undesirable effects; and

**WHEREAS**, allowing certain buildings to remain indefinitely vacant even in the absence of Code violations or securing is detrimental to the public health, safety and welfare; unreasonably interferes with the reasonable and lawful use and enjoyment of other premises within the neighborhood; may pose an extraordinary danger to police officers or firefighters entering the premises in time of emergency; and detract from the appearance and good order of the neighborhood; and

**WHEREAS**, registration of vacant properties and implementation of a maintenance plan will discourage property owners from allowing their properties to remain indefinitely vacant and/or in a state of disrepair and will thereby provide a basis for the return of vacant properties to the housing stock; and

**WHEREAS**, the abatement of public nuisances caused by vacant buildings, and the repair and rehabilitation of vacant buildings and their subsequent occupancy is in the best interests of the citizens of the Village; and

**WHEREAS**, an ordinance providing for the declaration of vacant buildings as a public nuisance and providing for their abatement is a means for the Village to use in maintaining sanitation and health standards, preventing crime, and avoiding fire, health, and safety hazards and minimizing or eliminating the effect such buildings have on the personal and economic well-being of the neighborhood; and

**WHEREAS**, registration of vacant buildings will discourage their owners from allowing buildings to remain indefinitely vacant or indefinitely vacant and in a state of disrepair and will thereby provide a basis for the return of vacant buildings to occupancy; and

**WHEREAS**, the Village’s Code of Ordinances at Chapter 18 (“Buildings and Building Regulations”) contains the building and property maintenance regulations of the Village; and

**WHEREAS**, the Mayor and Board of Trustees find that Chapter 18 of the Code of Ordinances should be amended to add a new Article VI (“Vacant Buildings”) to address vacant buildings, both residential and commercial, in the Village.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois, in the exercise of the Village's home rule powers, as follows:

**Section 1. Recitals Incorporated.** The recitals set forth above constitute a material part of this Ordinance as if set forth in their entirety in this Section 1.

**Section 2. Code of Ordinances Amended.** Chapter 18 ("Buildings and Building Regulations") of the Code of Ordinance of the Village of Park Forest, Cook and Will Counties, Illinois, is amended by adding a new Article VI ("Vacant Buildings") to read as follows:

**ARTICLE VI. VACANT BUILDINGS.**

**Sec. 18-500. Declaration of policy.**

The purpose of this article is to protect the public health, safety, and welfare by enactment of this article which:

- (1) Establishes a program for identification, registration, and regulation of buildings which are or become vacant on and after the effective date of this article.
- (2) Determines the responsibilities of owners of vacant buildings.
- (3) Provides for administration, enforcement, including abatement of public nuisances, and imposition of penalties.

This article shall be construed liberally to affect its purposes.

**Sec. 18-501. Other ordinances.**

This article shall not be construed to prevent the enforcement of other applicable ordinances, codes, legislation, and regulations which prescribe standards other than are provided herein, and in the event of conflict, the most restrictive standard shall apply.

**Sec. 18-502. Definitions.**

For the purpose of this article, and the interpretation and enforcement thereof, the following terms, phrases, words and their derivations shall have the meanings given herein, unless the context in which they are used shall indicate otherwise. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural number, and words in the plural number include the singular number. The words "shall" and "will" are mandatory and "may" is permissive. Words not defined shall be given their common and ordinary meaning.

*Building* means any structure occupied or intended for supporting or sheltering any occupancy.

*Building commissioner* means the building commissioner as defined in this chapter or the building commissioner's designee.

*Owner* means any person, agent, operator, firm, or corporation having a legal or equitable interest in a building; or recorded in the official records of the state, county, or village as holding title to the building or the premises upon which a building sits; or otherwise having charge, care or control of a building or premises, including the guardian of the estate of any such person, the executor or administrator of the estate of such person if ordered to take possession of real property by a court; or any person or agent maintaining, operating or collecting rent for any vacant building.

*Person* means an individual, corporation, partnership, or other entity or group acting as a unit.

*Premises* means a lot, plot, parcel of land, easement or public way, including any structure or building thereon.

*Public nuisance* includes the following:

- (1) The physical condition, or uses of any building regarded as a public nuisance at common law, under the Illinois Compiled Statutes, or this Code; or
- (2) Any physical condition, use or occupancy or any building or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations, and unsafe fences or structures; or
- (3) Any building which has unsanitary sewerage or plumbing facilities; or
- (4) Any building designed by the building commissioner as unsafe for human habitation or use; or
- (5) Any building which is manifestly capable of being a fire hazard, or manifestly unsafe or insecure as to endanger life, limb or property; or
- (6) Any building which is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds; or
- (7) Any building that is dangerous, in a state of dilapidation, deterioration or decay; faulty construction; open or vacant and the doors, windows, or other openings are secured by any means other than conventional methods used in the design of the building or permitted for new construction of similar type; damaged by fire to the extent as not to provide shelter, in danger of collapse or failure and dangerous to anyone on or near the premises.

*Secured building* means a building which has had, in a manner intended to be temporary or permanent, any or all openings, which openings are windows or doors which were present for the purpose of light, ventilation or egress, material permitted pursuant to this Code affixed to such openings, from the interior or exterior of the building, for the purpose of securing or preventing access or damage to the building or its components.

*Unoccupied building* means an abandoned building or portion thereof which lacks the habitual presence of human beings who have a legal right to be on the premises, including buildings ordered vacated by the building commissioner pursuant to authority granted to the building commissioner by this Code.

*Vacant building* means a building or portion of a building which is:

- (1) Unoccupied and unsecured; or
- (2) Unoccupied and a dangerous structure; or
- (3) Unoccupied and condemned by the building commissioner pursuant to applicable law; or
- (4) Unoccupied and has multiple Code violations; or

(5) A multi-family residential property containing five (5) or more building units shall be considered vacant when substantially all of the building units are unoccupied.

A vacant building shall not include unoccupied buildings which are undergoing construction, renovation, or rehabilitation and which are in compliance with all applicable village ordinances, codes, and regulations, and for which construction, renovation or rehabilitation is proceeding diligently to completion, or a building that has been used as a residence by a person entitled to possession for a period of at least three (3) months within a previous nine (9) month period and a person entitled to possession intends to resume residing at the property.

**Sec. 18-503. Determination.**

(a) The building commissioner may determine, at his or her discretion, that a building is a “vacant building” within the meaning of section 18-502 of this article. For buildings the building commissioner determines to be “vacant buildings,” the building commissioner shall, within seven (7) days of making that determination, send notice of the written determination with the factual findings to the last taxpayer of record listed on the most recent Cook County or Will County tax roll. Said notice of determination shall be sent first class United States mail, with property postage prepaid. Failure of delivery shall not excuse a person from complying with this article. The building commissioner may personally serve or cause personal service of the notice of determination. Any person making such service shall execute an affidavit attesting to the facts of service. The building commissioner shall maintain an affidavit of such mailing for each notice of determination sent pursuant to this section.

(b) The notice served pursuant to this section may specify a date and time on which the owner shall allow for a code compliance inspection of the interior of the vacant building to determine the extent of compliance with village property, building codes, health, fire, water and sewer codes. The village shall provide any inspection report to the owner within thirty (30) days.

(c) The notice served pursuant to this section shall contain a statement of the obligations of the owner of a building determined to be a vacant building, a copy of the registration form the owner is required to file pursuant to section 18-506 of this article, and a notice of the owner’s right to appeal the building commissioner’s determination.

**Sec. 18-504. Appeal of determination.**

(a) An owner of a building determined by the building commissioner to be a vacant building as provided for in section 18-502 of this article may appeal that determination to the zoning board of appeals. Such appeal shall be in writing and shall be filed with the village board within fifteen (15) days of the date of mailing of the notice of determination. The filing of an appeal stays the owner’s obligation to register a building as required by this article. The appeal shall contain a complete statement of the reasons the owner disputes the building commissioner’s determination, shall set forth specific facts in support thereof, and shall include all evidence the owner relies upon to support the appeal. The zoning board of appeals shall decide the appeal on the basis of facts presented by the owner in the written appeal and the building commissioner’s written determination.

(b) The burden is upon the owner to present sufficient evidence to show that had the evidence been known to the building commissioner at the time the building commissioner made the determination, the building commissioner would more likely than not have determined that the subject building was not a “vacant building” within the meaning of this section 18-502.

(c) The zoning board of appeals shall send written notice of its decision to the owner within thirty (30) days of its receipt of the appeal. The village board may, but is not required to, seek additional information from the owner. The zoning board of appeals may, upon written notice thereof to the owner, take no more than fifteen (15) additional days to decide the appeal if the owner determines that such additional time is required for consideration of the appeal.

(d) An owner who wishes to challenge the applicability of this article to a vacant building without the building commissioner's determination having been made shall set forth specific facts to support nonapplicability in writing to the building commissioner. In the event the building commissioner determines that the subject building is a "vacant building" as defined in section 18-502, the owner shall have the right to appeal the building commissioner's determination to the village board as provided for herein.

**Sec. 18-505. Obligation to register vacant buildings.**

(a) The owner of a building who knows, or from all the facts and circumstances should know, that the owner's building is or has become a "vacant building" as defined in section 18-502 after the effective date of this article or the owner of a building, which the building commissioner determines at any time to be a "vacant building" as defined in section 18-502, or the owner of a building whose appeal from the building commissioner's determination has been denied by the village board shall register the building pursuant to section 18-506 within sixty (60) days after either the date of the building commissioner's notice of determination or occurrence of the facts which would cause a reasonable person to believe that the building was a "vacant building," or denial of the appeal, whichever is applicable. Registration does not exonerate the owner from compliance with all applicable codes and ordinances, including this article, nor does it preclude any of the actions the village is authorized to take pursuant to this article or elsewhere in this Code.

(b) Each vacant building shall be registered pursuant to an executed and completed form provided by the building commissioner and filed with the building commissioner.

(c) A registration for a vacant building shall be valid for a period of one (1) year from the date of registration.

(d) An annual, nonprorated registration fee of two hundred dollars (\$200.00) shall be required to register each vacant building.

**Sec. 18-506. Registration requirements.**

The registration form required by this article shall include the name, street address, and telephone number of a natural person twenty-one (21) years of age or older, designated by the owner, as the authorized agent for receiving notices of Code violations and for receiving process in any court proceeding or administrative enforcement proceeding on behalf of such owner in connection with the enforcement of this Code. Said person must maintain an office in Cook County or Will County, as applicable, or must actually reside within Cook County or Will County. A street address is required; a post office box is not an acceptable address. An owner who is a natural person and who meets the requirements of this section as to location of residence or office may designate himself or herself as agent. By designating an authorized agent pursuant to this section, the owner consents to receive any and all notices of Code violations concerning the registered building and all process in any court proceeding or administrative enforcement proceeding brought to enforce this Code concerning the registered building by service of the notice or process on the authorized agent. Any owner who fails to register a vacant building under the provisions of this section shall further be

deemed to consent to receive, by posting at the building, any and all notices of Code violations and all process in an administrative proceeding brought to enforce Code provisions concerning the building.

**Sec. 18-507. Changes in registration information.**

An owner shall notify the building commissioner within fifteen (15) days of any change in the registration information by filing an amended registration on a form provided by the building commissioner. A new registration is required for any change in ownership whatsoever. The registration shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the village against the owner of the building.

**Sec. 18-508. Renewal of registration.**

An owner shall be required to annually renew on the anniversary date of the first filing registration as long as the building remains vacant and shall pay the annual registration fee of two hundred dollars (\$200) for each vacant building.

**Sec. 18-509. Posting of notices.**

Service of notices sent or required to be sent pursuant to this article may be posted on an applicable building if the owner fails to renew the registration if required, or maintain with the building commissioner the information required regarding the person designated to accept notice and service of process pursuant to section 18-506 of this article.

**Sec. 18-510. Liability insurance.**

An owner of any vacant building must obtain liability insurance and maintain such insurance for as long as the building is vacant, and file evidence of such insurance with the building commissioner as follows: for a vacant residential building of one (1) to three (3) units, \$500,000 in coverage; for a vacant residential building of four (4) to eleven (11) units, \$750,000 in coverage; for a vacant residential building of twelve (12) to forty-eight (48) units, \$1,000,000 in coverage; for a vacant residential building of more than forty-eight (48) units, \$2,000,000 in coverage; and for a vacant manufacturing, industrial, storage, or nonresidential commercial building, \$2,000,000 in coverage. Written notice shall be supplied to the building commissioner within thirty (30) days of any lapse, cancellation or change in the coverage required by this section. An owner shall supply evidence of the insurance required by this section at any time upon the request of the building commissioner.

**Sec. 18-511. Vacant building plan.**

At the time a building is registered as required herein, the owner shall submit a vacant building plan. The building commissioner may prescribe a form for the plan. If the owner fails to submit the plan as provided for by this section, the building commissioner may determine the plan. At a minimum, the plan shall contain the following:

(1) A plan of action to repair any doors, windows, or other openings which are secured by any means other than conventional methods used in the design of the building or permitted for new construction or similar type. The proposed repair shall result in openings being secured by conventional methods used in the design of the building or by methods permitted for new construction of similar type with board removed. Securing a building shall be accomplished with materials and methods permitted pursuant to this Code. The owner shall maintain the building in an enclosed and secure state so that is a secured building as defined pursuant to this article until the building is reoccupied or made available for immediate

occupancy. If the owner demonstrates that securing of the building will provide adequate protection to the public, the building commissioner may waive the requirement of an enclosure.

(2) For buildings and premises thereof which are determined by the building commissioner as being or containing public nuisances, as defined in section 18-502 of this article, then the vacant building plan shall contain a plan of action to remedy such public nuisance(s).

(3) A time schedule identifying a date of commencement of repair and date of completion of repair for each improperly secured opening and nuisance identified by the building commissioner.

(4) When the owner proposes to demolish the vacant building, then the owner shall submit a plan and time schedule for such demolition.

(5) A plan of action to maintain the building and premises thereof in conformance with this article.

(6) A plan of action, with a time schedule, identifying the date the building will be habitable and occupied or offered for occupancy or sale. The time schedule shall include date(s) of commencement and completion of all actions required to achieve habitability. No plan which provides for compliance with this article or, which will not, as determined by the building commissioner, achieve such compliance, within six (6) months, in the case of a vacant and secured building, and two (2) years, in the case of a vacant and unsecured building will be approved.

**Sec. 18-512. Approval of plan.**

(a) *Review of building plan.* The building commissioner shall review the proposed vacant building plan required by section 18-511 in accordance with the standards below. The building commissioner shall send notice to the owner of the vacant building of the building commissioner's determination.

(b) *Standards for plan approval.* In considering the appropriateness of a vacant building plan, the building commissioner shall include the following in the building commissioner's consideration and shall make written findings as to each:

(1) The purposes of this section 18-512 and intent of the village to minimize the time a building is secured or otherwise vacant.

(2) The effect of the building and the proposed plan on adjoining property.

(3) The length of time the building has been vacant.

(4) The presence of any public nuisances on the premises.

(5) The likelihood that the plan or portions(s) thereof will prevent or ameliorate the condition it is designed to address.

**Sec. 18-513. Authority to modify plan.**

The building commissioner shall, upon notice to the vacant building owner, have the right to modify the vacant building plan by modifying the dates of performance, the proposed

methods of action, or by imposing additional requirements consistent with this article that the building commissioner deems necessary to protect the public health, safety, or welfare.

**Sec. 18-514. Failure to comply with plan.**

Failure to have an approved vacant building plan as required by section 18-512 within thirty (30) days of filing the registration form or failure to comply with the approved plan shall constitute a violation of this article subjecting the owner of the building to penalties as provided in this article and to any remedies the village may avail itself of as provided for herein and elsewhere in this Code, including, but limited to, an action to compel correction of property maintenance violations.

**Sec. 18-515. Owner responsibility to secure a vacant building; signage.**

(a) *Enclosure of vacant building.* An owner of any vacant building shall within thirty (30) days of the building becoming vacant enclose and secure the building so that it is a secured building as defined pursuant to this article and maintain the building in a secure and closed condition until the building is no longer a vacant building as defined herein.

(b) *Security guard service.* On written notice of the building commissioner, an owner of any vacant building shall provide bonded, licensed, and insured security guard service at the building between the hours of three o'clock (3:00) P.M. and eight o'clock (8:00) A.M. Such service shall remain in place until the building commissioner gives written notice that the service is no longer required. Such service shall be required when the building commissioner makes a written determination that the vacant building constitutes a fire hazard, is otherwise dangerous to human life or the public welfare, involves illegal or improper use, occupancy, or maintenance, under such conditions that securing the building are insufficient to prevent the actual or threatened harm.

(c) *Signage.* An owner of any vacant building must affix a sign to the building that provides the name, address and telephone number of the owner and the owner's authorized agent for the purpose of service of process. The name, address and telephone number of a person responsible for day-to-day supervision and management of the building, if such person is different from the owner holding title or authorized agent, shall also be set forth on the sign. The sign shall be of a size and placed in such a location so as to be legible from the nearest public street or sidewalk, whichever is nearer. The sign shall be in compliance with the village's sign regulations as contained in Article VII of Chapter 118 of this Code, with the exception that no permit shall be required for the sign.

**Sec. 18-516. Owner to maintain alarm and sprinkler systems.**

Whenever pursuant to this Code an owner is required to maintain an alarm and/or sprinkler system, the owner shall continue to be required to maintain said alarm and/or sprinkler system during all times that a building is vacant. This shall include any and all necessary systems and appurtenances incident thereto to keep said alarm and/or sprinkler operable, including, but not limited to, source(s) of water, heat and/or electricity.

**Sec. 18-517. Other enforcement.**

The registration of a vacant building shall not preclude action by the village to demolish or to take other action against the building pursuant to other provisions of this article, this Code, or other applicable laws or regulations. All premises upon which unoccupied or vacant buildings are located and the exteriors shall at all times be maintained in compliance with this Code.

**Sec. 18-518. Real estate transfer stamp.**

A premises upon which is situated a vacant building for which inspection fees or registration fees imposed pursuant to this article have not been paid in full is not eligible for a village real estate transfer tax stamp that would be required pursuant to article VII of chapter 98 of this Code, as amended. Unpaid fees shall be a lien upon the property.

**Sec. 18-519. Certification.**

A certificate of code compliance for vacant buildings issued by the village and payment in full of all fees imposed pursuant to this article are required prior to any occupancy of a vacant building.

**Sec. 18-520. Securing of buildings.**

(a) A vacant building may not remain secured longer than six (6) months unless an extension of that time is part of a plan approved by the building commissioner.

(b) A vacant building which is not secured and code compliant and for which securing is determined by the building commissioner on the basis of police reports, citizen complaints, and other information of other type considered reliable by reasonable persons, to not require securing to prevent unauthorized entry may not remain vacant for more than two (2) years without an approved plan for occupancy, sale, demolition, or other disposition of the building.

**Sec. 18-521. Enforcement and penalties.**

(a) Any person found to have violated any provision of this article shall be subject to a minimum fine of one hundred dollars (\$100.00) per day per violation to a maximum of seven hundred fifty dollars (\$750.00) per day per violation, in addition to any other legal or equitable remedies available to the village. Such other remedies include, but are not limited to, injunctive relief, application to a court of competent jurisdiction for a receiver, demolition, or condemnation, contracting for the repair or purchase of the premises, or foreclosure of any lien the village may have thereon.

(b) A separate and distinct offense shall be committed each day on which such person or persons shall violate any of the provisions of this article.

(c) The village may enforce this article in its administrative adjudication system as set forth in article VII of chapter 2 of this Code, as amended, or through the circuit court.

(d) Nothing herein contained shall prohibit the village from immediately condemning as provided for in this Code or applicable law a building or taking other immediate action upon a determination that the building is a public nuisance or poses an imminent danger to the occupants of the building, or the public, health, safety and welfare.

**Section 5. Severability and Repeal of Inconsistent Ordinances.** If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**Section 6. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2009.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CLERK**

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Vacant Building Registration Form

Pursuant to Article VI - Vacant Building - Section 18-505 of the Village of Park Forest Municipal Code, the owner of any building shall, within fifteen (15) days after a building becomes vacant, register each such building with the Building Commissioner, and each year thereafter by filing a Vacant Building Registration Form.

- An annual, non-prorated \$200.00 Registration Fee shall be required at the time of registration for each vacant building.
• An owner shall notify the Building Commissioner within fifteen (15) days of any change in registration information by filing an Amended Registration Form.
• A Vacant Building Plan must be submitted with registration including evidence of current/appropriate insurance.
• The owner of a vacant building is required to annually renew the registration on the anniversary date of the first filing.

Initial Registration for year Registration to be filed annually for each vacant building.

Amended Registration for year Any changes to this registration must be reported within 15 days.

Vacant Building Address: , Park Forest
Parcel Identification Number:

Owner Name:
Principal Owner of Corporation or LLC
Address (No P.O. Box Numbers)
City/State/Zip
Phone: Home Cell Work

Owner Name:
Principal Owner of Corporation or LLC
Address (No P.O. Box Numbers)
City/State/Zip
Phone: Home Cell Work

If there are additional owners, please list on the reverse of this sheet and provide the information as set forth above for each additional owner.

Registered Agent Name:
Company
Address
City/State/Zip
Phone: Daytime Emergency

I hereby certify that I have examined this Vacant Building Registration Form and that, to the best of my knowledge and belief, it is true, accurate and complete. I am aware that failure to provide suitable evidence of adequate insurance or submittal of an incomplete or inaccurate form shall be deemed NOT to satisfy the requirements of Section 18-505 of the Municipal Code for the Village of Park Forest.

Signature of: Owner Agent Date

***Vacant Building Plan***  
***To be submitted with Vacant Building Registration Form***

At the time a building is registered, the owner shall submit a written ***Vacant Building Plan***. This plan should include, but is not limited to, the following:

• **Short-Term Plans**

- Current status of Building: How will building be secured? Doors locked? Windows screened and meshed? Is the property winterized? Which utilities are on? (Boarding of windows/doors is prohibited.)
- Evidence of appropriate and current insurance
 

<u>Insurance Requirements:</u>	1-3 units:	\$500,000
	4-11 units:	\$750,000
	12-48 units:	\$2,000,000
	Industrial/Commercial Property:	\$2,000,000
- Plan of action for exterior building maintenance
- Schedule for grass cutting/yard maintenance (Grass must be cut twice per month during grass cutting season.)

• **Long-Term Plans**

- What building improvements are planned? (Include timeline)
- What is projected date of re-occupancy?
- Building to be sold or rented?
- Re-Occupancy Inspection must be applied for and Certificate of Occupancy issued prior to anyone occupying the property.
- Is property to be demolished?

<b>Additional Owner Information</b>
-------------------------------------

Owner Name: \_\_\_\_\_  
 Principal Owner of Corporation or LLC \_\_\_\_\_  
 Address (No P.O. Box Numbers) \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Phone: Home \_\_\_\_\_ Cell \_\_\_\_\_ Work \_\_\_\_\_

Owner Name: \_\_\_\_\_  
 Principal Owner of Corporation or LLC \_\_\_\_\_  
 Address (No P.O. Box Numbers) \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Phone: Home \_\_\_\_\_ Cell \_\_\_\_\_ Work \_\_\_\_\_

Owner Name: \_\_\_\_\_  
 Principal Owner of Corporation or LLC \_\_\_\_\_  
 Address (No P.O. Box Numbers) \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Phone: Home \_\_\_\_\_ Cell \_\_\_\_\_ Work \_\_\_\_\_

<b>~ FOR OFFICE USE ONLY ~</b>	
<input type="checkbox"/> \$200 registration fee <input type="checkbox"/> Liability Insurance <input type="checkbox"/> Vacant Building Plan <input type="checkbox"/> Application processed by _____  _____	REGISTRATION RECEIVED:

## AGENDA BRIEFING

**DATE:** June 18, 2009

**TO:** Mayor John Ostenburg  
Board of Trustees

**FROM:** John Joyce  
Director of Recreation & Parks

**RE:** Construction Manager Contract for Aqua Center Project

### **BACKGROUND/DISCUSSION:**

Village Staff proposes hiring a Construction Manager (CM) to assist with design to construction of the grant funded Aqua Center project. The CM process is somewhat different from the traditional General Contracting (GC) method that most are familiar with. From attendance at an ILCMA CM session with Manager Mick in Oak Brook two years ago and an interview with our Architect Jeffrey Braun and representatives from CM firm, W.B. Olson, Inc., Staff believes the benefits of the CM process will serve this project very well. The differences we see as follows:

#### Traditional General Contracting Method

The team of owner and architect prepare plans and specifications tailored to the owners wishes and as much as possible (based upon their experience and good judgment) to the project budget. Once the plans and specs are completed they are sent out to GC's and their "trades/subcontractors" for bidding. The bid price is not really known until all bids are in. If bids are over/under budget, adjustments are made through the change order process. Paperwork, sign-offs and administrative procedures can result in a \$1,000 change order costing all parties much more than the \$1,000.

As construction unfolds there is no incentive for the GC or the sub-contractors to positively respond to errors in the plan documents, unknown conditions uncovered (a big issue in renovation work) or coordination issues between sub-contractors.

#### The Construction Management Process:

The team now becomes the owner, architect and the construction manager. In the end the CM serves like the GC in terms of coordination of the trades / sub-contractors, but in the beginning the CM participates as a member of the team in the design process. As organization in the "construction industry" the CM can provide realistic pricing of various design alternatives as they are considered. The result is, the "budget" can drive the plans/bids, rather than the opposite. In addition to the coordination of the trades the CM will act as the owner's advocate during construction which is something a GC may not do. As part of the CM contract they will provide an on site superintendent, management of the project (sub-contractors / trades) and other incidentals such as safety, printing, portable toilets, etc. typically provided by the GC.

For the Village the savings will be realized from pre-construction services and better subcontractor bidding. The CM will replace the GC therefore there is not an extra layer of cost with using the CM process. The Board will note that per the attached proposal. CM will provide on-site supervision and coordination, scheduling, quality control etc. In fairness, it should be stated that normally the GC also may do demolition, carpentry, concrete work or other basic trades.

Another ramification for the Board will be that the CM will take bids on each individual trade/sub-contract and all (above the Manager's authority of \$20,000) will be presented to the Board for approval

individually as opposed to one general contract for the entire job. This gives the Village better control over the subcontractors performing the work and allows flexibility even after the fact to adjust individual elements of the project to protect the budget. This will result in more individual agenda items for the Board. The Aqua Center project has a tight timeline as construction cannot start until closing on Labor Day and must be completed by opening day in early June of 2010. A benefit of this process is that cost information and coordination of trade details are addressed by the CM during the planning process. This level of upfront coordination should allow the project to be completed in a shorter time frame. Compressing the project into a shorter completion time frame reduces the cost for construction supervision by the CM and thus the cost of the project.

We would recommend approval of the attached proposal submitted by W.B. Olson, Inc. to serve as Construction Manager for the Aqua Center Bathhouse and related project renovation. The proposal attached outlines the cost for this service as follows:

- Pre-Construction Phase (meetings with Owner and Architect as the detail design and plans are being developed): Lump Sum of \$4,500.
- Construction Services Phase (Administration, overhead and profit): 4.5% of final bid amount
- General Conditions (on-site project supervision, office project management – processing subcontractor invoices for presentation to the Village, field office expenses, etc.): Estimated at \$63,327\*

\*As you can see in the proposal (p 4) this is based upon a 3 month construction schedule. Village Staff believes this can be attained by the CM's involvement throughout the design, bidding and supervision process. Also, the Village is in the process of exploring numerous grants from "stimulus funds" for energy conservation and green initiatives. If we could get the skylights in funded, or solar operated ceiling fans, or credit for energy saving lighting or water saving fixtures all part of the existing grant, Staff might be able to add variable speed pumps for the pools, solar heated pool water, etc. etc. If some of these opportunities come through the \$800,000 grant project could become a \$1M project and the CM would be able to adjust this part of the service project accordingly.

W.B. Olson has worked with out Architect Cody-Braun & Associates on a number of projects and has served in this role on a number of recreation facilities, including several aquatics complexes in Illinois.

**SCHEDULE FOR CONSIDERATION:** This item will appear on the Agenda of the Rules and Regular meetings on Monday, June 22, 2009 for Board discussion and consideration.

**W.B. OLSON, INC.**



The Construction People

June 10, 2009

John Joyce  
Director of Recreation & Parks  
Village of Park Forest  
350 Victory Drive  
Park Forest, Illinois 60466

Re: Aquatic Center Bathhouse Remodeling

Dear John,

I enjoyed meeting with you and Jeff Braun to review the proposed renovation to your bathhouse building. We are also very experienced with projects such as this and have worked with Cody Braun several times in the past. Our proposal is based on the current scope of work outlined in the Cody Braun concept plans. We are assuming pre-construction would start immediately with construction start to be in September. The duration of construction will be determined by the final scope of work.

We propose the following services and compensation:

**PRE – CONSTRUCTION PHASE:**

**SERVICES**

- In conjunction with the Project Team, help to define the construction “game plan”, including scope of the work and timing.
- Review schematic design documents and project outline, provide preliminary review for budget, constructability and scheduling.
- Prepare schematic design project budget.
- Consult with the Architect regarding the cost and construction aspects of the design.
- Consult with the Owner and Architect on sustainable design and construction opportunities.
- Participate in the Architect’s consultant meetings, as required, providing input on the cost and constructability aspects of the design.
- Provide value engineering including cost comparisons of alternate construction systems and materials. Proposed materials and systems will also be reviewed with regard to constructability and availability.

- Review design development documents and at the appropriate time prepare a design development budget.

### **COMPENSATION FOR PRE-CONSTRUCTION SERVICES:**

- **Preconstruction Services Fee: Lump Sum \$4,500.**
  - Scope of Work: -Not to exceed 6 meetings
  - One Schematic Design Budget
  - One Development Design Budget
  - Document reproduction cost by owner

### **CONSTRUCTION PHASE**

#### **SERVICES**

- Review the final construction documents to minimize conflicts, overlaps and omissions between trade contractors.
- Prepare a list of trade/bid packages and develop a specific scope of work for each trade/bid package. Prepare a list of potential bidders for each of these trade/bid packages for team review. Advertise publicly for bids and prequalify interested bidders as required. Work with Village Attorney as required for inclusion of all Village requirements for public bidding.
- Solicit bids from selected subcontractors, receive and open bids publicly, conduct scope meetings with the apparent low bidders to evaluate bids as to adequacy and completeness, review bids with the project team. Present for Owner's approval a project budget based on the lowest responsible bid in each trade plus agreed upon Allowances, Contingencies and Fees.
- Prepare contract award recommendations for Owner's approval and issue trade contracts.
- Assist Architect with permit submissions and IDPH / Village permitting issues.
- Prepare and maintain a schedule for construction.
- Identify and expedite the procurement of any long lead items.
- Provide construction services for the project to include full time on-site supervision and coordination, scheduling, quality control, jobsite documents and reports.
- Obtain, review and process shop drawings and other submittals as required.
- Review insurance certificates and bonds for conformance to project specifications.
- Preparation and administration of payouts, collection of lien waivers, certified payrolls and other accounting services.
- Provide services for project close-out.

### **COMPENSATION FOR CONSTRUCTION SERVICES:**

- **Construction Services Fee:**  
4.5 % of the cost of construction.  
The fee includes home office administrative time, project accounting, and Project Principal time. Fee to be fixed at the end of Design Development phase.

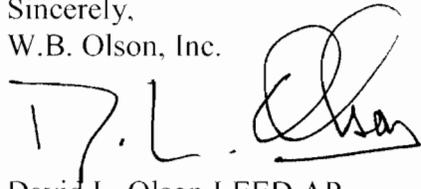
- General Conditions including on site superintendent, project management and general requirements such as toilets, safety, drinking water, printing/reproduction etc. based on a 3 month schedule starting in September of 2009 estimated at \$63,327.
- General Liability Insurance: 0.9 % of the construction cost for the project. The Owner and Architect would both be added to our policy as additional insured.
- Any savings will be returned to the Owner 100%.

**CONTRACT FORM:**

- We propose using “Standard Form of Agreement Between Owner and Construction Manager AIA B801 CMA”, with revisions mutually agreed upon.

We are ready to get started and look forward to working with you on this project .

Sincerely,  
W.B. Olson, Inc.

Handwritten signature of David L. Olson in black ink, consisting of a stylized 'D.L.' followed by a cursive 'Olson'.

David L. Olson LEED AP  
Project Principal

Accepted: \_\_\_\_\_ Date: \_\_\_\_\_

General Conditions

**Project: Village of Park Forest  
Bathhouse Renovation**

Project Duration  
90 DAYS

DESCRIPTION	TOTAL
TEMPORARY FACILITIES	
FIELD OFFICE	\$750
STORAGE TRAILERS	N/R
PORTABLE TOILETS 2 ea	\$600
TELEPHONE / INTERNET	\$900
DRINKING WATER	\$500
MISCELLANEOUS CONDITIONS:	
BLUEPRINTING      Reproduction & Postage/Messenger	\$1,000
BLUEPRINTING      Bid Document Printing-Allowance	LINE ITEM
TRUCKING	\$1,000
SUPERVISION:	
JOB SUPERINTENDENTS (1 EA) @      75.00% OF TIME	\$41,657
ASST.JOB SUPERINTENDENT @      0.00% OF TIME	\$0
OPERATIONS MANAGER @      5.00% OF TIME	\$3,034
ASST PROJECT MANAGER @      0.00% OF TIME	\$0
PROJECT MANAGEMENT @      25.00% OF TIME	\$13,886
TOTAL :	\$63,327

1. Line items are presented for information only and are not guaranteed
2. Based on an 3 months of on site supervision.
3. Labor per the current Labor Rate sheet.
4. Material at cost plus 10% overhead.

## AGENDA BRIEFING

DATE: June 17, 2009

TO: Mayor Ostenburg  
Board of Trustees

FROM: Hildy L. Kingma, AICP  
Director of Economic Development and Planning

RE: Resolutions Requesting that the Village of Park Forest be allowed Participate in Cook County's No-Cash Bid Program for Tax Delinquent Properties

### **BACKGROUND/DISCUSSION:**

In early June, the Cook County Treasurer's office released a list of tax delinquent properties. After reviewing the list of tax delinquent properties and comparing it with the adopted Strategic Plan for Land Use and Economic Development, staff identified 54 properties of interest that met the criteria of the Strategic Plan for future redevelopment. After further review, however, and comparing the properties to the criteria established for the 2009 Cook County No-Cash Program, all but eight (8) properties were excluded because they did not meet the qualification threshold. Reasons to exclude based on Cook County's criteria include: the property is part of a bankruptcy; the County or Municipality have a lien on the property (such as a CDBG home improvement lien); the property is legally occupied by a tenant or owner-occupant; or a partial tax year had been paid.

The Cook County No-Cash Bid Program is an economic development tool designed to assist municipalities and other government jurisdictions acquire tax delinquent property that is vacant, or used for commercial or industrial purposes. The application process requires a certified resolution describing the properties sought for acquisition, as well as a number of other documents that will be prepared by Staff.

For 2009, Cook County requires that separate application packages be prepared for each redevelopment project area. Staff has identified eight (8) parcels that are appropriate to pursue. These include four (4) vacant residential parcels on Indianwood Boulevard, and four (4) vacant industrial parcels at 60 North Street (aka 2500 North Street). The eight (8) parcels that the Village of Park Forest will seek in this process are divided into two redevelopment areas. Therefore, there are two Resolutions attached to this Agenda item, and two application packages will be prepared.

Expenses associated with this process include: attorney's fees; payment to the Cook County Sheriff to service notice; fees for title searches (completed within two months of Cook County approving the request), and minimal acquisition (bid) expenses. While the proposed application includes eight (8) properties, between now and the December 2009 sale date, the current owner(s) may pay their outstanding tax bills; the current owner(s) might sell to a new owner and at closing the outstanding tax bills will be paid, or the Village of Park Forest may be out bid in their effort to acquire the properties.

Staff requests your consideration and adoption of the two attached Resolutions and authorization to proceed with submitting the application packages.

**SCHEDULE FOR CONSIDERATION:** The Resolutions and request for authorization of Village Manager to submit a complete application to the Cook County Board of Commissioners is presented for the Board's consideration at the Rules and Regular Meeting on June 22, 2009.

**RESOLUTION**

**A RESOLUTION REQUESTING THAT THE VILLAGE OF PARK FOREST  
BE ALLOWED TO PARTICIPATE IN COOK COUNTY’S NO-CASH BID PROGRAM  
FOR TAX DELINQUENT RESIDENTIAL PROPERTIES**

**WHEREAS**, the Village of Park Forest (“Village”) desires to participate in Cook County’s No-Cash Bid Program for the tax delinquency scavenger sale scheduled for December 2009 (“Program”); and

**WHEREAS**, the purpose of this resolution is to formally request that the Village be able to participate in the Program to acquire the properties set forth herein pursuant to the Cook County’s requirements.

**BE IT RESOLVED** by the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois, in the exercise of their home rule authority, as follows:

**SECTION 1.** The above recitals are incorporated herein as though fully set forth.

**SECTION 2.** The Village seeks to acquire the properties with the volume numbers and permanent index numbers (“PINs”) listed below, through the Village’s participation in the Program:

<b>Vol No.</b>	<b>PIN</b>	<b>Address</b>
179	31-36-102-010-0000	220 Indianwood Blvd.
179	31-36-102-011-0000	218 Indianwood Blvd.
179	31-36-102-012-0000	216 Indianwood Blvd.
179	31-36-102-013-0000	214 Indianwood Blvd.

**SECTION 3.** The Village intends to acquire the residential properties set forth above to promote, encourage and facilitate new home construction in the Village and to return the properties to the property tax rolls for the benefit of all the taxing bodies.

**SECTION 4.** The Village will file for tax exempt status and maintain the status until the tax deeds are conveyed to a developer.

**SECTION 5.** There have been no third party requests by a developer or organization for the conveyance of the properties by the Village if the Village obtains the properties through the No-Cash Bid Program.

**SECTION 6.** The Village shall retain the services of legal counsel to obtain the tax deeds for the above listed properties and will bear all legal and other costs associated with acquisition of the parcels.

**SECTION 7.** The Village will submit to the Cook County Department of Economic Development an annual report on the status of each parcel for five years or until development is complete, whichever occurs last.

**SECTION 8.** The Village Manager, or his designee, and the Village Clerk are hereby authorized and directed to execute any and all documents necessary for the Village to participate in the Program and to effectuate the acquisition of the properties referenced herein.

**SECTION 9.** This Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

*PASSED* this \_\_\_\_ day of \_\_\_\_\_, 2009.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**RESOLUTION**

**A RESOLUTION REQUESTING THAT THE VILLAGE OF PARK FOREST  
BE ALLOWED TO PARTICIPATE IN COOK COUNTY’S NO-CASH BID PROGRAM  
FOR TAX DELINQUENT INDUSTRIAL PROPERTIES**

**WHEREAS**, the Village of Park Forest (“Village”) desires to participate in Cook County’s No-Cash Bid Program for the tax delinquency scavenger sale scheduled for December 2009 (“Program”); and

**WHEREAS**, the purpose of this resolution is to formally request that the Village be able to participate in the Program to acquire the properties set forth herein pursuant to the Cook County’s requirements.

**BE IT RESOLVED** by the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois, in the exercise of their home rule authority, as follows:

**SECTION 1.** The above recitals are incorporated herein as though fully set forth.

**SECTION 2.** The Village seeks to acquire the properties with the volume numbers and permanent index numbers (“PINs”) listed below, through the Village’s participation in the Program:

<b>Volume No.</b>	<b>Permanent Index No.</b>
179	31-25-207-023-0000
179	31-25-207-024-0000
179	31-25-207-025-0000
179	31-25-207-026-0000

**SECTION 3.** The Village intends to acquire the industrial properties set forth above to promote, encourage and facilitate economic growth and development in the Village and to return the properties to the property tax rolls for the benefit of all the taxing bodies.

**SECTION 4.** The Village will file for tax exempt status and maintain the status until the tax deeds are conveyed to a developer.

**SECTION 5.** There have been no third party requests by a developer or organization for the conveyance of the properties by the Village if the Village obtains the properties through the No-Cash Bid Program.

**SECTION 6.** The Village shall retain the services of legal counsel to obtain the tax deeds for the above listed properties and will bear all legal and other costs associated with acquisition of the parcels.

**SECTION 7.** The Village will submit to the Cook County Department of Economic Development an annual report on the status of each parcel for five years or until development is complete, whichever occurs last.

**SECTION 8.** The Village Manager, or his designee, and the Village Clerk are hereby authorized and directed to execute any and all documents necessary for the Village to participate in the Program and to effectuate the acquisition of the properties referenced herein.

**SECTION 9.** This Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

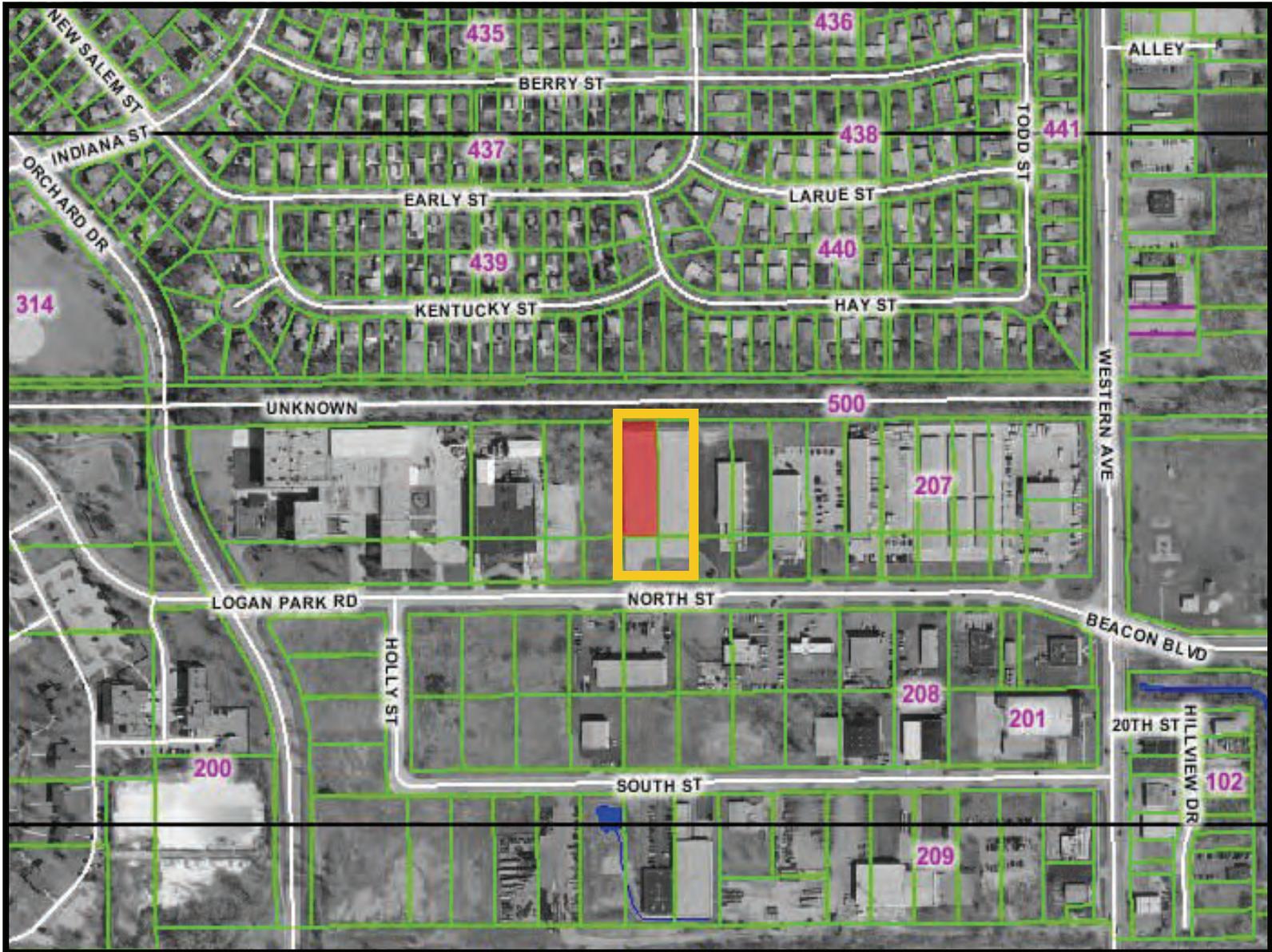
*PASSED* this \_\_\_\_ day of \_\_\_\_\_, 2009.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**2500 North Street  
Park Forest, IL 60466**



214, 216, 218 & 220 Indianwood Blvd.  
Park Forest, IL 60466



DEBATABLE:

9. Ordinance: An Ordinance Amending Chapter 18 (“Buildings and Building Regulations”), of the Code of Ordinances by Adding a New Article VI (“Vacant Buildings”) (Final Reading)
10. Ordinance: An Ordinance Establishing Prevailing Wages for Public Works in the Village of Park Forest (Final Reading)
11. Ordinance: An Ordinance Adopting the Budget for All Corporate Purposes of the Village of Park Forest, Cook and Will Counties, Illinois, in Lieu of the Appropriation Ordinance for the Fiscal Year Commencing on the First Day of July, 2009 and Ending on the Thirtieth day of June, 2010 (Final Reading)

Adjournment

NOTE: Copies of all agenda items are available in the Manager’s Office

**Village Board Rules Meeting  
Monday, November 3, 2008  
Village Hall 8:00 p.m.**

**MINUTES**

**IN ATTENDANCE:** Mayor John Ostenburg (8:04 p.m.), Trustee Mae Brandon, Trustee Bonita Dillard, Trustee Gary Kopycinski, Trustee Kenneth Kramer, Trustee Robert McCray, Trustee Georgia O'Neill

**STAFF IN ATTENDANCE:** Village Manager Tom Mick, Deputy Village Manager/Finance Director Mary Dankowski; Village Attorney Frank Garrett, Police Chief Tom Fleming, Fire Chief Robert Wilcox, Director of Public Health Christine Blue, Director of Public Relations Jason Miller, Director of Community Development Lawrence Kerestes, Director of Economic Development and Planning Hildy Kingma, Assistant to the Village Manager Denyse Carreras, Information Technology Coordinator Craig Kaufman, Director of Public Works Ken Eyer

**RECORDER:** Village Clerk Sheila McGann

**OTHERS IN ATTENDANCE:** Casey Toner, SouthtownStar Newspaper; Tom Schodnieger, Enterprise; Doug Price, Plan Commission Vice-chair; four residents

Roll was called at 8:00 p.m. by Clerk McGann. Due to Mayor Ostenburg's absence, Trustee Kenneth Kramer was named President Pro tem.

**1. An Ordinance Amending Chapter 98 ("Taxation"), Article VII ("Real Estate Transfer Tax") of the Code of Ordinances of the Village of Park Forest**

Manager Mick noted that there has been much deliberation with the co-ops, staff, and legal staff that would allow a level playing field between single family home and coops regarding transfers stamp values at .5% per \$1,000 (\$5 per \$1,000 of sale price) An ordinance was drafted, had first reading with an implementation date of January 1, 2009. The property managers of the co-ops will meet with Village staff to further discuss implementation. This amends our current transfer stamp ordinance to include the co-operative shares of stock.

Trustee Dillard asked what would be the average transfer stamp for a co-op. Manager Mick said that the price is passed on to the co-op seller and depends on the sale price of the unit averaging \$60 to \$75 per transfer stamp with the value of an average co-op between \$12,000 to \$15,000.

Trustee Kramer asked if the co-ops require a certificate of occupancy. Director Kerestes answered that each co-op has an inspection and requires a certificate of occupancy. The co-op does a self-inspection and supplies it to the Village.

Mayor Ostenburg asked if there were any questions. Hearing none, this item will be on the agenda for action at the next regular meeting.

**2. A Resolution of the Village of Park Forest Cook County, Illinois, Supporting the Granting of a Gaming License to Operate a Gaming Facility in the City of Calumet City**

Manager Mick stated that the city of Calumet City is looking for support for a gaming facility. The Village has drafted a letter of support. As this is an economic engine for new jobs in our region, we support this. Calumet City has proposed a revenue sharing agreement to include a maximum of twenty-seven local towns if this goes through.

Trustee O'Neill asked if Calumet City and Country Club Hills would be competing with each other. Manager Mick answered that there are seven applications currently and the final decision would be made later.

Trustee McCray noted that a structure has been erected at Torrance and north of Route 30. Mayor Ostenburg said that area in Lynwood belongs to an indigenous tribe and is completely different from these proposed operations.

Mayor Ostenburg asked if there were any questions. Hearing none, this item will be on the agenda for action at the next regular meeting.

**3. A Resolution Approving a Public Works Emergency Mutual Aid Intergovernmental Service Agreement**

Manager Mick noted that this is a minor revision in FEMA guidelines about sharing of resources with neighboring communities that requires Board approval. Director Eyer said that new protocol was added regarding reimbursement from FEMA in Section 13.

Mayor Ostenburg asked if there were any questions. Hearing none, this item will be on the agenda for action at the next regular meeting

**4. Thorn Creek Bridge Replacement Preliminary (Phase I) Engineering Study Local Agency Agreement for Federal Participation**

**5. Thorn Creek Bridge Replacement Preliminary (Phase I) Engineering Study Resolution for Improvement by Municipality Preliminary Engineering Services Agreement For Federal Participation**

Manager Mick said that items 4 and 5 will be considered at the same time. The bridge was required be inspected yearly and became eligible for federal funds for bridge replacement. Director Eyer said that the 80/20 grant for repair of the Thorn Creek Bridge has three components:

1. Phase one, federal agreement

2. Motor fuel tax resolution to provide funding of \$16,000 to be reimbursed later
3. Engineering agreement with Baxter/Woodman to do the work which is with the normal scope of their work

Trustees Brandon and Dillard had questions about traffic patterns (for safety reasons) and detours. Director Eyes said that there will be adequate construction signs, lights, stop signs, and detour signs to provide direction during construction. Mayor Osteburg commended Director Eyer and staff for finding the grant money for this project.

Mayor Osteburg asked if there were any questions. Hearing none, this item will be on the agenda for action at the next regular meeting

#### **6. Consideration of a Resolution Authorizing the Approval of a Lease Agreement between the Village of Park Forest and Enterprise Leasing Company of Chicago**

Manager Mick said that the Village has been approached by Enterprise to put their vehicles on Village property for a short term lease. Usually, the Manager is able to sign leases as per the local statute, but this is not a DownTown property so it has to be approved by the Board. Director Kingma noted that this is a two month lease, then month to month. Conditions include maintenance of the lot and to stay behind the building. It does not interfere with the commuter lot.

Trustee Kramer asked about potential sales tax. Tom Schodnieger, Enterprise, said that they do not sell cars to the public but wholesale cars to other dealers. They transfer cars from rental to local dealers. They do not have sales facilities in other areas.

Director Kingma noted that there had been an incentive with Enterprise over four years ago which was revoked when the property was sold.

Mayor Osteburg asked if there were any questions. Hearing none, this item will be on the agenda for action at the next regular meeting

Manager Mick added that short term leases are useful for revenue until the TOD goes through.

#### **7. Discussion of the Strategic Planning for Land Use & Economic Development**

Manager Mick noted that has been a very comprehensive project that has unfolded over the past two years with opportunities for everyone impacted in the community to offer feedback through Village workshops offered by the Plan Commission. Director Kingma introduced Plan Commission Vice-Chair Doug Price, who explained the formal review plan that includes the current Strategic Plan, the Downtown Plan, and the 211 Transit Development Plan. Director Kingma said that the goal is to bring it back to the Board on November 24 for rules discussion and adoption of the plan so revisions can be made. She presented a Strategic Plan overview power point presentation that included the Plan

Commission's recommendations for implementation priorities which are contained within the final chapter of the Strategic Plan. They include the following

First Priority:

- 211<sup>th</sup> Street Metra Station Transit Oriented Development

Second Priority

- DownTown Park Forest (including Gateway site)
- South Western Avenue Annexation Area
- Eastgate Neighborhood

Third Priority

- Residential Infill and Redevelopment

Fourth Priority

- Norwood Square Shopping Center
- Park Forest Business Park
- Sauk Trail Corridor (including East and West Gateways)

Vice-chair Price noted that a plan is needed so we are not re-acting. These are recommendations by the Plan Commission but always open to change. Trustees O'Neill and Kopycinski wanted clarification on Norwood Square. Mr. Price noted that is in the draft planning stage. Trustee Kopycinski wanted to mention rumors about the Village "taking" homes. If anyone has any questions about this, please contact the Village to clear up the rumor. Mayor Ostenburg noted that annexation will not occur unless someone wants to sell their property. The developer goes to the owner; as they acquire the property, the developer comes to the Village and work with them with these plans. Municipalities can make zoning changes with a long range plan in mind. The Mayor thanked the Plan Commission for their commitment to their work on this long range plan. The Village is not a developer; the Village should be the catalyst for change.

Mayor Ostenburg asked if there were any questions. Hearing none, this item will be on the agenda for discussion at the next rules meeting and then the agenda for action at the next regular meeting

### **Mayor's Comments**

Mayor Ostenburg thanked the Board and the staff for the goal setting session held Saturday, November 1. It was very productive that allows for the goals to be set for the following budget year which includes the tax levy. Manager Mick acted as facilitator and kept the meeting on track.

### **Manager's Comments**

Trustee Mick said that election day is Tuesday, November 4. Any questions, call Village Hall. There will be a Military Service Recognition Ceremony Monday, November 10 open to all village residents and their families honoring those who have served or are currently serving their country. Village Hall will be closed on November 11 in honor of

Veterans' Day. On November 24, the Board will meet to discuss the proposed 2009 legislative agenda with a proposed breakfast with legislators on December 6.

### **Trustee's Comments**

Trustee Kramer noted that the Senior Commission will meet November 6. On Saturday, November 15 there will be a free event sponsored by the Park Forest Health Department Nurses Plus Home Healthcare, the Park Forest Senior Commission, the Park Forest Commission on Human Relations, Rich Township Senior Center, Arden Courts of Hazel Crest, Home Helpers, and Silver connection that include presentations on Home Safety for the Elderly, Guardianship, Power of Attorney and other legal matters, and a film about Alzheimer's Disease.

Trustee Kopycinski said that the Environmental Commission will meet Thursday, November 6, at 7:30 p.m. The Village Board meetings will be streaming live on the internet and will allow for a larger audience and for a more transparency in government.

Trustee Dillard stated that the Plan Commission will meet Tuesday, November 18. There will be a Military Service Recognition Ceremony honoring those who are serving or have served in the military. Contact the Village the names of those to be recognized for their contributions to our country.

### **Attorney's Comments**

No comments

### **Village Clerk**

No comments

### **Audience to Visitors**

No comments

### **Adjournment**

Mayor Ostenburg called for a motion to adjourn. Motion was made by Trustee Kramer, seconded by Trustee Brandon, and a roll call vote was taken with the following results:

Ayes: 7

Nays: 0

Absent: 0

The motion was adopted with seven (7) ayes, no (0) nays and no (0) absent.

Mayor Ostenburg adjourned the rules meeting at 9:34 p.m.

Respectfully submitted,  
Sheila McGann  
Village Clerk

**VILLAGE OF PARK FOREST BOARD OF TRUSTEES  
SATURDAY RULES MEETING  
JUNE 6, 2009**

**PRESENT:** Village Mayor John Ostenburg; Village Trustees Mae Brandon, Bonita Dillard, Gary Kopycinski, Ken Kramer; Village Manager Tom Mick, Director of Personnel Denyse Carreras

**ABSENT:** Trustee Georgia O'Neill

**ALSO PRESENT:** School District 163 Liaison Kim Elmore-Perkins

Mayor Ostenburg called the meeting to order at 10:10 a.m.

The meeting began with an update to the Board of the meeting held on Friday May 5 between Village staff, Mayor Ostenburg, Matanky Realty Group, and the owner of Orchard Fresh Market. Village Manager Mick summarized key points of the meeting stating it was a continuation of discussions conducted in Las Vegas with Matanky. This was followed by a general discussion by the Board about Orchard Fresh Market's issues.

Trustee Kopycinski stated his concern regarding state funds flowing from member initiatives and a comparison of what Park Forest has received in relation to what surrounding communities have received. The Board had a general discussion about what funds the Village expects to get. Village Manager Mick stated he believed the Village was getting a fair share of funds from the state. The Board discussed what appears to be a disproportionate distribution of funds based on the number of legislators representing the communities and the population of the communities in comparison to Park Forest. Mayor Ostenburg and Village Manager Mick were in agreement that awareness on the part of Board members is key to having discussions with legislators on the subject. Mayor Ostenburg requested that Village Manager Mick notify Board members about funds distributed as he receives the information.

The Board had a general discussion about the relationship between the Village and the School District 163.

Mayor Ostenburg asked Board members to comment on the Environment Commission's Thursday night meeting. Board members commented on the enthusiasm of the Commission and the experience of the Commission members in addition to the Commission's need for a plan. There was some discussion on adherence to a 5 minute rule for audience to visitors' comments. Mayor Ostenburg stated his intent to communicate to the Environment Commission that there are ancillary services that need to be considered in an overall sustainability plan; senior issues, youth issues, educational issues need to be integrated and input from the Plan Commission and Building Department would be necessary for implementation of plans.

There being no other issues to discuss, Trustee Kramer moved to adjourn. Trustee Dillard seconded the motion. Passed unanimously. The meeting adjourned at 12:07 p.m.

Respectfully submitted,

Sandra Salmen, Recorder

## MOTIONS

MOVED that the Consent Agenda and each item contained therein be hereby approved:

1. MOVED, that the Mayor and Board of Trustees approve the minutes of the Rules Meeting of November 3, 2008 and the Minutes of the Saturday Rules Meeting of June 6, 2009
2. MOVED, that the Mayor and Board of Trustees approve a Resolution Recognizing Village Employee Hillard Sanders
3. MOVED, that the Mayor and Board of Trustees adopt a Resolution Requesting that the Village of Park Forest be allowed to Participate in Cook County's No-Cash Bid Program for Tax Delinquent Residential Properties
4. MOVED, that the Mayor and Board of Trustees adopt a Resolution Requesting that the Village of Park Forest be allowed to Participate in Cook County's No-Cash Bid Program for Tax Delinquent Industrial Properties
5. MOVED, that the Mayor and Board of Trustees approve a contract with Carmeuse Lime and Stone, Pittsburg, PA for the purchase of high calcium oxide (lime) in the amount of \$168,420.
6. MOVED, that the Manager is authorized to contract with W.B. Olson, Inc. to serve as Construction Manager for the Aqua Center Bathhouse and related project renovation for a lump sum of \$4,500 for pre-construction services plus 4.5% of construction cost for construction management.
7. MOVED, that the Manager is authorized to award a contract to Winkler's Tree and Landscape for tree pruning and a contract to AAA Tree Service for tree removal. Both contracts are awarded on a unit price basis and will not exceed the budgeted allotment of \$75,000.
8. MOVED, that the Manager is authorized to award a contract to Layne-Western, Aurora, IL for well maintenance of well #6 and to seal and cap well #7 in the amount of \$37,085.

6/22/09

**VILLAGE OF PARK FOREST**

**MEMORANDUM**

**TO:** John A. Ostenburg, Mayor  
Village Board of Trustees

**FROM:** Thomas K. Mick,  
Village Manager

**DATE:** June 18, 2009

**RE:** Resolution Recognizing Hillard Sanders

**BACKGROUND/DISCUSSION:**

After a career of more than 20 years of dedicated service to the Village of Park Forest, Recreation and Parks Maintenance Worker Hillard Sanders will retire on Friday, June 26. Attached is a Resolution honoring Mr. Sanders' tenure with the Village that was drafted, in part, with the assistance of the staff from the Recreation and Parks Department.

**SCHEDULE FOR CONSIDERATION:**

This item will be on the consent agenda of the June 22, 2009 Regular Board Meeting for Board consideration and approval.

Resolution No. \_\_\_\_\_

**A RESOLUTION RECOGNIZING AND THANKING HILLARD SANDERS  
FOR HIS DEDICATED SERVICE TO THE VILLAGE OF PARK FOREST**

**WHEREAS,** Hillard Sanders began his employment with the Park Forest Recreation and Parks Department in 1989; and

**WHEREAS,** throughout his service to the Village of Park Forest, Mr. Sanders, affectionately known as "Sandy," was an integral part of the ongoing maintenance of the Village's recreational and parks venues; and

**WHEREAS,** this work showed itself in his meticulous manicuring of community parks, ball fields and water stops along the Scenic 10 race course; and

**WHEREAS,** he served his coworkers and the public with a kind heart, wonderful attitude and a work initiative that resulted in him being, on many occasions, "one step ahead" of what was needed on any given recreational project; and

**WHEREAS,** over the years, Hillard Sanders was very involved with Park Forest Baseball, either as an umpire or as a manager of a league champion team, further demonstrating his dedicated service to the community that is Park Forest.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois, that the deepest appreciation of the Board of Trustees and the citizens of Park Forest be expressed to Hillard Sanders for his years of dedicated service to the Park Forest citizenry.

**BE IT FURTHER RESOLVED** that the Village Board wishes Hillard Sanders a long, happy, healthy retirement during which he enjoys his family, church, the White Sox, reality television and other interests.

**ADOPTED** this \_\_\_\_\_ day of June 2009.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Village Clerk

## **AGENDA BRIEFING**

DATE: June 11, 2009

TO: Mayor Ostenburg  
Board of Trustees

FROM: Ronald Erickson, Chief Water Plant Operator

SUBJECT: Award of Annual Contract for High Calcium Oxide (Lime)

### **BACKGROUND/DISCUSSION:**

On Wednesday, June 3, 2009, at 2:00 p.m., the Department of Public Works opened bids for high calcium oxide (lime) to be used in the softening process at the Water Plant. The bid was advertised in the Star and followed Village policies for purchases over \$20,000. Five bids were sent out and three bids were received for consideration. One bid arrived late and was returned to the bidder unopened. One bidder returned a no bid letter. A bid tab sheet is attached.

The low bidder was Carmeuse Lime with a total bid of \$168,420 for 1,400 tons at \$120.30 per ton. Last year, the price was \$122.00 per ton. This represents a 1.4 % decrease. Purchases will be paid from the Water Fund. The contract period is from July 1, 2009 – June 30, 2010

Carmeuse Lime acquired the former Marblehead Lime operation in the mid 1990's. At one time Marblehead provided lime for the Park Forest water treatment process, but the use of the product was discontinued in 1993, due to quality control problems. As a result of the low bid, it was decided to reexamine Carmeuse. References were provided and checked out favorably. On June 9<sup>th</sup>, I met with Carmeuse representatives at their Gary, Indiana production facility and toured the plant. During the tour, the Territory Salesman, Plant Manager, and Process Engineer, all assured me that Carmeuse can meet the specifications of the contract. Carmeuse has upgraded their quality control process and I feel comfortable in giving them the opportunity to meet our lime requirements for the contract period.

**RECOMMENDATION:** The Public Works Department recommends that the Board award the contract to the lowest bidder, Carmeuse Lime & Stone, 11 Stanwix Street, 11<sup>th</sup> Floor, Pittsburg, PA, 15222

**SCHEDULE FOR CONSIDERATION:** This item will appear on the Agenda of the Regular meeting of June 22, 2009, for your consideration.

HIGH CALCIUM QUICKLIME  
(CALCIUM OXIDE)  
FOR WATER SOFTENING  
BID TAB 6-3-09

SUPPLIER	QUANTITY	UNIT PRICE	TOTAL PRICE	BID BOND	MSDS
Mississippi Lime	1400 tons	\$ 143.00	\$ 200,200.00	included	included
Chemical Lime	1400 tons	\$ 192.28	\$ 269,192.00	included	included
Western Lime	1400 tons	bid arrived late - returned to vendor unopened			
Carmeuse Lime	1400 tons	\$ 120.30	\$ 180,450.00	included	included
Linwood Mining and Minerals	1400 tons	no bid			

## AGENDA BRIEFING

**TO:** Mayor John Ostenburg,  
Board of Trustees

**FROM:** Rob Gunther,  
Superintendent of Parks

**DATE:** June 18, 2009

**RE:** Urban Forestry Maintenance Contract

### **BACKGROUND/DISCUSSION:**

Bids were recently solicited for the pruning and removal of designated trees within the Village. As in the past this contract would be for two years and the pricing for both pruning and removals is broken down according tree size: *up to 12"/ 13" – 24"/ 25" – 36" and over 36"*.

We received bids from three companies; AAA Tree Service Inc. from Peotone, Winkler's Tree & Landscape, Inc. from La Grange Park and Area Tree "N" Turf from Wilmington. All of these companies have done work for the Village. In order to compare the pricing I have calculated the averages (for the size groups) for the different types of work to be done.

#### AAA Tree Service

Removals:	\$25.75/ inch
Pruning:	\$7.13/ inch
Emergency call out:	\$34.00/ man hour
Bolt and Cable:	\$600.00/ tree

#### Winkler's Tree & Landscape

Removals:	\$23.91/ inch
Pruning:	\$3.11/ inch
Emergency call out:	\$100.00/ man hour
Bolt and Cable:	\$250.00/ tree

#### Area Tree "N" Turf

Removals:	\$26.93/ inch
Pruning:	\$7.54/ inch
Emergency call out:	\$36.00/ man hour
Bolt and Cable:	\$635.00/ tree

As last year the pruning bid from Winkler's Tree & Landscape is significantly lower than the others. He does this in anticipation of pruning the Village's trees in the winter season when his work is slower. This is the arrangement we had during the past contract. This worked for the most part although I did need to call on another company for some pruning that needed done right away. I also spoke with Mr. Winkler about removals. Typically, the Village has only a

short list of removals at any one time. He admitted that he would find it difficult to respond in a timely manner if this was the case.

After speaking with both Winkler's Tree & Landscape and AAA Tree Service, Village Staff recommends the following:

- Awarding of the pruning contract to Winkler's Tree & Landscape
- Awarding of the removal contract to AAA Tree Service.

Both contracts are awarded on a unit price basis and the work is kept within the budget by limiting the number of trees pruned to what the current budget will allow.

**SCHEDULE FOR CONSIDERATION:** This item will appear on the Agenda of the June 22, 2009 Regular meeting.

## **AGENDA BRIEFING**

DATE: June 18, 2009

TO: Mayor Ostenburg  
Board of Trustees

FROM: Ronald Erickson, Chief Water Plant Operator

SUBJECT: Award of Contract: Well Maintenance, Well No. 6,  
Seal and Cap, Well No.7

### **BACKGROUND/DISCUSSION:**

On Wednesday, June 17, 2009, at 1:30 p.m., the Department of Public Works opened bids for well maintenance on Well No. 6 and the sealing of Well No.7. The bid was advertised in the SouthtownStar and followed Village policies for purchases over \$20,000. Four bids were sent out and three bids were received for consideration. A bid tab sheet is attached.

The preventive maintenance project for Well No. 6 will consist of the contractor pulling the pump and pumping components completely to the surface; conducting a T.V. survey of the well; sandblasting pump component parts that may be considered for reinstallation; inspection; protective column coating; furnishing repair parts as needed; reinstalling the pump after repair; chlorinating the well and pump to EPA regulations and performing a two hour performance test to waste.

Well No. 6, on North Orchard Drive, drilled in the 1950's, is one of highest quality wells in our system. The Well No. 6 pump assembly was last inspected and serviced in 2001.

Well No. 7, located at 229 Hickory Street, was originally designed as a satellite water treatment plant to be used during peak demand periods. Built in the early 1970's it served the Village until the late 1980's. Well No. 7 was phased out after the three million gallon standpipe was built. During the design study for the new treatment plant it was estimated to cost in excess of one million dollars to install a raw water main from the well to the plant. With the current six wells supplying the demands of the system, this cost could not be justified. The IEPA has recommended in the Engineering Site Inspection Report that Well No.7 be capped and sealed to eliminate a potential entry point of contamination to the aquifer. With no future need of the satellite plant and the high cost of installing a raw water main, the most reasonable option is to seal the wall.

The contractor will seal the well using disinfected pea gravel in the lower bedrock section and bentonite clay through the steel casing to the top of the well. All work shall meet the Illinois Department of Public Health Standards and be conducted under the supervision of an Illinois Department of Public Health inspector.

The bid is divided into three sections, Well No.6 – Labor and Services, Well No.6 - Pump Repair Parts, Seal and Cap Well No.7. The low bidder was Layne-Western with a total bid of \$37,085 for all three sections. The pump repair parts section of the bid is used to establish a price point for individual parts. After the pump components are removed and inspected a firm parts cost will be established. Due to unforeseen circumstances the cost for pump repair parts could exceed the total bid for that section. If the costs exceed the bid, proper Village purchasing procedures will be followed in completing the project.

Purchases will be paid from the Water Fund. The FY08-09 budget includes \$65,000 for the work to both wells. The bid from Layne-Western is well under budget.

Layne-Western has preformed several well maintenance projects for the Village, with their contractual obligations professionally completed.

**RECOMMENDATION:** The Public Works Department recommends that the Board award the contract to the lowest bidder, Layne-Western, 721 West Illinois Avenue, Aurora, IL.

**SCHEDULE FOR CONSIDERATION:** This item will appear on the Consent Agenda of the Regular meeting of June 22, 2009, for your consideration.

			Well #6 and Well #7 Bid Opening June 17, 2009, 1:30 bid opening									
Item #	QTY.	UNIT	WELL #6 WELL MAINTENANCE	Bidders								Peerless-Midwest
				Layne-Western		Municipal Well & Pump		Will County Well & Pump		Peerless-Midwest		
			Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total		
			Description									
A.	1	LS	Mobilization of equipment to site, pull pump to surface, measure total depth and static water level of well.	\$ 3,975.00	3,975.00	5320.00	5,320.00	N/A	N/A	5610.00	5,610.00	
B.	1	LS	Television Survey of Well #6	\$ 1,050.00	1,050.00	1960.00	1,960.00		-	1020.00	1,020.00	
C.	1	LS	Sandblast existing or replacement column pipe inside and out for inspection including transportation to designated area (include sand)	\$ 500.00	500.00	680.00	680.00		-	4590.00	4,590.00	
D.	1	LS	Disassemble and micrometer inspection of bowl	\$ 350.00	350.00	340.00	340.00		-	510.00	510.00	
E.	180	FT	Coat column and suction pipe with MAB vinyl paint per specification procedure, price per foot	\$ 9.50	1,710.00	18.00	3,240.00			43.41	7,813.80 * #	
											[contractor put 7813.20]	
F.	12	HRS	Rebuild stuffing box and rebuild bowl assembly with new bronze wear rings and bronze bushings to factory specifications, reassemble and coat	\$ 120.00	1,440.00	185.00	2,220.00			102.00	1,224.00	
G.	18	EA	Check Well #6 shafts for straightness and straighten if necessary	\$ 40.00	720.00	24.00	432.00			51.00	918.00	
H.	1	LS	Chlorinate well and pump, reinstall pump, perform pumping tests and move equipment out	\$ 5,860.00	5,860.00	6,480.00	6,480.00			5,100.00	5,100.00	
			<b>TOTAL BID LABOR AND SERVICES</b>		15,605.00		20,672.00				26,785.80 #	
											[contractor total: \$26,785.20]	
											*NOTE: We are proposing to utilize the following system for the column pipe: sand blast to white metal. Dudic Primer 67 and Protecta Coat NSF 310 to be utilized. The first coat will be applied by the sprayed method and allowed to cure for a minimum of 6 hours and a maximum of 24 hours. The second coat is sprayed on and allowed to air cure for 48 to 72 hours.	
											# \$0.60 multiplication error	

## AGENDA BRIEFING

**DATE:** June 9, 2009

**TO:** Mayor John A Ostenburg  
Board of Trustees

**FROM:** Lawrence G. Kerestes, Director of Community Development  
Paul L. Stephanides, Village Attorney

**RE:** Proposed Vacant Building Ordinance

### **BACKGROUND/DISCUSSION:**

This memorandum addresses the proposed Vacant Buildings Ordinance, which creates a new Article VI (“Vacant Buildings”) to Chapter 18 (“Buildings and Building Regulations”) to the Code of Ordinances, Village of Park Forest, Cook and Will Counties, Illinois (“Village Code”).

The rise in the number of foreclosed houses and buildings has resulted in homes and buildings that are left empty and vacant. These homes and building are frequently retaken by banks and large financial and real estate institutions that have little to no connection to the Village in which they own property making enforcement of the building and sanitary codes very difficult. Furthermore, the homes sit empty for months or years at a time awaiting foreclosure sale, often creating an unattractive public nuisance.

Similar to the Crime Free Housing Ordinance, this proposed ordinance provides the Troubled Building & Housing Task Force another tool to address problem housing in the Village. Historically, the Village has monitored its housing stock to protect housing values in an effort to enhance Quality of Life amenities for its residents. Since 1983 the Village has monitored vacant and foreclosed single family detached housing which today count at roughly 5,800 units. The following chart identifies the average vacant and foreclosed house on a quarterly basis and illustrates that the Village’s housing, for the most part has mirrored the economy of the nation over the last three decades.

1980s	55 vacant houses	1% of SF Houses	
	45 foreclosed	1% of SF Houses	
1990s	30 vacant houses	< 1% of SF Houses	
	30 foreclosed	< 1% of SF Houses	
2009	235 vacant houses	4% of SF Houses	400% increase
	290 foreclosed	5% of SF Houses	500% increase

Since the 1970s, the Village has also been monitoring single family detached housing rental units. This too reflects the changing economy over the years.

1978	1,200 rental units	400-450 landlords
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1990	400 rental units	< 200 landlords
2009	914 rental units	629 landlords

In addition to these monitoring measures, two new trends have occurred that are impacting the Village's housing stock:

1. Lending institutions are not repossessing foreclosed properties as quickly as they had in the past. In the past two, instead of the process taking nine to twelve months, it is taking up to two years or even not at all. Four of the five lenders with the highest number of foreclosed properties in the Village no longer exist today and there is not any action taking place to move the property along. The result is longer standing abandon vacant houses.
2. Investors used to purchase foreclose vacant properties one or two at a time, fix them up and re-sell or rent them out. Last year it was observed that several investors began to purchase three to five properties, but their plan was to only fix up one or two per year and do nothing with the remaining properties until they "got to them." This is called "Land Banking." This situation is getting worst. Last November 2008 through December 2008 one investor alone purchased twenty-three properties with this idea in mind. The result here too is longer standing abandon vacant houses.

In an effort address these issues and to increase mortgage lender accountability and because of the number of foreclosures and the difficulty of tracking down the owner or person responsible for the condition of the property, it is proposed that the Village adopt a vacant building ordinance to address these issues. Many other municipalities across the country have adopted such ordinances, including in Illinois, the cities of Chicago, Champaign, Evanston, Kankakee, Normal and Waukegan, and the Villages of Alsip, Bellwood, Hinsdale, Oak Forest and Riverdale. A list of such municipalities can be provided.

The Ordinance would require all property owners, including lenders, trustees and service companies, to register and properly maintain vacant properties as defined in the Ordinance. Properties must be maintained in accordance with the relevant sanitary codes, building codes and local regulations concerning external and/or visible maintenance.

The Ordinance will provide a point of contact in case the property becomes a public nuisance, and may encourage the owner to devise a timely rehabilitation plan by imposing a registration requirement with the Village for an owner's vacant building. Also included in the Ordinance is proposed \$200 annual registration fee to help cover the estimated costs for the Village to monitor, inspect, and re-inspect the property routinely. The yearly fee will also act as an incentive for building owners to maintain their buildings.

Property owners who do not meet the registration requirements will not be eligible for a Village real estate transfer tax stamp and unpaid fees will be a lien on their property. In addition, a person found to be in violation of the Ordinance will be subject to a minimum fine of \$100 per day per violation to a maximum of \$750.

Property owners will be required to submit to the Village a vacant building plan, which would include the owner's plan to maintain and secure the property and a plan of action, with a time schedule, identifying the date the building will be habitable and occupied or offered for occupancy or sale. The plan is subject to Village approval. Owners must maintain property insurance for their properties while they remain vacant and must notify the Village of any changes in their registration, including a change in ownership, within 15 days. The Ordinance will be enforced by the Village's Department of Community Development.

The ordinance will help improve the quality of life in neighborhoods by holding vacant property owners responsible for their properties. Vacant properties pose public safety problems and can also lead to crime problems in neighborhoods. Neighborhoods should not suffer the blight of these buildings because of irresponsible property owners. If homes are abandoned and left unsecured, the building is at risk of damage from the elements or by vandals, thereby leading to deteriorating conditions. The Ordinance will require owners to maintain homes so that viable properties are not allowed to deteriorate and the value of adjacent properties is not adversely impacted.

Please let us know if there are any further questions.

**SCHEDULE FOR CONSIDERATION:** This item will appear on the Agenda of the Rules/Regular Meetings of June 22, 2009 for discussion and consideration.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 18 (“BUILDINGS AND BUILDING REGULATIONS”),  
OF THE CODE OF ORDINANCES  
OF THE VILLAGE OF PARK FOREST, COOK AND WILL COUNTIES, ILLINOIS  
BY ADDING A NEW ARTICLE VI (“VACANT BUILDINGS”)**

**WHEREAS**, the Mayor and Board of Trustees of the Village of Park Forest (“Village”) have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens pursuant to the Village’s home rule authority under Article VII, Section 6(a) of the 1970 Illinois Constitution; and

**WHEREAS**, the Village further has the authority pursuant to 65 ILCS 5/11-60-2 (2008) to define, prevent, and abate nuisances; and

**WHEREAS**, the definition, prohibition, and abatement of public nuisances pertains to the government and affairs of the Village; and

**WHEREAS**, buildings that are indefinitely vacant or indefinitely vacant and in a state of disrepair are public nuisances in that they contribute to the decrease in value of surrounding properties, precipitate disinvestment by neighboring owners, provide a location for criminal activity, undermine the aesthetic character of the neighborhood and the Village, and have other undesirable effects; and

**WHEREAS**, allowing certain buildings to remain indefinitely vacant even in the absence of Code violations or securing is detrimental to the public health, safety and welfare; unreasonably interferes with the reasonable and lawful use and enjoyment of other premises within the neighborhood; may pose an extraordinary danger to police officers or firefighters entering the premises in time of emergency; and detract from the appearance and good order of the neighborhood; and

**WHEREAS**, registration of vacant properties and implementation of a maintenance plan will discourage property owners from allowing their properties to remain indefinitely vacant and/or in a state of disrepair and will thereby provide a basis for the return of vacant properties to the housing stock; and

**WHEREAS**, the abatement of public nuisances caused by vacant buildings, and the repair and rehabilitation of vacant buildings and their subsequent occupancy is in the best interests of the citizens of the Village; and

**WHEREAS**, an ordinance providing for the declaration of vacant buildings as a public nuisance and providing for their abatement is a means for the Village to use in maintaining sanitation and health standards, preventing crime, and avoiding fire, health, and safety hazards and minimizing or eliminating the effect such buildings have on the personal and economic well-being of the neighborhood; and

**WHEREAS**, registration of vacant buildings will discourage their owners from allowing buildings to remain indefinitely vacant or indefinitely vacant and in a state of disrepair and will thereby provide a basis for the return of vacant buildings to occupancy; and

**WHEREAS**, the Village’s Code of Ordinances at Chapter 18 (“Buildings and Building Regulations”) contains the building and property maintenance regulations of the Village; and

**WHEREAS**, the Mayor and Board of Trustees find that Chapter 18 of the Code of Ordinances should be amended to add a new Article VI (“Vacant Buildings”) to address vacant buildings, both residential and commercial, in the Village.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois, in the exercise of the Village's home rule powers, as follows:

**Section 1. Recitals Incorporated.** The recitals set forth above constitute a material part of this Ordinance as if set forth in their entirety in this Section 1.

**Section 2. Code of Ordinances Amended.** Chapter 18 ("Buildings and Building Regulations") of the Code of Ordinance of the Village of Park Forest, Cook and Will Counties, Illinois, is amended by adding a new Article VI ("Vacant Buildings") to read as follows:

**ARTICLE VI. VACANT BUILDINGS.**

**Sec. 18-500. Declaration of policy.**

The purpose of this article is to protect the public health, safety, and welfare by enactment of this article which:

- (1) Establishes a program for identification, registration, and regulation of buildings which are or become vacant on and after the effective date of this article.
- (2) Determines the responsibilities of owners of vacant buildings.
- (3) Provides for administration, enforcement, including abatement of public nuisances, and imposition of penalties.

This article shall be construed liberally to affect its purposes.

**Sec. 18-501. Other ordinances.**

This article shall not be construed to prevent the enforcement of other applicable ordinances, codes, legislation, and regulations which prescribe standards other than are provided herein, and in the event of conflict, the most restrictive standard shall apply.

**Sec. 18-502. Definitions.**

For the purpose of this article, and the interpretation and enforcement thereof, the following terms, phrases, words and their derivations shall have the meanings given herein, unless the context in which they are used shall indicate otherwise. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural number, and words in the plural number include the singular number. The words "shall" and "will" are mandatory and "may" is permissive. Words not defined shall be given their common and ordinary meaning.

*Building* means any structure occupied or intended for supporting or sheltering any occupancy.

*Building commissioner* means the building commissioner as defined in this chapter or the building commissioner's designee.

*Owner* means any person, agent, operator, firm, or corporation having a legal or equitable interest in a building; or recorded in the official records of the state, county, or village as holding title to the building or the premises upon which a building sits; or otherwise having charge, care or control of a building or premises, including the guardian of the estate of any such person, the executor or administrator of the estate of such person if ordered to take possession of real property by a court; or any person or agent maintaining, operating or collecting rent for any vacant building.

*Person* means an individual, corporation, partnership, or other entity or group acting as a unit.

*Premises* means a lot, plot, parcel of land, easement or public way, including any structure or building thereon.

*Public nuisance* includes the following:

- (1) The physical condition, or uses of any building regarded as a public nuisance at common law, under the Illinois Compiled Statutes, or this Code; or
- (2) Any physical condition, use or occupancy or any building or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations, and unsafe fences or structures; or
- (3) Any building which has unsanitary sewerage or plumbing facilities; or
- (4) Any building designed by the building commissioner as unsafe for human habitation or use; or
- (5) Any building which is manifestly capable of being a fire hazard, or manifestly unsafe or insecure as to endanger life, limb or property; or
- (6) Any building which is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds; or
- (7) Any building that is dangerous, in a state of dilapidation, deterioration or decay; faulty construction; open or vacant and the doors, windows, or other openings are secured by any means other than conventional methods used in the design of the building or permitted for new construction of similar type; damaged by fire to the extent as not to provide shelter, in danger of collapse or failure and dangerous to anyone on or near the premises.

*Secured building* means a building which has had, in a manner intended to be temporary or permanent, any or all openings, which openings are windows or doors which were present for the purpose of light, ventilation or egress, material permitted pursuant to this Code affixed to such openings, from the interior or exterior of the building, for the purpose of securing or preventing access or damage to the building or its components.

*Unoccupied building* means an abandoned building or portion thereof which lacks the habitual presence of human beings who have a legal right to be on the premises, including buildings ordered vacated by the building commissioner pursuant to authority granted to the building commissioner by this Code.

*Vacant building* means a building or portion of a building which is:

- (1) Unoccupied and unsecured; or
- (2) Unoccupied and a dangerous structure; or
- (3) Unoccupied and condemned by the building commissioner pursuant to applicable law; or
- (4) Unoccupied and has multiple Code violations; or

(5) A multi-family residential property containing five (5) or more building units shall be considered vacant when substantially all of the building units are unoccupied.

A vacant building shall not include unoccupied buildings which are undergoing construction, renovation, or rehabilitation and which are in compliance with all applicable village ordinances, codes, and regulations, and for which construction, renovation or rehabilitation is proceeding diligently to completion, or a building that has been used as a residence by a person entitled to possession for a period of at least three (3) months within a previous nine (9) month period and a person entitled to possession intends to resume residing at the property.

**Sec. 18-503. Determination.**

(a) The building commissioner may determine, at his or her discretion, that a building is a “vacant building” within the meaning of section 18-502 of this article. For buildings the building commissioner determines to be “vacant buildings,” the building commissioner shall, within seven (7) days of making that determination, send notice of the written determination with the factual findings to the last taxpayer of record listed on the most recent Cook County or Will County tax roll. Said notice of determination shall be sent first class United States mail, with property postage prepaid. Failure of delivery shall not excuse a person from complying with this article. The building commissioner may personally serve or cause personal service of the notice of determination. Any person making such service shall execute an affidavit attesting to the facts of service. The building commissioner shall maintain an affidavit of such mailing for each notice of determination sent pursuant to this section.

(b) The notice served pursuant to this section may specify a date and time on which the owner shall allow for a code compliance inspection of the interior of the vacant building to determine the extent of compliance with village property, building codes, health, fire, water and sewer codes. The village shall provide any inspection report to the owner within thirty (30) days.

(c) The notice served pursuant to this section shall contain a statement of the obligations of the owner of a building determined to be a vacant building, a copy of the registration form the owner is required to file pursuant to section 18-506 of this article, and a notice of the owner’s right to appeal the building commissioner’s determination.

**Sec. 18-504. Appeal of determination.**

(a) An owner of a building determined by the building commissioner to be a vacant building as provided for in section 18-502 of this article may appeal that determination to the zoning board of appeals. Such appeal shall be in writing and shall be filed with the village board within fifteen (15) days of the date of mailing of the notice of determination. The filing of an appeal stays the owner’s obligation to register a building as required by this article. The appeal shall contain a complete statement of the reasons the owner disputes the building commissioner’s determination, shall set forth specific facts in support thereof, and shall include all evidence the owner relies upon to support the appeal. The zoning board of appeals shall decide the appeal on the basis of facts presented by the owner in the written appeal and the building commissioner’s written determination.

(b) The burden is upon the owner to present sufficient evidence to show that had the evidence been known to the building commissioner at the time the building commissioner made the determination, the building commissioner would more likely than not have determined that the subject building was not a “vacant building” within the meaning of this section 18-502.

(c) The zoning board of appeals shall send written notice of its decision to the owner within thirty (30) days of its receipt of the appeal. The village board may, but is not required to, seek additional information from the owner. The zoning board of appeals may, upon written notice thereof to the owner, take no more than fifteen (15) additional days to decide the appeal if the owner determines that such additional time is required for consideration of the appeal.

(d) An owner who wishes to challenge the applicability of this article to a vacant building without the building commissioner's determination having been made shall set forth specific facts to support nonapplicability in writing to the building commissioner. In the event the building commissioner determines that the subject building is a "vacant building" as defined in section 18-502, the owner shall have the right to appeal the building commissioner's determination to the village board as provided for herein.

**Sec. 18-505. Obligation to register vacant buildings.**

(a) The owner of a building who knows, or from all the facts and circumstances should know, that the owner's building is or has become a "vacant building" as defined in section 18-502 after the effective date of this article or the owner of a building, which the building commissioner determines at any time to be a "vacant building" as defined in section 18-502, or the owner of a building whose appeal from the building commissioner's determination has been denied by the village board shall register the building pursuant to section 18-506 within sixty (60) days after either the date of the building commissioner's notice of determination or occurrence of the facts which would cause a reasonable person to believe that the building was a "vacant building," or denial of the appeal, whichever is applicable. Registration does not exonerate the owner from compliance with all applicable codes and ordinances, including this article, nor does it preclude any of the actions the village is authorized to take pursuant to this article or elsewhere in this Code.

(b) Each vacant building shall be registered pursuant to an executed and completed form provided by the building commissioner and filed with the building commissioner.

(c) A registration for a vacant building shall be valid for a period of one (1) year from the date of registration.

(d) An annual, nonprorated registration fee of two hundred dollars (\$200.00) shall be required to register each vacant building.

**Sec. 18-506. Registration requirements.**

The registration form required by this article shall include the name, street address, and telephone number of a natural person twenty-one (21) years of age or older, designated by the owner, as the authorized agent for receiving notices of Code violations and for receiving process in any court proceeding or administrative enforcement proceeding on behalf of such owner in connection with the enforcement of this Code. Said person must maintain an office in Cook County or Will County, as applicable, or must actually reside within Cook County or Will County. A street address is required; a post office box is not an acceptable address. An owner who is a natural person and who meets the requirements of this section as to location of residence or office may designate himself or herself as agent. By designating an authorized agent pursuant to this section, the owner consents to receive any and all notices of Code violations concerning the registered building and all process in any court proceeding or administrative enforcement proceeding brought to enforce this Code concerning the registered building by service of the notice or process on the authorized agent. Any owner who fails to register a vacant building under the provisions of this section shall further be

deemed to consent to receive, by posting at the building, any and all notices of Code violations and all process in an administrative proceeding brought to enforce Code provisions concerning the building.

**Sec. 18-507. Changes in registration information.**

An owner shall notify the building commissioner within fifteen (15) days of any change in the registration information by filing an amended registration on a form provided by the building commissioner. A new registration is required for any change in ownership whatsoever. The registration shall be deemed prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the village against the owner of the building.

**Sec. 18-508. Renewal of registration.**

An owner shall be required to annually renew on the anniversary date of the first filing registration as long as the building remains vacant and shall pay the annual registration fee of two hundred dollars (\$200) for each vacant building.

**Sec. 18-509. Posting of notices.**

Service of notices sent or required to be sent pursuant to this article may be posted on an applicable building if the owner fails to renew the registration if required, or maintain with the building commissioner the information required regarding the person designated to accept notice and service of process pursuant to section 18-506 of this article.

**Sec. 18-510. Liability insurance.**

An owner of any vacant building must obtain liability insurance and maintain such insurance for as long as the building is vacant, and file evidence of such insurance with the building commissioner as follows: for a vacant residential building of one (1) to three (3) units, \$500,000 in coverage; for a vacant residential building of four (4) to eleven (11) units, \$750,000 in coverage; for a vacant residential building of twelve (12) to forty-eight (48) units, \$1,000,000 in coverage; for a vacant residential building of more than forty-eight (48) units, \$2,000,000 in coverage; and for a vacant manufacturing, industrial, storage, or nonresidential commercial building, \$2,000,000 in coverage. Written notice shall be supplied to the building commissioner within thirty (30) days of any lapse, cancellation or change in the coverage required by this section. An owner shall supply evidence of the insurance required by this section at any time upon the request of the building commissioner.

**Sec. 18-511. Vacant building plan.**

At the time a building is registered as required herein, the owner shall submit a vacant building plan. The building commissioner may prescribe a form for the plan. If the owner fails to submit the plan as provided for by this section, the building commissioner may determine the plan. At a minimum, the plan shall contain the following:

(1) A plan of action to repair any doors, windows, or other openings which are secured by any means other than conventional methods used in the design of the building or permitted for new construction or similar type. The proposed repair shall result in openings being secured by conventional methods used in the design of the building or by methods permitted for new construction of similar type with board removed. Securing a building shall be accomplished with materials and methods permitted pursuant to this Code. The owner shall maintain the building in an enclosed and secure state so that is a secured building as defined pursuant to this article until the building is reoccupied or made available for immediate

occupancy. If the owner demonstrates that securing of the building will provide adequate protection to the public, the building commissioner may waive the requirement of an enclosure.

(2) For buildings and premises thereof which are determined by the building commissioner as being or containing public nuisances, as defined in section 18-502 of this article, then the vacant building plan shall contain a plan of action to remedy such public nuisance(s).

(3) A time schedule identifying a date of commencement of repair and date of completion of repair for each improperly secured opening and nuisance identified by the building commissioner.

(4) When the owner proposes to demolish the vacant building, then the owner shall submit a plan and time schedule for such demolition.

(5) A plan of action to maintain the building and premises thereof in conformance with this article.

(6) A plan of action, with a time schedule, identifying the date the building will be habitable and occupied or offered for occupancy or sale. The time schedule shall include date(s) of commencement and completion of all actions required to achieve habitability. No plan which provides for compliance with this article or, which will not, as determined by the building commissioner, achieve such compliance, within six (6) months, in the case of a vacant and secured building, and two (2) years, in the case of a vacant and unsecured building will be approved.

**Sec. 18-512. Approval of plan.**

(a) *Review of building plan.* The building commissioner shall review the proposed vacant building plan required by section 18-511 in accordance with the standards below. The building commissioner shall send notice to the owner of the vacant building of the building commissioner's determination.

(b) *Standards for plan approval.* In considering the appropriateness of a vacant building plan, the building commissioner shall include the following in the building commissioner's consideration and shall make written findings as to each:

(1) The purposes of this section 18-512 and intent of the village to minimize the time a building is secured or otherwise vacant.

(2) The effect of the building and the proposed plan on adjoining property.

(3) The length of time the building has been vacant.

(4) The presence of any public nuisances on the premises.

(5) The likelihood that the plan or portions(s) thereof will prevent or ameliorate the condition it is designed to address.

**Sec. 18-513. Authority to modify plan.**

The building commissioner shall, upon notice to the vacant building owner, have the right to modify the vacant building plan by modifying the dates of performance, the proposed

methods of action, or by imposing additional requirements consistent with this article that the building commissioner deems necessary to protect the public health, safety, or welfare.

**Sec. 18-514. Failure to comply with plan.**

Failure to have an approved vacant building plan as required by section 18-512 within thirty (30) days of filing the registration form or failure to comply with the approved plan shall constitute a violation of this article subjecting the owner of the building to penalties as provided in this article and to any remedies the village may avail itself of as provided for herein and elsewhere in this Code, including, but limited to, an action to compel correction of property maintenance violations.

**Sec. 18-515. Owner responsibility to secure a vacant building; signage.**

(a) *Enclosure of vacant building.* An owner of any vacant building shall within thirty (30) days of the building becoming vacant enclose and secure the building so that it is a secured building as defined pursuant to this article and maintain the building in a secure and closed condition until the building is no longer a vacant building as defined herein.

(b) *Security guard service.* On written notice of the building commissioner, an owner of any vacant building shall provide bonded, licensed, and insured security guard service at the building between the hours of three o'clock (3:00) P.M. and eight o'clock (8:00) A.M. Such service shall remain in place until the building commissioner gives written notice that the service is no longer required. Such service shall be required when the building commissioner makes a written determination that the vacant building constitutes a fire hazard, is otherwise dangerous to human life or the public welfare, involves illegal or improper use, occupancy, or maintenance, under such conditions that securing the building are insufficient to prevent the actual or threatened harm.

(c) *Signage.* An owner of any vacant building must affix a sign to the building that provides the name, address and telephone number of the owner and the owner's authorized agent for the purpose of service of process. The name, address and telephone number of a person responsible for day-to-day supervision and management of the building, if such person is different from the owner holding title or authorized agent, shall also be set forth on the sign. The sign shall be of a size and placed in such a location so as to be legible from the nearest public street or sidewalk, whichever is nearer. The sign shall be in compliance with the village's sign regulations as contained in Article VII of Chapter 118 of this Code, with the exception that no permit shall be required for the sign.

**Sec. 18-516. Owner to maintain alarm and sprinkler systems.**

Whenever pursuant to this Code an owner is required to maintain an alarm and/or sprinkler system, the owner shall continue to be required to maintain said alarm and/or sprinkler system during all times that a building is vacant. This shall include any and all necessary systems and appurtenances incident thereto to keep said alarm and/or sprinkler operable, including, but not limited to, source(s) of water, heat and/or electricity.

**Sec. 18-517. Other enforcement.**

The registration of a vacant building shall not preclude action by the village to demolish or to take other action against the building pursuant to other provisions of this article, this Code, or other applicable laws or regulations. All premises upon which unoccupied or vacant buildings are located and the exteriors shall at all times be maintained in compliance with this Code.

**Sec. 18-518. Real estate transfer stamp.**

A premises upon which is situated a vacant building for which inspection fees or registration fees imposed pursuant to this article have not been paid in full is not eligible for a village real estate transfer tax stamp that would be required pursuant to article VII of chapter 98 of this Code, as amended. Unpaid fees shall be a lien upon the property.

**Sec. 18-519. Certification.**

A certificate of code compliance for vacant buildings issued by the village and payment in full of all fees imposed pursuant to this article are required prior to any occupancy of a vacant building.

**Sec. 18-520. Securing of buildings.**

(a) A vacant building may not remain secured longer than six (6) months unless an extension of that time is part of a plan approved by the building commissioner.

(b) A vacant building which is not secured and code compliant and for which securing is determined by the building commissioner on the basis of police reports, citizen complaints, and other information of other type considered reliable by reasonable persons, to not require securing to prevent unauthorized entry may not remain vacant for more than two (2) years without an approved plan for occupancy, sale, demolition, or other disposition of the building.

**Sec. 18-521. Enforcement and penalties.**

(a) Any person found to have violated any provision of this article shall be subject to a minimum fine of one hundred dollars (\$100.00) per day per violation to a maximum of seven hundred fifty dollars (\$750.00) per day per violation, in addition to any other legal or equitable remedies available to the village. Such other remedies include, but are not limited to, injunctive relief, application to a court of competent jurisdiction for a receiver, demolition, or condemnation, contracting for the repair or purchase of the premises, or foreclosure of any lien the village may have thereon.

(b) A separate and distinct offense shall be committed each day on which such person or persons shall violate any of the provisions of this article.

(c) The village may enforce this article in its administrative adjudication system as set forth in article VII of chapter 2 of this Code, as amended, or through the circuit court.

(d) Nothing herein contained shall prohibit the village from immediately condemning as provided for in this Code or applicable law a building or taking other immediate action upon a determination that the building is a public nuisance or poses an imminent danger to the occupants of the building, or the public, health, safety and welfare.

**Section 5. Severability and Repeal of Inconsistent Ordinances.** If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**Section 6. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2009.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CLERK**

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Vacant Building Registration Form

Pursuant to Article VI - Vacant Building - Section 18-505 of the Village of Park Forest Municipal Code, the owner of any building shall, within fifteen (15) days after a building becomes vacant, register each such building with the Building Commissioner, and each year thereafter by filing a Vacant Building Registration Form.

- An annual, non-prorated \$200.00 Registration Fee shall be required at the time of registration for each vacant building.
• An owner shall notify the Building Commissioner within fifteen (15) days of any change in registration information by filing an Amended Registration Form.
• A Vacant Building Plan must be submitted with registration including evidence of current/appropriate insurance.
• The owner of a vacant building is required to annually renew the registration on the anniversary date of the first filing.

Initial Registration for year Registration to be filed annually for each vacant building.

Amended Registration for year Any changes to this registration must be reported within 15 days.

Vacant Building Address: , Park Forest
Parcel Identification Number:

Owner Name:
Principal Owner of Corporation or LLC
Address (No P.O. Box Numbers)
City/State/Zip
Phone: Home Cell Work

Owner Name:
Principal Owner of Corporation or LLC
Address (No P.O. Box Numbers)
City/State/Zip
Phone: Home Cell Work

If there are additional owners, please list on the reverse of this sheet and provide the information as set forth above for each additional owner.

Registered Agent Name:
Company
Address
City/State/Zip
Phone: Daytime Emergency

I hereby certify that I have examined this Vacant Building Registration Form and that, to the best of my knowledge and belief, it is true, accurate and complete. I am aware that failure to provide suitable evidence of adequate insurance or submittal of an incomplete or inaccurate form shall be deemed NOT to satisfy the requirements of Section 18-505 of the Municipal Code for the Village of Park Forest.

Signature of: Owner Agent Date

***Vacant Building Plan***  
***To be submitted with Vacant Building Registration Form***

At the time a building is registered, the owner shall submit a written ***Vacant Building Plan***. This plan should include, but is not limited to, the following:

• **Short-Term Plans**

- Current status of Building: How will building be secured? Doors locked? Windows screened and meshed? Is the property winterized? Which utilities are on? (Boarding of windows/doors is prohibited.)
- Evidence of appropriate and current insurance
 

<u>Insurance Requirements:</u>	1-3 units:	\$500,000
	4-11 units:	\$750,000
	12-48 units:	\$2,000,000
	Industrial/Commercial Property:	\$2,000,000
- Plan of action for exterior building maintenance
- Schedule for grass cutting/yard maintenance (Grass must be cut twice per month during grass cutting season.)

• **Long-Term Plans**

- What building improvements are planned? (Include timeline)
- What is projected date of re-occupancy?
- Building to be sold or rented?
- Re-Occupancy Inspection must be applied for and Certificate of Occupancy issued prior to anyone occupying the property.
- Is property to be demolished?

<b>Additional Owner Information</b>
-------------------------------------

Owner Name: \_\_\_\_\_  
 Principal Owner of Corporation or LLC \_\_\_\_\_  
 Address (No P.O. Box Numbers) \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Phone: Home \_\_\_\_\_ Cell \_\_\_\_\_ Work \_\_\_\_\_

Owner Name: \_\_\_\_\_  
 Principal Owner of Corporation or LLC \_\_\_\_\_  
 Address (No P.O. Box Numbers) \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Phone: Home \_\_\_\_\_ Cell \_\_\_\_\_ Work \_\_\_\_\_

Owner Name: \_\_\_\_\_  
 Principal Owner of Corporation or LLC \_\_\_\_\_  
 Address (No P.O. Box Numbers) \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Phone: Home \_\_\_\_\_ Cell \_\_\_\_\_ Work \_\_\_\_\_

<b>~ FOR OFFICE USE ONLY ~</b>	
<input type="checkbox"/> \$200 registration fee <input type="checkbox"/> Liability Insurance <input type="checkbox"/> Vacant Building Plan <input type="checkbox"/> Application processed by _____ _____	REGISTRATION RECEIVED:

**VILLAGE OF PARK FOREST**

**MEMORANDUM**

**TO: John A. Ostenburg, Mayor  
Board of Trustees**

**FROM: Thomas K. Mick,  
Village Manager**

**DATE: June 19, 2009**

**SUBJECT: An Ordinance Establishing Prevailing Wages for Public Works in the Village  
of Park Forest**

**BACKGROUND/DISCUSSION:**

Adoption of prevailing wage standards is a routine practice in Park Forest. It is also mandatory according to Illinois State Statute. As Park Forest is in both Cook and Will Counties, the Village must adopt the standards for both jurisdictions. The attached Ordinance has been drafted by Village legal counsel.

**SCHEDULE FOR CONSIDERATION:**

This matter will appear on the agenda of the Regular Meeting on June 22, 2009 for Final Reading.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ESTABLISHING PREVAILING WAGES  
FOR PUBLIC WORKS IN THE VILLAGE OF PARK FOREST,  
COOK AND WILL COUNTIES, ILLINOIS**

**WHEREAS**, the State of Illinois has enacted “An Act regulating wages of laborers, mechanics and other workers employed in any public works by the State, County, City or any public body or any political subdivision or by anyone under contract for public works,” approved June 26, 1941, as amended, 820 ILCS 130/0.01 *et seq.* (2009) (“the Act”); and

**WHEREAS**, the Act requires that the Village of Park Forest (“Village”) investigate and ascertain the prevailing rate of wages as defined in said Act for laborers, mechanics and other workers in the locality of the Village employed in performing construction of public works during the month of June of each year.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois, in the exercise of the Village’s home rule powers, as follows:

**Section 1. Recitals Incorporated.** The recitals set forth above constitute a material part of this Ordinance as if set forth in their entirety in this Section 1.

**Section 2. Determination of Prevailing Wages.** To the extent and as required by “An Act regulating wages of laborers, mechanics and other workers employed in any public works by the State, County, City or any public body or any political subdivision or by anyone under contract for public works,” approved June 26, 1941, as amended, the general prevailing rate of wages in this locality for laborers, mechanics and other workers coming under the jurisdiction of the Village is hereby ascertained to be the same as the prevailing wages for construction work in Cook and Will Counties, as determined by the Department of Labor of the State of Illinois as of June 1, 2009, a copy of those determinations being attached hereto and incorporated herein by reference as Group Exhibit A. The definition of any terms appearing in this Ordinance which are also used in the aforesaid Act shall be the same as in said Act.

**Section 3. Prevailing Wages Applicable to Public Works.** Nothing herein contained shall be construed to apply said general prevailing rate of wages as herein ascertained to any work or employment except public works construction of the Village to the extent required by the Act.

**Section 4. Posting of Determination.** The Village Clerk shall publicly post or keep available for inspection by any interested party this determination of such prevailing rate of wages or any revisions of such prevailing rate of wages. A copy of this determination or of the current revised determination of prevailing rate of wages then in effect shall be attached to contract specifications as required by the Act, or, if permitted by the Act, shall be referenced in the contract specifications.

**Section 5. Service of Determination.** The Village Clerk shall mail a copy of this determination to any employer and to any person or association of employees who have filed their names and addresses and have requested copies of any determination stating the particular rates and the particular class of workers whose wages will be affected by such rates.

**Section 6. Filing of Determination.** The Village Clerk shall promptly file a certified copy of this Ordinance with both the Secretary of State and the Department of Labor of the State of Illinois.

**Section 7. Publication of Determination.** Within thirty days after the filing with the Secretary of State, the Village Clerk is hereby authorized and directed to cause to be published in a newspaper of general circulation within the area notification of passage of this Ordinance, stating:

**VILLAGE OF PARK FOREST  
COOK AND WILL COUNTIES, ILLINOIS**

**PUBLIC NOTICE OF ADOPTION OF PREVAILING WAGE STANDARDS**

**PLEASE TAKE NOTICE that on June \_\_\_, 2009, the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois, adopted Ordinance 2009-06-\_\_\_, determining prevailing wages pursuant to 820 ILCS 130/1 *et seq.*, the Illinois “Prevailing Wage Act,” which determination is now effective.**

**(Date of Publication)**

**Published by Order of the Mayor and Board of Trustees of the Village of Park Forest**

**SHEILA MCGANN  
VILLAGE CLERK**

and such publication shall constitute notice that the determination is effective and that this is the determination of this public body.

**Section 8. Severability and Repeal of Inconsistent Ordinances.** If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**Section 9. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2009.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
VILLAGE CLERK

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

**CERTIFICATION**

I, Sheila McGann, Village Clerk of the Village of Park Forest, Cook and Will Counties, State of Illinois, DO HEREBY CERTIFY that the attached is a true and correct copy of Ordinance Number \_\_\_\_\_, **“AN ORDINANCE ESTABLISHING PREVAILING WAGES FOR PUBLIC WORKS IN THE VILLAGE OF PARK FOREST, COOK AND WILL COUNTIES, ILLINOIS,”** which was adopted by the Mayor and Board of Trustees on June \_\_, 2009.

IN WITNESS WHEREOF, I have hereunto set my hand in the County of Cook and State of Illinois, on June \_\_\_\_, 2009.

\_\_\_\_\_  
Sheila McGann, Village Clerk

(SEAL)

# GROUP EXHIBIT A

## Cook County Prevailing Wage for May 2009

Trade Name	RG	TYP	C	Base	FRMAN	*M-F>8	OSA	OSH	H/W	Pensn	Vac	Trng
=====	==	===	=	=====	=====	=====	===	===	=====	=====	=====	=====
ASBESTOS ABT-GEN		ALL		34.750	35.250	1.5	1.5	2.0	8.830	6.170	0.000	0.270
ASBESTOS ABT-MEC		BLD		29.930	0.000	1.5	1.5	2.0	9.170	9.260	0.000	0.320
BOILERMAKER		BLD		41.230	44.940	2.0	2.0	2.0	6.720	8.940	0.000	0.350
BRICK MASON		BLD		38.030	41.830	1.5	1.5	2.0	8.000	9.970	0.000	0.550
CARPENTER		ALL		39.770	41.770	1.5	1.5	2.0	9.460	7.790	0.000	0.490
CEMENT MASON		ALL		41.850	43.850	2.0	1.5	2.0	7.850	7.410	0.000	0.170
CERAMIC TILE FNSHER		BLD		32.150	0.000	2.0	1.5	2.0	6.150	7.370	0.000	0.380
COMM. ELECT.		BLD		35.440	37.940	1.5	1.5	2.0	7.400	7.660	0.000	0.700
ELECTRIC PWR EQMT OP		ALL		38.600	44.970	1.5	1.5	2.0	9.110	11.34	0.000	0.290
ELECTRIC PWR GRNDMAN		ALL		30.110	44.970	1.5	1.5	2.0	7.120	8.850	0.000	0.230
ELECTRIC PWR LINEMAN		ALL		38.600	44.970	1.5	1.5	2.0	9.110	11.34	0.000	0.290
ELECTRICIAN		ALL		39.400	42.000	1.5	1.5	2.0	10.83	8.740	0.000	0.750
ELEVATOR CONSTRUCTOR		BLD		44.930	50.550	2.0	2.0	2.0	9.525	8.210	2.700	0.000
FENCE ERECTOR		ALL		30.700	32.200	1.5	1.5	2.0	7.950	8.430	0.000	0.500
GLAZIER		BLD		37.000	38.500	1.5	1.5	2.0	7.340	12.05	0.000	0.740
HT/FROST INSULATOR		BLD		39.900	42.400	1.5	1.5	2.0	9.170	10.46	0.000	0.320
IRON WORKER		ALL		40.250	42.250	2.0	2.0	2.0	9.950	14.74	0.000	0.300
LABORER		ALL		34.750	35.500	1.5	1.5	2.0	8.830	6.170	0.000	0.270
LATHER		ALL		39.770	41.770	1.5	1.5	2.0	9.460	7.790	0.000	0.490
MACHINIST		BLD		40.530	42.530	1.5	1.5	2.0	7.000	7.670	0.650	0.000
MARBLE FINISHERS		ALL		28.650	0.000	1.5	1.5	2.0	7.920	9.970	0.000	0.550
MARBLE MASON		BLD		38.030	41.830	1.5	1.5	2.0	8.000	9.970	0.000	0.550
MATERIAL TESTER I		ALL		24.750	0.000	1.5	1.5	2.0	8.830	6.170	0.000	0.270
MATERIALS TESTER II		ALL		29.750	0.000	1.5	1.5	2.0	8.830	6.170	0.000	0.270
MILLWRIGHT		ALL		39.770	41.770	1.5	1.5	2.0	9.460	7.790	0.000	0.490
OPERATING ENGINEER		BLD	1	43.800	47.800	2.0	2.0	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		BLD	2	42.500	47.800	2.0	2.0	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		BLD	3	39.950	47.800	2.0	2.0	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		BLD	4	38.200	47.800	2.0	2.0	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		FLT	1	47.250	47.250	1.5	1.5	2.0	6.850	5.600	1.900	0.000
OPERATING ENGINEER		FLT	2	45.750	47.250	1.5	1.5	2.0	6.850	5.600	1.900	0.000
OPERATING ENGINEER		FLT	3	40.700	47.250	1.5	1.5	2.0	6.850	5.600	1.900	0.000
OPERATING ENGINEER		FLT	4	33.850	47.250	1.5	1.5	2.0	6.850	5.600	1.900	0.000
OPERATING ENGINEER		HWY	1	42.000	46.000	1.5	1.5	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		HWY	2	41.450	46.000	1.5	1.5	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		HWY	3	39.400	46.000	1.5	1.5	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		HWY	4	38.000	46.000	1.5	1.5	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		HWY	5	36.800	46.000	1.5	1.5	2.0	9.600	6.550	1.900	1.000
ORNAMNTL IRON WORKER		ALL		39.050	41.300	2.0	2.0	2.0	7.950	13.19	0.000	0.500
PAINTER		ALL		36.900	41.510	1.5	1.5	1.5	7.350	8.400	0.000	0.470
PAINTER SIGNS		BLD		30.820	34.600	1.5	1.5	1.5	2.600	2.470	0.000	0.000
PILEDRIIVER		ALL		39.770	41.770	1.5	1.5	2.0	9.460	7.790	0.000	0.490
PIPEFITTER		BLD		42.050	45.050	1.5	1.5	2.0	7.660	8.550	0.000	1.370
PLASTERER		BLD		38.100	40.390	1.5	1.5	2.0	7.500	8.440	0.000	0.400
PLUMBER		BLD		43.000	45.000	1.5	1.5	2.0	9.110	5.960	0.000	1.030
ROOFER		BLD		36.400	39.400	1.5	1.5	2.0	6.950	4.670	0.000	0.330
SHEETMETAL WORKER		BLD		39.130	42.260	1.5	1.5	2.0	9.130	11.83	0.000	0.610
SIGN HANGER		BLD		27.360	28.210	1.5	1.5	2.0	4.350	2.530	0.000	0.000
SPRINKLER FITTER		BLD		40.500	42.500	1.5	1.5	2.0	8.500	6.850	0.000	0.500
STEEL ERECTOR		ALL		40.250	42.250	2.0	2.0	2.0	9.950	14.74	0.000	0.300
STONE MASON		BLD		38.030	41.830	1.5	1.5	2.0	8.000	9.970	0.000	0.550
TERRAZZO FINISHER		BLD		33.810	0.000	1.5	1.5	2.0	6.150	9.850	0.000	0.310
TERRAZZO MASON		BLD		37.390	40.390	1.5	1.5	2.0	6.150	11.11	0.000	0.350
TILE MASON		BLD		38.630	42.630	2.0	1.5	2.0	6.150	9.010	0.000	0.500

TRAFFIC SAFETY WRKR		HWY		24.300	25.900	1.5	1.5	2.0	3.780	1.875	0.000	0.000
TRUCK DRIVER	E	ALL	1	30.700	31.350	1.5	1.5	2.0	6.750	5.450	0.000	0.150
TRUCK DRIVER	E	ALL	2	30.950	31.350	1.5	1.5	2.0	6.750	5.450	0.000	0.150
TRUCK DRIVER	E	ALL	3	31.150	31.350	1.5	1.5	2.0	6.750	5.450	0.000	0.150
TRUCK DRIVER	E	ALL	4	31.350	31.350	1.5	1.5	2.0	6.750	5.450	0.000	0.150
TRUCK DRIVER	W	ALL	1	32.550	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.000
TRUCK DRIVER	W	ALL	2	32.700	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.000
TRUCK DRIVER	W	ALL	3	32.900	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.000
TRUCK DRIVER	W	ALL	4	33.100	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.000
TUCKPOINTER		BLD		38.200	39.200	1.5	1.5	2.0	6.580	9.550	0.000	0.280

Legend :

M-F>8 (Overtime is required for any hour greater than 8 worked each day, Monday through Friday.)

OSA (Overtime is required for every hour worked on Saturday)

OSH (Overtime is required for every hour worked on Sunday and Holidays)

H/W (Health & Welfare Insurance)

Pensn (Pension)

Vac (Vacation)

Trng (Training)

## Explanations

COOK COUNTY

TRUCK DRIVERS (WEST) - That part of the county West of Barrington Road.

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial/Decoration Day, Fourth of July, Labor Day, Veterans Day, Thanksgiving Day, Christmas Day. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration such as the day after Thanksgiving for Veterans Day. If in doubt, please check with IDOL.

EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.

ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

#### CERAMIC TILE FINISHER

The grouting, cleaning, and polishing of all classes of tile, whether for interior or exterior purposes, all burned, glazed or unglazed products; all composition materials, granite tiles, warning detectable tiles, cement tiles, epoxy composite materials, pavers, glass, mosaics, fiberglass, and all substitute materials, for tile made in tile-like units; all mixtures in tile like form of cement, metals, and other materials that are for and intended for use as a finished floor surface, stair treads, promenade roofs, walks, walls, ceilings, swimming pools, and all other places where tile is to form a finished interior or exterior. The mixing of all setting mortars including but not limited to thin-set mortars, epoxies, wall mud, and any other sand and cement mixtures or adhesives when used in the preparation, installation, repair, or maintenance of tile and/or similar materials. The handling and unloading of all sand, cement, lime, tile, fixtures, equipment, adhesives, or any other materials to be used in the preparation, installation, repair, or maintenance of tile and/or similar materials. Ceramic Tile Finishers shall fill all joints and voids regardless of method on all tile work, particularly and especially after installation of said tile work. Application of any and all protective coverings to all types of tile installations including, but not be limited to, all soap compounds, paper products, tapes, and all polyethylene coverings, plywood, masonite, cardboard, and any new type of products that may be used to protect tile installations, Blastrac equipment, and all floor scarifying equipment used in preparing floors to receive tile. The clean up and removal of all waste and materials. All demolition of existing tile floors and walls to be re-tiled.

COMMUNICATIONS ELECTRICIAN - Installation, operation, inspection, maintenance, repair and service of radio, television, recording, voice sound vision production and reproduction, telephone and telephone interconnect, facsimile, data apparatus, coaxial, fibre optic and wireless equipment, appliances and systems used for the transmission and reception of signals of any nature, business, domestic, commercial, education, entertainment, and residential purposes, including but not limited to, communication and telephone, electronic and sound equipment, fibre optic and data communication systems, and the performance of any task directly related to such installation or service whether at new or existing sites, such tasks to include the placing of wire and cable and electrical power conduit or other raceway work within the equipment room and pulling wire and/or cable through conduit and the installation of any incidental conduit, such that the employees covered hereby can complete any job in full.

#### MARBLE FINISHER

Loading and unloading trucks, distribution of all materials (all stone, sand, etc.), stocking of floors with material, performing all rigging for heavy work, the handling of all material that may be needed for the installation of such materials, building of scaffolding, polishing if needed, patching, waxing of material if damaged, pointing up, caulking, grouting and cleaning of marble, holding water on diamond or Carborundum blade or saw for setters cutting, use of tub saw or any other saw needed for preparation of material, drilling of holes for wires that anchor material set by setters, mixing up of molding plaster for installation of material, mixing up thin set for the installation of material, mixing up of sand to cement for the installatin of material and such other work as may be required in helping a Marble Setter in the handling of all material

in the erection or installation of interior marble, slate, travertine, art marble, serpentine, alberene stone, blue stone, granite and other stones (meaning as to stone any foreign or domestic materials as are specified and used in building interiors and exteriors and customarily known as stone in the trade), carrara, sanionyx, vitrolite and similar opaque glass and the laying of all marble tile, terrazzo tile, slate tile and precast tile, steps, risers treads, base, or any other materials that may be used as substitutes for any of the aforementioned materials and which are used on interior and exterior which sare installed in a similar manner.

MATERIAL TESTER I: Hand coring and drilling for testing of materials; field inspection of uncured concrete and asphalt.

MATERIAL TESTER II: Field inspection of welds, structural steel, fireproofing, masonry, soil, facade, reinforcing steel, formwork, cured concrete, and concrete and asphalt batch plants; adjusting proportions of bituminous mixtures.

#### TERRAZZO FINISHER

The handling of sand, cement, marble chips, and all other materials that may be used by the Mosaic Terrazzo Mechanic, and the mixing, grinding, grouting, cleaning and sealing of all Marble, Mosaic, and Terrazzo work, floors, base, stairs, and wainscoting by hand or machine, and in addition, assisting and aiding Marble, Masonic, and Terrazzo Mechanics.

#### OPERATING ENGINEERS - BUILDING

Class 1. Mechanic; Asphalt Plant; Asphalt Spreader; Autograde; Backhoes with Caisson attachment; Batch Plant; Benoto; Boiler and Throttle Valve; Caisson Rigs; Central Redi-Mix Plant; Combination Back Hoe Front End-loader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Paver; Concrete Placer; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes, All; Cranes, Hammerhead; Cranes, (GCI and similar Type); Creter Crane; Crusher, Stone, etc.; Derricks, All; Derricks, Traveling; Formless Curb and Gutter Machine; Grader, Elevating; Grouting Machines; Highlift Shovels or Front Endloader 2-1/4 yd. and over; Hoists, Elevators, outside type rack and pinion and similar machines; Hoists, one, two and three Drum; Hoists, Two Tugger One Floor; Hydraulic Backhoes; Hydraulic Boom Trucks; Hydro Vac (and similar equipment); Locomotives, All; Motor Patrol; Pile Drivers and Skid Rig; Post Hole Digger; Pre-Stress Machine; Pump Cretes Dual Ram; Pump Cretes; Squeeze Cretes-screw Type Pumps; Raised and Blind Hole Drill; Roto Mill Grinder; Scoops - Tractor Drawn; Slip-form Paver; Straddle Buggies; Tournapull; Tractor with Boom and Side Boom; Trenching Machines.

Class 2. Boilers; Broom, All Power Propelled; Bulldozers; Concrete Mixer (Two Bag and Over); Conveyor, Portable; Forklift Trucks; Greaser Engineer; Highlift Shovels or Front Endloaders under 2-1/4 yd.; Hoists, Automatic; Hoists, inside Freight Elevators; Hoists, Sewer Dragging Machine; Hoists, Tugger Single Drum; Laser Screed; Rock Drill self-propelled); Rock Drill (truck mounted); Rollers, All; Steam Generators; Tractors, All; Tractor Drawn Vibratory Roller; Winch Trucks with "A" Frame.

Class 3. Air Compressor; Combination - Small Equipment Operator; Generators; Heaters, Mechanical; Hoists, Inside Elevators - (Rheostat

Manual Controlled); Hydraulic Power Units (Pile Driving, Extracting, and Drilling); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Pumps, Well Points; Welding Machines (2 through 5); Winches, 4 small Electric Drill Winches; Bobcat (up to and including 3/4 cu. yd.).

Class 4. Bobcats and/or other Skid Steer Loaders; Oilers; and Brick Forklift.

#### OPERATING ENGINEERS - FLOATING

Class 1. Craft foreman (Master Mechanic), diver/wet tender, engineer (hydraulic dredge).

Class 2. Crane/backhoe operator, mechanic/welder, assistant engineer (hydraulic dredge), leverman (hydraulic dredge), and diver tender.

Class 3. Deck equipment operator (machineryman), maintenance of crane (over 50 ton capacity) or backhoe (96,000 pounds or more), tug/launch operator, loader, dozer and like equipment on barge, breakwater wall, slip/dock or scow, deck machinery, etc.

Class 4. Deck equipment operator machineryman/fireman), (4 equipment units or more) and crane maintenance 50 ton capacity and under or backhoe weighing 96,000 pounds or less, assistant tug operator.

#### OPERATING ENGINEERS - HEAVY AND HIGHWAY CONSTRUCTION

Class 1. Craft Foreman; Asphalt Plant; Asphalt Heater and Planer Combination; Asphalt Heater Scarfire; Asphalt Spreader; Autograder/GOMACO or other similar type machines; ABG Paver; Backhoes with Caisson attachment; Ballast Regulator; Belt Loader; Caisson Rigs; Car Dumper; Central Redi-Mix Plant; Combination Backhoe Front Endloader Machine, (1 cu. yd. Backhoe Bucket or over or with attachments); Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Paver over 27E cu. ft.; Concrete Placer; Concrete Tube Float; Cranes, all attachments; Cranes, Hammerhead, Linden, Peco & Machines of a like nature; Crete Crane; Crusher, Stone, etc.; Derricks, All; Derrick Boats; Derricks, Traveling; Dowell machine with Air Compressor; Dredges; Field Mechanic-Welder; Formless Curb and Gutter Machine; Gradall and Machines of a like nature; Grader, Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol, Form Grader, Pull Grader, Subgrader; Guard Rail Post Driver Mounted; Hoists, One, Two and Three Drum; Hydraulic Backhoes; Backhoes with shear attachments; Mucking Machine; Pile Drivers and Skid Rig; Pre-Stress Machine; Pump Cretes Dual Ram; Rock Drill - Crawler or Skid Rig; Rock Drill - Truck Mounted; Roto Mill Grinder; Slip-Form Paver; Soil Test Drill Rig (Truck Mounted); Straddle Buggies; Hydraulic Telescoping Form (Tunnel); Tractor Drawn Belt Loader (with attached pusher - two engineers); Tractor with Boom; Tractaire with Attachments; Trenching Machine; Truck Mounted Concrete Pump with Boom; Raised or Blind Hole; Drills (Tunnel Shaft); Underground Boring and/or Mining Machines; Wheel Excavator; Widener (APSCO).

Class 2. Batch Plant; Bituminous Mixer; Boiler and Throttle Valve; Bulldozers; Car Loader Trailing Conveyors; Combination Backhoe Front Endloader Machine (less than 1 cu. yd. Backhoe Bucket or over or with attachments); Compressor and Throttle Valve; Compressor, Common Receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver 7S Series to and including 27 cu.

ft.; Concrete Spreader; Concrete Curing Machine, Burlap Machine, Belting Machine and Sealing Machine; Concrete Wheel Saw; Conveyor Muck Cars (Haglund or Similar Type); Drills, All; Finishing Machine - Concrete; Greaser Engineer; Highlift Shovels or Front Endloader; Hoist - Sewer Dragging Machine; Hydraulic Boom Trucks (All Attachments); Hydro-Blaster; All Locomotives, Dinky; Pump Cretes; Squeeze Cretes-Screw Type Pumps, Gypsum Bulker and Pump; Roller, Asphalt; Rotary Snow Plows; Rototiller, Seaman, etc., self-propelled; Scoops - Tractor Drawn; Self-Propelled Compactor; Spreader - Chip - Stone, etc.; Scraper; Scraper - Prime Mover in Tandem (Regardless of Size); Tank Car Heater; Tractors, Push, Pulling Sheeps Foot, Disc, Compactor, etc.; Tug Boats.

Class 3. Boilers; Brooms, All Power Propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer (Two Bag and Over); Conveyor, Portable; Farm-Type Tractors Used for Mowing, Seeding, etc.; Fireman on Boilers; Forklift Trucks; Grouting Machine; Hoists, Automatic; Hoists, All Elevators; Hoists, Tugger Single Drum; Jeep Diggers; Pipe Jacking Machines; Post-Hole Digger; Power Saw, Concrete Power Driven; Pug Mills; Rollers, other than asphalt; Seed and Straw Blower; Steam Generators; Stump Machine; Winch Trucks with "A" Frame; Work Boats; Tamper - Form-Motor Driven.

Class 4. Air Compressor; Combination - Small Equipment Operator; Directional Boring Machine; Generators; Heaters, Mechanical; Hydraulic Power Unit (Pile Driving, Extracting, or Drilling); Hydro-Blaster; Light Plants, All (1 through 5); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Pumps, Well Points; Tractaire; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 5. Bobcats (all); Brick Forklifts, Oilers.

#### TRAFFIC SAFETY

Work associated with barricades, horses and drums used to reduce lane usage on highway work, the installation and removal of temporary lane markings, and the installation and removal of temporary road signs.

#### TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION - EAST & WEST

Class 1. Two or three Axle Trucks. A-frame Truck when used for transportation purposes; Air Compressors and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry-alls; Fork Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors 2-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Power Mower Tractors; Self-propelled Chip Spreader; Skipman; Slurry Trucks, 2-man operation; Slurry Truck Conveyor Operation, 2 or 3 man; TEamsters Unskilled dumpman; and Truck Drivers hauling warning lights, barricades, and portable toilets on the job site.

Class 2. Four axle trucks; Dump Crets and Adgetors under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-mix Plant Hopper Operator, and Winch Trucks, 2 Axles.

Class 3. Five axle trucks; Dump Crets and Adgetors 7 yards and over;

Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnatrailers or turnapulls when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, 1-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry trucks, 1-man operation; Winch trucks, 3 axles or more; Mechanic--Truck Welder and Truck Painter.

Class 4. Six axle trucks; Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front.

#### Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 618/993-7271 for wage rates or clarifications.

#### LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

# Will County Prevailing Wage for May 2009

Trade Name	RG	TYP	C	Base	FRMAN	*M-F>8	OSA	OSH	H/W	Pensn	Vac	Trng
=====	==	===	=	=====	=====	=====	===	===	=====	=====	=====	=====
ASBESTOS ABT-GEN		ALL		34.750	35.250	1.5	1.5	2.0	8.830	6.170	0.000	0.270
ASBESTOS ABT-MEC		BLD		29.930	0.000	1.5	1.5	2.0	9.170	9.260	0.000	0.320
BOILERMAKER		BLD		41.230	44.940	2.0	2.0	2.0	6.720	8.940	0.000	0.350
BRICK MASON		BLD		38.030	41.830	1.5	1.5	2.0	8.000	9.970	0.000	0.550
CARPENTER		ALL		39.550	43.510	1.5	1.5	2.0	8.430	11.36	0.000	0.490
CEMENT MASON		ALL		39.500	41.500	2.0	2.0	2.0	7.250	10.43	0.000	0.150
CERAMIC TILE FNSHER		BLD		32.150	0.000	2.0	1.5	2.0	6.150	7.370	0.000	0.380
COMMUNICATION TECH		BLD		32.000	33.500	1.5	1.5	2.0	9.170	9.360	0.000	0.320
ELECTRIC PWR EQMT OP		ALL		38.600	44.970	1.5	1.5	2.0	9.110	11.34	0.000	0.290
ELECTRIC PWR GRNDMAN		ALL		30.110	44.970	1.5	1.5	2.0	7.120	8.850	0.000	0.230
ELECTRIC PWR LINEMAN		ALL		38.600	44.970	1.5	1.5	2.0	9.110	11.34	0.000	0.290
ELECTRICIAN		BLD		38.000	41.420	1.5	1.5	2.0	9.670	12.68	0.000	0.380
ELEVATOR CONSTRUCTOR		BLD		44.930	50.550	2.0	2.0	2.0	9.525	8.210	2.700	0.000
GLAZIER		BLD		37.000	38.500	1.5	1.5	2.0	7.340	12.05	0.000	0.740
HT/FROST INSULATOR		BLD		39.900	42.400	1.5	1.5	2.0	9.170	10.46	0.000	0.320
IRON WORKER		ALL		36.000	37.000	2.0	2.0	2.0	8.140	16.27	0.000	0.600
LABORER		ALL		34.750	35.500	1.5	1.5	2.0	8.830	6.170	0.000	0.270
LATHER		ALL		39.550	43.510	1.5	1.5	2.0	8.430	11.36	0.000	0.490
MACHINIST		BLD		40.530	42.530	1.5	1.5	2.0	7.000	7.670	0.650	0.000
MARBLE FINISHERS		ALL		28.650	0.000	1.5	1.5	2.0	7.920	9.970	0.000	0.550
MARBLE MASON		BLD		38.030	41.830	1.5	1.5	2.0	8.000	9.970	0.000	0.550
MATERIAL TESTER I		ALL		24.750	0.000	1.5	1.5	2.0	8.830	6.170	0.000	0.270
MATERIALS TESTER II		ALL		29.750	0.000	1.5	1.5	2.0	8.830	6.170	0.000	0.270
MILLWRIGHT		ALL		39.550	43.510	1.5	1.5	2.0	8.430	11.36	0.000	0.490
OPERATING ENGINEER		BLD	1	43.800	47.800	2.0	2.0	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		BLD	2	42.500	47.800	2.0	2.0	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		BLD	3	39.950	47.800	2.0	2.0	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		BLD	4	38.200	47.800	2.0	2.0	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		FLT	1	47.250	47.250	1.5	1.5	2.0	6.850	5.600	1.900	0.000
OPERATING ENGINEER		FLT	2	45.750	47.250	1.5	1.5	2.0	6.850	5.600	1.900	0.000
OPERATING ENGINEER		FLT	3	40.700	47.250	1.5	1.5	2.0	6.850	5.600	1.900	0.000
OPERATING ENGINEER		FLT	4	33.850	47.250	1.5	1.5	2.0	6.850	5.600	1.900	0.000
OPERATING ENGINEER		HWY	1	42.000	46.000	1.5	1.5	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		HWY	2	41.450	46.000	1.5	1.5	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		HWY	3	39.400	46.000	1.5	1.5	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		HWY	4	38.000	46.000	1.5	1.5	2.0	9.600	6.550	1.900	1.000
OPERATING ENGINEER		HWY	5	36.800	46.000	1.5	1.5	2.0	9.600	6.550	1.900	1.000
PAINTER		ALL		36.900	41.510	1.5	1.5	2.0	7.350	8.400	0.000	0.470
PAINTER SIGNS		BLD		30.820	34.600	1.5	1.5	1.5	2.600	2.470	0.000	0.000
PILEDRIVER		ALL		39.550	43.510	1.5	1.5	2.0	8.430	11.36	0.000	0.490
PIPEFITTER		BLD		42.050	45.050	1.5	1.5	2.0	7.660	8.550	0.000	1.370
PLASTERER		BLD		38.100	40.390	1.5	1.5	2.0	7.500	8.440	0.000	0.400
PLUMBER		BLD		42.000	44.000	1.5	1.5	2.0	8.500	9.000	0.000	1.010
ROOFER		BLD		36.400	39.400	1.5	1.5	2.0	6.950	4.670	0.000	0.330
SHEETMETAL WORKER		BLD		40.210	42.210	1.5	1.5	2.0	7.910	9.620	0.000	0.680
SPRINKLER FITTER		BLD		40.500	42.500	1.5	1.5	2.0	8.500	6.850	0.000	0.500
STONE MASON		BLD		38.030	41.830	1.5	1.5	2.0	8.000	9.970	0.000	0.550
TERRAZZO FINISHER		BLD		33.810	0.000	1.5	1.5	2.0	6.150	9.850	0.000	0.310
TERRAZZO MASON		BLD		37.390	40.390	1.5	1.5	2.0	6.150	11.11	0.000	0.350
TILE MASON		BLD		38.630	42.630	2.0	1.5	2.0	6.150	9.010	0.000	0.500
TRAFFIC SAFETY WRKR		HWY		24.300	25.900	1.5	1.5	2.0	3.780	1.875	0.000	0.000
TRUCK DRIVER		ALL	1	35.650	36.200	1.5	1.5	2.0	6.250	4.275	0.000	0.250
TRUCK DRIVER		ALL	2	35.800	36.200	1.5	1.5	2.0	6.250	4.275	0.000	0.250
TRUCK DRIVER		ALL	3	36.000	36.200	1.5	1.5	2.0	6.250	4.275	0.000	0.250
TRUCK DRIVER		ALL	4	36.200	36.200	1.5	1.5	2.0	6.250	4.275	0.000	0.250
TUCKPOINTER		BLD		38.200	39.200	1.5	1.5	2.0	6.580	9.550	0.000	0.280

Legend :

M-F>8 (Overtime is required for any hour greater than 8 worked each day, Monday through Friday.)

OSA (Overtime is required for every hour worked on Saturday)

OSH (Overtime is required for every hour worked on Sunday and Holidays)

H/W (Health & Welfare Insurance)

Pensn (Pension)

Vac (Vacation)

Trng (Training)

## Explanations

### WILL COUNTY

IRONWORKERS (SOUTH) - That part of the county South of a diagonal line through Braidwood and Goodenow.

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial/Decoration Day, Fourth of July, Labor Day, Veterans Day, Thanksgiving Day, Christmas Day. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration such as the day after Thanksgiving for Veterans Day. If in doubt, please check with IDOL.

### EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.

ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

### CERAMIC TILE FINISHER

The grouting, cleaning, and polishing of all classes of tile, whether for interior or exterior purposes, all burned, glazed or unglazed products; all composition materials, granite tiles, warning detectable tiles, cement tiles, epoxy composite materials, pavers, glass, mosaics, fiberglass, and all substitute materials, for tile made in tile-like units; all mixtures in tile like form of cement, metals, and other materials that are for and intended for use as a finished floor surface, stair treads, promenade roofs, walks, walls, ceilings,

swimming pools, and all other places where tile is to form a finished interior or exterior. The mixing of all setting mortars including but not limited to thin-set mortars, epoxies, wall mud, and any other sand and cement mixtures or adhesives when used in the preparation, installation, repair, or maintenance of tile and/or similar materials. The handling and unloading of all sand, cement, lime, tile, fixtures, equipment, adhesives, or any other materials to be used in the preparation, installation, repair, or maintenance of tile and/or similar materials. Ceramic Tile Finishers shall fill all joints and voids regardless of method on all tile work, particularly and especially after installation of said tile work. Application of any and all protective coverings to all types of tile installations including, but not be limited to, all soap compounds, paper products, tapes, and all polyethylene coverings, plywood, masonite, cardboard, and any new type of products that may be used to protect tile installations, Blastrac equipment, and all floor scarifying equipment used in preparing floors to receive tile. The clean up and removal of all waste and materials. All demolition of existing tile floors and walls to be re-tiled.

#### COMMUNICATIONS TECHNICIAN

Installation, operation, inspection, maintenance, repair and service of radio, television, recording, voice, sound and vision production and reproduction, telephone and telephone interconnect, facsimile, equipment and appliances used for domestic, commercial, educational and entertainment purposes, pulling of wire through conduit but not the installation of conduit.

#### MARBLE FINISHER

Loading and unloading trucks, distribution of all materials (all stone, sand, etc.), stocking of floors with material, performing all rigging for heavy work, the handling of all material that may be needed for the installation of such materials, building of scaffolding, polishing if needed, patching, waxing of material if damaged, pointing up, caulking, grouting and cleaning of marble, holding water on diamond or Carborundum blade or saw for setters cutting, use of tub saw or any other saw needed for preparation of material, drilling of holes for wires that anchor material set by setters, mixing up of molding plaster for installation of material, mixing up thin set for the installation of material, mixing up of sand to cement for the installation of material and such other work as may be required in helping a Marble Setter in the handling of all material in the erection or installation of interior marble, slate, travertine, art marble, serpentine, alberene stone, blue stone, granite and other stones (meaning as to stone any foreign or domestic materials as are specified and used in building interiors and exteriors and customarily known as stone in the trade), carrara, sanionyx, vitrolite and similar opaque glass and the laying of all marble tile, terrazzo tile, slate tile and precast tile, steps, risers treads, base, or any other materials that may be used as substitutes for any of the aforementioned materials and which are used on interior and exterior which are installed in a similar manner.

MATERIAL TESTER I: Hand coring and drilling for testing of materials; field inspection of uncured concrete and asphalt.

MATERIAL TESTER II: Field inspection of welds, structural steel, fireproofing, masonry, soil, facade, reinforcing steel, formwork, cured concrete, and concrete and asphalt batch plants; adjusting

proportions of bituminous mixtures.

TRAFFIC SAFETY - work associated with barricades, horses and drums used to reduce lane usage on highway work, the installation and removal of temporary lane markings, and the installation and removal of temporary road signs.

#### TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION

Class 1. Two or three Axle Trucks. A-frame Truck when used for transportation purposes; Air Compressors and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry-alls; Fork Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors 2-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Power Mower Tractors; Self-propelled Chip Spreader; Skipman; Slurry Trucks, 2-man operation; Slurry Truck Conveyor Operation, 2 or 3 man; Teamsters; Unskilled dumpman; and Truck Drivers hauling warning lights, barricades, and portable toilets on the job site.

Class 2. Four axle trucks; Dump Crets and Adgetors under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-mix Plant Hopper Operator, and Winch Trucks, 2 Axles.

Class 3. Five axle trucks; Dump Crets and Adgetors 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnatrailers or turnapulls when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, 1-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry trucks, 1-man operation; Winch trucks, 3 axles or more; Mechanic--Truck Welder and Truck Painter.

Class 4. Six axle trucks; Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front.

#### OPERATING ENGINEERS - BUILDING

Class 1. Mechanic; Asphalt Plant; Asphalt Spreader; Autograde; Backhoes with Caisson attachment; Batch Plant; Benoto; Boiler and Throttle Valve; Caisson Rigs; Central Redi-Mix Plant; Combination Back Hoe Front End-loader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Paver; Concrete Placer; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes, All; Cranes, Hammerhead; Cranes, (GCI and similar Type); Creter Crane; Crusher, Stone, etc.; Derricks, All; Derricks, Traveling; Formless Curb and Gutter Machine; Grader, Elevating; Grouting Machines; Highlift Shovels or Front Endloader 2-1/4 yd. and over; Hoists, Elevators, outside type rack and pinion and similar machines; Hoists, one, two and three Drum; Hoists, Two Tugger One Floor; Hydraulic Backhoes; Hydraulic Boom Trucks; Hydro Vac (and similar equipment); Locomotives, All; Motor Patrol; Pile Drivers and Skid Rig; Post Hole Digger; Pre-Stress Machine; Pump Cretes Dual Ram; Pump Cretes; Squeeze Cretes-screw Type Pumps; Raised and Blind Hole Drill; Roto Mill Grinder; Scoops - Tractor Drawn; Slip-form Paver; Straddle Buggies; Tournapull; Tractor with Boom and Side Boom; Trenching Machines.

Class 2. Boilers; Broom, All Power Propelled; Bulldozers; Concrete Mixer (Two Bag and Over); Conveyor, Portable; Forklift Trucks; Greaser Engineer; Highlift Shovels or Front Endloaders under 2-1/4 yd.; Hoists, Automatic; Hoists, inside Freight Elevators; Hoists, Sewer Dragging Machine; Hoists, Tugger Single Drum; Laser Screed; Rock Drill (self-propelled); Rock Drill (truck mounted); Rollers, All; Steam Generators; Tractors, All; Tractor Drawn Vibratory Roller; Winch Trucks with "A" Frame.

Class 3. Air Compressor; Combination - Small Equipment Operator; Generators; Heaters, Mechanical; Hoists, Inside Elevators - (Rheostat Manual Controlled); Hydraulic Power Units (Pile Driving, Extracting, and Drilling); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Pumps, Well Points; Welding Machines (2 through 5); Winches, 4 small Electric Drill Winches; Bobcat (up to and including 3/4 cu. yd.).

Class 4. Bobcats and/or other Skid Steer Loaders; Oilers; and Brick Forklift.

#### OPERATING ENGINEERS - FLOATING

Class 1. Craft foreman (Master Mechanic), diver/wet tender, engineer (hydraulic dredge).

Class 2. Crane/backhoe operator, mechanic/welder, assistant engineer (hydraulic dredge), leverman (hydraulic dredge), and diver tender.

Class 3. Deck equipment operator (machineryman), maintenance of crane (over 50 ton capacity) or backhoe (96,000 pounds or more), tug/launch operator, loader, dozer and like equipment on barge, breakwater wall, slip/dock or scow, deck machinery, etc.

Class 4. Deck equipment operator (machineryman/fireman), (4 equipment units or more) and crane maintenance 50 ton capacity and under or backhoe weighing 96,000 pounds or less, assistant tug operator.

#### OPERATING ENGINEERS - HEAVY AND HIGHWAY CONSTRUCTION

Class 1. Craft Foreman; Asphalt Plant; Asphalt Heater and Planer Combination; Asphalt Heater Scarfire; Asphalt Spreader; Autograder/GOMACO or other similar type machines; ABG Paver; Backhoes with Caisson attachment; Ballast Regulator; Belt Loader; Caisson Rigs; Car Dumper; Central Redi-Mix Plant; Combination Backhoe Front Endloader Machine, (1 cu. yd. Backhoe Bucket or over or with attachments); Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Paver over 27E cu. ft.; Concrete Placer; Concrete Tube Float; Cranes, all attachments; Cranes, Hammerhead, Linden, Peco & Machines of a like nature; Crete Crane; Crusher, Stone, etc.; Derricks, All; Derrick Boats; Derricks, Traveling; Dowell machine with Air Compressor; Dredges; Field Mechanic-Welder; Formless Curb and Gutter Machine; Gradall and Machines of a like nature; Grader, Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol, Form Grader, Pull Grader, Subgrader; Guard Rail Post Driver Mounted; Hoists, One, Two and Three Drum; Hydraulic Backhoes; Backhoes with shear attachments; Mucking Machine; Pile Drivers and Skid Rig; Pre-Stress Machine; Pump Cretes Dual Ram; Rock Drill - Crawler or Skid Rig; Rock Drill - Truck Mounted; Roto Mill Grinder; Slip-Form Paver; Soil Test Drill Rig (Truck Mounted); Straddle Buggies; Hydraulic Telescoping Form (Tunnel); Tractor Drawn Belt Loader (with attached pusher - two engineers); Tractor with Boom; Tractaire with

Attachments; Trenching Machine; Truck Mounted Concrete Pump with Boom; Raised or Blind Hole; Drills (Tunnel Shaft); Underground Boring and/or Mining Machines; Wheel Excavator; Widener (APSCO).

Class 2. Batch Plant; Bituminous Mixer; Boiler and Throttle Valve; Bulldozers; Car Loader Trailing Conveyors; Combination Backhoe Front Endloader Machine (less than 1 cu. yd. Backhoe Bucket or over or with attachments); Compressor and Throttle Valve; Compressor, Common Receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver 7S Series to and including 27 cu. ft.; Concrete Spreader; Concrete Curing Machine, Burlap Machine, Belting Machine and Sealing Machine; Concrete Wheel Saw; Conveyor Muck Cars (Haglund or Similar Type); Drills, All; Finishing Machine - Concrete; Greaser Engineer; Highlift Shovels or Front Endloader; Hoist - Sewer Dragging Machine; Hydraulic Boom Trucks (All Attachments); Hydro-Blaster; All Locomotives, Dinky; Pump Cretes; Squeeze Cretes-Screw Type Pumps, Gypsum Bulker and Pump; Roller, Asphalt; Rotary Snow Plows; Rototiller, Seaman, etc., self-propelled; Scoops - Tractor Drawn; Self-Propelled Compactor; Spreader - Chip - Stone, etc.; Scraper; Scraper - Prime Mover in Tandem (Regardless of Size); Tank Car Heater; Tractors, Push, Pulling Sheeps Foot, Disc, Compactor, etc.; Tug Boats.

Class 3. Boilers; Brooms, All Power Propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer (Two Bag and Over); Conveyor, Portable; Farm-Type Tractors Used for Mowing, Seeding, etc.; Fireman on Boilers; Forklift Trucks; Grouting Machine; Hoists, Automatic; Hoists, All Elevators; Hoists, Tugger Single Drum; Jeep Diggers; Pipe Jacking Machines; Post-Hole Digger; Power Saw, Concrete Power Driven; Pug Mills; Rollers, other than asphalt; Seed and Straw Blower; Steam Generators; Stump Machine; Winch Trucks with "A" Frame; Work Boats; Tamper - Form-Motor Driven.

Class 4. Air Compressor; Combination - Small Equipment Operator; Directional Boring Machine; Generators; Heaters, Mechanical; Hydraulic Power Unit (Pile Driving, Extracting, or Drilling); Hydro-Blaster; Light Plants, All (1 through 5); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Pumps, Well Points; Tractaire; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 5. Bobcats (all); Brick Forklifts; Oilers.

#### TERRAZZO FINISHER

The handling of sand, cement, marble chips, and all other materials that may be used by the Mosaic Terrazzo Mechanic, and the mixing, grinding, grouting, cleaning and sealing of all Marble, Mosaic, and Terrazzo work, floors, base, stairs, and wainscoting by hand or machine, and in addition, assisting and aiding Marble, Masonic, and Terrazzo Mechanics.

#### Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special

determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 618/993-7271 for wage rates or clarifications.

#### LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

## **AGENDA BRIEFING**

**DATE:** June 19, 2009

**TO:** Mayor John Ostenburg  
Board of Trustees

**FROM:** Tom Mick, Village Manager  
Mary G. Dankowski, Deputy Village Manager/Finance Director

**RE:** AN ORDINANCE ADOPTING THE BUDGET FOR ALL CORPORATE PURPOSES OF THE VILLAGE OF PARK FOREST, COOK AND WILL COUNTIES, ILLINOIS, IN LIEU OF THE APPROPRIATION ORDINANCE FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JULY, 2009 AND ENDING ON THE THIRTIETH DAY OF JUNE, 2010.

**BACKGROUND/DISCUSSION:** The draft Fiscal Year 2009/2010 Budget was distributed May 1, 2009. There was a public introduction to the Budget at the Rules Meeting on Monday, May 4. The Board held five review sessions to discuss every department and fund on May 2, 4, 5, 27 and 28. First reading of the ordinance and the public hearing was conducted on June 8, the final reading is scheduled for June 22. Copies of chapters one and two have been available for the public at each of the Board meetings. All review sessions were open to the public. Also, copies of the entire budget were forwarded to the Park Forest Public Library and available for review at Village Hall. A PowerPoint presentation summarized the budget for residents at the June 1 meeting.

The budget, as presented, is balanced with the use of a portion of the General Fund balance. Board goals established and initiated with the 2008 tax levy, of economic development, infrastructure maintenance and citizen involvement are included in the Budget presented. The Budget addresses and defines the following financial challenges:

### **Major Financial Challenges**

1. Weathering the Storm (Impacts of the Economic Downturn on the Village)
2. Preparation for Stimulus Funding and Economic Turnaround
3. Village Infrastructure and Maintenance
4. Continuation of New Initiatives

The Budget also includes implementation programs to address the 2009/2010 Budget Priorities established by the Board.

### **2009/2010 BUDGETARY PRIORITIES:**

- Maintain excellence in governing and create a more participatory government.
- Become a change agent for amending the state school funding mechanism.

- Develop methods for improving Board and Staff relations with School District 163.
- Increase commercial, business and residential development in the Village.
- Improve Village services and infrastructure.
- Increase citizen involvement in, and awareness of, the life of the Village.

In addition, the budget includes a continuation of efforts to achieve the Vision for 2012 established in the prior year's document.

### **Vision for 2012**

- 1) Legacy Square Phase II complete
- 2) Hidden Meadows development well underway
- 3) Aqua Center renovated and thriving
- 4) New logo fully integrated in signage, vehicles, water towers and all Park Forest designations
- 5) Residential marketing campaign successful in generating interest in housing of targeted population
- 6) Western Avenue resurfaced and widened
- 7) Orchard Avenue reconstructed
- 8) Water main replacement program enhanced by grant funds received
- 9) Norwood Square operating as a sales tax generating center

Also included in the budget is the continuation of several initiatives begun this year and includes:

- Crime Free Housing
- Land Acquisition
- Transit Oriented Development (TOD)
- Strategic Plan for Land Use and Economic Development
- Marketing and Public Relations

The Village has had to monitor economic conditions closely as the economy has struggled. Following are actions taken during the economic downturn:

### **Village of Park Forest Pro-active response to Economic Downturn**

- In August, 2008 the Village refinanced debt, paying off TIF Debt in advance and saving a future \$2.5 million in debt service payments.
- In October 2008, the Board decided to maintain a reserve in excess of 3 months to prepare for an economic downturn.

- In February 2009, \$600,000 was needed to offset declining revenues and increased costs.
- In March 2009, budget guidelines included:
  - A 0% increase in department controllable expenses
  - Reduced capital spending in the General Fund
  - Reduction in staff related to slowdown in new construction
  - Reduced annual increases for management staff
    - 0% increase, Manager
    - 1% increase, Department Heads and Upper Management
    - 2% increase for Supervisor
- May 1, 2009, Budget presented includes 3.3 months reserve or \$500,000 over 3 months.
- April/May 2009, presented 3 shovel ready projects to IEPA.
- May 2009, received notification of OSLAD Grant for \$400,000 requiring \$400,000 match (fund balance to be utilized).
- Going forward:
  - Continue to monitor revenues, expenses, stimulus funding opportunities, grants and overall economy

After approval of the Budget a copy will be placed on the Village website.

**SCHEDULE FOR CONSIDERATION:** This matter will appear on the Agenda of the Regular Meeting of Monday, June 22, 2009 for Final Reading.

**ORDINANCE NO. 1911**

AN ORDINANCE ADOPTING THE BUDGET FOR ALL CORPORATE PURPOSES OF THE VILLAGE OF PARK FOREST, COOK AND WILL COUNTIES, ILLINOIS, IN LIEU OF THE APPROPRIATION ORDINANCE FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JULY, 2009 AND ENDING ON THE THIRTIETH DAY OF JUNE, 2010.

WHEREAS, on May 1, 2009, there was submitted to the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois, a proposed Budget of all corporate purposes of the Village of Park Forest for the fiscal year commencing the first day of July, 2009 and ending on the thirtieth day of June, 2010; and

WHEREAS, a Public Hearing on said proposed Budget was conducted on June 8, 2009 pursuant to legal notice published May 31, 2009 in the Park Forest SouthtownStar, a newspaper having a general circulation in the Village of Park Forest; and

WHEREAS, the above procedure, is in confirmation with Village of Park Forest Ordinance No. 855, AN ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES, VILLAGE OF PARK FOREST, COOK AND WILL COUNTIES, ILLINOIS; AND

WHEREAS, the Village as a Home Rule unit has enacted such Ordinance under the provisions of Section 6 of Article VII of the Constitution of the State of Illinois:

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois that the Budget of all corporate purposes of the Village of Park Forest, Cook and Will Counties, Illinois for the fiscal year commencing on the first day of July, 2009 and ending on the thirtieth day of June, 2010 and which Budget, as amended, is incorporated by reference as a public record, is hereby adopted.

BE IT FURTHER ORDAINED that the Budget Adoption Ordinance is in lieu of the statutory appropriation, and that the following amounts set forth in the Budget for the various corporate purposes shall constitute the aggregate amount of the appropriations for the Village of Park Forest, Cook and Will Counties, Illinois:

2009/2010 BUDGET  
EXPENDITURES

For General Corporate Purposes:		
General Administration	\$ 3,303,917	
Police Department	6,572,568	
Fire Department	3,455,380	
Health Department	846,455	
Recreation & Parks Department	2,183,651	
Public Works Department	1,058,091	
Economic Development & Planning	504,139	
Community Development	564,111	
Transfer to Aqua Center	140,000	
Transfer to Tennis and Health Club	75,000	
Transfer to DownTown	324,527	
Transfer to Retirement Funds (PPRT)	22,000	
Transfer to Library	10,000	
Transfer to Capital Projects	105,000	
Motor Fuel Tax	1,979,130	
Foreign Fire Insurance	<u>9,000</u>	
<b>TOTAL GENERAL CORPORATE PURPOSES</b>		<b>\$ 21,152,969</b>
 <b>FOR RECREATION AND PARKS COMBINED ENTERPRISE FUNDS</b>		
For Aqua Center Fund Purposes	340,008	
For Tennis & Health Club Fund Purposes	387,384	
<b>TOTAL RECREATION AND PARKS COMBINED ENTERPRISE FUNDS</b>		<b>727,392</b>
 <b>FOR PUBLIC WORKS COMBINED ENTERPRISE FUNDS</b>		
For Municipal Parking Lot Purposes	226,588	
For Refuse Operations Purposes	1,292,212	
For Water Operations & Maintenance Purposes	5,655,812	
For Sewer Operations & Maintenance Purposes	1,302,492	
<b>TOTAL PUBLIC WORKS COMBINED ENTERPRISE FUNDS</b>		<b>8,477,104</b>
For DownTown Park Forest Purposes	1,010,378	
<b>TOTAL DOWNTOWN PARK FOREST PURPOSES</b>		<b>1,010,378</b>
For Capital Project Purposes	695,000	
<b>TOTAL CAPITAL PROJECT PURPOSES</b>		<b>695,000</b>
For Housing Authority Purposes	3,606,756	
<b>TOTAL HOUSING AUTHORITY PURPOSES</b>		<b>3,606,756</b>

2009/2010 BUDGET  
EXPENDITURES

For Cook County CDBG Purposes	930,062	
<b>TOTAL COOK COUNTY CDBG PURPOSES</b>		<b>930,062</b>
For Police Pension Fund Purposes	1,390,910	
<b>TOTAL POLICE PENSION FUND PURPOSES</b>		<b>1,390,910</b>
For Firefighter Pension Purposes	801,000	
<b>TOTAL FIREFIGHTER PENSION FUND PURPOSES</b>		<b>801,000</b>
For Bond Retirement Purposes	317,051	
<b>TOTAL BOND RETIREMENT PURPOSES</b>		<b>317,051</b>
For Tax Increment Financing District Purposes	1,792,853	
<b>TOTAL TAX INCREMENT FINANCING DISTRICT PURPOSES</b>		<b>1,792,853</b>
For Vehicle Services Purposes	832,367	
<b>TOTAL VEHICLE SERVICES PURPOSES</b>		<b>832,367</b>
For Public Library Purposes	1,898,164	
<b>TOTAL PUBLIC LIBRARY PURPOSES</b>		<b>1,898,164</b>
 <b>GRAND TOTAL</b>		 <b>\$ 43,632,006</b>

2009/2010 BUDGET  
REVENUES

For General Purposes:

Property Taxes - General	\$ 7,678,557	
- Pension	1,383,838	
Road and Bridge	77,000	
Sales Tax	700,000	
Sales Tax Rebate	(40,000)	
Utility Tax	1,720,000	
State Income Tax	2,150,000	
Personal Property Replacement Tax - General and Pension	190,000	
Real Estate Transfer Tax	135,000	
Grants	54,250	
Transfers from Other Funds	926,593	
Licenses	595,825	
Permits and Fees	345,760	
Charges for Services		
Water/Sewer Payment in lieu of taxes	355,561	
Recreation	279,298	
Health	433,200	
Hospital Transport	344,100	
Inspection Fees	85,000	
Garden House	74,711	
Property Leases	149,000	
Other Charges	78,748	
Asset Sales	7,500	
Fines	327,050	
Interest Earnings	70,000	
Motor Fuel Tax	1,742,700	
Foreign Fire Insurance	<u>9,000</u>	
<b>TOTAL GENERAL CORPORATE PURPOSES</b>		<b>\$ 19,872,691</b>

**FOR RECREATION AND PARKS COMBINED ENTERPRISE FUNDS**

For Aqua Center Fund Purposes	349,722	
For Tennis & Health Club Fund Purposes	376,250	
<b>TOTAL RECREATION AND PARKS COMBINED ENTERPRISE FUNDS</b>		<b>725,972</b>

**FOR PUBLIC WORKS COMBINED ENTERPRISE FUNDS**

For Municipal Parking Lot Purposes	170,900	
For Refuse Operations Purposes	1,219,100	
For Water Operations & Maintenance Purposes	5,321,000	
For Sewer Operations & Maintenance Purposes	1,336,560	
<b>TOTAL PUBLIC WORKS COMBINED ENTERPRISE FUNDS</b>		<b>8,047,560</b>

2009/2010 BUDGET  
REVENUES

For Downtown Park Forest Purposes	1,004,449	
TOTAL DOWNTOWN PARK FOREST PURPOSES		1,004,449
For Capital Project Purposes	105,000	
TOTAL CAPITAL PROJECT PURPOSES		105,000
For Housing Authority Purposes	3,527,496	
TOTAL HOUSING AUTHORITY PURPOSES		3,527,496
For Cook County CDBG Purposes	930,062	
TOTAL COOK COUNTY CDBG PURPOSES		930,062
For Police Pension Fund Purposes	1,808,319	
TOTAL POLICE PENSION FUND PURPOSES		1,808,319
For Firefighter Pension Fund Purposes	1,110,419	
TOTAL FIREFIGHTER PENSION FUND PURPOSES		1,110,419
For Bond Retirement Purposes	323,740	
TOTAL BOND RETIREMENT PURPOSES		323,740
For Tax Increment Financing District Purposes	1,146,626	
TOTAL TAX INCREMENT FINANCING DISTRICT PURPOSES		1,146,626
For Vehicle Services Purposes	835,759	
TOTAL VEHICLE SERVICES PURPOSES		835,759
For Public Library Purposes	1,899,600	
TOTAL PUBLIC LIBRARY PURPOSES		1,899,600
<b>GRAND TOTAL</b>	<b>\$</b>	<b>41,337,693</b>

Adopted this \_\_\_\_\_ day of June, 2009

AYES:  
NAYS:  
ABSENT:

APPROVED:

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Village Clerk