



AGENDA FOR THE REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES

Village Board Council Chambers
Tuesday, March 31, 2026
6:00 PM

1.0 Roll Call

2.0 Public Comment*

3.0 Consent Agenda

Matters listed for consideration on the Consent Agenda are items of routine business that ordinarily are not debated by the Village Board. Routine business may include adoption of ordinances, introduction of ordinances, land use cases with positive recommendations from a public body, minutes, reports, appointments, and contracts. Matters referred to a Village Board committee will not be acted upon until the assigned committee submits its report and recommendation to the full Village Board. Village Board rules (unless waived by majority vote) require that Ordinances not related to land use cases be “introduced” at one meeting and not considered for “adoption” until a subsequent meeting, at which time they may be discussed.

The Village President will inquire if a member of the Board or member of the public wishes to discuss any item on the Consent Agenda. If such a request is made, the item will be removed from the Consent Agenda and taken up by the Village Board in the order shown. Thereafter, the Village President will request a motion and second for passage of all remaining items listed. The resulting roll call vote on the Consent Agenda will be applicable to each remaining agenda item. Any item removed from the Consent Agenda is subject to a five-minute time limit. Any agenda item beginning with a 3 is on the Consent Agenda.

3.1 Approval of minutes from the Regular Village Board meeting held on February 24, 2026.

Land Use Committee Consent Agenda

3.2 Presentation of minutes from the Appearance Review Commission meeting held on January 5, 2026.

*Members of the public that attend the above noticed meeting may address this public body during Public Comment. Members of the public that will not be attending the above noticed meeting may submit a comment in advance of the meeting by emailing their comment to publiccomment@wilmette.com. All emailed comments received two hours prior to the start of a meeting will be provided, unredacted, to the public body. Emails received at any time within two hours of the beginning of the meeting until its adjournment will be included in the draft minutes of the meeting.

- 3.3** Presentation of minutes from the Zoning Board of Appeals meeting held on February 4, 2026.
- 3.4** Presentation of minutes from the Zoning Board of Appeals meeting held on February 11, 2026.
- 3.5** Zoning Board of Appeals Report, Case #2025-Z-56, 536 Lawler Avenue, regarding a request for a 587.68 square foot (8.53%) total floor area variation to permit the retention of a new home in accordance with the plans submitted; adoption of Ordinance #2026-O-15.
- 3.6** Appointment of the Appearance Review Commission as a Special Zoning Committee to review Sec. 30-16 Appendix B, Edens Plaza Local Sign Ordinance.

Finance Committee Consent Agenda

- 3.7** Approval of the February 2026 Disbursement Report.

Administration Committee Consent Agenda

- 3.8** Adoption of Resolution #2026-R-41 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$35,835 with Optiv Security, Inc., Denver, Colorado, for incident response retainer services.

Municipal Services Committee Consent Agenda

- 3.9** Presentation of minutes from the Municipal Services Committee meeting held on July 21, 2025.
- 3.10** Adoption of Resolution #2026-R-42 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$45,900 with Gavin Historical Bricks, Iowa City, Iowa, for the purchase of bricks for the brick street renovation and repair programs.
- 3.11** Adoption of Resolution #2026-R-43 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$109,425 with Patriot Maintenance, Inc., Mundelein, Illinois, for parking lot paving.
- 3.12** Adoption of Resolution #2026-R-44 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$132,000 with Thomas Engineering Group, LLC, Oak Park, Illinois, for construction inspection services.
- 3.13** Adoption of Resolution #2026-R-45 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$40,415 with Soil and Material Consultants, Inc., Arlington Heights, Illinois, for construction material testing services.

- 3.14** Adoption of Resolution #2026-R-46 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$118,700 with Engineering Resources Associates, Inc., for the Lake Avenue watermain replacement design engineering.
- 3.15** Adoption of Resolution #2026-R-32 authorizing the Village Manager to execute the Public Right-of-Way Use License Agreement between the Village of Wilmette and Level 3 Communications, LLC, authorizing the installation, operation and maintenance of fiber-optic communication facilities within the designated public rights-of-way.
- 3.16** Adoption of Resolution #2026-R-47 authorizing the Village Manager to apply for an Invest in Cook County grant for Illinois Road Bicycle and Pedestrian Improvements.
- 3.17** Adoption of Resolution #2026-R-48 approving an Easement and License Agreement between the Village of Wilmette and the Village Green Atrium Senior Citizens Condominiums Association associated with construction of the new police station.
- 3.18** Adoption of Resolution #2026-R-49 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$48,380 with Excel Ltd., Grayslake, Illinois, for the purchase of seven (7) streetlight control cabinets.
- 3.19** Adoption of Resolution #2026-R-50 authorizing the Village Manager as the individual duly authorized to participate in the State of Illinois Joint Bidding Program for rock salt (2026-2027 Winter season).
- 3.20** Adoption of Resolution #2026-R-52 authorizing the Village Manager to execute a contract in the amount not-to-exceed 162,015 with M & O Insulation Company, Mokena, Illinois, for Maple bridge and Linden bridge pipe insulation.
- 3.21** Adoption of Resolution #2026-R-53 authorizing the Village Manager to execute a contract per the unit rate schedule with Crystal Maintenance Services Corp., Mount Prospect, Illinois, for custodial services.
- 3.22** Adoption of Resolution #2026-R-54 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$300,000 with Alfa Laval, Inc., Richmond, Virginia, to purchase a liquid desiccant de-humidification system.

Public Safety Committe Consent Agenda

- 3.23** Adoption of Resolution #2026-R-59 approving an Intergovernmental Agreement between the Village of Wilmette and the Village of Kenilworth to permit the Wilmette Police Department to utilize the gun range and temporary holding facility located at the Kenilworth Police Department.
- 3.24** Adoption of Resolution #2026-R-55 authorizing the Village Manager to execute

a one-year contract amendment in the amount not-to-exceed \$3,200 with Braniff Communications, Crestwood, Illinois, for warning siren preventative maintenance.

- 3.25** Adoption of Resolution #2026-R-56 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$44,000 with Carahsoft Technology Corp., Reston, Virginia, for a five-year subscription for forensic software.

Judiciary Committee Consent Agenda

- 3.26** Presentation of minutes from the Judiciary Committee meeting held on November 4, 2025.

- 3.27** Adoption of Ordinance #2026-O-13 increasing the number of Class M Liquor Licenses (The Henry).

4.0 Reports of Officers

- 4.1. Recognition of the Black History Month Contest winners.
- 4.2. Proclamation designating the month of March 2026 as National Women's History Month in the Village of Wilmette.

5.0 Standing Committee Reports

5.1. Land Use Standing Committee Report

- 5.1.1** Introduction of Ordinance #2026-O-16 authorizing text amendments for Chapter 29 - Tree Regulations of the Village Code.
- 5.1.2** Zoning Board of Appeals Report, Case #2026-Z-04, 1200 Hibbard Road, regarding a request for a 74.0' side yard setback variation and a 66.0' height variation to allow a 6' increase in height to the steeple on a legal non-conforming structure in accordance with the plans submitted.
- 5.1.3** Zoning Board of Appeals Report, Case #2024-Z-33, 1034 Elmwood Avenue, regarding a request for a special use for unusual recreation equipment and a 327.66 square foot (12.39%) rear yard structure coverage variation to permit the retention of a sport court in accordance with the plans submitted.

5.2. Finance Standing Committee Report

5.3. Administration Standing Committee Report

5.4. Municipal Services Standing Committee Report

- 5.4.1** Adoption of Resolution #2026-R-57 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$3,317,493 with

Schroeder Asphalt Services, Inc., Huntley, Illinois, for the 2026 Road Program.

5.4.2 Adoption of Resolution #2026-R-58 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$2,337,777 with Schroeder & Schroeder, Inc., Skokie, Illinois, for the 2026 Alley and Brick Street Reconstruction Program..

5.4.3 Adoption of Resolution #2026-R-51 authorizing the Village Manager to execute a contract amendment per the unit rate schedule with Lakeshore Recycling Systems (LRS), LLC, Rosemont, Illinois, for leased leaf vacuum trucks.

5.5. Public Safety Standing Committee Report

5.6. Judiciary Standing Committee Report

5.7. Reports From Special Committees

6.0 New Business

7.0 Adjournment

If you are a person with a disability and need special accommodations to participate in and/or attend a Village of Wilmette public meeting, please notify the Village Manager's Office at (847) 853-7509 or TDD 7-1-1 as soon as possible.
For additional information, please call (847) 853-7511, the Village Clerk's Office.



MINUTES OF THE REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILMETTE, ILLINOIS HELD IN THE COUNCIL ROOM OF SAID VILLAGE HALL, 1200 WILMETTE AVENUE, WILMETTE, ILLINOIS ON TUESDAY, FEBRUARY 24, 2026.

President Plunkett called the meeting to order at 7:00 p.m.

1.0 ROLL CALL

President: Senta Plunkett

Trustees: Gina Kennedy
Stephen Leonard
Michael Lieber
Justin Sheperd
Gerald Smith
Mark Steen

Staff Present: Mike Braiman, Village Manager
Erik Hallgren, Assistant Village Manager
Jeffrey Stein, Corporation Counsel
Melinda Molloy, Finance Director
Emily Egan, Community Development Director
Dan Manis, Engineering and Public Works Director
Ron Milanesio, Village Engineer
Ryan Kearney, Assistant Village Engineer

Guests Present: Scouts BSA Troop 9

Scouts BSA Troop 9 led the Pledge of Allegiance.

President Plunkett announced a change in the order for the Standing Committee Reports. She said the Public Safety Committee would be called before the Municipal Services Committee.

2.0 PUBLIC COMMENT

There was no public comment.

3.0 CONSENT AGENDA

Trustee Smith made a motion to approve the items on the Consent Agenda as follows:

- 3.1** Approval of minutes from the Regular Village Board meeting held on February 10, 2026.

LAND USE COMMITTEE CONSENT AGENDA

- 3.2** Zoning Board of Appeals Report, Case #2026-Z-03, 521 10th Street, regarding a request for a 325.28 square foot (6.78%) lot coverage variation, a 274.59 square foot (5.72%) total floor area variation, an 11.7' front yard setback variation, a 7.21' front yard setback variation, a 1.9' combined side yard setback variation, a 5.5' front yard porch setback variation, a 7.71' front yard porch stair setback variation, a 2.99' rear yard garage setback variation and a 144.12 square foot (11.53%) front yard impervious surface coverage variation to permit the construction of a substantial addition and remodel that is classified as a new home in accordance with the plans submitted; adoption of Ordinance #2026-O-14.
- 3.3** REQUEST TO TABLE - Zoning Board of Appeals Report, Case #2026-Z-05, 2300 Old Glenview Road, regarding a request for a 13.5' wall height variation to permit the construction of a sound attenuating enclosure around an at-grade evaporative cooling tower in accordance with the plans submitted.
- 3.4** Adoption of Resolution #2026-R-31 authorizing the Village Manager to execute a one-year contract with A.S.K. Marketing, Inc., Wilmette, Illinois, for marketing campaign services.

MUNICIPAL SERVICES COMMITTEE CONSENT AGENDA

- 3.5** Adoption of Resolution #2026-R-33 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$47,733 with Mid-American Water, Wauconda, Illinois, for the purchase of fire hydrants.
- 3.6** Adoption of Resolution #2026-R-34 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$59,000 with RJN Group, Inc., Downers Grove, Illinois, for watermain condition assessment.
- 3.7** Adoption of Resolution #2026-R-35 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$30,811 with Graybar, Itasca, Illinois, for the purchase of concrete streetlight poles.
- 3.8** Adoption of Resolution #2026-R-36 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$54,750 with Raftelis, for a water financial planning and rate study.

JUDICIARY COMMITTEE CONSENT AGENDA

3.9 Adoption of Ordinance #2026-O-12 amending valet parking regulations.

Trustee Lieber seconded the motion. Voting yes: Trustees Leonard, Sheperd, Steen, Lieber, Smith, Kennedy and President Plunkett. Voting no: none. The motion carried.

4.0 REPORTS OF OFFICERS

4.1 Letter to City of Evanston objecting to the Ryan Field Unique Use application.

President Plunkett gave background information on the Village's objection to the 2023 zoning changes at Ryan Field that included the addition of live music events. She said there is currently a new zoning application to add 15-17 new events, which the Village is opposed to. She then read a letter that was sent to the Evanston City Council objecting to the proposed additional events.

Village Manager Mike Braiman gave a quick update on the e-bike and e-scooter regulations currently being drafted. He said staff have added a survey regarding e-bikes and e-scooters, which he encouraged residents to complete. He said the results will be utilized in writing the new regulations.

There were no further reports from officers.

5.0 STANDING COMMITTEE REPORTS

5.1 LAND USE STANDING COMMITTEE REPORT

All items listed on the Consent Agenda.

5.2 FINANCE STANDING COMMITTEE REPORT

No report.

5.3 ADMINISTRATION STANDING COMMITTEE REPORT

No report.

5.5 PUBLIC SAFETY STANDING COMMITTEE REPORT

5.51 Adoption of Resolution #2026-R-37 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$34,780,529 with Henry Bros Co., Hickory Hills, Illinois, for construction of the new police station.

5.52 Adoption of Resolution #2026-R-38 authorizing the Village Manager to execute a contract amendment in the amount not-to-exceed

\$661,950 with FGM Architects, Inc., Oak Brook, Illinois, for construction services associated with the new Police Station.

5.53 Adoption of Resolution #2026-R-39 authorizing the Village Manager to execute a contract amendment in the amount not-to-exceed \$448,321 with CCS International, Inc., Oakbrook Terrace, Illinois, for construction services associated with the new Police Station.

5.54 Adoption of Resolution #2026-R-40 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$10,000 with Architectural Testing, Inc., Arlington Heights, Illinois, for oversight of asbestos abatement during the demolition of the existing police Station.

Trustee Smith made an omnibus motion to approve Items 5.51, 5.52, 5.53 and 5.54 regarding contracts for the construction of the new police station. The motion was seconded by Trustee Lieber.

Village Manager Mike Braiman gave a presentation (PowerPoint attached) regarding the contracts for approval. He said this marks a milestone in the project, which follows months of public engagement and discussion. He began with an overview of the station components and sustainable elements. He discussed the general contractor selection process and the 3 bids received. He said bids came in less than anticipated with the low bidder being Henry Bros. Co. He gave background information on Henry Bros., stating staff were impressed with their last project, the Mokena Police Station. He added that the Mokena Police Department gave Henry Bros. a very favorable recommendation.

He then discussed the project cost and displayed a breakdown of the different bid components. He said originally staff projected the cost to be \$55 million; however, with the favorable bids received, we are at \$41.5 million, which is great news for the taxpayers and community. He said all four alternates will be included in the construction and the total project cost includes contingencies and professional consultant fees.

He discussed the contracts, stating the largest will be for construction by Henry Bros. in addition to the architect, owner's representative and asbestos abatement contractor contracts.

He displayed a project schedule timeline, which showed the station's move to its temporary quarters in March followed by demolition of the old station in April. He said site excavation will begin in May with projected roof enclosure by January of 2027 and substantial completion by late 2027.

Public comment was called on the contracts.

There was no public comment.

President Plunkett said she is happy to see the atrium access road will be completed early in the project timeline.

Trustee Kennedy asked if the winter conditions we have had this year have affected the schedule at all.

Mr. Braiman said we currently do not have any concerns regarding the weather's effect thus far on the project timeline. He said if there were to be any schedule changes, the Board would be informed.

There was no further discussion on the contracts.

5.51 Adoption of Resolution #2026-R-37 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$34,780,529 with Henry Bros Co., Hickory Hills, Illinois, for construction of the new police station.

Voting yes: Trustees Leonard, Sheperd, Steen, Lieber, Smith, Kennedy and President Plunkett. Voting no: none. The motion carried.

5.52 Adoption of Resolution #2026-R-38 authorizing the Village Manager to execute a contract amendment in the amount not-to-exceed \$661,950 with FGM Architects, Inc., Oak Brook, Illinois, for construction services associated with the new Police Station.

Voting yes: Trustees Leonard, Sheperd, Steen, Lieber, Smith, Kennedy and President Plunkett. Voting no: none. The motion carried.

5.53 Adoption of Resolution #2026-R-39 authorizing the Village Manager to execute a contract amendment in the amount not-to-exceed \$448,321 with CCS International, Inc., Oakbrook Terrace, Illinois, for construction services associated with the new Police Station.

Voting yes: Trustees Leonard, Sheperd, Steen, Lieber, Smith, Kennedy and President Plunkett. Voting no: none. The motion carried.

5.54 Adoption of Resolution #2026-R-40 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$10,000 with Architectural Testing, Inc., Arlington Heights, Illinois, for oversight of asbestos abatement during the demolition of the existing police Station.

Voting yes: Trustees Leonard, Sheperd, Steen, Lieber, Smith, Kennedy and President Plunkett. Voting no: none. The motion carried.

5.4 MUNICIPAL SERVICES STANDING COMMITTEE REPORT

5.41 State of the Roads presentation.

Village Manager Mike Braiman said tonight's presentation would contain different scenarios for the future of the Road Program. He said the scenarios are informational and do not require any decisions tonight, as they are groundwork for future Board discussions.

Engineering and Public Works Director Dan Manis gave a presentation (PowerPoint attached). He began with an overview of the Village's roadway assets and discussed the maintenance schedule.

President Plunkett asked how long the Village has been conducting the pavement rejuvenator program.

Mr. Manis said we have been conducting that program regularly since 2019.

President Plunkett asked what the results have been.

Mr. Manis said we expect to see the benefits of this rejuvenator program further into the pavement lifespan when the roadway would normally start to oxidize and become brittle. He said this product is most effective on local roads with low traffic volume, and staff expect to see positive results.

President Plunkett asked about the asphalt patching program and if the Village has begun patching larger areas of pavement.

Mr. Manis said yes, the Village is patching more than just potholes, which extends the life of the roadway.

Mr. Braiman said we began a higher level of funding for the Road Program a few years ago which has afforded us the opportunity to incorporate these extensive maintenance programs.

Trustee Smith asked if these programs could be implemented on the roads that are more heavily traveled.

Mr. Manis said it is not the industry standard nor is it recommended for arterial and collector streets because it is ineffective against the heavy traffic volume which degrades pavement at a faster pace than roads with lighter traffic volume.

Ryan Kearney, Assistant Village Engineer, gave an update on pavement conditions in the Village. He started with an overview of the pavement condition analysis process and said the results of this

triennial assessment indicate an overall PCI rating of 70, which equates to a “fair” rating, which is up from 57 in 2019. He said this improvement is a result of the increased investment in the Road Program and favorable weather conditions.

Mr. Braiman said changes in how we fund our Road Program since 2019 have also yielded favorable results and allowed us to meet mileage goals.

Mr. Kearney agreed and said having a fully funded maintenance program has extended pavement life.

Mr. Kearney showed some pictures of pavement sections within the various rating categories, stating the “excellent” category now accounts for almost 40% of our streets, which is amazing. He also said we are seeing a steady decline in the “very poor” category and in the “serious” category we have seen a significant drop.

Trustee Kennedy said there has not been much change in the “serious” streets since 2022.

Mr. Kearney said the “very poor” and “serious” streets can deteriorate exponentially given the number of potholes and defects. He said the key thing to remember is that even though the number of “very poor” streets may fall into “serious,” we are in a good position to address them immediately, which is different than in past years.

Trustee Kennedy said the streets in “poor” that moved into “very poor” is something she hopes staff can improve to the point the number levels off.

Mr. Kearney said it is a balancing act until we get a more uniform program where pavement is degrading at basically same time. However, until then, we will see some swings during these assessments.

Trustee Lieber noted that from 2019 to 2025 the number of “poor,” “very poor” and “serious” roads went from 52% to 38%. He asked for examples of road defects in each of those categories.

Mr. Kearney said pavement defects vary throughout the roadway system, but when you travel a street that is going from “very poor” to “serious,” you may notice poor rideability, alligator cracking and pothole filling.

Trustee Sheperd said the 4% that were “serious” in 2022 have all been repaired and upgraded in condition since then. He said the length of time a road is in “serious” condition is very short due to the annual turnover and higher funding levels in the Road Program.

Trustee Kennedy said our overall rating of 70 is great; however, it disguises the fact 20% of our streets are in the lowest 2 rating categories. She said this equates to 12.5 miles of very poor streets, so she hopes we continue our aggressive funding strategy in the Road Program to avoid finding ourselves in the same position we were in 2019.

Mr. Kearney concurred and said this is why there are several different scenarios left to be presented that will aid in forecasting the next 10 years of road work.

Trustee Steen said we tend to get calls when streets get to “poor” and “very poor” condition, and we seem to remain at the same percentage of streets in this category. He said this may make it difficult for residents to feel like the overall condition of our roads is improving, as indicated by the overall rating of 70. He said as we go forward, it will be helpful to understand why these conditions have not changed and how they will change as we go forward.

Mr. Kearney agreed and said with the pavement maintenance programs like pothole filling, the streets that were in the lowest categories are in better shape for rideability, so we have seen a reduction in those types of calls.

President Plunkett asked if the pavement maintenance we have done since 2019 will slow deterioration. She said some of the streets in the “very poor” category were not eligible for the pavement rejuvenation program because they were not new in 2019.

Mr. Kearney said yes, some of the streets we have been able to hold in the better categories are a result of the maintenance we have implemented since 2019.

He discussed the 2026 Road Program, stating bid pricing was good so they will be recommending doing the alternates which would boost the number of miles reconstructed to 2.44. He said this contract will be on the March 10 Village Board agenda.

Mr. Braiman asked about the brick and alley program bids.

Mr. Kearney said we received favorable pricing for that as well and will request the full amount to get as many alleys done as possible.

Village Engineer Ron Milanesio discussed the funding scenarios. He began with an overview of how investment in the Road Program fits in with the Village’s overall infrastructure program. He said that beyond 2026, the Village is looking at a structural deficit.

President Plunkett said this news is not a surprise, as it has been discussed in meetings in the past.

Mr. Braiman said the Village has enjoyed a strong financial position which has allowed it to use reserves to supplement shortfalls. However, staff are aware the reserves will be spent down soon on large capital projects like the police station and Lake Avenue improvements. He said the anticipated property tax revenue from the retiring debt service was originally thought to be earmarked for the police station; however, favorable bid pricing has allowed the Village to reallocate those funds to the Road Program. He cautioned that no final decisions on police station financing have been made, so these allocations may change.

Trustee Kennedy said it was always the Board's goal to reallocate part of the retiring debt service to the Road Program, beginning in 2027.

Mr. Braiman concurred; however, he said there has been significant increases in investment to the infrastructure program for active transportation, pavement rejuvenation and expanded street patching, which has increased our spending since that plan was put in place.

Trustee Kennedy said Active Transportation Program items should not be included in the Road Program.

Mr. Braiman said this could be debated during the CIP budget discussions.

Mr. Milanese presented 3 scenarios for the Road Program going forward:

Scenario #1 - \$3.62 million

He said we could maintain our current approach of rehabilitating 3% of the Village's pavement annually, which would keep the Village's road network in the "fair" category with 2% or less of streets in the "serious" category.

Scenario #2 - \$4.72 million

Mr. Milanese said we could increase our road rehabilitation to 4% annually which would achieve a "good" PCI with no streets in "serious" condition.

Scenario #3 - \$4.43 million

He said this is a hybrid approach whereby road rehabilitation would increase to 3% through 2028 and increase to 4% after the next State of the Roads assessment. This would eliminate all streets in the "serious" category and achieve an overall rating of "good" by 2030.

President Plunkett said in general our policy states we will do 2.1 miles of roadway annually, which we have done for the last several years. However, we do have alternate bids, which have often added to the mileage. She asked what percentage the Village has rehabilitated annually since 2022.

Mr. Braiman said that data would be included in the memo for the Road Program contracts which will be on the March 10 agenda. He said we are awaiting the police station financing decisions and the sales tax data from Plaza del Lago and will not have this information by the time we bid the Road Program for 2027. He said staff plans to bid the 2027 program the same way the 2026 program was bid whereby we have a base bid and alternates, which will give the Board flexibility on what direction they want to go depending on the bid pricing.

Mr. Milanesio showed a graph that demonstrated the PCI rating over the 3 scenarios

Trustee Steen said we got very good bids for the 2026 program and asked if the overall PCI of 70 would change if the Board decides on doing alternate 1.

Mr. Milanesio said he believes if the full bid was chosen, the outcome would be the same as selecting Scenario 1.

Trustee Steen said ultimately the shape of the curve that we want is bell shaped. He asked what the target shape is specifically for the unique condition categories and what the steady-state maintenance shape of the curb will look like.

Mr. Milanesio said ideally, we want more streets in the "excellent" category with the remaining categories sloping downward.

Trustee Steen said he would like this point to become more established, so we know when we are in a steady state.

President Plunkett said for the past several years, we have had flexibility to look at alternate bids. She asked how that affects the PCI and where in the graph that would fall.

Mr. Milanesio said that it may be hard to quantify right now, but he believed it would fall under the trajectory of the hybrid approach. He said that would be something to assess year-by-year.

President Plunkett then asked how long it has been since we have had an aggressive approach to bidding or going to bid early.

Mr. Milanesio said this is the second year we have taken an aggressive approach and gone to bid as early as possible, which has favorably impacted bid pricing. He said going to bid in January gives us an edge because contractors have not filled their schedules yet and have more availability.

Trustee Lieber asked if there is any economy of scale in doing more mileage.

Mr. Milanesio said there may be slight economy of scales; however, the Village does a very small amount when compared to larger agencies like IDOT.

Trustee Sheperd said as we think about what the curve would be, it would be interesting to see what it actually means for any one individual road. He said the goal is to eliminate all "serious" category roads and asked how long roads in the "poor" and "serious" category remain there. He said from the residents' experience, they notice the poor condition roads the most.

Mr. Milanesio said when roads are in the higher tiers, they stay there for a little bit longer, but when they begin to fall off, they go quickly due to defects in the road that allow water intrusion to damage the subgrade and allow for the freeze/thaw cycles to damage roadway.

Trustee Steen asked when we do the forecast, are we looking at it in the aggregate or at individual streets in each category.

Mr. Milanesio said we apply a uniform degradation annually which makes it easier to come up with metrics. He said there are many factors that contribute to the degradation of the roadways and engineers use assumptions when forecasting.

Trustee Steen said each road has a rating number to which the uniform degradation is applied.

Mr. Milanesio concurred and said we re-evaluate every three years and adjust accordingly.

Trustee Steen asked when upgrading, is staff taking specific roads and evaluating or looking at specific mileage.

Mr. Milanesio said we make an assumption based on the annual program.

Mr. Braiman said every three years we evaluate on an individual segment basis, and each segment is put into the system. He said staff then utilize assumptions to work down on how those roads will

degrade. He said real-world details are input every 3 years and assumptions are used for planning.

Trustee Sheperd said when a road is reconstructed, it is updated in the system.

Trustee Leonard asked if 10.02 was used when figuring the cost estimates for the different scenarios.

Mr. Milanesio said yes, we use that plus 3%.

Trustee Leonard said there is a lot of variability in the five-year cost per square foot. He said it is a lot more than 3% and asked if there is a way of buying a long-term contract or somehow accommodating for the wide swing. He asked if the swing is a function of COVID or if these types of swings are normal.

Mr. Milanesio said normal five-year periods are not usually this volatile. He said 2021 and 2022 were very favorable for municipalities because many cancelled or deferred these programs, which made pricing favorable because there was less work to do. He said in 2023 many agencies restarted their programs so there were more programs out for bid, and we also started to see the effects of inflation. He said in 2025 prices decreased and stabilized which made the 2026 pricing favorable. He said they expect to see a more traditional escalation going forward.

Trustee Leonard said if the COVID years were removed, the market would be fairly stable.

Mr. Milanesio concurred.

Mr. Braiman said it also depends on staff's performance and getting the bids out on time. He said we need to be ready to bid at the earliest possible time.

Trustee Kennedy said she remembers a concrete shortage due to a labor strike that caused some issues as well.

Mr. Milanesio said it caused scheduling issues but did not really affect the pricing.

President Plunkett said if we are 20% under the estimate for this year, what was staff worried about or what did not happen that staff was anticipating.

Mr. Milanesio said staff were concerned in general about pricing and took a plan for the worst and hope for the best approach. He said it

is normal to assume an escalation in prices and staff were conservative in their estimates.

Mr. Braiman said the historical volatility played a part as well. He said if we see one more year of solid numbers, we can once again feel more confident in our projections.

Trustee Sheperd said the high pricing in 2024 was not that long ago.

Mr. Milanesio agreed and said pricing has stabilized, so moving forward we can go with a normal increase and hopefully not experience the wide swings anymore.

He discussed the next steps for the 2026 Road Program, stating based on the favorable bid pricing, staff will present the full bid for approval by the Board at the March 10 Board meeting. He said we also received favorable bids for the brick street and alley program. He added that in mid-2027 they will be evaluating funding and the impact from the police station debt service as well as the reserve levels and sales tax proceeds from Plaza del Lago. He said they will also review future federally funded projects and other capital needs. He said in the winter of 2028, staff will present the roads assessment and the rehabilitation strategy.

He thanked Assistant Village Engineer Ryan Kearney for his management of the Road Program and assessment process.

President Plunkett clarified the presentation of the roads assessment would take place in early 2029 and staff will conduct the assessment in mid-2028.

Trustee Leonard asked if the Village could afford the alternate bid.

Mr. Braiman said yes, we can afford it because the larger program, which is the alternate we are recommending, was budgeted. He said if we had received poor bid pricing, the Board could have scaled it back. He said long-term planning will get into the details of revenue and expenses for the entire program over many years.

Trustee Kennedy asked when those discussions would occur.

Mr. Braiman said in the budget process in 2027 when we have more information on police station financing and the sales tax data from new economic development.

Trustee Sheperd said the budget figure for this project was 20% higher.

Mr. Braiman said there are budgetary savings of approximately \$400,000.

Trustee Sheperd asked if we want to try and add more work worth \$400,000.

Mr. Braiman said we cannot, as there is not enough time to do the design work.

Trustee Sheperd said this is a reserve increase.

There was no further discussion on this matter.

5.6 JUDICIARY STANDING COMMITTEE REPORT
All items listed on the Consent Agenda.

5.7 REPORTS FROM SPECIAL COMMITTEES
No reports.

6.0 NEW BUSINESS

There was no new business.

7.0 ADJOURNMENT

At 8:18 p.m. Trustee Smith made a motion to adjourn from the regular Village Board meeting, seconded by Trustee Lieber. All voted aye. The motion carried.

Respectfully submitted,

Karen Norwood
Deputy Village Clerk



1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091

MEETING MINUTES
Appearance Review Commission

January 05, 2026
7:00 p.m.
Council Chambers
1200 Wilmette Avenue

Members Present:

Richard Brill
Richard DeLeo
Doug Johnson
Jonathan Zee
Chair Devan Castellano

Members Absent:

Nada Andric, Jeffery Saad

Staff Present:

Adam Beaver, Planner III-AICP,

Guests:

Mark Ford
Ben Boyd
Steven Messner
Molly Broomer
Sarah Andrews

I. Call to Order

Chair Castellano called the meeting to order at 7 p.m.

II. Approval of Minutes

Commissioner Brill moved to approve the December 1, 2025, Appearance Review Commission minutes. The motion was seconded by Commissioner Johnson. The vote was as follows: yes: Commissioners Brill, Johnson, Castellano. Abstain: Commissioners DeLeo, Zee. **The motion carried.**

III. CONSENT AGENDA

**2025-AR-56
50-60 Skokie Boulevard**

**MedVet Signs
Certificate**

Commissioner Brill requested that this case be removed from the consent agenda for discussion.

IV. Cases

**2025-AR-56
50-60 Skokie Boulevard**

**MedVet Signs
Certificate**

Discussion

Mr. Beaver introduced the request. Mark Ford of Ford and Associates Architects, presented the request.

Commissioner Zee stated he has no comments on the signage.

In response to a question from Commissioner Brill Mr. Ford stated that the size of the proposed signs had not changed and that the sizes of the signs proposed are correct in the documents.

Commissioner Brill stated that he feels that the proposed signs are much larger than the other signs in the shopping center. In response to a question from Commissioner Brill, Mr. Beaver confirmed the location of the signable area for the tenant space. Commissioner Brill stated that he feels the signs are too large in comparison to the other signs nearby.

Mr. Ford stated that his understanding is that their proposed signs are within the code requirements and that the size of the signs were reduced to be within the code requirement. He also stated that the signage they are requesting is not significantly different from the signage that the former Chase Bank had in this location and that the tenant space is larger than the other spaces in the center.

Commissioner Brill stated that he is comfortable with approving a sign that is the size of what was shown in the drawing provided in the amended meeting packet but is not comfortable with a sign the size shown in the drawings in the packet. Mr. Beaver stated that the size of the signs proposed have not changed and that the drawings provided are scaled correctly to show the dimensions of the signs proposed. Mr. Ford stated that the drawings provided in the amended packet were to show the color of the rooftop screening and did not include any changes in sign size.

In response to a question from Commissioner Johnson, Mr. Beaver stated that the Commission will be voting to approve an Appearance Review Certificate for the signs.

In response to a question from Commissioner Johnson, Mr. Ford confirmed that the signs are backlit with the letters being illuminated at night but the sign backing would not be illuminated. Commissioner Johnson stated that he is fine with the size of the letters but is concerned with the white background of the sign.

In response to a question from Commissioner DeLeo, Mr. Ford stated that the purpose of the white background is to have the letters stand out from the brick of the building. Commissioner DeLeo stated that the former Chase Bank signs did not have a background. Commissioner Johnson stated that that sign was quite visible. In response to a question from Commissioner DeLeo, Mr. Ford stated that the business has a special use approval for the business to operate 24/7 so the sign illumination will not be turned off at night.

Chair Castellano asked Mr. Beaver if he knew the typical letter height of the signs of the neighboring businesses. Mr. Beaver stated that he was not aware of that information and noted that this particular shopping center does not have a local sign ordinance that regulates letter height. Chair Castellano stated that looking at the sign she feels that the letter heights are similar to other signs in the shopping center. Chair Castellano stated that as the signs conform with the code she does not have concerns with the signs as proposed.

Public comment

Mark Weyermuller provided comments in support of the request and expressed concerns with the Appearance Review Commission and stated that the Village should consolidate the boards and commissions.

Decision

Commissioner Johnson made a motion to approve the Appearance Review Certificate for 2025-AR-56 for 50-60 Skokie Boulevard. The motion was seconded by Commissioner Zee. Voting yes: Commissioners DeLeo, Zee, Chair Castellano. Voting no: Commissioners Brill, Johnson. **The motion carried.**

**2025-AR-51
50-60 Skokie Boulevard**

**MedVet Exterior Modifications
Certificate**

Discussion

Chair Castellano introduced the request. Mark Ford presented the request.

In response to a question from Commissioner DeLeo, Mr. Ford stated that the proposed door opens towards the exterior and that the sidewalk will be extended to reach the new door. Mr. Ford confirmed that the door will not block the existing sidewalk.

Mr. Ford stated that they proposed one metal structure to screen all proposed units rather than installing screening directly on each unit individually to provide a cleaner look.

In response to a question from Commissioner DeLeo, Mr. Ford stated they are proposing the color “Oyster” for the rooftop screening to match the adjacent building façade.

In response to a question from Commission Johnson, Mr. Ford stated that there is no existing rooftop screening today and that they are proposing the screening to the full height of the rooftop units.

In response to a question from Chair Castellano, Mr. Ford stated that he believes the height of the rooftop screening is four feet six inches, but that he would commit to screening the rooftop units to their full height if any are taller than four feet six inches.

In response to a question from Commissioner Johnson, Mr. Ford stated that he had not compared the proposed screening color to the façade color in person. Commissioner Johnson recommended that they compare in person to achieve the closest match possible.

In response to a question from Chair Castellano, Mr. Ford stated that the landlord would be repainting the adjacent façade and that they would coordinate to ensure that a consistent color is used.

In response to a question from Commissioner Brill, Mr. Ford confirmed that the new door would be a standard sized door and the replacement door would be enlarged from a 36 inch door to a 42 inch door.

In response to a question from Commissioner Brill, Mr. Ford confirmed that due to the rooflines of the building and the proposed screening the rooftop mechanical units will not be visible from the street.

Commissioner Zee stated that the addition of the screening is an improvement to the building.

Chair Castellano stated that if they make any modifications to the exterior lighting the Commission prefers that the color temperature be at 3000k or below. In response to a question from Chair Castellano, Mr. Ford stated that no landscaping is proposed and the landscaping is under the control of the property owner.

In reference to the previous request, Commissioner Johnson suggested that they might utilize a color for the back panel of the sign that matches the building façade instead of white.

Public Comment

None

Decision

Commissioner DeLeo moved to approve the Appearance Review Certificate for 2025-AR-51, 50-60 Skokie Boulevard for exterior modifications and the addition of rooftop screening. The motion was seconded by Commissioner Johnson. Voting yes: Commissioners Brill, DeLeo, Johnson, Zee, & Chair Castellano. Voting no: none. **The motion carried.**

Discussion

Chair Castellano introduced the request. Ben Boyd and Steven Messner presented the request.

In response to a question from Commissioner Zee, Mr. Boyd stated that the choice of white windows over the existing color saves approximately \$400 per window. Mr. Boyd stated that they would be able to install window capping that matches the brown exterior of the building. In response to a question from Commissioner Zee, Mr. Boyd confirmed that the capping would be installed around all four sides of each window. Mr. Boyd stated that you will still be able to see white window framing but that it is contained within the brown capping.

Chair Castellano asked Mr. Boyd if the capping is similar to a brick mold. Mr. Boyd stated that it would be installed in place of a brick mold in order to make the windows more maintenance free.

Commissioner Zee stated that the building sits at an important corner and it would be unfortunate to lose some of the historic character but if they are able to maintain some of the darker richer colors it would be a positive.

In response to a question from Commissioner Johnson, Mr. Boyd stated they would be able to choose a capping color that best matches the building color.

In response to a question from Commissioner Johnson, Mr. Boyd stated that all 16 second story windows will be replaced.

In response to a question from Commissioner DeLeo, Mr. Boyd stated that the windows will be replaced with the same size and that the wood surrounding the windows would be capped over by the metal capping in the royal brown color to match the building.

Chair Castellano stated that all white windows may look jarring on the building and agrees that installing the brown capping would be an improvement but that it is not an ideal solution.

Mr. Boyd referenced another building in the Village Center that is of a similar style and currently features white windows. Commissioner DeLeo stated that the referenced building features stucco and is not necessarily comparable. Chair Castellano stated that she would not be okay with the proposal without the brown capping. Mr. Boyd stated that there is a need to replace the windows as some are broken and the interior of the building is exposed to the elements. Mr. Boyd stated that a using a white window would allow them to install them much faster than if they had to custom order a brown window.

Chair Castellano stated that the Commission is in agreement that the petitioner should utilize whichever color is the closest match to the building color.

Public Comment

None

Decision

Commissioner Johnson moved to approve the Appearance Review Certificate for 2025-AR-53, 1141 Central Avenue for window replacements with the provision that the window capping in the closest color match to the existing building. The motion was seconded by Commissioner DeLeo. Voting yes: Commissioners Brill, DeLeo, Johnson, Zee, Chair Castellano. Voting no: none. **The motion carried.**

2025-AR-55

1515 Sheridan Road

**Plaza del Lago Exterior Modifications
Certificate**

Chair Castellano introduced the request. Molly Broomer and Sarah Andrews presented the request.

In response to a question from Commissioner DeLeo, Ms. Andrews stated that no exterior lighting outside of the sconces are proposed. Ms. Andrews also stated that the tile knee wall will remain in place and that the construction is from the bottom of the windows to the roof. In response to a question from Commissioner DeLeo, Ms. Andrews stated that any rainwater would be handled as it is in the existing condition.

In response to a question from Commissioner DeLeo, Ms. Andrews stated that they currently do not plan on saving the decorative wall tiles but would be open to saving them if possible. Ms. Andrews stated that they completed extensive research to determine if the tiles were original to the building and were not able to determine if they are original to the center.

Commissioner Johnston stated that he does not have concerns with the proposal.

Commissioner Brill stated that he has no concerns with the proposal.

Commissioner Zee stated that he has no concerns with the proposal.

Chair Castellano stated she has no concerns with the proposal.

Public comment

None

Decision

Commissioner Brill moved to approve the Appearance Review Certificate for 2025-AR-55, 1515 Sheridan Road, for exterior building modifications. The motion was seconded by Commissioner Zee. Voting yes: Commissioners Brill, DeLeo, Johnson, Zee, Chair Castellano. Voting no: none. **The motion carried.**

V. Public Comment

VI. New Business

Commissioner Brill stated he read that the Saints Joseph Francis Xavier project will be moving forward to other Village Commissions before it comes back to the Appearance Review Commission and that it appears they have not made significant changes to their building plans. Mr. Beaver confirmed that the project will be considered by the Appearance Review Commission at a later date.

Commissioner Brill asked Mr. Beaver if he was aware of any proposed work at the Hoffmann property. Mr. Beaver stated that he was not aware of any proposed projects at the property.

Commissioner DeLeo asked Mr. Beaver if he had an update on the Small Cheval sign and if it was still illuminated 24 hours per day. Mr. Beaver stated that he would follow up with the Village's Code Enforcement team about the issue.

VII. Old Business

None.

VIII. Adjournment

At 8:08 p.m., Commissioner Johnson moved to adjourn the meeting. The motion was seconded by Commissioner Brill. The vote was as follows: all ayes. **The motion carried.**

Respectfully Submitted,

Adam Beaver, AICP
Planner III-AICP



1200 Wilmette Avenue
Wilmette, Illinois 60091-0040

MEETING MINUTES

ZONING BOARD OF APPEALS

WEDNESDAY, FEBRUARY 4, 2025

7:00 P.M.

COUNCIL CHAMBERS

Members Present: Chair Maria Urban
Karl Camillucci
Brad Falkof
Didier Glattard
Christine Norrick
Ryrie Pellaton
Marcy Sullivan

Members Absent: None

Staff Present: Lisa Roberts, Senior Planner

I. Call to Order

Chair Urban called the meeting to order at 7:00 p.m.

II. 2024-Z-33 1034 Elmwood Avenue

See the complete case minutes attached to this document.

February 4, 2026 Zoning Board of Appeals

Approved March 4, 2026

III. 2025-Z-64 1225 Central Avenue

See the complete case minutes attached to this document.

IV. 2026-Z-03 521 10th Street

See the complete case minutes attached to this document.

V. Approval of the December 3, 2025 Meeting Minutes

Mr. Pellaton moved to approve the December 3, 2025 meeting minutes.

Mr. Camillucci seconded the motion, and the voice vote was all ayes and no nays. Motion carried.

VI. Approval of the December 17, 2025 Meeting Minutes

Mr. Camillucci moved to approve the December 17, 2025 meeting minutes.

Mr. Falkof seconded the motion, and the voice vote was all ayes and no nays. Motion carried.

VII. Public Comment

There was no public comment.

VIII. Adjournment

The meeting was adjourned at 7:31 p.m.

Respectfully submitted,
Lisa Roberts, AICP
Senior Planner

3.0 TESTIMONY, COMMENTS, AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 None

3.2 Summary of presentations

3.21 Ms. Roberts said that it was requested that the case be continued to the February 11, 2026 meeting.

6.0 DECISION

6.1 Mr. Pellaton moved to continue this case to the February 11, 2026 meeting.

6.11 Mr. Falkof seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

3.0 TESTIMONY, COMMENTS, AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 None

3.2 Summary of presentations

3.21 Ms. Roberts said that the applicant had requested that the case be continued to the February 11, 2026 meeting.

6.0 DECISION

6.1 Mr. Camillucci moved to continue this case to the February 11, 2026 meeting.

6.11 Ms. Norrick seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

3.0 COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Michael Dickstein, applicant
521 10th Street

3.12 Mr. Radu Alexa, architect

3.2 Summary of presentations

3.21 Ms. Roberts said this is a request for a 325.28 square foot (6.78%) lot coverage variation, a 274.59 square foot (5.72%) total floor area variation, an 11.7' front yard setback variation, a 7.21' front yard setback variation, a 1.9' combined side yard setback variation, a 5.5' front yard porch setback variation, a 7.71' front yard porch stair setback variation, a 2.99' rear yard garage setback variation, and a 144.12 square foot (11.53%) front yard impervious surface coverage variation to permit to permit the construction of a substantial addition and remodel that is classified as a new home. The Village Board will hear this case on February 24, 2026.

3.22 Mr. Dickstein said he grew up in the area and went to New Trier High School. His and his wife's dream is to raise their family (they're expecting twins) in this community. They selected this 1920s Dutch Colonial house specifically because of its character. The home is legal non-conforming. The lot is undersized for today's standards. They are seeking relief to build something not out-of-scale and rather sustainable; rehabilitate and preserve the historic structure. This is considered new home construction, so variances are being sought.

The request is reasonable, as the hardship is structural, not self-created. The existing home already sits within the required setbacks and exceeds floor area limits. Following code would require teardown of exterior load-bearing walls, thus shrinking the home and destroying its architectural character and integrity. They wish to preserve the aesthetic (including the deep eaves and general Dutch Colonial charm). The proposed expansion is modest and designed to seamlessly blend in with the neighborhood. This would have minimal impact, as their side yard abuts a rear yard and an alley. The proposed second-floor addition/dormer would still maintain a 70' distance from the neighbor to the south; not encroaching on anyone's light, air, or privacy. They wish to receive the flexibility to bring this 100 year-old house to modern safety and living standards.

3.23 Mr. Falkof clarified the footprint wouldn't change.

Mr. Dickstein verified same. He said after they closed on the house in October, 2025, they learned the sunroom, likely an addition in the 1950s-1960s, is really a structure sitting on dirt. There are no footings or foundation. The intention is to replace that with a sound structure.

- 3.24 Mr. Falkof highlighted the impervious surface coverage variation to be a modest change. The area being added to the impervious surface seems to be that along the alley for a new parking space. He asked for the reasoning of needing a concrete pad in addition to the existing two-car garage.

Mr. Dickstein concurred. He said the reason for the concrete pad is for functionality, the way they live. His current car is likely too big for the existing undersized garage. They will use it to pull up and empty groceries, etc.

- 3.25 Ms. Norrick clarified that the variation is for a front yard impervious surface, which wouldn't be in the rear. She said perhaps it is due to the porch steps.

- 3.26 Ms. Roberts said the front yard setback is 25', and the house is 13.5' set back.

- 3.27 Mr. Dickstein said there's a restricted steep roof line in the home's style; inhibits second floor use. The intent is to dormer each side of the roof line to utilize existing square footage inside.

- 3.28 Ms. Norrick said, when comparing the Plat of Survey (Exhibit 1.3) with the Proposed Plan (Exhibit 1.4), it appears the north side of the porch (which is being converted to living space) is slightly larger; bigger on the north elevation than the existing footprint.

Mr. Dickstein said it is slightly larger. The current front door faces south. They are bringing it to the front of the house to make it look more proportional. He verified it is larger on the east elevation.

- 3.29 Mr. Alexa said they did bump out the front, as they enclosed the existing front porch (that already had a column in the corner and was covered) to have a foyer on the first floor; already considered as square footage for the house, as it's a roofed element. He said village staff encouraged the variation.

- 3.30 Mr. Pellaton said this is in addition to the mudroom.

Mr. Dickstein concurred, and said it's currently a covered screened-in porch not on a foundation and sitting on dirt; they are bringing it up to code. That use would be a mudroom.

- 3.31 Mr. Glattard said the dormers run the entire length of the building; a façade placed on dormers.

Mr. Dickstein concurred.

- 3.32 Mr. Alexa said the existing dormer on the north side is already that, so they plan to add it to the south side/south elevation; adding symmetry to the front elevation.

- 3.33 Mr. Falkof asked if the reason this is considered new construction is due to the value of the renovation.

Ms. Roberts said it's the amount of structure that's being removed; removing 50% of the structure.

Mr. Alexa said they are past that number; taking linear feet of interior partitions.

- 3.34 Mr. Pellaton said the sun porch is not a rectangle as proposed. He asked why this isn't being squared off.

Mr. Dickstein said they didn't want to go closer than the existing structure. They could shrink it down on the west face so that it is square.

- 3.35 Chair Urban said the request is for 9 variations. She asked how many currently don't conform.

Mr. Alexa said the front yard for the porch and the front impervious surface. The existing conditions are the impervious surface in the back and the side setback on the north side. They are just replacing the sunroom, not going past it.

- 3.36 Chair Urban referenced the table on page 3 where it states the house is non-conforming via 7 different criteria. She noted any change to the house would require the applicant to present to the ZBA. The house is being brought to conformance by reducing the front-yard setback, holding steady on the front porch setback, and front yard porch stair.

Mr. Dickstein concurred, and said the home is non-conforming in all of those areas currently (over on lot coverage/square footage). The only way to become a conforming structure is to build new construction; completely demolish and redundant to do so. That is not their goal, as they wish to savor what's there, improve it, and ultimately make it safe for their two children. The current stair treads are 6" – like climbing Mt. Everest; is unsafe. The structure is not properly built, and they want to make it sound. He said neighboring homes are in line with the setback. The neighbor to the north wrote a letter in support. Most neighbors are supportive.

- 3.37 Mr. Glattard asked staff if the front yard setback has increased.

Ms. Roberts said the main wall of the house is the same, but the new sunroom is at 17'. The house isn't changing. The replacement sunroom is at 17'.

- 3.38 Chair Urban confirmed the front yard setback stays the same.

Ms. Roberts said the existing front yard setback is missing from the table but is included in the request.

3.39 Chairman Urban asked if there was anyone wishing to speak on this matter. There was no one in the audience to speak on this case. There was no additional communication on this case.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

5.1 Mr. Falkof said he commends the applicant for preserving their home for architectural and aesthetic value in the neighborhood. It’s already non-conforming. Demolishing the house and building a new one doesn’t make sense at all. He is persuaded, as the footprint isn’t changing. The home is being brought into conformity and safety. Mr. Falkof said he is in full support of all variations.

5.2 Mr. Camillucci concurred. He said he believes the hardship is the size of the lot; smaller than a standard lot. There are modest changes to the footprint. This doesn’t impact neighboring property owners. Mr. Camillucci said he is happy the home is being restored rather than torn down. He will support this.

5.3 Mr. Glattard said what the applicant is doing is great. The hardship is the size of the lot. He will support it.

5.4 Ms. Norrick concurred and said she will support this. This hardship is the small lot.

5.5 Ms. Sullivan concurred and said she will support this.

5.6 Chair Urban added it’s a very good use of the space that was there. She wishes the family much happiness in the house and will support this.

6.0 DECISION

6.1 Mr. Falkof moved to recommend granting a request for a 325.28 square foot (6.78%) lot coverage variation, a 274.59 square foot (5.72%) total floor area variation, an 11.7’ front yard setback variation, a 7.21’ front yard setback variation, a 1.9’ combined side yard setback variation, a 5.5’ front yard porch setback variation, a 7.71’ front yard porch stair setback variation, a 2.99’ rear yard garage setback variation, and a 144.12 square foot (11.53%) front yard impervious surface coverage variation to permit to permit the construction of a substantial addition and remodel that is classified as a new home at 521 10th Street, in accordance with the plans submitted.

6.11 Mr. Camillucci seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Karl Camillucci	Yes

Christine Norrick	Yes
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

6.2 Mr. Glattard moved to authorize the Chairman to prepare the report and recommendation for case number 2026-Z-03.

6.21 Ms. Norrick seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Karl Camillucci	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

The Zoning Board of Appeals finds that the request meets the variation standards of Section 5.4.F of the Zoning Ordinance.

The physical conditions of the property, the lot size, lot dimensions, and siting of the existing house impose upon the owner a particular hardship. The plight of the owner was not created by the owner and is due to the unique circumstances of the lot and house. The hardship is peculiar to the property and is not generally shared by others. There are a limited number of lots of this general size and configuration. The hardship prevents the owner from making reasonable use of the property to replace with slight modification an existing screened porch and front porch and to make the home safer and more livable. The proposed variations will not impair an adequate supply of light and air or otherwise injure adjacent properties. The variations, if granted, will not alter the essential character of the neighborhood. The variations will allow for the improvement of the home, enhancing the appearance of the neighborhood.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting a request for a 325.28 square foot (6.78%) lot coverage variation, a 274.59 square foot (5.72%) total floor area variation, an 11.7' front yard setback variation, a 7.21' front yard setback variation, a 1.9' combined side yard setback variation, a 5.5' front yard porch setback variation, a 7.71' front yard porch stair setback variation, a 2.99' rear yard garage setback variation, and a 144.12 square foot (11.53%) front yard impervious surface coverage variation to permit to permit the

construction of a substantial addition and remodel that is classified as a new home at 521 10th Street, in accordance with the plans submitted.



1200 Wilmette Avenue
Wilmette, Illinois 60091-0040

MEETING MINUTES

ZONING BOARD OF APPEALS

WEDNESDAY, FEBRUARY 11, 2025

7:00 P.M.

COUNCIL CHAMBERS

Members Present: Chair Maria Urban
Karl Camillucci
Brad Falkof
Didier Glattard
Christine Norrick
Ryrie Pellaton
Marcy Sullivan

Members Absent: None

Staff Present: Lisa Roberts, Senior Planner

I. Call to Order

Chair Urban called the meeting to order at 7:00 p.m.

II. 2026-Z-06 728 Avenue

See the complete case minutes attached to this document.

III. 2026-Z-04 1200 Hibbard Road

See the complete case minutes attached to this document.

IV. 2026-Z-05 2300 Old Glenview Road

See the complete case minutes attached to this document.

V. 2024-Z-33 1034 Elmwood Avenue

See the complete case minutes attached to this document.

VI. Public Comment

Mr. Chris Canning, 1015 Cherokee Road, said he arrived early to watch the Evangelical Covenant Church of Winnetka case. When the case came before the ZBA previously, he was the ZBA Chair.

He said he was surprised at their characterization of what happened in 2003. If he recalls correctly, there wasn't a partnership between the Village and the Church. A member of the church made a First Amendment argument for the steeple. Mr. Canning said he worked with Corporation Counsel. They knew 3 cell towers would be installed inside where the height of the steeple was needed. That area of the Village was terribly underserved in terms of cell coverage.

They tried to lead the church to a comfortable level with a height variation so that this would be a public benefit to serve Wilmette, Winnetka, unincorporated Cook County, and the Edens Expressway. There was no partnership with the Village. This was a way to grant the height variation without relying on any First Amendment issue. This was not an issue about how one practices his/her religion.

Mr. Canning said wanted to make this comment to note the applicant's letter perhaps was a little inaccurate, especially since the representative wasn't there in 2003. It wasn't germane to the way the ZBA voted tonight. There was no partnership. The Village did not use any money. It just worked out that cell coverage improved as towers were hidden in the church steeple. He was happy it worked out that way so people could have coverage in that area.

VII. Adjournment

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,
Lisa Roberts, AICP
Senior Planner

February 11, 2026 Zoning Board of Appeals

Approved March 4, 2026

3.0 TESTIMONY, COMMENTS, AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 None

3.2 Summary of presentations

3.21 Ms. Roberts said it is requested that the case be continued to the March 4, 2026 meeting.

6.0 DECISION

6.1 Mr. Falkof moved to continue this case to the March 4, 2026 meeting.

6.11 Mr. Camillucci seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

3.0 COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Steve Kanda, applicant & chair of the Board of Trustees
Evangelical Covenant Church of Winnetka
1200 Hibbard Road

3.2 Summary of presentations

3.21 Ms. Roberts said this is a request for a 74.0' side yard setback variation and a 66.0' height variation to allow an addition to the church steeple on a legal non-conforming structure. The Village Board will hear this case on February 24, 2026.

3.22 Mr. Kanda said the church is on the corner of Illinois and Hibbard Roads. They are requesting a 6' increase in the height of their steeple. It was installed in 2003, in partnership with the Village, to provide a discreet cellular tower for 3 different carriers to serve the North Shore. That diminished their hope for an appropriately-sized cross. The intent is to install a cross, make it visible 22 years later (photos were shown), and complete the architectural vision.

He said a key idea behind this is, they are seeing people come into their church seeking services. People are unsure as to what type of institution this is. There are no markers to indicate they are a Christian organization.

3.23 Mr. Falkof asked, since there isn't a large enough cross, if they are losing opportunities for membership.

Mr. Kanda said people who drive/pass by do not know what type of organization it is. There is 1 sign in front behind a tree.

3.24 Ms. Sullivan identified the steeple and said it looks, unmistakably, like a church. She had a hard time seeing the steeple from her car, so however large the cross is, she is unsure people would see it.

Mr. Kanda said they are not looking to make it huge; counter to what they want to achieve. They want to make it large enough so it could be seen from the road.

3.25 Mr. Pellaton referenced the letter where it indicates restoring the steeple. He asked if there was a steeple there before and asked for an explanation about partnering with the Village.

Mr. Kanda said there was one smaller in size with an appropriately-sized cross on top. In 2003, cellular companies wanted to hide cellular towers in that steeple as is currently. The area was underserved from a signal standpoint.

- 3.26 Mr. Falkof asked if the church earns income from leasing the space on the steeple to cellular companies.

Mr. Kanda said yes, but that wasn't well-negotiated, as it is up to \$1,000 per year.

- 3.27 Chair Urban asked if the church explored other locations for a cross.

Mr. Kanda said they have. The property is heavily wooded. Something at eye level or on the building hasn't been the right combination – or architecturally or visibly appealing due to all of the foliage.

- 3.28 Mr. Pellaton asked if it was considered to reduce the size of the steeple and restore what was there.

Mr. Kanda said they could at a significant cost to the church, which it doesn't have.

- 3.29 Chair Urban asked how large the current cross is. She noted the proposed cross would be 9'.

Mr. Kanda said 3'. He concurred it would be a 9' cross on a 120' steeple.

- 3.30 Mr. Camillucci referenced the letter and rationale for standards where the Trustees (presumably of the church) made a sacrifice for the Village to accommodate tower height and visibility for cell service. He'd like to know more about changing the original agreement.

Mr. Kanda said, from talking to church staff that are still around, folks wanted to get towers in place, and the placement of an appropriately-sized cross was put on the back burner.

- 3.31 Mr. Pellaton asked what changed from the previously-installed cross to this newly-requested one.

Mr. Kanda said it happened at a time where the previous steeple was in decline and needed to be replaced. It coincided with the opportunity for the cell antenna.

- 3.32 Mr. Falkof asked who paid for the steeple.

Mr. Kanda said it was his understanding is it was a combination of initial funding from cellular companies and the church's own funds.

- 3.33 Ms. Sullivan asked if there are any structural issues with installing a larger cross.

Mr. Kanda said no, the plan is to install a white cross where wind would pass through it; will not increase weight.

- 3.34 Chair Urban said, while she sympathizes with the church to have a cross properly displayed to accommodate the mission, she is having a hard time finding the hardship. There likely are other locations where a cross could be located and not exceed height limits per code.

Mr. Kanda said they explored placing a cross over each of the entryway doors; though, they would be obscured. They want it to be visible from the road. Post-Covid has been a learning curve for a lot of religious organizations – much like the workplace; it has changed forms. They are seeing a considerable drop-off; a 40% reduction in attendance. Part of the ask is to help draw people in.

- 3.35 Mr. Glattard asked if people are watching services from their home.

Mr. Kanda said to a certain degree. Those watching are no longer giving. Many have not returned to organized religion.

- 3.36 Mr. Pellaton said a 9' cross could be placed on the corner where the sign is; would be more visible for vehicular traffic. From a far distance, an advantage is having the cross high on the steeple.

Mr. Kanda said he understands that point. There is a committee within the church managing the curb appeal/marketing. They have given that consideration and would like to keep lines as clean as possible with views from the road. The proposed request is something the whole congregation is behind and is the preferred option.

- 3.37 Mr. Glattard said it currently doesn't look like a steeple. It looks like a tower on top of a church; a cellular tower. He referenced the rendering on Exhibit 1.6. One doesn't tend to look up at a church. A tiny cross is not visible. He doesn't see the hardship.

Mr. Kanda concurred it is not visible at all.

- 3.38 Mr. Falkof said this is a beautiful church with classic architectural features, beautiful windows. He lives close by and didn't know there was a steeple.

- 3.39 Ms. Norrick said the church steeple already has a height variation. This agreement was done to benefit the Village. She likes that the cell tower is hidden in the steeple. It was likely an oversight that an appropriately-sized cross wasn't installed there at the time. The petitioner said it was tabled, and they didn't realize they had to come to the Village for approval. She doesn't see a hardship but is supportive of this request. Even though there is size and scale to the steeple, the church wants it, so she is supportive.

- 3.40 Mr. Pellaton asked about the plight not being created by the owner.

3.41 Ms. Norrick said this is viewed as a partnership. When cell service was needed, the church stepped up and said it could be housed there.

3.42 Chair Urban said she was under the impression the church was approached by the cell companies. The Village approved the height variation for the public good.

Mr. Kanda concurred. He noted it wasn't the Village's idea, but it jumped on board very quickly.

3.43 Chair Urban said she doesn't see a hardship and rather sees a desire for a cross to facilitate more attendance. She doesn't believe a cross will accomplish that, as religion is in a period of decline in our country.

Mr. Kanda said he understands what's been said. They respectfully disagree and believe it will help.

3.44 Mr. Pellaton said he believes it appears the church created this problem. There is no evidence of a hardship. There are other options. That makes him lean toward not supporting this.

3.45 Chair Urban added that denial of this does not prohibit the owner from making reasonable use of their property. There are 2-3 standards that are not met.

3.46 Mr. Camillucci identified the plan and wireless facility. He believes there is some space at the highest installation above the steeple. Mr. Camillucci wondered if it is possible to take a few feet off of the steeple and input a larger cross atop that while maintaining the height of the overall structure. That may not incur any variations. The cellular equipment could be left in the same place. The drawing shows the exterior/cone of the steeple being a few feet higher than the top of the highest wireless facility. If the cone was removed and placement of the cross on top of that, the height would be maintained without seeking an additional variance.

Mr. Kanda said the circumference of the cellular units drove the placement while allowing for a taper of the steeple. The cellular equipment can't be moved, as it is too wide now. He would give the suggestion some thought. The cost is unknown if a crew were to go up there and saw off 3'.

3.47 Chair Urban advised the applicant of options, as this is not being fully supported. She noted the ZBA's vote is advisory, and final decisions are made by the Village Board. They are restrained by the ordinance and standards of review.

Mr. Kanda asked what the constraints are.

3.48 Chair Urban said: the hardship, plight created by the owner, still making reasonable use of the property; 3 standards are not met.

Mr. Kanda said the congregation feels very strongly that when they initially undertook the steeple project, they did it as a partner of the Village, so that should be taken into account.

- 3.49 Chairman Urban asked if there was anyone wishing to speak on this matter. There was no one in the audience to speak on this case. There was no additional communication on this case.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Mr. Falkof said the reasons have been mentioned. He will not support this due to a hardship not being identified. This was not a charitable offer, as money from the cellular company was initially and subsequently provided. The plight was created by the owner. The owner can continue to make reasonable use of the property. A lot of people he spoke to didn't know there was a steeple. It is not a feature that may help build attendance.
- 5.2 Mr. Pellaton concurred, and added how the church chooses to market appears different than that of the thoughts of ZBA members. A larger cross at the top would be more proportionate, as what's there now is very difficult to see. There are other options. He has a hard time supporting this.
- 5.3 Ms. Sullivan concurred and said she will not support it.
- 5.4 Mr. Glattard concurred and said he had nothing to add.
- 5.5 Mr. Camillucci said a hardship typically relates to some aspect of the property that would justify a code departure. An organizational hardship with declining membership or adequate recognition/identification does not apply. If this was obscured, that could justify a variance. He doesn't believe there is a hardship. There are operational hardships to be sympathized with. As noted in the letter, the undersized cross being a concession may or may not be correct. The approval was initially given on height with a limit. Mr. Camillucci feels uncomfortable undoing an agreement where the Village Board may not. He believes the building is readily identifiable as a Christian church. It is not for the ZBA to fix the marketing of the church. Aesthetically, he has no problem with a large cross if it met code requirements. The standards aren't satisfied, so he will not support this.
- 5.6 Ms. Norrick said she wants to support this, but knows the ZBA's purview is to review the standards. She reluctantly will not support this.
- 5.7 Chair Urban said she will not support this.

6.0 DECISION

6.1 Mr. Falkof moved to recommend granting a request for a 74.0’ side yard setback variation and a 66.0’ height variation to allow an addition to the church steeple on a legal non-conforming structure at 1200 Hibbard Road, in accordance with the plans submitted.

6.11 Mr. Pellaton seconded the motion, and the vote was as follows:

Chair Maria Urban	No
Karl Camillucci	No
Brad Falkof	No
Didier Glattard	No
Christine Norrick	No
Ryrie Pellaton	No
Marcy Sullivan	No

Motion failed.

6.2 Mr. Camillucci moved to authorize the Chairman to prepare the report and recommendation for case number 2026-Z-04.

6.21 Mr. Pellaton seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

The Zoning Board of Appeals finds that the request does not meet the variation standards of Section 5.4.F of the Zoning Ordinance. Specifically, there is no condition of the property that is creating a practical difficulty or a particular hardship. The property is large and there are likely conforming locations for such a feature. The plight of the owner was created by the owner with the initial expansion of the steeple. The property owner is able to make reasonable use of the property without the variation being granted.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting a request for a 74.0' side yard setback variation and a 66.0' height variation to allow an addition to the church steeple on a legal non-conforming structure at 1200 Hibbard Road, in accordance with the plans submitted.

3.0 COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Chris Lindgren, applicant & executive director
Wilmette Park District
1200 Wilmette Avenue

3.12 Ms. Anna Murray, parks planner
Wilmette Park District
1200 Wilmette Avenue

3.2 Summary of presentations

3.21 Ms. Roberts said this is a request for a 13.5' wall height variation to permit the construction of a sound attenuating enclosure around an at-grade evaporative cooling tower. The Village Board will hear this case on February 24, 2026.

3.22 Mr. Lindgren said he was present to discuss fencing/wall height. He provided background noting, when he started his job last year, there was replacement of a cooling tower in their capital budget for the Centennial ice-rink facility. The amount in the budget was significantly lower than what is in the recently-approved capital plan. The cooling tower roof is nowhere near the size it should be for the size of the unit on that roof; the unit is at the end of its useful life. They have been spending a lot of money to maintain it. There are no other smaller units that are sufficient. There is a lack of maintenance space and airflow around the unit. They intend to bring it on the ground next to the building where current connections are; will be more efficient. The sound study indicates a decibel level at 50 at the street during the day, not at night. This wall will not only damper sound but also provide shielding. This is the best location.

3.23 Mr. Glattard asked why this was the best location.

Mr. Lindgren said the proximity to the area it serves along with infrastructure (piping, components tied to cooling system). Efficiency would otherwise be reduced and have negative impact. Sustainability is another core value/factor. If moved further to the west, there is existing equipment on the ground; main path for deliveries/loading; is currently completely unused.

3.24 Mr. Glattard asked if the wall is taller than the unit.

Mr. Lindgren said it is, by 2'. This is the recommendation of the sound manufacturer to buffer sound to the neighborhood.

3.25 Mr. Glattard asked if there's been consideration to tie it into the building rather than a block of sound panels surrounding a cube.

Mr. Lindgren said no.

- 3.26 Ms. Sullivan said it is not aesthetically appealing.

Mr. Lindgren said it is adjacent to the building. The sound wall would likely tie into the same aesthetic and color as the roof; blended tans and reds.

- 3.27 Mr. Pellaton said it is ugly. The current unit is perhaps 10' tall, shorter than the proposed unit at 18' tall. It is significantly taller (he took a photo). Proportionately, the cube dominates and is almost taller than the whole building at that point. The current unit is half the height of the building. Perhaps shorter units aren't available.

Mr. Lindgren said the unit height is the same. Smaller versions were researched. For a unit that serves this massive ice space, this is the only size. Currently the unit sits in a parapet wall by perhaps 6' so it appears shorter; it is shoe-horned in thus shortening the life span.

- 3.28 Mr. Glattard referenced Exhibit 1.5 where the cooling tower inside the enclosure is labeled as *relocated cooling tower*.

Mr. Lindgren said that's an error. It's a new one.

- 3.29 Mr. Glattard asked why the fence and attenuation around the cooling tower can't be one and the same.

Mr. Lindgren said it should be, and noted the attenuation walls are the fence.

- 3.30 Chair Urban described the detail, outlines on the floor plan. Discussion took place.

Mr. Lindgren said the red outline on the plan just denotes the area of work. The dark wall is the fencing/sound attenuation.

- 3.31 Mr. Glattard suggested placement to the west where it wouldn't be such a towering element. He deciphered the drawing; path may be shortened if going west then south rather than go east then south (same distance).

Mr. Lindgren said it has to do with connecting into existing infrastructure. There is also a transformer there. More discussion took place. It was noted concrete is still in place; wouldn't have to redo all of it. The ComEd line that runs through that area would be a problem.

- 3.32 Ms. Roberts said parking would be lost if the unit was located further west.

Mr. Lindgren concurred.

- 3.33 Mr. Pellaton said the unit would not fit on the concrete now, as it indicates another one would be poured, especially if sloped.

Mr. Lindgren said it's lower than the sidewalk.

- 3.34 Mr. Glattard remained firm in moving it to the west, so the height tower would be more in proportion with the roof height, which is taller to the west.

Mr. Lindgren said, as that's a lower area, the parking lot would have to be redesigned. The adjacent roof that it sits on is currently lower. The top is significantly higher than what's proposed. For overall scale of the roofline, most of the entire building is at the higher peak (other than the depressed lower roof that it currently sits on/above).

- 3.35 Mr. Glattard said he sees this as a nice-looking public building in the Village. The addition is not trying to blend into that nice-looking building in any way and that is troubling. The brick is not extended nor are the rooflines. It's unfortunate this is the best that can be done.

- 3.36 Chair Urban said moving it to the west shortens the infrastructure that's there for connection purposes, per the drawings.

Exhibit 1.5 was displayed. Ms. Murray explained the piping is only slightly being extended.

- 3.37 Mr. Glattard said the drawing indicates new piping is being installed. Going to the west or east is doable.

Ms. Murray said the piping is already there and being demolished. Extending it out would be new. A major transformation would have to be done due to the car path around the west side of the building; would be tight; would not work. The renderings were done very early on. Selected products are attractive.

- 3.38 Mr. Glattard said he would like to see more attractive options. He has trouble with this taller big box being out in front of a very nice-looking building. It's a problem, and there are alternatives.

- 3.39 Mr. Pellaton said he is surprised the Plat of Survey is incorrect. He referenced Exhibit 1.4 and said it is not close to the area as noted on Exhibit 1.5. The end of the sidewalk is not drawn correctly.

- 3.40 Mr. Glattard said the box could be slid without major disruption; he didn't believe it would cause any issue. The height would be less prominent and set back from the main facade.

- 3.41 Mr. Pellaton said parking spaces would be sacrificed and may require a variation.

- 3.42 Mr. Glattard said the depressed area could be made level and accommodate a parking lot. These are cost issues.
- 3.43 Mr. Pellaton asked if the new unit is quieter.
- Mr. Lindgren said he presumes the noise comes from the fan, compressors. The volume of this is larger and more difficult to quiet down.
- 3.44 Mr. Glattard asked if the cooling tower is responsible for the entire structure or just the ice rink. He asked if another unit was considered other than a cooling tower.
- Ms. Murray said it's just for the ice rink. Huge rooms of ice need to be managed.
- 3.45 Mr. Falkof quoted the acoustics report, and noted the limit at the property line is 50 dBA from 7 a.m. to 7 p.m. At night, the ordinance allows 45 dBA. He asked what the calculated level at the property line is from the cooling tower without any sound insulation.
- Ms. Murray said she did not have that calculation. She said it couldn't accurately be calculated, as the cooling tower is on the roof within a parapet.
- 3.46 Mr. Falkof asked about the new one, without sound insulation.
- Ms. Murray estimated 60-70 dBA.
- 3.47 Mr. Falkof clarified 44 decibels is only achieved after sound mitigation is installed.
- Ms. Murray verified same, and noted the additional wall height above the cooling tower allows for sound to stay in.
- 3.48 Mr. Glattard asked why decibels reduce at nighttime.
- Ms. Murray said the unit would not run at full maximum capacity.
- 3.49 Chair Urban said the diagram shows the extent of the noise-control barrier. The wall is shown only on 2 sides. She referenced Exhibit 1.5 asking if that is correct and if the attenuating wall will totally enclose the cooling tower.
- Ms. Murray concurred, and said the wall sits 6" to 7" off of the ground.
- 3.50 Mr. Lindgren said he appreciates the feedback. He noted, from the street, the proposed wall is shorter than the parapet; on the lower portion of the facility.
- 3.51 Mr. Glattard said a rendering depicting that would be helpful to minimize the mass.

- 3.52 Chairman Urban asked if there was anyone wishing to speak on this matter. There was no one in the audience to speak on this case. There was no additional communication on this case.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Mr. Glattard said he respects the improvement for a new HVAC system. He wished there'd be a better way to do this on a very nice public facility. Putting this block in the corner is a detriment. Mr. Glattard said he really can't support this. He hopes the petitioner can find a better way to integrate it into the building. The new unit could be put down into the ground on a new pad that would be properly drained; same air flow as with walls all around it. If it wasn't jutting up above the other roofline so much, it wouldn't be such a problem. It's been addressed from a use standpoint not an appearance standpoint. The variance could be reduced.
- 5.2 Mr. Camillucci said the problem is it's really ugly. It looks out of place. He is unsure of the solution. Screening/landscaping the wall may be an option. Matching the color and height would make it blend in more. An accurate rendering of what's being proposed is necessary to ascertain the impact as the variation standards indicate (i.e. affecting property values, etc.). Mr. Camillucci said he is torn. A structure like this is critical for hockey. He doesn't want to stand in the way but would like to see more effort put into aesthetics, as they are part of the standards. Mr. Camillucci has confidence in the Park District doing its best regarding infrastructure.
- 5.3 Mr. Falkof said he will support it. As it is ugly, he is also convinced rooms need to be cooled with a structure of a certain size. Under 5.4.F of the standards, physical conditions impose a practical difficulty. Cooled ice must have a cooling tower. The hardship was not created by the Park District; there are not a lot of options available. He would like to see landscaping around it. The ZBA is not the Appearance Review Commission. The request does meet the strict standards. Mr. Falkof said he presumes it will be ugly. For the petitioner to return with prettier pictures, it will not change his opinion.
- 5.4 Mr. Pellaton said it isn't attractive but is the most cost-effective solution. There is a balance. The roofline could be redone to accommodate more space. There are pros and cons to moving it to a different location. There are options to reduce variances. He is not a fan of the look; he thinks it diminishes the overall look of the facility. The ZBA is not the Appearance Review Commission. The hardship is it cannot be placed in a conforming location. Variances could be reduced at substantial costs. The petitioner alluded it would have to be done in two different years, as funds are not available.
- 5.5 Chair Urban said the location is conforming. It's the wall height that the ZBA is voting on. That is the case regardless of its location.

- 5.6 Ms. Sullivan concurs it’s unattractive. Appearance isn’t everything. She believes the Park District evaluated other options. She will reluctantly support this. Hardships don’t weigh into aesthetics.
- 5.7 Ms. Norrick said she is torn and inclined not to support this, because the images are not final. She prefers the petitioner return with a true rendering, so it’s not a surprise for the ZBA or neighbors. Ms. Norrick recited the fence standards.
- 5.8 Chair Urban added that she will reluctantly support this. It is enormous, and no matter where it’s placed on the property, it will look large. It is a necessity for the recreation complex. She is disappointed that the Park District didn’t think through other alternative options; could be relocated further west; would reduce visual impact. Now it will be at the main entrance. Moving it 20’ to 30’ to the west would reduce the impact of such a large enclosure.
- 5.10 Mr. Glattard concluded it is unfortunate that the Park District didn’t provide more complete documents; difficult to read and understand what’s proposed. Based on his colleagues comments, he will support this in hopes the Park District will make it look better.

6.0 DECISION

6.1 Mr. Glattard moved to recommend granting a request for a 13.5’ wall height variation to permit the construction of a sound attenuating enclosure around an at-grade evaporative cooling tower at 2300 Old Glenview Road, in accordance with the plans submitted.

6.11 Mr. Camillucci seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

6.2 Ms. Sullivan moved to authorize the Chairman to prepare the report and recommendation for case number 2026-Z-05.

6.21 Mr. Pellaton seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Yes

Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

The Zoning Board of Appeals finds that the request meets the variation standards of Section 5.4.F of the Zoning Ordinance. The particular physical conditions of the property, the use with an indoor ice rink and the need to for adequate mechanical equipment and the design and configuration of the roof line, impose upon the owner a practical difficulty. The plight of the owner was not created by the owner and is due to the unique circumstances of the use and structure. The difficulty is peculiar to the property in question and not shared by other properties. The difficulty prevents the owner from making reasonable use of the property to maintain the existing ice rink facility in an efficient and cost-effective manner. The proposed variation will not impair an adequate supply of light and air to otherwise impact adjacent properties. The purpose of the enclosure is to mitigate noise generated from the unit, to not negatively impact adjacent neighbors. The variation, if granted, will not alter the essential character of the neighborhood. The lot is large and the enclosure set back up against the building. The applicant has indicated that the final materials will be more attractive than what is represented in the board submittal.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting a request for a 13.5’ wall height variation to permit the construction of a sound attenuating enclosure around an at-grade evaporative cooling tower at 2300 Old Glenview Road, in accordance with the plans submitted.

3.0 COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Christopher Canning, attorney
Canning & Canning LLC
1000 Skokie Boulevard, Suite 355

3.2 Summary of presentations

3.21 Ms. Roberts said this is a revised request for a special use for unusual recreation equipment and a 327.66 square foot (12.39%) rear yard structure coverage variation to permit the retention of a sport court. The Village Board will hear this case on February 24, 2026.

3.22 Mr. Canning said this is an amended application regarding netting around a sport court. There is 10'-high netting that's higher than a 6.5' fence. This is the third of 3 cases on the alley. Variances were granted for the other 2 cases. The theory is when netting is high, it prohibits balls from bouncing in the alley. The side and rear yard setback requests have been removed. The only variation request is for impervious coverage.

At the last ZBA meeting for this case, there was a negative recommendation. He referenced his letter noting the discussions that took place following their denial and the way how to best proceed.

Mr. Canning said there is a situation as to if the sport court is impervious surface or not. He read an excerpt of the code where a sport court is deemed impervious. Mr. Kordek, with the Engineering Department at the Village, believes it's permeable. Mr. Parsons, the installer, said the sport courts don't need maintenance.

3.23 Chair Urban said she understands the ZBA is voting on a structure coverage variation, not whether it's impervious surface or not.

Ms. Roberts said it's an impervious surface coverage variation.

3.24 Mr. Glattard said many are in agreement that these impervious surfaces being developed should be considered in some way in the zoning code. However, they are not. He said it is a surface the ZBA cannot consider as impervious.

Mr. Canning reiterated the installer is stating sport courts do not require routine maintenance. He, therefore, said that does not meet the definition of impervious.

3.25 Mr. Glattard asked what the material is.

3.26 Mr. Pellaton said there's gravel and drainage underneath the playing surface.

- 3.27 Ms. Sullivan said there's also a hard surface there.
- 3.28 Mr. Canning said this is the equivalence of a dry well. They learned staff in Community Development consider the surface impervious while staff in Engineering find it permeable. More fascinating is the idea that one could remove the sport court tomorrow and install a parking pad that's almost the same size. A building permit is needed, but with no zoning relief. The fence would be fixed to drive a car in. He referenced another case where the owners installed a parking pad then basketball hoops. When netting was added, that's when it became a special use for unusual recreation equipment.

The petitioner's intent tonight is to keep the permeable surface that's there now rather than install a parking pad and doors; a 1-2 square-foot difference from what's there now for a sport court versus a parking pad.

- 3.29 Mr. Glattard asked staff if, the owners removed the sport court and installed concrete parking pads permitted by code, they could return to the ZBA, fence in the area, and make it into what it is now without a zoning variance.

Ms. Roberts said they'd still need the special use.

- 3.30 Mr. Camillucci said, if a parking pad is installed with basketball hoops and used only for recreation, it's not a parking pad. It's a recreational use. If it's a parking pad where people park on regularly, and incidentally has a basketball hoop, there may be some ambiguity there. One can't call something a parking pad, install it with concrete, add hoops, and use it primarily as a sport court (being permitted). There may be rational reasons why the Village would want to treat a sport court differently than a parking pad both for the purpose of impervious surface and for other reasons, including that a parking pad is a much more essential facility for a single-family home especially without a garage. A sport court is a nicety.
- 3.31 Mr. Canning said his understanding is the condition described above is elsewhere in the Village. If the netting is not over 6.5', it wouldn't come to the ZBA.
- 3.32 Mr. Camillucci said the petitioner built something that wasn't conforming without obtaining a variance.
- Mr. Canning said the mix-up was that there's a part of the code pertaining to how large a sport court can be on a lot of this size. A sport court of this size is allowable as it pertains to sports courts. It is not allowable as it pertains to impervious coverage.
- 3.33 Mr. Falkof said he agreed with everything. This may be used more for cars and less to play basketball. Per the ordinance, Section 5.4.F, which provides the standards, he asked that Mr. Canning advise what the hardship is, why this is unique to this property, and how this condition was not created by the homeowner.

Mr. Canning said the hardship is the way the definition is imposed upon this property. The installer vs. engineering's interpretation. He doesn't believe the definition applies to what's there. A reason to use permeable pavers is because the northwest corner of the lot has flooding. It's a hardship solved by having a permeable surface. The court was moved to avoid the critical root zone of the Oak tree. Anytime something is installed, a hardship occurs as the owner decided to do something (add a dormer, etc.). The plight may be the thought of putting something there by accident. It was realized later it couldn't be installed, as it was considered impervious. It is peculiar to anyone who has a situation like this; the question as to whether something is permeable or impermeable.

- 3.34 Mr. Falkof said this is unique to all the properties in Wilmette because of the ordinance.

Mr. Canning said for those who are trying to do something like this.

- 3.35 Mr. Pellaton said permeable pavers do require maintenance. Silt, dust, and dirt get tracked onto them. He is not necessarily in agreement with the sales person, as he has a vested interest. Mr. Pellaton asked who Mr. Kordek in Engineering is.

Ms. Roberts said he's the primary Engineering inspector/plan reviewer.

- 3.36 Mr. Canning said the sales person is also the company owner, installer and brought material for illustration purposes. He reiterated routine maintenance doesn't have to be done.

- 3.37 Mr. Glattard said moving this 3' from the alley line would help. Neighbors are in support. Previously, he was disturbed that it was right on the property line. The modifications are a good step.

Mr. Canning said the net helps balls not enter the alley.

- 3.38 Ms. Norrick said she is curious as to how the sport court will come into conformity and if the owner is willing.

Mr. Canning said they discussed removing panels/squares, which will take place; about 60 square feet (and smaller than the original request).

- 3.39 Mr. Glattard said it would be made 3' shorter and therefore less square footage.

Mr. Canning concurred, reduced to 19' x 37'.

- 3.40 Chairman Urban asked if there was anyone wishing to speak on this matter. There was no one in the audience to speak on this case. There was no additional communication on this case.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Mr. Falkof said he will not support this, as he doesn't believe the standards have been met, especially the hardship, plight, and difficulty shared by other properties. He is persuaded by the petitioner's comments about permeability and is convinced this proposal may not fairly be described as creating an impervious surface. Mr. Falkof quoted the definition. Evidence is lacking that this surface doesn't require routine maintenance. If this goes to the Village Board, he hopes the applicant brings the installer who can testify as such.
- 5.2 Mr. Glattard said he appreciates the above comments. He said he was viewing this differently and agreed standards a. through d. are not satisfied. However, standard e. is important. Being on the alley, neighbors are in support. Mr. Glattard identified standard f., and said since this is on an alley, that is also met. If it was concrete pavement, permeability wouldn't be an issue. Maybe it's a zoning issue that needs to be addressed. This doesn't impact the neighborhood in a negative way. He said he will support this.
- 5.3 Mr. Camillucci said Mr. Canning has a tough case. There were creative arguments, but there is no hardship related to the property that justifies a variance. The property owner contributed to the plight. The public policy questions raised should be reviewed by the Village Board. He is skeptical that any surface of this type would not lose its permeability over time due to weather, dirt, silt and compaction of the surface underneath. Statements of the installer/company owner are self-serving. Mr. Camillucci said he is not an engineer, so people with technical expertise could review this, present to the Village Board, and the code can perhaps be changed. The code treats different types of uses differently, routinely. There is no issue with the netting. He said he will not support this and appreciates the applicant reducing the variation requests.
- 5.4 Mr. Pellaton concurred with Mr. Camillucci. There is a lack of a hardship.
- 5.5 Ms. Sullivan said she believes this should be reviewed by the Village Board, not the ZBA. It doesn't meet the hardship standard. Netting is not an issue. There are inconsistencies that the Village Board should consider.
- 5.6 Ms. Norrick concurred and said she didn't have a problem with the netting. The size of the sports court is totally created by the property owner. They could remove more panels. There is nothing peculiar about this lot, and the hardship standard isn't met.
- 5.7 Chair Urban concurred that the hardship, plight, peculiarity, and making reasonable use are standards not met. There are inconsistencies between the code, the Engineering staff's opinion on permeability, and the way sport courts and parking pads are being treated. Even if a greater value is placed on parking, though it

exceeds impervious space, it should be explicitly stated, which it is not. She will not support this.

6.0 DECISION

6.1 Mr. Falkof moved to recommend granting a revised request for a special use for unusual recreation equipment and a 327.66 square foot (12.39%) rear yard structure coverage variation to permit the retention of a sport court at 1034 Elmwood Avenue in accordance with the plans submitted. The use shall run with the use.

6.11 Mr. Glattard seconded the motion, and the vote was as follows:

Chair Maria Urban	No
Karl Camillucci	No
Brad Falkof	No
Didier Glattard	Yes
Christine Norrick	No
Ryrie Pellaton	No
Marcy Sullivan	No

Motion failed.

6.2 Mr. Camillucci moved to authorize the Chairman to prepare the report and recommendation for case number 2024-Z-34.

6.21 Mr. Pellaton seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

A majority of the Zoning Board of Appeals finds that the request does not meet the special use standards of Section 5.3.E and the variation standards of Section 5.4.F of the Zoning Ordinance. Specifically, a majority finds that the variation standards are not met, specifically, there is no condition of the property that is creating a practical difficulty or a particular hardship. The lot is wider than a standard and the applicant could reduce the size of the sport court or locate it differently on the lot to conform to the impervious surface

requirement. The plight of the owner was created by the owner with the installation of a sport court larger than approved by the permit. The Zoning Board appreciates that the applicant has revised the request to meet the setback requirements, but the proposed reduction still necessitates impervious coverage relief. The property owner is able to make reasonable use of the property without the variation being granted.

One member of the Zoning Board of Appeals finds that the request meets the special use standards of Section 5.3.E and the variation standards of Section 5.4.F of the Zoning Ordinance. Regarding the special use, the proposed use of netting around a sport court is consistent with the goals and policies of the Comprehensive Plan regarding single-family property and its use. The establishment, maintenance or operation of the proposed use will not be detrimental to or endanger the public health, safety and welfare. The proposed use will not be injurious to the use or enjoyment of other property. The proposed netting allows for the safe use of the sport court, keeping balls from going into the alley and neighboring yards. As such, the netting will prevent a nuisance and not be injurious to neighboring properties. All the surrounding properties are fully developed and the installation the netting will not impede normal and orderly development and redevelopment. The netting is not likely to have an impact on the property values of adjoining properties. No additional utilities, road access or other facilities are needed nor will there be any measures impacting property ingress and egress and traffic congestion. There will be no impact on the community character. There are no known archaeological, historical or cultural resources impacted by the netting. There are no additional requirements for buffers or landscaping and no additional standards of Article 12 of the Zoning Ordinance apply.

Regarding the variation, the minority emphasized that the proposed variation will not impair an adequate supply of light and air or otherwise injure adjacent property. The sport court surface is pervious by the Engineering department standards and will therefore not create a problem for adjacent properties. The variation, if granted, will not alter the essential character of the neighborhood. The sport court is at the rear of the property adjacent to the alley, and will not be visible from the public street. With the removal of the setback variation, the sport court will be set back a conforming distance from the alley and the neighbor, reducing any impact on those sides.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends denying a revised request for a special use for unusual recreation equipment and a 327.66 square foot (12.39%) rear yard structure coverage variation to permit the retention of a sport court at 1034 Elmwood Avenue in accordance with the plans submitted. The use shall run with the use.



Community Development Department

SUBJECT: Case 2025-Z-56 – 536 Lawler Avenue

MEETING DATE: March 10, 2026

FROM: Emily Egan, Director of Community Development

BUDGET IMPACT: None

Recommended Motion

Move to approve Ordinance No. 2026-O-15 to approve a variation of 587.68 square feet to the total floor area at 536 Lawler Avenue.

Background

On November 5, 2025, the Zoning Board of Appeals (ZBA) held a public hearing to hear a request for Case 2025-Z-56 at 536 Lawler Avenue requesting a variation of 587.68 (8.53%) square feet to the total floor area. The ZBA voted 0-5 recommending denial of the requested variation.

On December 9, 2025, the Village Board heard the application for 536 Lawler Avenue. The Village Board voted 5-1 in favor of approving the variation, but prior to the adoption of an ordinance, the Village Board assigned to the Land Use Committee (LUC) the evaluation and recommendation of an appropriate fine for the unauthorized improvements if it were to remain.

Discussion

On February 18, 2026, the LUC held a public meeting to discuss a fine recommendation. The LUC members discussed several considerations when making a recommendation on the fine amount including the deliberate nature of the violation, who was responsible for the violation, would the variation be approved if requested prior to construction, the egregiousness or the scale of the violation, the increase in value to the property related to the work, and how a fine would act as an deterrence to future violations.

Using those factors, the LUC members voted 3-0 in favor of recommending a fine of \$10,000 as described below. The LUC determined that although the property owner is not looking to make a profit on the property, the nature of adding another bedroom and exceeding the total floor area, required a higher, but not the highest fine.

The Applicant will be required to pay \$12,168.52 in total for the variation and the allowance of the unauthorized work to remain. This is inclusive of the \$10,000 fine and \$2,168.52 for plan review and inspection work completed by the Village.

Documents Attached

1. Ordinance No. 2026-O-15
2. LUC memo and staff report for case 2025-Z-56 for 536 Lawler Avenue

ORDINANCE NO. 2026-O-15

**AN ORDINANCE AUTHORIZING VARIATIONS
PURSUANT TO THE WILMETTE ZONING ORDINANCE
(536 Lawler Avenue)**

WHEREAS, Sophia Hamid-Azami and Khoshal Azami, (“Applicants”) have submitted a request for variations from Section 8.3 and Section 8.3.D.1.b of the Village of Wilmette Zoning Ordinance. Specifically, Applicants request a 587.68 (8.53%) square foot total floor area variation (“Requested Variations”) to permit the retention of a new home upon the subject property commonly known as 536 Lawler Avenue, Wilmette, Cook County, Illinois, and legally described as:

PARCEL 1: LOT 28 AND THE SOUTH 12 FEET OF LOT 29 IN BLOCK 2 IN WILMETTE LARAMIE SUBDIVISION BEING A SUBDIVISION OF LOT S1 TO 5 INCLUSIVE IN ROEMER’S SUBDIVISION OF LOTS 42 AND 43 IN COUNTY CLERK’S DIVISION OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 42 OWNED BY CHICAGO AND NORTHWESTERN RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING PARCEL 1 AFORESAID.

WHEREAS, the Applicants performed work, prior to the passage of this Ordinance and without approval of the Village, that exceed the allowable total floor area of the property (“Violation”)

WHEREAS, the Zoning Board of Appeals, after giving due and proper notice as required by law, held a public hearing on November 5, 2025, on the foregoing application; and

WHEREAS, the Zoning Board of Appeals failed to provide a positive recommendation upon the Applicant’s original request; and

WHEREAS, on December 9, 2025, the Village President and Board of Trustees, in a vote of 5-1, voted to grant the Requested Variations, despite the Zoning Board of Appeals’ failure to provide a positive recommendation; and

WHEREAS, the Village Board referred this matter to the Land Use Committee for the Committee's recommendation of the proper fine to be imposed for the violation that occurred prior to the adoption of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Wilmette, Cook County, Illinois:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The report and recommendation of the Zoning Board of Appeals of this Village has been received by the Village Board and despite not receiving a positive recommendation from the Zoning Board of Appeals, the Requested Variation is granted.

SECTION 3: The Director of Community Development of the Village of Wilmette, Illinois, hereby is authorized and directed to issue the necessary permits to allow the proposed construction, in accordance with the plans submitted at the public hearing, and on the condition that all other requirements of the Zoning and Building Ordinances be complied with.

SECTION 4: That the following special condition, as agreed upon between the parties, shall be complied with:

1. Applicant shall pay a total fee and fine of \$10,000 to the Village upon the earlier of the issuance of Certificate of Occupancy or September 10, 2026. The \$10,000 payment shall include the permit extension fees, any permit surcharges, and the fine to be imposed for the prior Violation. All other permit fees, other fees and costs shall apply.

SECTION 5: Nothing in this Ordinance shall be considered a waiver or limitation upon the Village's authority to enforce its standards for any other violations, whether existing or in the future, except for the work that was previously performed which is now authorized by this Ordinance.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED by the President and Board of Trustees of the Village of Wilmette, Illinois, on the **10th** day of **March 2026**, according to the following roll call vote:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Clerk of the Village of Wilmette, IL

APPROVED by the President of the Village of Wilmette, Illinois, this **10th** day of **March, 2026**.

President of the Village of Wilmette, IL

ATTEST:

Clerk of the Village of Wilmette, IL



1200 WILMETTE AVENUE
WILMETTE, ILLINOIS 60091-0040

COMMUNITY DEVELOPMENT
DEPARTMENT

(847) 853-7550
TDD 7-1-1
EMAIL comdev@wilmette.com

Date: February 18, 2026
To: Land Use Committee
From: Jeffrey M. Stein, Assistant Village Manager/Corporation Counsel
Emily Egan, Director of Community Development
Subject: 2025-Z-56 536 Lawler Avenue Fine Recommendation

Background

On November 5, 2025, the Zoning Board of Appeals (ZBA) held a public hearing to hear a request for Case 2025-Z-56 at 536 Lawler Avenue to approve a variation of 587.68 (8.53%) square feet to the total floor area. The ZBA voted 0-5 recommending denial of the requested variation.

The Village Board reviewed this request at its December 9, 2025 meeting. At that meeting, the Board reviewed the findings of fact and received supplemental information from the Village staff as well as the applicants themselves. The Village Board voted 6-1 to approve the variation application, conditioned upon the imposition of a fine in addition to the surcharge fee for work done without a permit. The Village Board directed staff to prepare an Ordinance approving the variation and tasked the Land Use Committee to provide a recommendation on the fine.

Discussion

The Land Use Committee is tasked with making a recommendation on the fine amount related to this project. Prior examples, based upon the Village's limited history with this type of enforcement, is provided below.

There are two prior cases where additional construction was allowed to remain intact but additional fees or fines were imposed for work without a permit

- 828 Leamington

A similar case in 2012 for 828 Leamington Avenue, resulted in a 168.61 square foot (2.24%) total floor area variation approval due to an unpermitted change in plans during construction. The property received a \$936 surcharge fee for work without a permit and additional fees for regular plan review and inspections associated with the newly approved work for a total of \$3,000. This was a property owner driven project; the homeowner was expanding his home to accommodate family fleeing Honduras.

- 320 Vista Drive

Another case in 2006 for 320 Vista Drive approved a 1,716.33 square foot (20.43%) floor area variation. This variation was due to the basement height being constructed higher than the approved plans. A change was made in the field, without approval from the Village, to construct the higher basement because of concerns regarding the water table.

The change triggered the need for a variation for the total floor area, which was ultimately approved subject to the settlement agreement in the amount of \$21,250.00.

The higher fine amount compared to 828 Leamington was in part because this was a developer project in which the developer could stand to profit from the additional FAR and the Board at the time felt it important to clearly message to the development community that such violations would not be incentivized.

- Current Case

If the variation is approved, the applicant will be required to provide a permit and pay all fees. That permit fee would be approximately \$2,168.52 and the surcharge fee for work without a permit would be \$1,084.26 for an estimated total of \$3,252.78. The permit expired on December 20, 2025 and extension fees will now be accrued.

In addition to the plan review, inspection, and permit extension fees that are required, the Village Board indicated that an additional fine should be imposed. The fine imposed at 320 Vista Drive is the largest fine the Village has obtained, as part of a settlement agreement allowing the unauthorized construction to remain intact, to date.

The Committee can consider any number of factors to determine the appropriate fine. The significance of the variation, the ownership structure, past violations (or lack thereof), and cooperation after discovery of violation, are some factors that are relevant to this matter.

Attachments

- 1) ZBA Staff Report and Application

**REPORT TO THE ZONING BOARD OF APPEALS
FROM THE
COMMUNITY DEVELOPMENT DEPARTMENT**

Case Number: 2025-Z-56

Property: 536 Lawler Avenue

Zoning District: R1-B, Single-Family Detached Residence

Applicant: Sophia Hamid-Azami and Khoshal Azami

Nature of Application: Request for a 587.68 (8.53%) square foot total floor area variation to permit the retention of a new home

Applicable Provisions of the Zoning Ordinance: Section 5.4
Section 8.3
Section 8.3.D.1.b

Hearing Date: November 5, 2025

Date of Application: September 19, 2025

Notices: Notice of public hearing to the applicant, October 14, 2025. Notice of public hearing published in the Wilmette Life, October 16, 2025. Posted on the property, October 20, 2025. Affidavit of compliance with notice requirements dated October 16, 2025.

Report Prepared By: Lisa Roberts, AICP
Deputy Director of Community Development

STAFF INFORMATION AS PRESENTED TO THE ZONING BOARD OF APPEALS

Description of Property

The Subject Property is located on the east side of Lawler approximately 450’ north of Wilmette Avenue. The property has 52.0’ of frontage on Lawler Avenue and is 132.43’ in depth. The property is 6,886.36 square feet in area. The property is improved with a new single-family home and attached two-car garage that is currently under construction.

To the north, east, and south are properties zoned R1-B, Single-Family Detached Residence, and improved with single-family homes. To the west is the Edens Expressway.

Proposal

The petitioners are requesting to retain modifications to a new home that is currently under construction. The construction permit was issued for a new home project with a total floor area of 3,582.63 square feet, which was 121.95 square feet below the maximum permitted floor area of 3,704.58 square feet. During construction, the petitioners modified the plans and constructed another room on the second floor (above space that was originally a vaulted ceiling). With the added area on the second floor and in attic space, the net additional area is 709.63 square feet, for a proposed total floor area of 4,292.26 square feet. Because the Zoning Ordinance limits total floor area to 3,704.58 square feet, a 587.68 (8.53%) square foot total floor area variation is required.

The proposed new home conforms to the setback, impervious surface coverage, and height requirements of the Zoning Ordinance.

<u>Requirement</u>	<u>Maximum</u>	<u>Approved</u>	<u>Proposed/As Built</u>
Total Floor Area	3,704.58 s.f.	3,582.63 s.f.	4,292.26 s.f.*

* Non-conforming

Other Requests at the Subject Property

There is no record of a previous Zoning Board request at 536 Lawler Avenue.

Other requests are provided for reference. Each request has unique circumstances and approval of the subject request should not be assumed based on its similarity to previous cases.

Other Floor Area Variation Requests

343 Washington Avenue Case 2025-Z-51 ZBA: Grant VB: Granted
Request for an 896.22 square foot (10.9%) lot coverage variation, a 762.02 square foot (9.26%) total floor area variation, and a 0.58’ rear yard setback variation to permit an elevator addition on the legal non-conforming structure

914 Greenwood Avenue Case 2025-Z-49 ZBA: Grant VB: Pending
Request for a 122.29 square foot (1.82%) lot coverage variation and a 320.94 square foot (3.44%) total floor area variation to permit the construction of a two-story addition on the legal non-conforming structure

1221 Lake Avenue Case 2025-Z-48 ZBA: Grant VB: Pending
Request for a 240.15 square foot (3.2%) lot coverage variation, a 680.44 square foot (9.08%) total floor area variation, and a 3.0' garage height variation to permit the construction of a detached two-car garage on the legal non-conforming structure

2428 Pomona Lane Case 2025-Z-47 ZBA: Grant VB: Granted
Request for a 2,104.29 square foot (15.49%) total floor area variation and a 0.93' first floor height variation to permit the retention of a new home

411 Locust Road Case 2025-Z-33 ZBA: Grant VB: Granted
Request for a 470.71 square foot (5.6%) total floor area variation to permit the construction of a second-floor addition on the legal non-conforming structure

127 Prairie Avenue Case 2025-Z-23 ZBA: Grant VB: Granted
Request for a 33.34 square foot (0.67%) total floor area variation and a 178.0 square foot (17.8%) rear yard structure impervious surface coverage variation to permit the construction of detached two-car garage

2701 Birchwood Avenue Case 2025-Z-20 ZBA: Grant VB: Granted
Request for a 222.28 square foot (2.33%) total floor area variation to permit the construction of a second-floor addition

611 9th Street Case 2025-Z-06 ZBA: Grant VB: Granted
Request for a 238.29 square foot (7.94%) total floor area variation, a 10.64' front porch setback variation, a 11.81' front porch step setback variation, and a 114.43 square foot (7.62%) front yard impervious surface coverage variation to permit the construction of a front porch and steps on the legal non-conforming structure

717 Greenwood Avenue Case 2025-Z-02 ZBA: Grant VB: Granted
Request for a 743.43 square foot (7.03%) total floor area variation, a 10.2' garage height variation, and a variation to expand a legal non-conforming structure to permit the retention of dormers on a legal non-conforming structure

914 Forest Avenue Case 2024-Z-64 ZBA: Grant VB: Granted
Request for a 465.18 square foot (5.03%) total floor area variation to permit the construction of a new front porch and a replacement rear porch on the legal non-conforming structure

1221 Lake Avenue Case 2024-Z-54 ZBA: Grant VB: Granted
Request for a 250.05 square foot (3.33%) lot coverage variation and a 681.26 square foot (9.08%) total floor area variation to permit the retention of modifications to existing decks on the legal non-conforming structure

436 Lake Avenue Case 2024-Z-42 ZBA: Grant VB: Granted
Request for a 32.36 square foot (0.29%) lot coverage variation and a 354.12 square foot (3.1%) total floor area variation to permit the construction of a one- and two-story addition on the legal non-conforming structure

520 7th Street Case 2024-Z-13 ZBA: Grant VB: Granted
Request for a 162.96 square foot (5.6%) total floor area variation and a 1.71' front yard setback variation to permit the construction of a second-story addition on the legal non-conforming structure

32 Crescent Place Case 2024-Z-29 ZBA: Grant VB: Denied
Request for a 370.76 square foot (6.55%) total floor area variation, a 3.8' side yard setback variation, a 21.11' rear yard setback variation, a 138.81 square foot (9.25%) rear yard total impervious surface coverage variation, and a 159.2 square foot (10.61%) rear yard pavement impervious surface coverage variation to permit the construction of a one-story attached garage addition on the legal non-conforming structure

520 7th Street Case 2024-Z-13 ZBA: Grant VB: Granted
Request for a 162.96 square foot (5.6%) total floor area variation and a 1.71' front yard setback variation to permit the construction of a second-story addition on the legal non-conforming structure

2120 Schiller Avenue Case 2023-Z-55 ZBA: Grant VB: Granted
Request for a 1,822.33 square foot (15.86%) floor area variation to expand a legal non-conforming structure to permit the reconstruction and expansion of an existing deck

1033 Hibbard Road Case 2023-Z-59 ZBA: Grant VB: Granted
Request for a 568.69 square foot (4.83%) total floor area variation to permit the structural modification of a legal non-conforming structure

2010 Hollywood Court Case 2023-Z-57 ZBA: Grant VB: Granted
Request for a 172.0 square foot (1.89%) total floor area variation and a 3.45' rear yard setback variation to permit the construction of a one-story rear addition

612 Harvard Street Case 2023-Z-53 ZBA: Grant VB: Granted
Request for a 27.73 square foot (0.72%) total floor area variation and a 4.61' combined side yard setback variation to permit the construction of a second-story dormer addition

932 Lake Avenue Case 2023-Z-42 ZBA: Grant VB: Granted
Request for a 162.39 square foot (1.65%) total floor area variation and a 98.8 square foot (6.25%) side yard adjoining a street impervious surface coverage variation to permit the construction of a two-story addition and new driveway

401 Lake Avenue Case 2023-Z-21 ZBA: Grant VB: Granted
Request for a 66.93 square foot (0.41%) lot coverage variation, a 2,636.41 square foot (15.58%) total floor area variation, a 9.25' side yard setback variation, a 2.2' side yard garage setback

variation, a 1.0' side yard garage eave setback variation, a 3.0' rear yard garage setback variation, a 5.58' detached garage height variation, and a special use for a garage greater than 800 square feet to permit a structural alteration and addition to the legal non-conforming principal structure and the legal non-conforming detached garage

819 15th Street Case 2023-Z-07 ZBA: Grant VB: Granted
Request for a special use for a detached garage in excess of 600 square feet and a 224.78 square foot (1.79%) total floor area variation to permit the construction of a detached three-car garage

706 Forest Avenue Case 2023-Z-04 ZBA: Grant VB: Granted
Request for a 108.03 square foot (0.77%) lot coverage variation and a 904.16 square foot (6.52%) total floor area variation to permit the replacement of a detached garage and an addition on the legal non-conforming structure

816 Forest Avenue Case 2022-Z-72 ZBA: Grant VB: Granted
Request for a 319.61 square foot (3.44%) total floor area variation to permit the construction of a front porch on the legal non-conforming structure

3534 Forest Avenue Case 2022-Z-45 ZBA: Deny VB: Granted
Request for a 542.83 square foot (5.97%) total floor area variation, a 0.06' front yard setback variation, and a 0.57' first floor height variation to permit the retention of a new home

503 Central Avenue Case 2022-Z-27 ZBA: Deny VB: Granted
Request for a 198.86 square foot (0.86%) total floor area variation and a 4.12' front yard porch setback variation to permit the construction of a front porch addition and retention of the existing porte cochere on the legal non-conforming structure

814 Sheridan Road Case 2022-Z-21 ZBA: Grant VB: Granted
Request for a 919.89 square foot (8.36%) total floor area variation to permit the construction of a one-story addition and entry porch and steps

1519 Washington Avenue Case 2022-Z-11 ZBA: Grant VB: Granted
Request for a 934.94 square foot (11.69%) total floor area variation to permit the construction of a detached two-car garage

231 10th Street Case 2022-Z-08 ZBA: Grant VB: Granted
Request for a 33.96 square foot (0.45%) total floor area variation and a 3.23' side yard setback variation to permit the construction of a second-story addition on the legal non-conforming structure

219 Central Avenue Case 2021-Z-47 ZBA: Grant VB: Granted
Request for a 58.3 square foot (0.34%) lot coverage variation and a 2,301.51 square foot (13.56%) total floor area variation to permit the construction of a two-story addition on the legal non-conforming structure

718 Forest Avenue Case 2021-Z-28 ZBA: Grant VB: Granted
Revised request for a 13.61 square foot (0.1%) lot coverage variation and a 43.83 square foot (0.32%) total floor area variation to permit the retention of a shed addition to a detached garage

208 16th Street Case 2021-Z-21 ZBA: Grant VB: Granted
Request for a 191.1 square foot (4.06%) total floor area variation to permit a second-story addition

321 Beverly Drive Case 2020-Z-41 ZBA: Grant VB: Granted
Request for a 60.86 square foot (0.73%) lot coverage variation, a 465.99 square foot (5.55%) total floor area variation, a 0.42' front yard setback variation, and a 3.13' combined side yard setback variation to permit the construction of a second-story addition and front awning on the legal non-conforming structure

717 Greenwood Avenue Case 2020-Z-37 ZBA: Grant VB: Granted
Request for a 686.94 square foot (6.49%) total floor area variation to permit the construction of first and second floor additions on the legal non-conforming structure

3140 Wilmette Avenue Case 2020-Z-32 ZBA: Grant VB: Granted
Request for a 97.91 square foot (1.04%) lot coverage variation and a 1,135.9 square foot (12.11%) total floor area variation to permit the construction of a two-story addition for an elevator on the legal non-conforming structure

336 Sheridan Road Case 2020-Z-10 ZBA: Grant VB: Granted
Request for a 2,490.32 square foot (13.13%) total floor area variation, 4.25' north side yard detached garage setback variation, a 3.25' north side yard garage eave setback variation, a 5.22' accessory structure separation variation, a total floor variation, a 2.34' detached garage height variation, and a 175.01 square foot (2.06%) front yard impervious surface coverage variation to permit the construction of a new detached two-car garage and new raised deck, and modification to an existing circular driveway on the legal non-conforming structures

507 Lake Avenue Case 2020-Z-07 ZBA: Grant VB: Granted
Request for a 146.31 square foot (0.57%) total floor area variation and a 626.01 square foot (2.45%) lot coverage variation to permit the re-construction of a one-story addition on the legal non-conforming structure

Zoning Ordinance Provisions Involved

Section 5.4. outlines the variation procedures.

Section 8.3.D.1.b establishes a maximum total floor area of 3,704.58 square feet on the subject property.

Action Required

Move to recommend granting a request for a 587.68 (8.53%) square foot total floor area variation to permit the retention of a new home at 536 Lawler Avenue in accordance with the plans

submitted.

(After the vote on the request)

Move to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2025-Z-56.

CASE FILE DOCUMENTS

<u>Doc. No.</u>	<u>Documents</u>
Location Maps And Plans	
1.0	Zoning Map
1.1	GIS Map
1.2	Sidwell Tax Map
1.3	Plat of Survey
1.4	Site Plan
1.5	Foundation Plan
1.6	First Floor Plan
1.7	Second Floor Plan
1.8	Roof Plan
1.9	North Elevation
1.10	East Elevation
1.11	South Elevation
1.12	West Elevation
1.13	Second Floor Plan – Revised
1.14	Roof Plan – Revised
1.15	North Elevation – Revised
1.16	East Elevation – Revised
1.17	South Elevation – Revised
1.18	West Elevation - Revised

Written Correspondence and Documentation

2.0	Completed application form
2.1	Letter of application
2.2	Proof of ownership
2.3	Notice of Public Hearing as prepared for the petitioner, dated October 14, 2025
2.4	Notice of Public Hearing as published in the <u>Wilmette Life</u> , October 16, 2025
2.5	Certificate of publication
2.6	Certificate of posting, dated October 20, 2025
2.7	Affidavit of compliance with notice requirements, filed by applicant, October 16, 2025
2.8	Approved Floor Area Worksheets

2.9	Revised Floor Area Worksheets
2.10	202401497 Permit Conditions
2.11	Inspection Field Sheet dated August 26, 2025

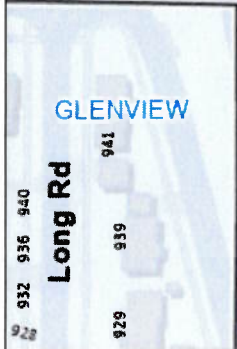


Legend

Zoning and Development

Zoning

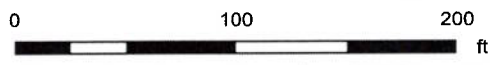
- R1-A: Residential Su District
- R1-B: Residential Su District



Print Date: 10/29/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



1:1

Print Date: 10/29/2025

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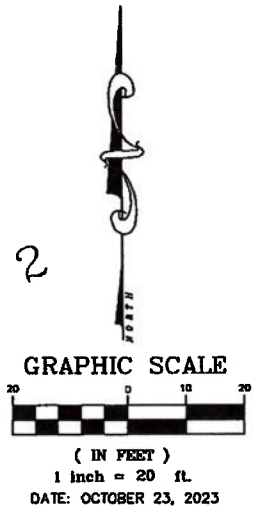
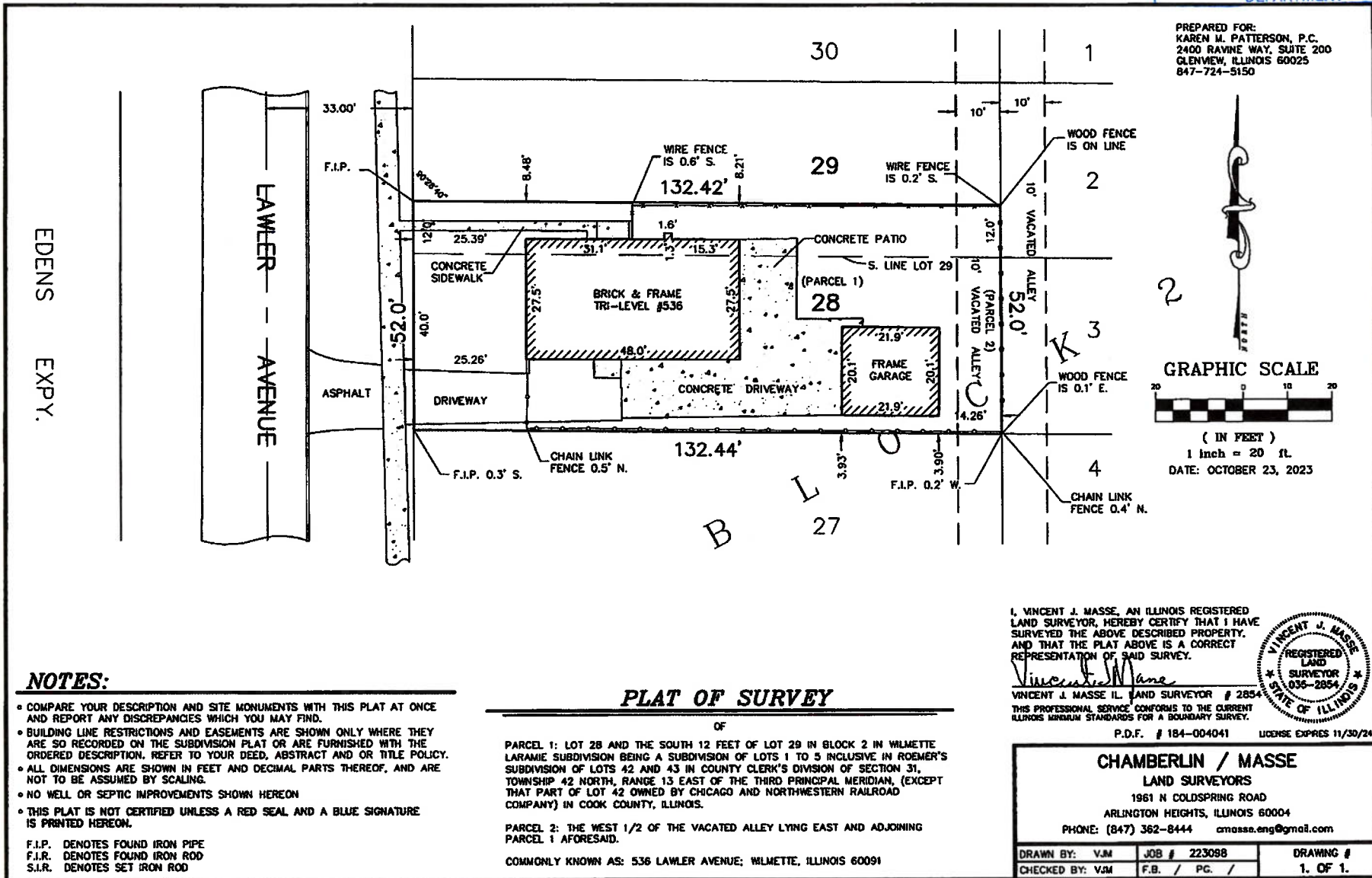


19 ft. d. of s. 3,

1.2



PREPARED FOR:
 KAREN M. PATTERSON, P.C.
 2400 RAVINE WAY, SUITE 200
 GLENVIEW, ILLINOIS 60025
 847-724-5150



NOTES:

- COMPARE YOUR DESCRIPTION AND SITE MONUMENTS WITH THIS PLAT AT ONCE AND REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
 - BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION. REFER TO YOUR DEED, ABSTRACT AND OR TITLE POLICY.
 - ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE NOT TO BE ASSUMED BY SCALING.
 - NO WELL OR SEPTIC IMPROVEMENTS SHOWN HEREON
 - THIS PLAT IS NOT CERTIFIED UNLESS A RED SEAL AND A BLUE SIGNATURE IS PRINTED HEREON.
- F.I.P. DENOTES FOUND IRON PIPE
 F.I.R. DENOTES FOUND IRON ROD
 S.I.R. DENOTES SET IRON ROD

PLAT OF SURVEY

OF
 PARCEL 1: LOT 28 AND THE SOUTH 12 FEET OF LOT 29 IN BLOCK 2 IN WILMETTE LARAMIE SUBDIVISION BEING A SUBDIVISION OF LOTS 1 TO 5 INCLUSIVE IN ROEMER'S SUBDIVISION OF LOTS 42 AND 43 IN COUNTY CLERK'S DIVISION OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 42 OWNED BY CHICAGO AND NORTHWESTERN RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING PARCEL 1 AFORESAID.

COMMONLY KNOWN AS: 536 LAWLER AVENUE; WILMETTE, ILLINOIS 60091

I, VINCENT J. MASSE, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THE PLAT ABOVE IS A CORRECT REPRESENTATION OF SAID SURVEY.

Vincent J. Masse
 VINCENT J. MASSE ILL. LAND SURVEYOR # 2854
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 P.D.F. # 184-004041 LICENSE EXPIRES 11/30/24



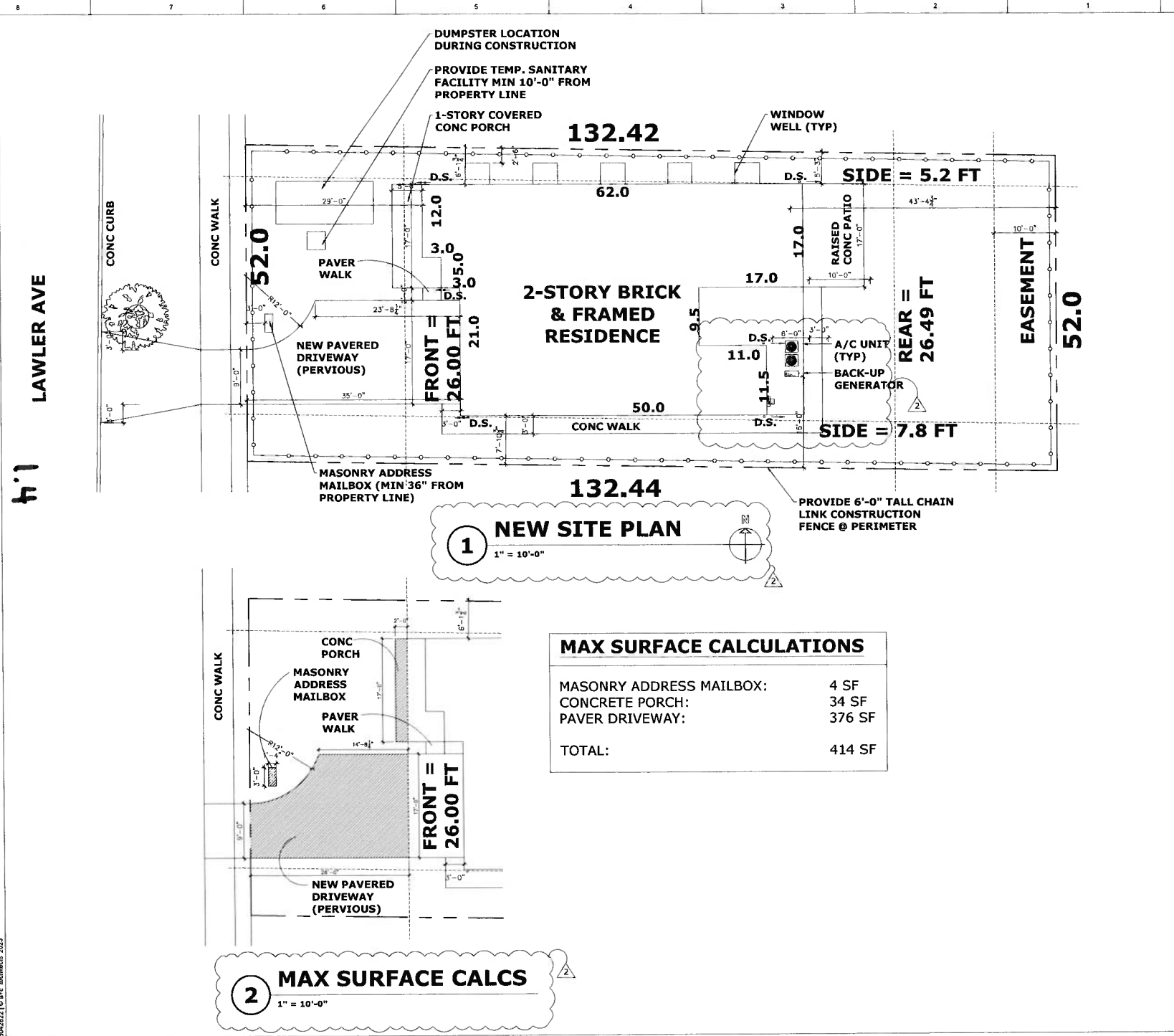
CHAMBERLIN / MASSE
 LAND SURVEYORS
 1961 N COLDSRING ROAD
 ARLINGTON HEIGHTS, ILLINOIS 60004
 PHONE: (847) 362-8444 cmasse.eng@gmail.com

DRAWN BY: VJM	JOB # 223098	DRAWING #
CHECKED BY: VJM	F.B. / PG. /	1. OF 1.

1.3

EDENS EXPY.

LAWLER AVENUE



1 NEW SITE PLAN
1" = 10'-0"

MAX SURFACE CALCULATIONS

MASONRY ADDRESS MAILBOX:	4 SF
CONCRETE PORCH:	34 SF
PAVER DRIVEWAY:	376 SF
TOTAL:	414 SF

2 MAX SURFACE CALCS
1" = 10'-0"

architect: **aic architects**
4840 main street | skokie illinois 60077
office 847. 829. 0801 | fax 847. 763. 8708
info@aichitects.net | www.aichitects.net

project name: **NEW 2-STORY SINGLE FAMILY RESIDENCE W/ UNFINISHED BASEMENT**
project address: **536 LAWLER AVE WILMETTE, IL 60091**
owner: _____
consultants: _____

FOR PERMIT

architects notes:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, TO COMPLY WITH THE PROVISIONS OF THE VILLAGE OF WILMETTE CODES & THE LAWS OF THE STATE OF ILLINOIS



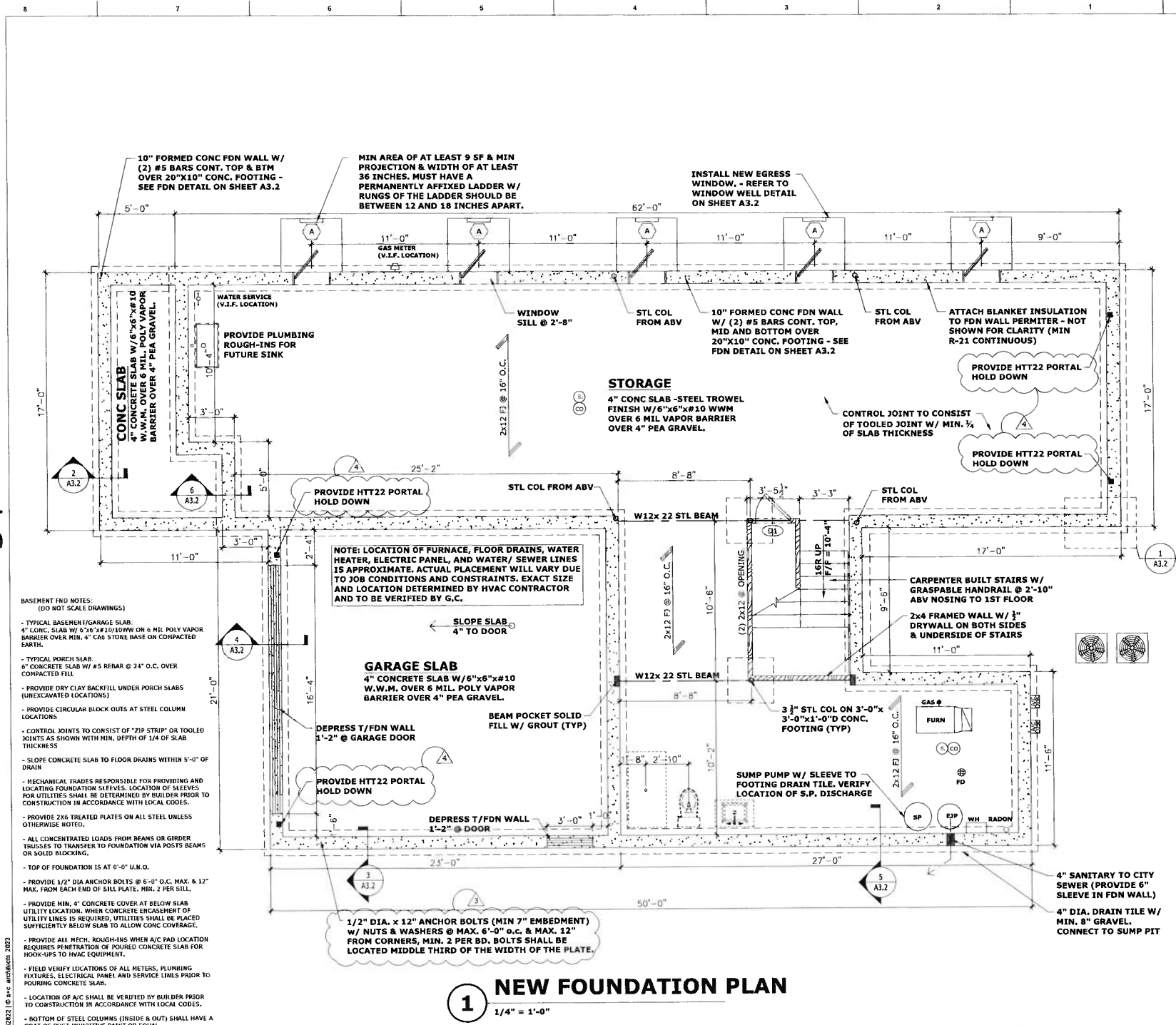
ILLINOIS LICENSE NO. 001-015590
FIRM REGISTRATION NO. 184.001779

revisions / issues

no.	date	description
4	12.4.2024	BUILDING REVISION
3	11.4.2024	BUILDING REVISION
2	9.17.2024	ZONING REVISION
1	9.5.2024	ZONING REVISION
	9.4.2024	READY FOR PERMIT

project: 1138
drawn: HRS
checked: JZ scale: AS INDICATED
sheet: **SITE PLAN & NOTES**
drawing: _____

G1.1



1 NEW FOUNDATION PLAN
1/4" = 1'-0"

architect:
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project name:
NEW 2-STORY SINGLE FAMILY RESIDENCE W/ UNFINISHED BASEMENT
project address:
536 LAWLER AVE WILMETTE, IL 60091
owner:
—

consultants:
—
issue:
FOR PERMIT

architects notes:
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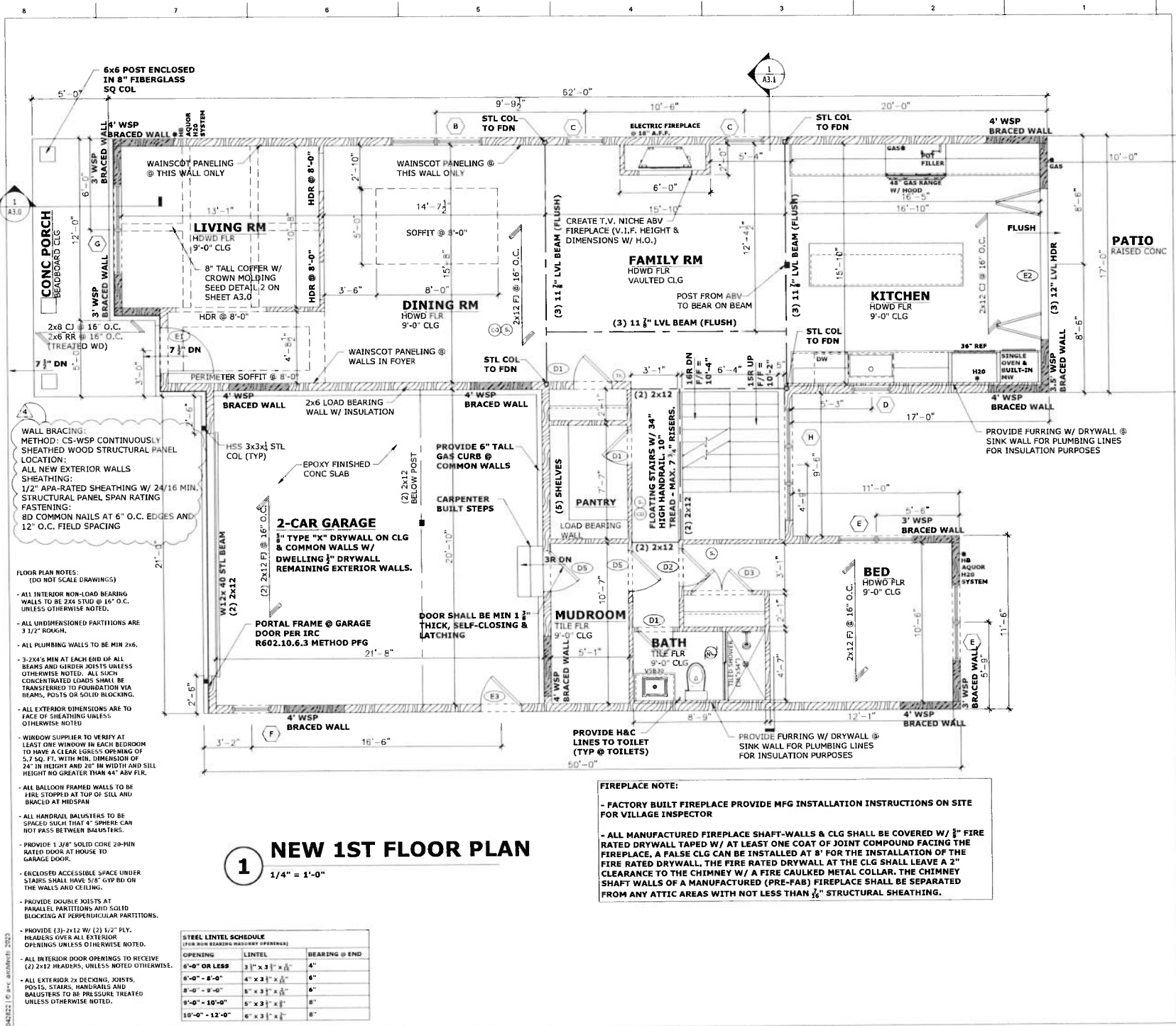
ILLINOIS LICENSE NO. 001-015560
FIRM REGISTRATION NO. 184.001779

revisions / issues

no.	date	description
4	12.4.2024	BUILDING REVISION
3	11.4.2024	BUILDING REVISION
2	9.17.2024	ZONING REVISION
1	9.5.2024	ZONING REVISION
1	9.4.2024	READY FOR PERMIT

project: 1138
drawn: HRS
checked: JZ scale: AS INDICATED
sheet: **FOUNDATION PLAN & NOTES**
drawing:

A1.0



aic architects
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 office 847. 829. 0801 | fax 847. 763. 8708
 info@aicarchitects.net | www.aicarchitects.net

project name
NEW 2-STORY SINGLE FAMILY RESIDENCE W/ UNFINISHED BASEMENT
 project address
536 LAWLER AVE WILMETTE, IL 60091
 owner
 consultants

ISSUE
FOR PERMIT
 architects notes
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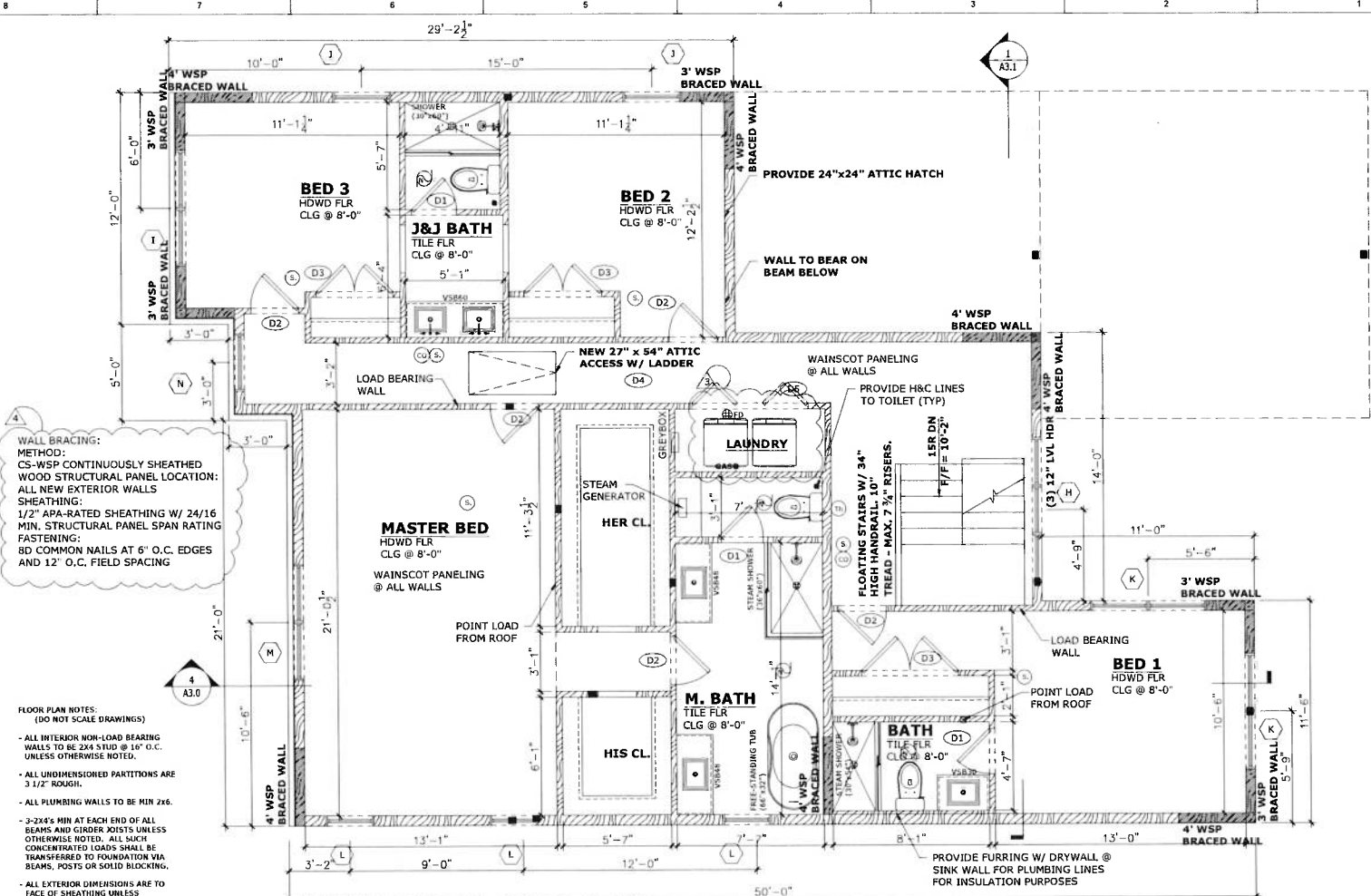
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 FIRM REGISTRATION NO. 184.001779

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2	10.17.2024	ZONING REVISION
1	9.5.2024	ZONING REVISION
	9.4.2024	READY FOR PERMIT

project 1138
 drawn HRS
 checked JZ scale AS INDICATED
 sheet **FIRST FLOOR PLAN & NOTES**
 drawing

A1.1



NEW 2ND FLOOR PLAN

1 1/4" = 1'-0"

WALL BRACING:
METHOD:
CS-WSP CONTINUOUSLY SHEATHED
WOOD STRUCTURAL PANEL LOCATION:
ALL NEW EXTERIOR WALLS
SHEATHING:
1/2" APA-RATED SHEATHING W/ 24/16
MIN. STRUCTURAL PANEL SPAN RATING
FASTENING:
8D COMMON NAILS AT 6" O.C. EDGES
AND 12" O.C. FIELD SPACING

- FLOOR PLAN NOTES:**
(DO NOT SCALE DRAWINGS)
- ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2x4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
 - ALL UNDIMENSIONED PARTITIONS ARE 3/4" ROUGH.
 - ALL PLUMBING WALLS TO BE MIN 2x6.
 - 3-2x4'S MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOILD BLOCKING.
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED.
 - WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABV FLR.
 - ALL BALLOON FRAMED WALLS TO BE TIE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN.
 - ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS THROUGH BALUSTERS.
 - PROVIDE 1 3/8" SOLID CORE 20-MIN RATED DOOR AT HOUSE TO GARAGE DOOR.
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 5/8" GYP BD ON THE WALLS AND CEILING.
 - PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOILD BLOCKING AT PERPENDICULAR PARTITIONS.
 - PROVIDE (2)-2x12 W/ (2) 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED.
 - ALL INTERIOR DOOR OPENINGS TO RECEIVE (2) 2x12 HEADERS, UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.

STEEL LINTEL SCHEDULE
(FOR NON-BEARING PARTITIONS)

OPENING	LINTEL	BEARING @ END
4'-0" OR LESS	3 1/2" x 3 1/2" x 3/8"	4"
6'-0" - 8'-0"	4" x 3 1/2" x 3/8"	6"
8'-0" - 9'-0"	5" x 3 1/2" x 3/8"	6"
9'-0" - 10'-0"	5" x 3 1/2" x 3/8"	8"
10'-0" - 12'-0"	6" x 3 1/2" x 3/8"	8"

TABLE R602.3(3)
WOOD STRUCTURAL PANEL WALL SHEATHING

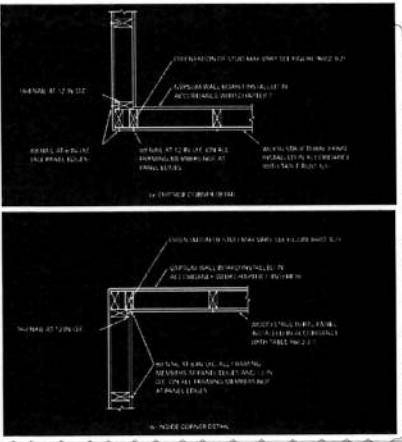
PANEL SPAN RATING	PANEL NOMINAL THICKNESS (inches)	MAXIMUM STUD SPACING (inches)	
		Stud	Sheathing
E30, E40, C30, or wall - 16 oc	7/8, 5/8	16	16"
E20, E21N, E221N, or wall - 24 oc	7/8, 5/8, 5/8	24	24"

For SE: 1-1/8" = 2x4 min.
 a. Blocks of horizontal joists shall not be required.
 b. Plywood, sheath by 1/2" thick, or less shall be applied with 8d common nails.
 c. Three (3) plywood panels shall be applied with 8d common nails.

TABLE R602.10.5
LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL*

8-foot wall	9-foot wall	10-foot wall	10-foot wall
15	21	27	33
22	26	30	35
24	27	30	35

For SE: 1-1/8" = 2x4 min. 1 panel per joist or 2x4 = 60" MIN.
 a. Lintels fastenings shall be provided.
 b. Field bracing/headers shall be provided on either side of opening.
 c. Lintels shall be attached to masonry or concrete on both sides of the opening.
 d. Lintels shall be attached to masonry or concrete on both sides of the opening.
 e. Lintels shall be attached to masonry or concrete on both sides of the opening.
 f. Lintels shall be attached to masonry or concrete on both sides of the opening.
 g. Lintels shall be attached to masonry or concrete on both sides of the opening.
 h. Lintels shall be attached to masonry or concrete on both sides of the opening.
 i. Lintels shall be attached to masonry or concrete on both sides of the opening.
 j. Lintels shall be attached to masonry or concrete on both sides of the opening.
 k. Lintels shall be attached to masonry or concrete on both sides of the opening.
 l. Lintels shall be attached to masonry or concrete on both sides of the opening.
 m. Lintels shall be attached to masonry or concrete on both sides of the opening.
 n. Lintels shall be attached to masonry or concrete on both sides of the opening.
 o. Lintels shall be attached to masonry or concrete on both sides of the opening.
 p. Lintels shall be attached to masonry or concrete on both sides of the opening.
 q. Lintels shall be attached to masonry or concrete on both sides of the opening.
 r. Lintels shall be attached to masonry or concrete on both sides of the opening.
 s. Lintels shall be attached to masonry or concrete on both sides of the opening.
 t. Lintels shall be attached to masonry or concrete on both sides of the opening.
 u. Lintels shall be attached to masonry or concrete on both sides of the opening.
 v. Lintels shall be attached to masonry or concrete on both sides of the opening.
 w. Lintels shall be attached to masonry or concrete on both sides of the opening.
 x. Lintels shall be attached to masonry or concrete on both sides of the opening.
 y. Lintels shall be attached to masonry or concrete on both sides of the opening.
 z. Lintels shall be attached to masonry or concrete on both sides of the opening.



architect: **aic architects**
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info@aicarchitects.net | www.aicarchitects.net

project name: **NEW 2-STORY SINGLE FAMILY RESIDENCE W/ UNFINISHED BASEMENT**
project address: **536 LAWLER AVE WILMETTE, IL 60091**

owner: **---**
consultants: **---**

FOR PERMIT

architects notes:
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ILLINOIS LICENSE NO. 001-015590
FIRM REGISTRATION NO. 184.001779

revisions / issues

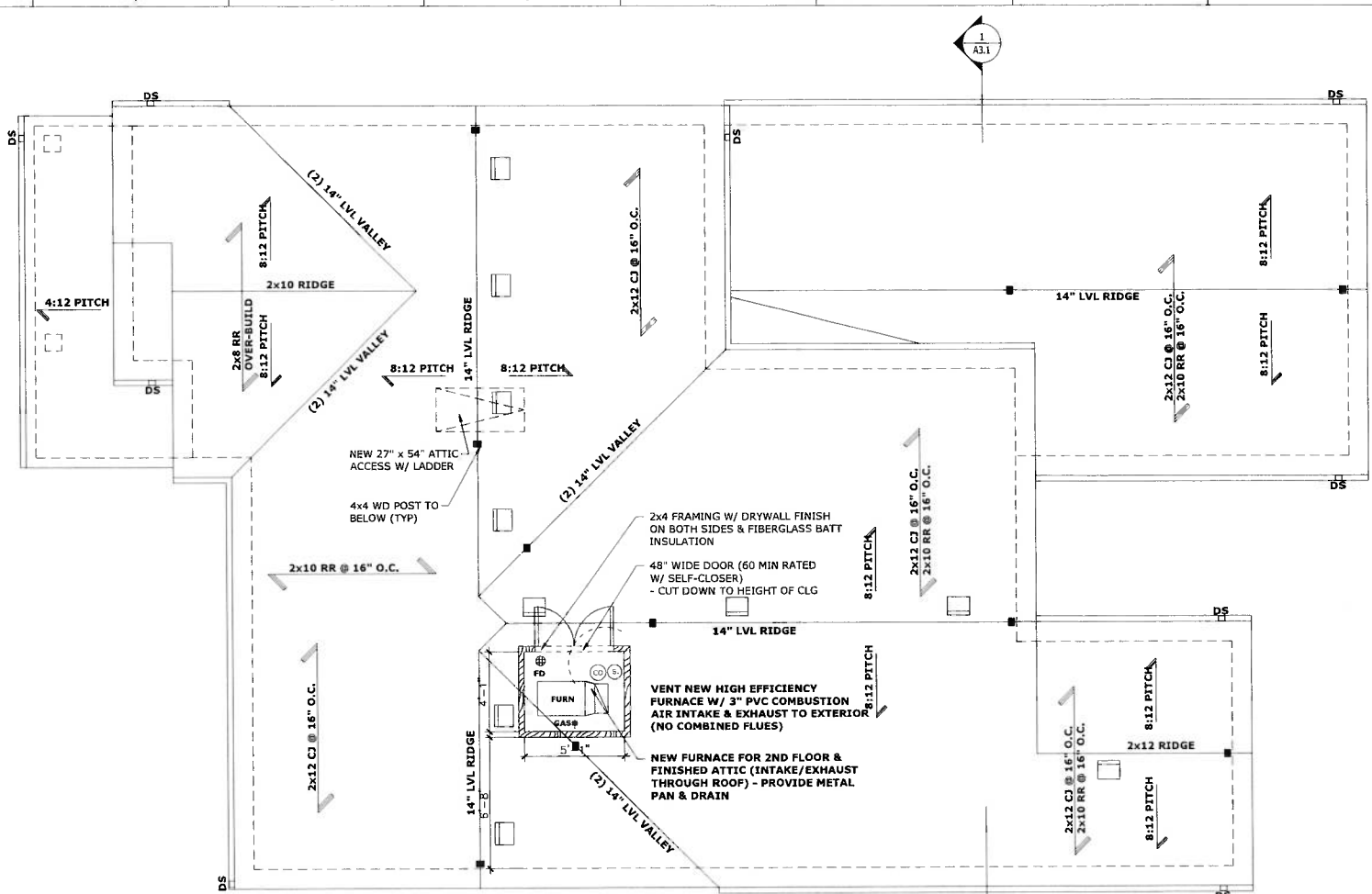
no.	date	description
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3	11.4.2024	BUILDING REVISION
2	05.17.2024	ZONING REVISION
1	05.10.24	ZONING REVISION
	9.4.2024	READY FOR PERMIT

project: 1138
drawn: HRS
checked: JZ scale: AS INDICATED

sheet: **SECOND FLOOR PLAN & NOTES**

A1.2

8.1



- GUTTERS AND DOWN SPOUTS MUST BE PROVIDED ON ALL BUILDINGS.
 - DRIP EDGES MUST BE INSTALLED AT ALL ROOF EDGES OF ASPHALT SHINGLE ROOFS, BELOW UNDERLAYMENT AT THE EAVES AND ABOVE UNDERLAYMENT AT RAKES EXCEPT WHEN ICE AND WATER SHIELD IS USED.

VAPOR RETARDER REQUIRED @ THE CEILING WARM SIDE (TYP)

1 NEW ROOF PLAN
 1/4" = 1'-0"

ROOF VENT CALCULATIONS
 MUSHROOM VENTS: .35 SQ FT (50 SQ IN) PER VENT.
 -- TOTAL ATTIC AREA: 1850 SQ FT.
 FORMULA:
 $1850 \times \frac{1}{200} = 6.17$
 $6.17 \times 144 = 888$
 $888 \times \frac{1}{2} = 444$ SQ IN VENT REQUIRED @ ATTIC.
 9 MUSHROOM VENTS REQUIRED

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project name: **NEW 2-STORY SINGLE FAMILY RESIDENCE W/ UNFINISHED BASEMENT**
 project address: **536 LAWLER AVE WILMETTE, IL 60091**

owner: _____
 consultants: _____

ISSUE: **FOR PERMIT**

architects notes:
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	9.4.2024	READY FOR PERMIT

project: 1138
 drawn: HRS
 checked: jz scale AS INDICATED
 sheet: **NEW ROOF PLANS & NOTES**
 drawing: _____

A1.3



FIBER CEMENT OVERHANG W/ ALUM GUTTER & D.S. TO GRADE

FIBER CEMENT WINDOW TRIM

FIBER CEMENT LAP SIDING

FIBER CEMENT CORNER TRIM

EGRESS WINDOW W/ LADDER

R2

R1

W3

CONC PORCH W/ BEADBOARD CLG

TEMP

TEMP

b.1

1 NORTH ELEVATION
1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
- INSTALL TEMPERED GLASS @ ALL BATHROOM & SHOWER WINDOWS.
 - INSTALL TEMPERED GLASS IN DOORS.
 - INSTALL TEMPERED GLASS @ WINDOWS WITHIN 24" TO DOORS & WHERE GLAZING IS WITHIN 18" OF FLOOR.
 - INSTALL NEW STEEL LINTEL ABV WINDOWS PER SCHEDULE ON A1 SHEETS.
- APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT FOLLOWING LOCATIONS:
- ABOVE ALL NEW WINDOW & EXTERIOR DOOR OPENINGS.
 - BELOW ALL NEW WINDOW AND BEHIND ALL WINDOW SILLS.
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - AT ALL ROOF-WALL INTERSECTIONS.
 - CONTINUOUSLY AT BASE OF WALL.
 - (ALL FLASHING SHOULD MOVE WATER OUTWARDS).

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project address: **536 LAWLER AVE WILMETTE, IL 60091**

owner: **---**
consultants: **---**

ISSUE: **FOR PERMIT**

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1	9.5.2024	ZONING REVISION
	9.4.2024	READY FOR PERMIT

project: 1138
drawn: HRS
checked: JZ
scale: AS INDICATED
sheet: **NORTH ELEVATION & NOTES**
drawing:

A2.0

10/28/2021 © aic architects 2023

1:10



1 EAST ELEVATION
1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
- INSTALL TEMPERED GLASS @ ALL BATHROOM & SHOWER WINDOWS.
 - INSTALL TEMPERED GLASS IN DOORS.
 - INSTALL TEMPERED GLASS @ WINDOWS WITHIN 24" TO DOORS & WHERE GLAZING IS WITHIN 18" OF FLOOR.
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 - AT ALL ROOF-WALL INTERSECTIONS.
 - CONTINUOUSLY AT BASE OF WALL.
 - (ALL FLASHING SHOULD MOVE WATER OUTWARDS).

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project name
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536 LAWLER AVE WILMETTE, IL 60091

owner:

 consultants:

issue:
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 FRM REGISTRATION NO. 164.001779

revisions / issues

no.	date	description
4	12.4.2024	BUILDING REVISION
3	11.4.2024	BUILDING REVISION
2	9.17.2024	ZONING REVISION
1	9.5.2024	ZONING REVISION
	9.4.2024	READY FOR PERMIT

project: 1138
 ddrawn: HRS
 checked: JZ
 scale: AS INDICATED
 sheet: EAST ELEVATION & NOTES

A2.1



1 SOUTH ELEVATION
 1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
- INSTALL TEMPERED GLASS @ ALL BATHROOM & SHOWER WINDOWS.
 - INSTALL TEMPERED GLASS IN DOORS.
 - INSTALL TEMPERED GLASS @ WINDOWS WITHIN 24" TO DOORS & WHERE GLAZING IS WITHIN 18" OF FLOOR.
 - INSTALL NEW STEEL LINTEL ABV WINDOWS PER SCHEDULE ON A1 SHEETS.
- APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT FOLLOWING LOCATIONS:
- ABOVE ALL NEW WINDOW & EXTERIOR DOOR OPENINGS.
 - BELOW ALL NEW WINDOW AND BEHIND ALL WINDOW SILLS.
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - AT ALL ROOF-WALL INTERSECTIONS.
 - CONTINUOUSLY AT BASE OF WALL.
 - (ALL FLASHING SHOULD MOVE WATER OUTWARDS).

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project name: **NEW 2-STORY SINGLE FAMILY RESIDENCE W/ UNFINISHED BASEMENT**
 project address: **536 LAWLER AVE WILMETTE, IL 60091**
 owner: ---
 consultants: ---

ISSUE: **FOR PERMIT**

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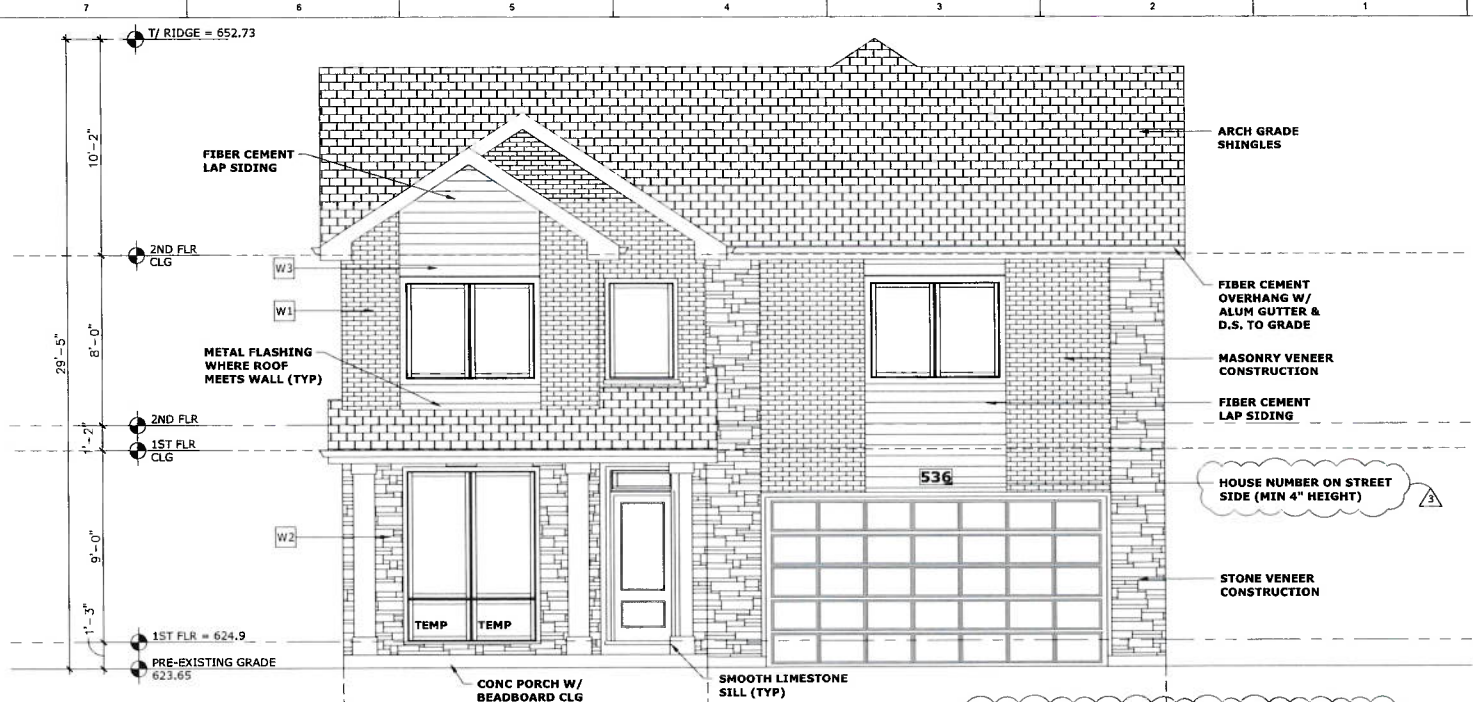
revisions / issues

no.	date	description
4	12.4.2024	BUILDING REVISION
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2	9.17.2024	ZONING REVISION
1	9.5.2024	ZONING REVISION
	9.4.2024	READY FOR PERMIT

project: 1138
 drawn: HRS
 checked: JZ scale: AS INDICATED
 sheet: **SOUTH ELEVATION & NOTES**
 drawing:

A2.2

1.12



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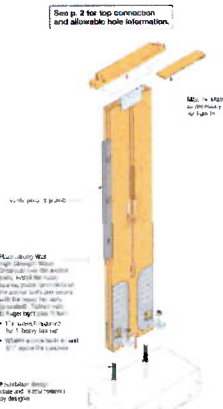
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	9.4.2024	READY FOR PERMIT

project: 1138
 drawn: HRS
 checked: JZ
 scale: AS INDICATED
 sheet: WEST ELEVATION & NOTES
 drawing:

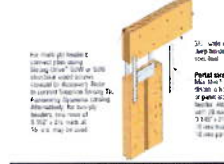
A2.3

TECHNICAL BULLETIN
Strong-Wall® High-Strength Wood Shearwall Panels

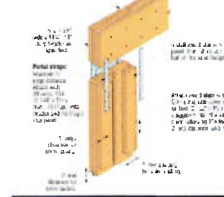
Standard Strong-Wall High-Strength Wood Shearwall (WSHW) Installation



Portal-Frame Installation
 STANDARD HEADER (3 1/2\"/>



WIDE HEADER (5 1/2\"/>



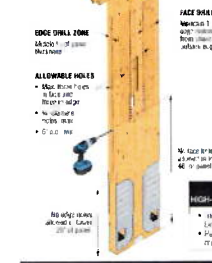
PORTAL COLUMN



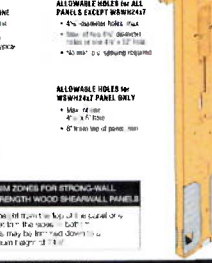
TECHNICAL BULLETIN
Strong-Wall® High-Strength Wood Shearwall Panels

Allowable Holes for Strong-Wall High-Strength Wood Shearwalls

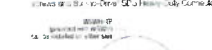
ALLOWABLE SMALL HOLES



ALLOWABLE LARGE HOLES



TRIM ZONES FOR STRONG-WALL HIGH-STRENGTH WOOD SHEARWALL PANELS



TOP CONNECTION



WSHW-TP Fastener Table

Panel No.	Fastener	Fastener Quantity
WSHW-TP12	12	2
WSHW-TP18	20	1
WSHW-TP24	40	2

2 WEST ELEVATION
 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

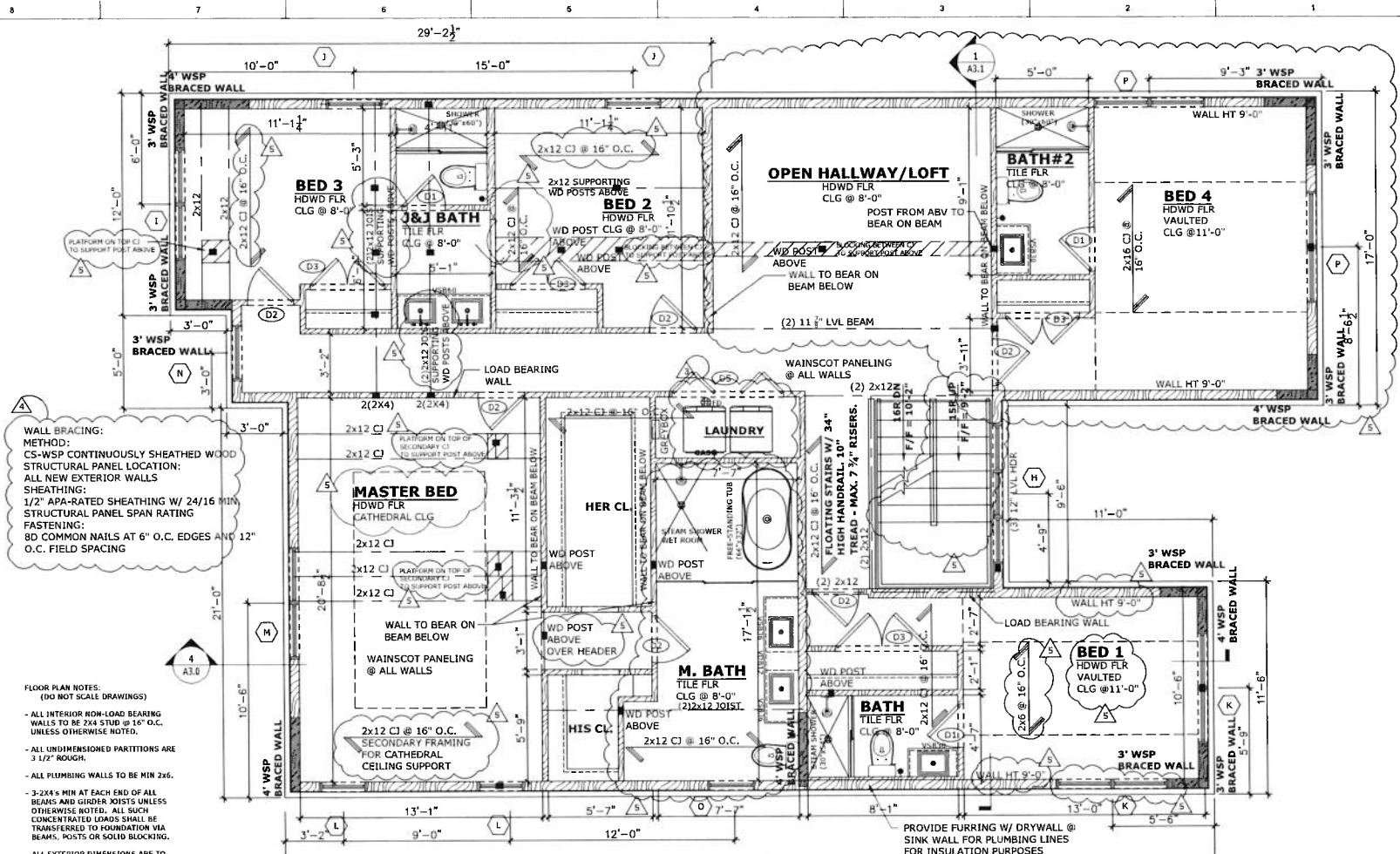
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- INSTALL NEW STEEL LINTEL ABV WINDOWS PER SCHEDULE ON A1 SHEETS.

APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT FOLLOWING LOCATIONS:

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- BELOW ALL NEW WINDOW AND BEHIND ALL WINDOW SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- AT ALL ROOF-WALL INTERSECTIONS.
- CONTINUOUSLY AT BASE OF WALL.
- (ALL FLASHING SHOULD MOVE WATER OUTWARDS).

04/08/2021 10:00 a.m. architects 2023

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 strongwall.com



WALL BRACING METHOD:
 CS-WSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL LOCATION:
 ALL NEW EXTERIOR WALLS
 SHEATHING:
 1/2" APA-RATED SHEATHING W/ 24/16 MIN. STRUCTURAL PANEL SPAN RATING
 FASTENING:
 80 COMMON NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD SPACING

- FLOOR PLAN NOTES:**
 (DO NOT SCALE DRAWINGS)
- ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2x4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
 - ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
 - ALL PLUMBING WALLS TO BE MIN 2x6.
 - 3-2x4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
 - WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR GROSS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLR.
 - ALL BALLOON FRAMED WALLS TO BE FIRE STOPPED AT TOP OF SILL AND BRACED AT MIDSPAN
 - ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
 - PROVIDE 1 3/8" SOLID CORE 20-MIN RATED DOOR AT HOUSE TO GARAGE DOOR.
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 5/8" GYP BD ON THE WALLS AND CEILING.
 - PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
 - PROVIDE (2)-2x12 w/ (2) 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED.
 - ALL INTERIOR DOOR OPENINGS TO RECEIVE (2) 2x12 HEADERS, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR 2x4 DOCKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.

NEW 2ND FLOOR PLAN

1/4" = 1'-0"

TABLE R602.3(1) WOOD STRUCTURAL PANEL WALL SHEATHING

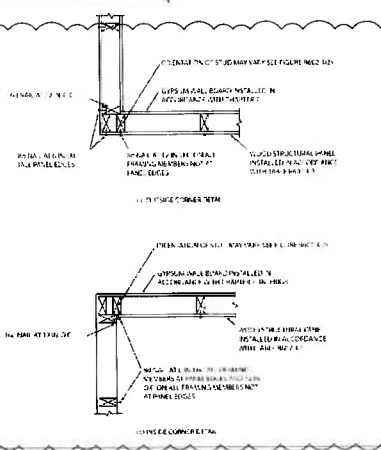
PANEL SPAN RATING	PANEL NOMINAL THICKNESS (inch)	MAXIMUM STUD SPACING (inches)	
		Stud	Sheathing
(24) 16x16, 20x16 or wall - 16 o.c.	5/8	16	16
21x16 2x16A, 22/16 or wall - 21 o.c.	5/8, 3/4, 1/2	21	21

- Note:**
- Blockwork of 20-cm face shall not be required.
 - Physical sheathing 1/2" in thickness or less shall be applied with one diaphragm across studs.
 - Three ply plywood panels shall be applied with long dimension across studs.

TABLE R602.10.6 LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL

MINIMUM LENGTH OF BRACED WALL PANEL (inches)	MAXIMUM OPENING HEIGHT NEXT TO THE BRACED WALL PANEL (% of wall height)
6-foot wall	100
8-foot wall	100
10-foot wall	100
12-foot wall	100
14-foot wall	100
16-foot wall	100
18-foot wall	100
20-foot wall	100
22-foot wall	100
24-foot wall	100
26-foot wall	100
28-foot wall	100
30-foot wall	100
32-foot wall	100
34-foot wall	100
36-foot wall	100
38-foot wall	100
40-foot wall	100
42-foot wall	100
44-foot wall	100
46-foot wall	100
48-foot wall	100
50-foot wall	100

- Note:**
- Load capacity shall be permitted.
 - Labels shall be placed on the side of the panel in the direction of the load.
 - Labels shall be placed on the side of the panel in the direction of the load.



STEEL LINTEL SCHEDULE FOR NON-BEARING MASONRY OPENINGS

OPENING	LINTEL	BEARING @ END
0'-0" OR LESS	3" x 3" x 3/8"	4"
0'-0" - 8'-0"	4" x 3" x 3/8"	6"
8'-0" - 9'-0"	5" x 3" x 3/8"	6"
9'-0" - 10'-0"	5" x 3" x 3/8"	8"
10'-0" - 12'-0"	6" x 3" x 3/8"	8"

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project address:
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revisions / issues

no.	date	description
5	08.28.2025	REVISION
4	12.4.2024	BUILDING REVISION
3	11.4.2024	BUILDING REVISION
2	09.17.2024	ZONING REVISION
1	05.5.2024	ZONING REVISION
0	04.2024	READY FOR PERMIT

project: 1138
 drawn: HRS
 checked: JZ scale AS INDICATED
 sheet: SECOND FLOOR PLAN & NOTES
 drawing:

A1.2

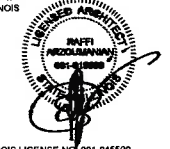
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 owner: **---**

consultants: **---**

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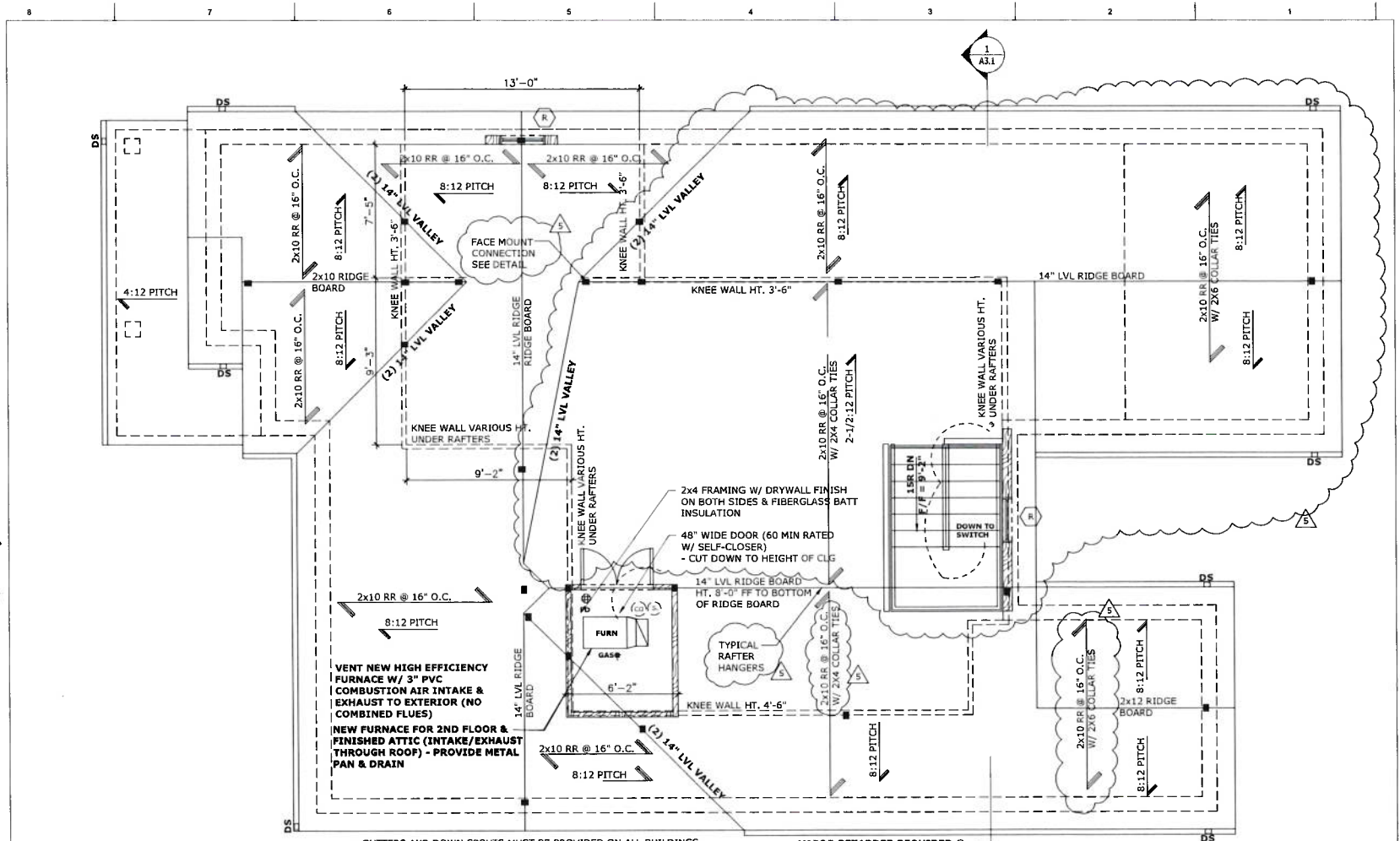


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revisions / issues

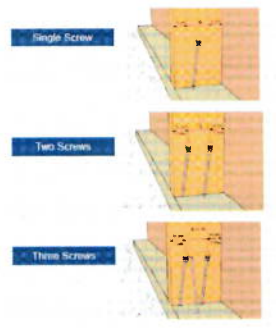
no.	date	description
5	09.28.2025	REVISION
4	12.4.2024	BUILDING REVISION
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1	9.5.2024	ZONING REVISION
	9.4.2024	READY FOR PERMIT

project: 1138
 drawn: HRS
 sheet: **NEW ROOF PLANS & NOTES**
 drawing: **A1.3**

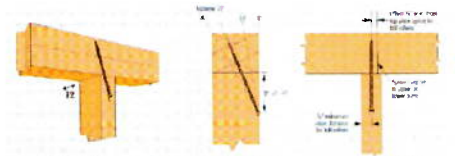


- GUTTERS AND DOWN SPOUTS MUST BE PROVIDED ON ALL BUILDINGS.
 - DRIP EDGES MUST BE INSTALLED AT ALL ROOF EDGES OF ASPHALT SHINGLE ROOFS, BELOW UNDERLAYMENT AT THE EAVES AND ABOVE UNDERLAYMENT AT RAKES EXCEPT WHEN ICE AND WATER SHIELD IS USED.

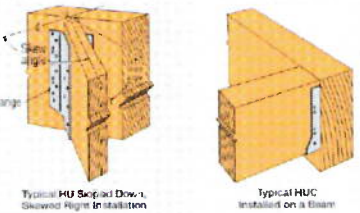
1 NEW ROOF PLAN
 1/4" = 1'-0"



STUD TO BOTTOM PLATE INSTALLATION



STUD TO TOP PLATE INSTALLATION



FACE MOUNT CONNECTIONS

ROOF VENT CALCULATIONS

MUSHROOM VENTS: .35 SQ FT (90 CFM) PER VENT.
 -- TOTAL ATTIC AREA: 1850 SQ FT.

NOT IN USE

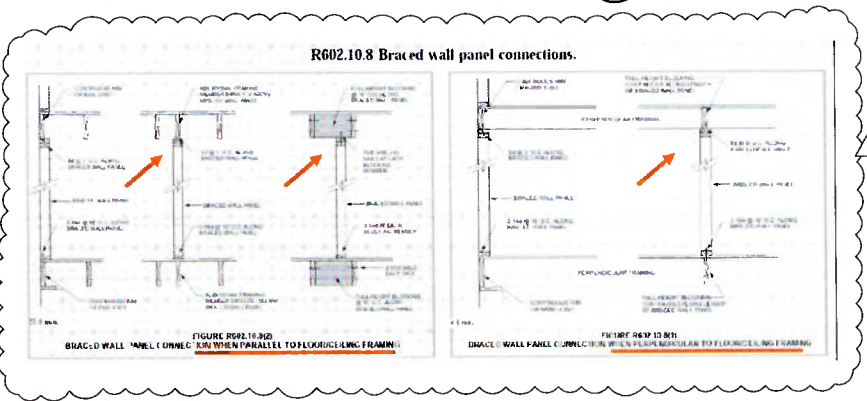
FORMULA:
 $1850 \times \frac{3}{4} = 647$
 $647 \times 144 = 868$
 $868 \times \frac{1}{4} = 444$ SQ IN VENT REQUIRED @ ATTIC.
 9 MUSHROOM VENTS REQUIRED

06/28/21 © aic architects, 2023

1.15



1 NORTH ELEVATION
1/4" = 1'-0"



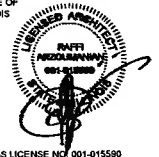
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project name:
NEW 2-STORY SINGLE FAMILY RESIDENCE W/ UNFINISHED BASEMENT
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536 LAWLER AVE WILMETTE, IL 60091
 owner:
 —

consultants:
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 issue:
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ILLINOIS LICENSE NO. 001-015590
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2	8.17.2024	ZONING REVISION
1	9.5.2024	ZONING REVISION
	8.1.2024	READY FOR PERMIT

project: 1138
 drawn: HRS
 checked: GZ
 scale: AS INDICATED
 sheet: **NORTH ELEVATION & NOTES**
 drawing:

A2.0

1.116



1 EAST ELEVATION
1/4" = 1'-0"

LVL FASERNING SCHEDULE

1. CONSTRUCTION OF THE ROOF SHALL BE BASED ON THE APPROVED ROOF PLAN TO BE SUBMITTED.
 2. LVL'S SHALL BE SPACED AT 16" ON CENTER UNLESS OTHERWISE NOTED.
 3. TOP AND BOTTOM SURF SHALL BE COVERED WITH 1/2" GYPSUM BOARD.
 4. ALL JOISTS SHALL BE TYPED AND COVERED AS THE ROOF SHALL BE TYPED BY EXISTING JOISTS OR SHALL BE COVERED ON THE EXISTING JOISTS UNLESS OTHERWISE NOTED.
 5. ALL JOISTS SHALL BE COVERED WITH 1/2" GYPSUM BOARD.
 6. ALL JOISTS SHALL BE COVERED WITH 1/2" GYPSUM BOARD.
 7. ALL JOISTS SHALL BE COVERED WITH 1/2" GYPSUM BOARD.
 8. ALL JOISTS SHALL BE COVERED WITH 1/2" GYPSUM BOARD.
 9. ALL JOISTS SHALL BE COVERED WITH 1/2" GYPSUM BOARD.
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536 LAWLER AVE WILMETTE, IL 60091
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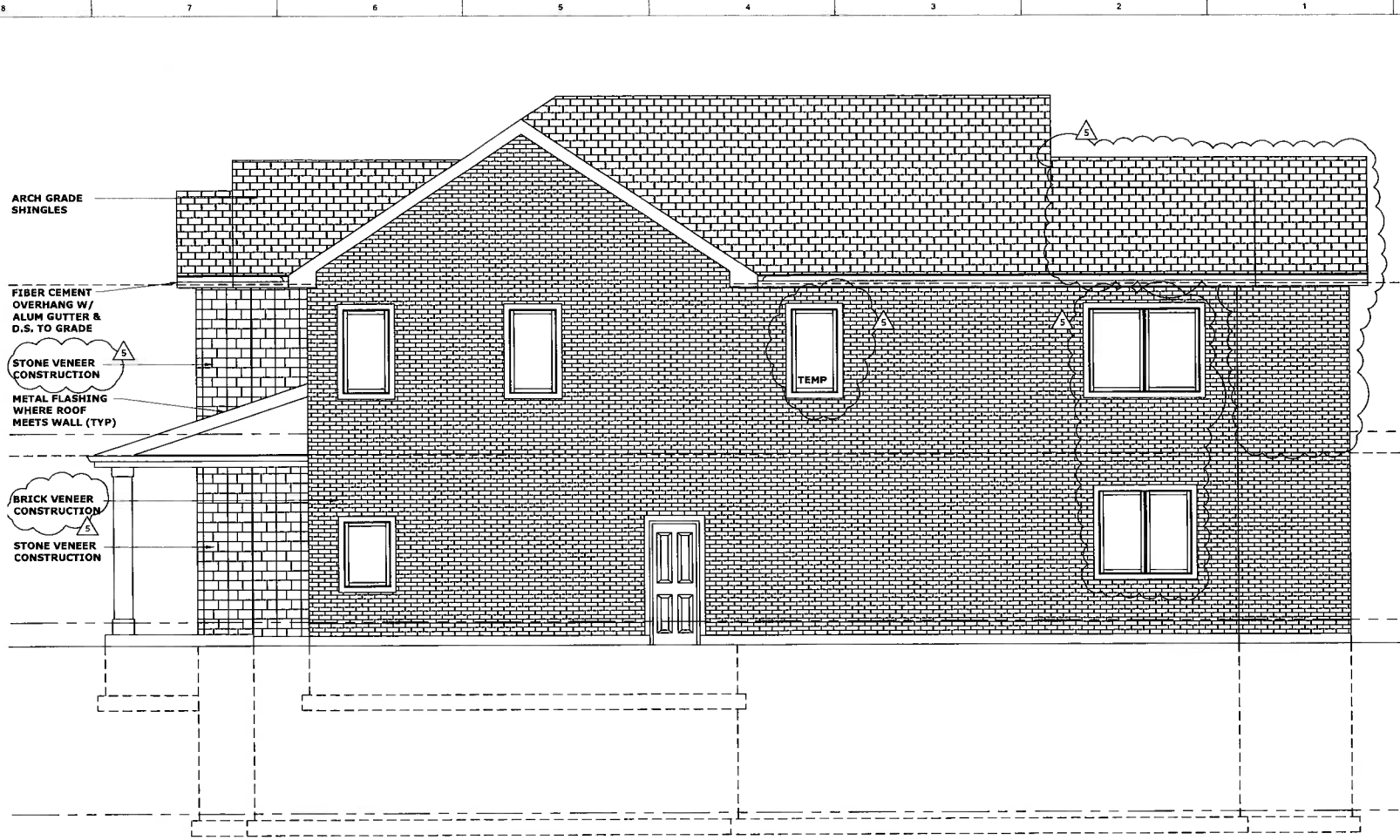
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	04.2.2024	READY FOR PERMIT

project: 1138
 drawn: HRS
 checked: jz scale: AS INDICATED
 sheet: **EAST ELEVATION & NOTES**
 drawing:

A2.1



1:17

1 SOUTH ELEVATION
1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
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project: 1138
drawn: HRS
checked: JZ
scale: AS INDICATED
sheet: **SOUTH ELEVATION & NOTES**
drawing:

A2.2

811



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 info@aicarchitects.net | www.aicarchitects.net

project name
NEW 2-STORY SINGLE FAMILY RESIDENCE W/ UNFINISHED BASEMENT

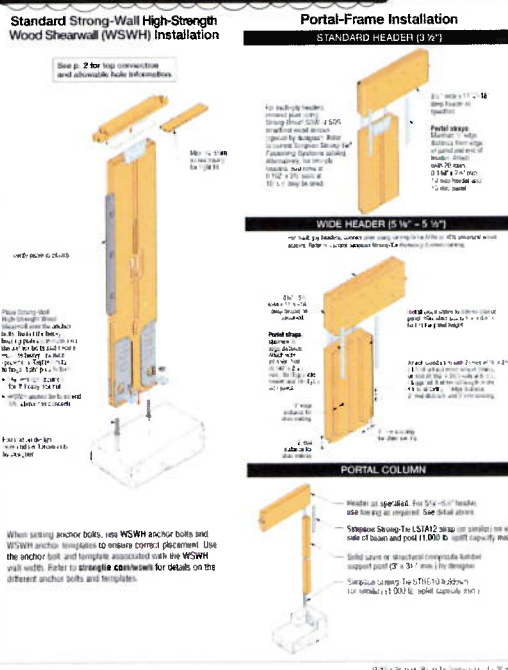
project address
536 LAWLER AVE WILMETTE, IL 60091

owner:
 —

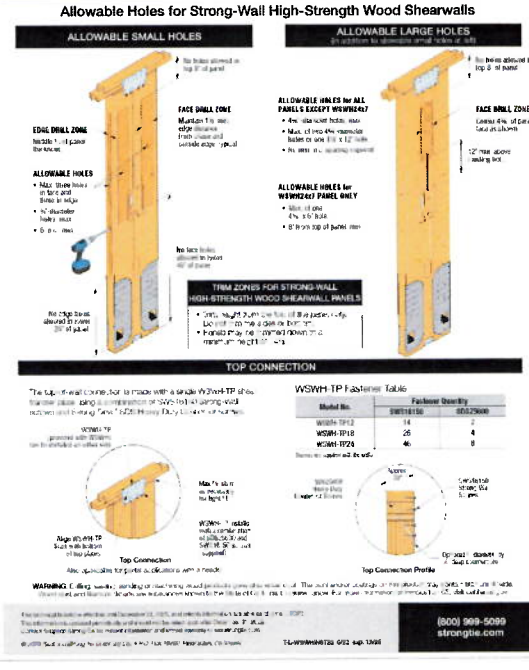
consultants:
 —

issue:
FOR PERMIT

TECHNICAL BULLETIN
Strong-Wall® High-Strength Wood Shearwall Panels



TECHNICAL BULLETIN
Strong-Wall® High-Strength Wood Shearwall Panels



2 WEST ELEVATION
 1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
- INSTALL TEMPERED GLASS @ ALL BATHROOM & SHOWER WINDOWS.
 - INSTALL TEMPERED GLASS IN DOORS.
 - INSTALL TEMPERED GLASS @ WINDOWS WITHIN 24" TO DOORS & WHERE GLAZING IS WITHIN 18" OF FLOOR.
 - INSTALL NEW STEEL LINTEL ABV WINDOWS PER SCHEDULE ON A1 SHEETS.
- APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT FOLLOWING LOCATIONS:
- ABOVE ALL NEW WINDOW & EXTERIOR DOOR OPENINGS.
 - BELOW ALL NEW WINDOW AND BEHIND ALL WINDOW SILLS.
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - AT ALL ROOF-WALL INTERSECTIONS.
 - CONTINUOUSLY AT BASE OF WALL.
 - (ALL FLASHING SHOULD MOVE WATER OUTWARDS).

architects notes:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, TO COMPLY WITH THE PROVISIONS OF THE VILLAGE OF WILMETTE CODES & THE LAWS OF THE STATE OF ILLINOIS

ILLINOIS LICENSE NO. 001-015590
 FIRM REGISTRATION NO. 184.001779

revisions / issues

no.	date	description
5	08.28.2025	REVISION
4	12.4.2024	BUILDING REVISION
3	11.4.2024	BUILDING REVISION
2	9.17.2024	ZONING REVISION
1	05.30.24	ZONING REVISION
	5.4.2024	READY FOR PERMIT

project: 1138
 drawn: HRS
 checked: JZ scale: AS INDICATED
 sheet: WEST ELEVATION & NOTES
 drawing:

A2.3

**CANNING & CANNING LLC
1000 SKOKIE BOULEVARD, SUITE 355
WILMETTE, ILLINOIS 60091**



CHRISTOPHER S. CANNING
DIRECT DIAL NUMBER
(847) 853-7040
chris@canninglegal.com

October 6, 2025

VIA EMAIL

Zoning Board of Appeals
Village of Wilmette
c/o Lisa Roberts
Deputy Director of Community Development
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091

Re: Application for Variation at 536 Lawler Avenue.

Dear Chair Urban and Members of the Zoning Board:

I am writing on behalf of Sophia Hamid and Khoshal Azami to request a 587.68 square foot floor area variation (“FAR”) to retain a bedroom at 536 Lawler Avenue in Wilmette (“Subject Property”). For the reasons set forth below, Sophia and Khoshal respectfully request that the Village of Wilmette grant their request to retain the existing bedroom.

I. Unusual Circumstances Lead to the Request for Variation.

Sophia and Khoshal request the floor area variation because several inadvertent mistakes were made in the construction of their new home. At all times until August 2025, Sophia and Khoshal believed that the construction of their new home was proceeding according to plans and permits. It was only in August 2025 when the Village inspector came to inspect the rough framing did they learn for the first time that their FAR exceeded what was on the worksheets and what was permitted by the Zoning Ordinance. Sophia and Khoshal immediately filed the application seeking the variation. There was no intent to exceed the permitted FAR, it arose from the human errors described below and from a desire to make a home for a growing family.

Khoshal, his mother and five siblings came to the United States in 1988 after the Soviet Union's invasion of Afghanistan. Khoshal, his mother, sister and brother moved to Lawler Avenue in 2004. Khoshal and Sophia were married in 2010. Today, his mother, brother and sister-in-law live at 530 Lawler Avenue, his sister and four children live at 524 Lawler Avenue and Khoshal and Sophia and their four children live at 534 Lawler Avenue, a two bedroom home where three children share one bedroom and the parents and five-month old child share the other bedroom. In October 2023, they bought 536 Lawler Avenue from their neighbor. It was Khoshal and Sophia's plan for 536 Lawler Avenue to be their new home and live near other family members. One of Khoshal's brothers intends to move into 534 Lawler Avenue once Sophia and Khoshal move out.

In early 2024, Khoshal and Sophia retained an architect to create plans to build a new home. On July 3, 2024, they applied for a building permit and submitted the Lot Coverage and Area Worksheet to Village staff. The architect calculated that the maximum allowable floor area was 3,704 square feet and the building was to be 3,696 square feet. The Village staff review concluded that the architect's calculations were incorrect. While the maximum allowable floor area was 3,704.58 square feet, the proposed floor area was only 3,582.63 square feet. Khoshal understood from his architect that the home was below the maximum floor area and if necessary, they could make changes to the home but those changes could not exceed the maximum FAR. Village staff and the architect went through several rounds of revisions to the plans and on December 16, 2024, the Village issued a building permit for the home. The work at the Subject Property started shortly thereafter.

Khoshal is a personal trainer and owns a fitness training center in Northbrook. To save money on the construction of his new home, Khoshal decided to function as his own general contractor. He had never been a general contractor and was not trained in construction. The new home site passed its first spot survey inspection in March 2025. In or about April 2025, knowing that the proposed home was below the maximum FAR, Khoshal spoke with his architect about trying to repurpose space in planned home so that they could add an extra bedroom since Sophia was due to have another child in May. The architect suggested that there was extra FAR in the 15' cathedral ceiling that could be repurposed along with the 122 square feet that were available per the Worksheet. This information was incorrect. Nevertheless, on April 17, 2025, the architect held a FaceTime call with the framers and explained how to add the additional bedroom and to design the roof line. The new roof line would then accommodate the additional square footage. The framers drew the design on a 2x4 plank in pencil so that the architect could see it and approve it. Once the architect approved, the framers continued their work. At this time, Khoshal had no idea that this field change to add the new bedroom would cause them to exceed the FAR. At the time of the change, the architect did not prepare revised plans or revise the worksheets to submit to Village staff nor did Khoshal know to request the architect to revise the drawings and revise the Worksheet calculations. The construction continued, the framing was installed, the exterior walls were completed, and the home passed the rough plumbing, electrical and sprinkler inspections of the Village inspectors.

In August 2025, Khoshal requested a framing inspection. On or about August 26, 2025, the Village inspector arrived for the framing inspection and immediately realized that what has

been constructed was not what was depicted on the approved plans. The inspector told Khoshal that the architect had to revise the plans and submit them to the Village staff to review for zoning compliance. The architect submitted the revised plans on August 28, 2025. Staff reviewed the plans and quickly determined that the new plans did not match the approved plans. Specifically, the addition of the new bedroom caused the home to now be 4,292.26 square feet and thus require a 587.68 square foot FAR variation. Village staff informed Khoshal of the need for a FAR variation on or about September 17, 2025. Because Sophia and Khoshal desire to retain the partially constructed home, they request a FAR variation.

II. **The Subject Property.**

The Subject Property is located within the R 1-B Zoning District. The Subject Property is located on the east side of Lawler Avenue. The Subject Property has approximately 52 feet of frontage on Lawler Avenue and a depth of 132.42 feet. The Subject Property has a lot area of 6,885.84 square feet and is improved with a partially-construction single-family home with an attached garage. The Subject Property is adjacent to properties zoned R 1-B on the north, east and south side. The Edens Expressway is directly to the west across Lawler Avenue.

III. **Standards of Review for Variation.**

Pursuant to the Village of Wilmette Village Code and Zoning Ordinance, any application for a variation must meet the requirements of Section 20 of the Zoning Ordinance. As set forth more fully below, the Sophia and Khoshal's application meets each element of the Standards of Review.

Section 20-5.4. F Approval Standards for Variations

1. No variation may be recommended for approval by the board or commission and approved by the Village Board unless findings have been made, based upon the evidence presented at the public hearing, to support each of the following conclusions:
 - a. *The particular physical conditions, shape, or surroundings of the property would impose upon the owner a practical difficulty or particular hardship, as opposed to a mere inconvenience, if the requirements of the Zoning Ordinance were strictly enforced.*

Response: If the requirements of the Zoning Ordinance were strictly enforced against Sophia and Khoshal, a portion of the house would need to be demolished. If they were to be ordered, Sophia and Khoshal would have a particular hardship in that they may not be able to complete the home at this time, and it would remain partially constructed.

- b. The plight of the property owner was not created by the owner and is due to unique circumstances.***

Response: Unfortunately, the plight of the property owner was created by the owners, but it was inadvertent and not intentional. Khoshal and the architect believed that by eliminating the cathedral ceiling there was sufficient FAR available to add the bedroom.

- c. The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes. This includes the need to accommodate desirable existing site landscape or reflect unique conditions created by the age and character of the property.***

Response: The hardship faced by Sophia and Khoshal is their attempt to maximize the FAR of their home on a small lot. Khoshal as a first-time general contractor followed the advice of his architect in order to repurpose FAR and comply with the maximum allowable FAR. Unfortunately, that advice was wrong.

- d. The difficulty or hardship resulting from the application of the Zoning Ordinance would prevent the owner from making a reasonable use of the property. However, the fact the property could be utilized more profitably with the variation than without the variation is not considered as grounds for granting the variation.***

Response: The hardship resulting from the application of the Zoning Ordinance is that the home would need to be significantly demolished to become conforming. This is not new construction that will be sold. This is new construction for a growing family to move out of a two-bedroom home into a slightly larger home where children will still share a bedroom. There is no financial benefit to Sophia and Khoshal from this error.

- e. The proposed variation will not impair an adequate supply of light and air to adjacent property or otherwise injure other property or its use, will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare, and will not substantially diminish or impair property values within the neighborhood.***

Response: The proposed variation will not impair an adequate supply of light and air to the adjacent property or otherwise injure the other properties. The proposed variation will not endanger the public health, safety or welfare in the neighborhood and will not diminish or impair property values.

- f. The variation, if granted, will not alter the essential character of the neighborhood and will be consistent with the goals, objectives and policies set forth in the Comprehensive Plan.*

Response: The variation will not alter the essential character of the neighborhood and will be consistent with the goals, objectives and policies set forth in the Comprehensive Plan. Permitting Sophia and Khoshal to retain the existing bedroom in the current size and location will maintain the essential character of the home and the neighborhood.

Sophia and Khoshal regret the errors that were made. The errors were inadvertent, innocent and not malicious. There was no intent to deceive the Village or to violate the Zoning Ordinance. Sophia and Khoshal value living in Wilmette and raising their family here. That is why they bought the neighboring home to stay in the community. They simply wanted to build a new home for their family and continue to live near their family. They look forward to the opportunity to appear at the Public Hearing on the application and answer any questions you may have.

Thank you for your consideration of this request.

Very truly yours,



Christopher S. Canning

CHICAGO TRIBUNE

media group

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Wednesday, November 5, 2025 at 7:00 P.M., the Zoning Board of Appeals of the Village of Wilmette will conduct a public hearing in the First Flood Village Board Meeting Room, 1200 Wilmette Avenue, Wilmette, Illinois when matters listed below will be considered:

2025-Z-53 1037 Sheridan Road

A request by Robert Dodd for a 15.0' side yard adjoining a street setback variation to permit the retention of a seat wall on the property identified as Property Index Number 05-27-419-001-0000.

2025-Z-54 528 Lawler Avenue

A request by Cashmala Fazil for a variation to permit a parking space in a required front yard and, a 200.0 square foot front yard impervious surface coverage variation to permit the retention of a parking pad on the property identified as Property Index Number 05-31-235-006-0000.

2025-Z-55 616 Prairie Avenue

A request by Sam Kang, Airoom, for a 1.25' minimum side yard setback variation, a 2.10 square foot (0.06%) lot coverage variation, a 509.30 square foot (13.44%) total floor area variation, and a 0.25' separation variation all to permit the construction of a two-story addition on the property identified as Property Index Number 05-34-108-017-0000.

2025-Z-56 536 Lawler Avenue

A request by Sophia Hamid-Azami and Khoshal Azami for a 587.68 (8.53%) square foot total floor area variation to permit the retention of a new home on the property identified as Property Index Number 05-31-225-034-0000.

2025-Z-57 447 Alpine Lane

A request by John Goetzeluck for a fence openness variation to permit the retention a 4' solid fence on the property identified as Property Index Number 05-33-300-037-0000.

Maria Urban, Chair
Karl Camillucci
Brad Falkof
Didier Glattard
Christine Norrick
Ryrie Pellaton
Marcy Sullivan
(Constituting the Zoning Board of Appeals of the Village of Wilmette, Illinois)

Chicago Tribune - chicagotribune.com
160 N Stetson Avenue, Chicago, IL 60601
(312) 222-2222 - Fax: (312) 222-4014

CHICAGO TRIBUNE

media group

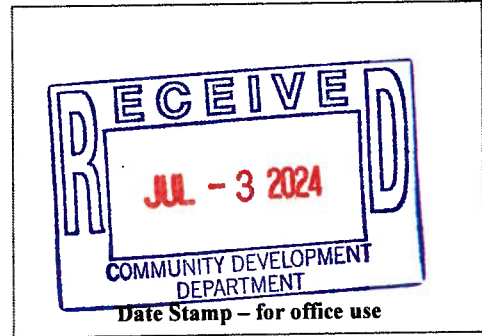
If you are a person with a disability and need special accommodations to participate in and/or attend a Village of Wilmette public meeting, please notify the Village Manager's Office at (847) 853-7509 or TDD 7-1-1 as soon as possible.
10/16/2025 7883725

APPROVED

Lot Coverage and Floor Area Worksheet

These sheets must be filled out and submitted with all permit applications that require floor area calculations. **This format is required and no substitutes or alternatives will be accepted.**

The intent of the lot coverage and floor area regulations is to limit the perceived bulk of a structure in relation to the size of the parcel of land on which it is built. **When calculating area, use the exterior dimensions as shown on the plat of survey.**



When calculating existing areas, please only calculate areas that will remain. Any areas that will be replaced with new construction or completely removed should not be included under existing area calculations.

When rounding numbers, please convert inches to decimal feet and carry each number to the second decimal (hundredths place).

Property Address: 536 lawler

Prepared by (Please print): haron saadeh

Signature:

Contact Phone Number: 847-894-3213

Contact E-Mail Address: Haron@sadaydesign.com

Lot Area: 6886.36

Maximum Allowable Lot Coverage: ~~2221~~ 2423.83 #

Maximum Allowable Floor Area: 3704 3704.58 #

Total Basement Area: LC: _____ FA: _____

Total First Floor Area: 2084.50 # LC: 2094 FA: 2094

Total Second Floor Area: ~~1517~~

Total Attic Area: ~~85~~

2094 Total Lot Coverage: 2084.50 #

3696 Total Floor Area: 3582.63 #

2084.50 #
1498.13 #
0

FIRST FLOOR

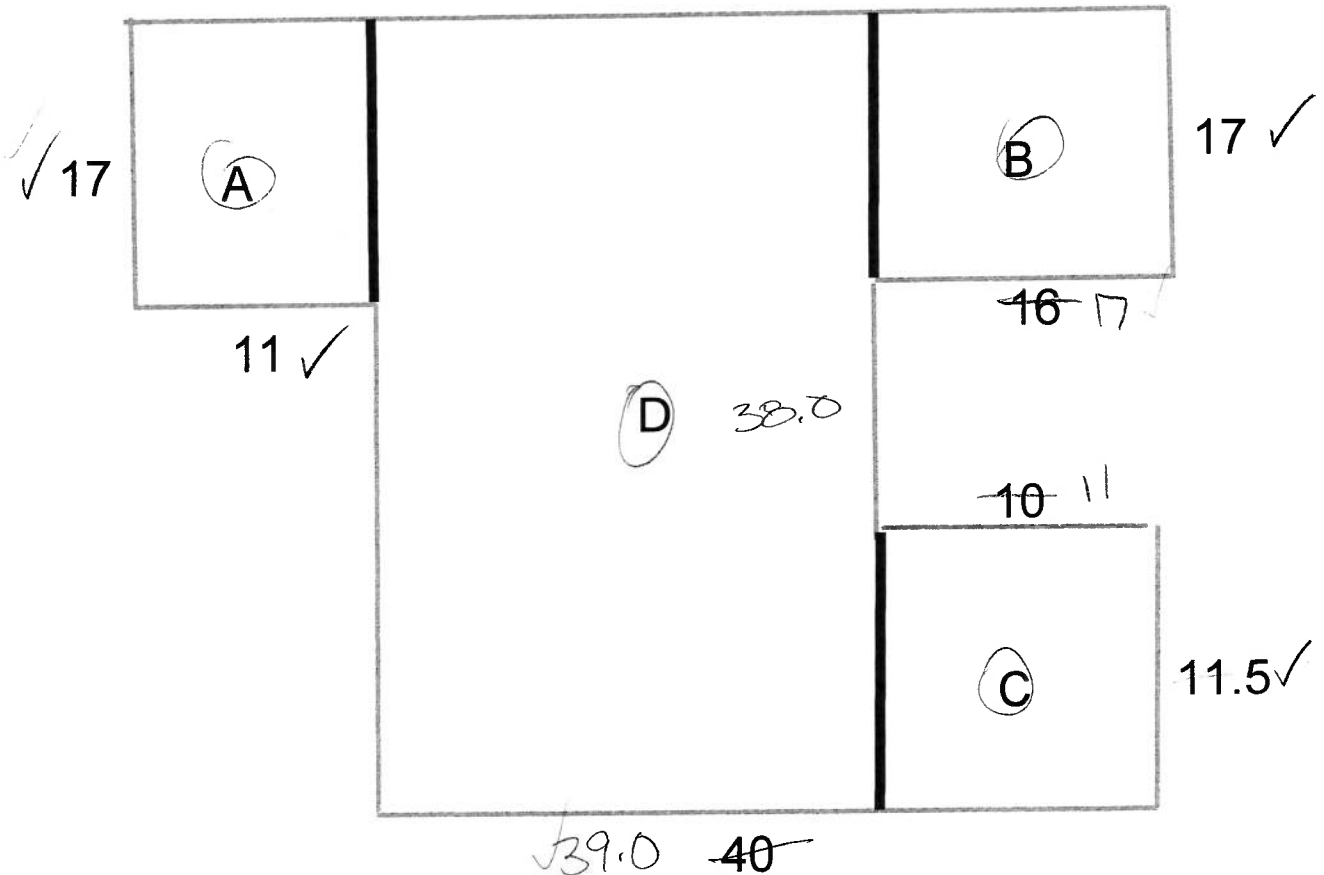
Lot Coverage includes but is not limited to: (Please check all that apply)

- All area measured to exterior walls including bays and chimneys
- Architectural features such as wing walls
- Detached structures (i.e. garage, shed, gazebo, fire places)
- Portions of decks and stairs exceeding 6'-6" to top of rail (50% of total floor area)

Floor area includes but is not limited to: (Please check all that apply)

- All area measured to exterior walls including bays
- Roofed elements including porches and awnings – greater than 3' in depth
- Second floor projections and overhangs
- Detached structures (i.e. garage, shed, gazebo)
- Open roofed pergolas (75% or 100% of area, see zoning ordinance)
- Portions of decks and stairs exceeding 6'-6" to top of rail (50% of total floor area)

Sketch:



Lot Coverage and Floor Area Worksheet

Existing First Floor Area

<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
------------------	-------------------	----------------	-------------------

TOTAL _____

Proposed First Floor Area

<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
------------------	-------------------	----------------	-------------------

A	11X17 ✓	187 ✓	
B	17 46X17	272	289.0
C	11.0 10X11.5 ✓	115	126.5
D	39.0 40X38 ✓	1520	1482.0

	2084.50 #	2084.50 #	
TOTAL	2094	2094	

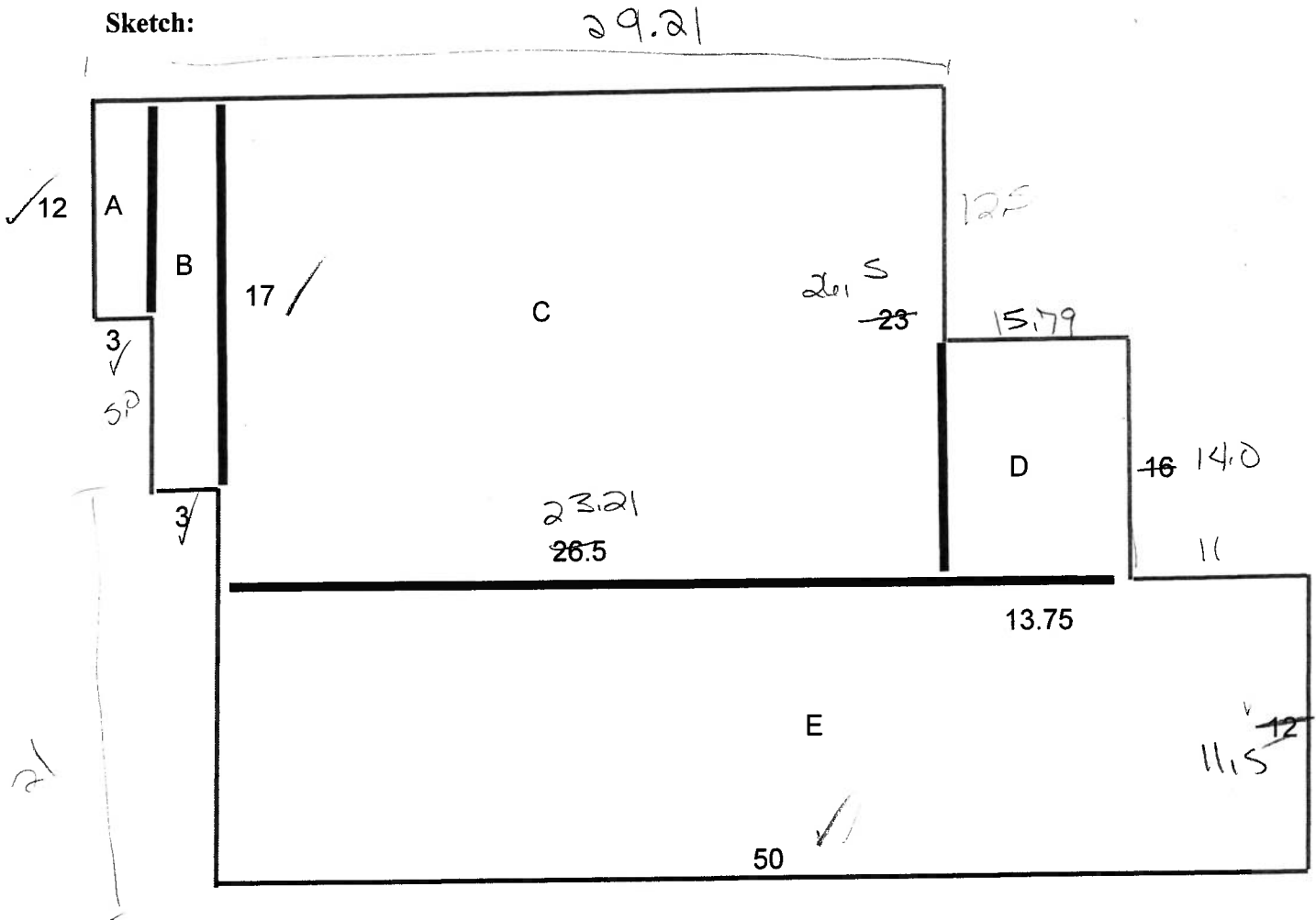
FIRST FLOOR TOTAL	2094	2094	
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SECOND FLOOR

**Second floor area includes, but is not limited to:
(Please check all that apply)**

- All area measuring 6'-9" and higher from top of second floor or upper limits of story below, or, measuring 17'-9" and higher from top of first floor to bottom of standard roof rafter, whichever is greater
- All projections including bays
- Open two story elements measuring 17'-9" and higher from top of first floor to bottom of standard roof rafter
- Areas above garage space measuring 6'-9" and higher from upper limits of story below, or, measuring 17'-9" and higher from garage floor to bottom of standard roof rafter, whichever is greater
- Roofed exterior open space (i.e. covered balconies)
- Eaves exceeding 3' built after July 1, 2003
- Open balconies that have no supports from the ground below.
(Count at 75% of total floor area)

Sketch:



Lot Coverage and Floor Area Worksheet

Existing Second Floor Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

TOTAL _____

Proposed Second Floor Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

A	✓ ✓ 3X12	36 ✓
B	✓ ✓ 3X17	51 ✓
C	23.21 23 X26.5 ✓	609.5 615.07
D	15.79 16 X13.75 4.0	220 221.06
E	11.5 12 X50 ✓	600 575.0

TOTAL 1516.5

SECOND FLOOR TOTAL 1517

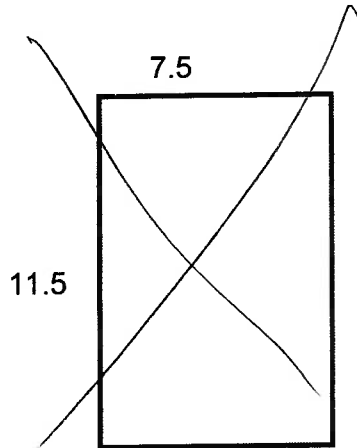
1498.137

ATTIC AREA

**Attic floor area includes but is not limited to:
(Please check all that apply)**

- _____ All area measuring 6'-9" and higher from attic floor or upper limits of story below, or, measuring 17'-9" and higher from top of second floor to bottom of standard roof rafter, whichever is greater
- _____ Any open three story space measuring 28'-9" and higher from top of first floor to bottom of standard roof rafter

Sketch:



Lot Coverage and Floor Area Worksheet

Existing Attic Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

TOTAL _____

Proposed Attic Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

	7.5X11.5	85
--	---------------------	---------------

Removed

TOTAL 85

ATTIC TOTAL 85

Lot Coverage and Floor Area Worksheet

These sheets must be filled out and submitted with all permit applications that require floor area calculations. **This format is required and no substitutes or alternatives will be accepted.**

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When rounding numbers, please convert inches to decimal feet and carry each number to the second decimal (hundredths place).

Property Address: 536 lawler

Prepared by (Please print): haron saadeh

Signature: 

Contact Phone Number: 847-894-3213

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Lot Area: 6886.36

Maximum Allowable Lot Coverage: ~~2224~~ 2423.83 #

Maximum Allowable Floor Area: 3704 3704.58 #

Total Basement Area: LC: FA:

Total First Floor Area: 2084.50 # LC: 2094 FA: 2094 2084.50 #

Total Second Floor Area: ~~1517~~ 1984.51 # ~~496.13 #~~

Total Attic Area: ~~85~~ 223.25 # 0

Total Lot Coverage: 2094 2084.50 #

Total Floor Area: 3696 ~~3582.63 #~~ 4292.26 #

2.9 Δ 587.68 #

FIRST FLOOR

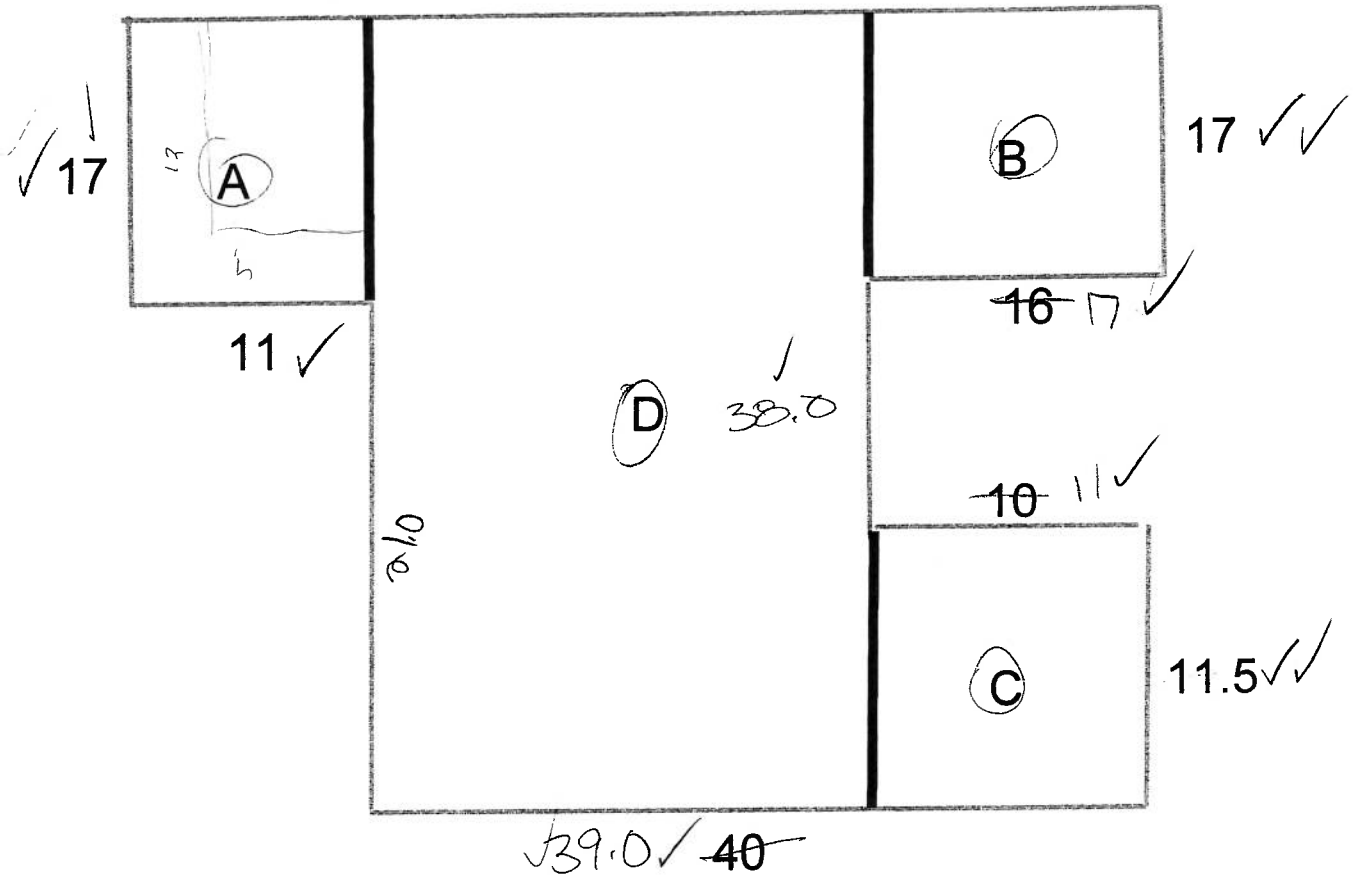
Lot Coverage includes but is not limited to: (Please check all that apply)

- All area measured to exterior walls including bays and chimneys
- Architectural features such as wing walls
- Detached structures (i.e. garage, shed, gazebo, fire places)
- Portions of decks and stairs exceeding 6'-6" to top of rail (50% of total floor area)

Floor area includes but is not limited to: (Please check all that apply)

- All area measured to exterior walls including bays
- Roofed elements including porches and awnings – greater than 3' in depth
- Second floor projections and overhangs
- Detached structures (i.e. garage, shed, gazebo)
- Open roofed pergolas (75% or 100% of area, see zoning ordinance)
- Portions of decks and stairs exceeding 6'-6" to top of rail (50% of total floor area)

Sketch:



Lot Coverage and Floor Area Worksheet

Existing First Floor Area

<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
------------------	-------------------	----------------	-------------------

TOTAL _____

Proposed First Floor Area

<u>PIECE NO.</u>	<u>DIMENSIONS</u>	<u>LOT COV</u>	<u>FLOOR AREA</u>
------------------	-------------------	----------------	-------------------

A	11X17 ✓	187 ✓	
B	17 16X17	272	289.0
C	11.0 10X11.5 ✓	115	126.5
D	39.0 40X38 ✓	1520	1482.0

	2084.50 #	2084.50 #	
TOTAL	2094	2094	

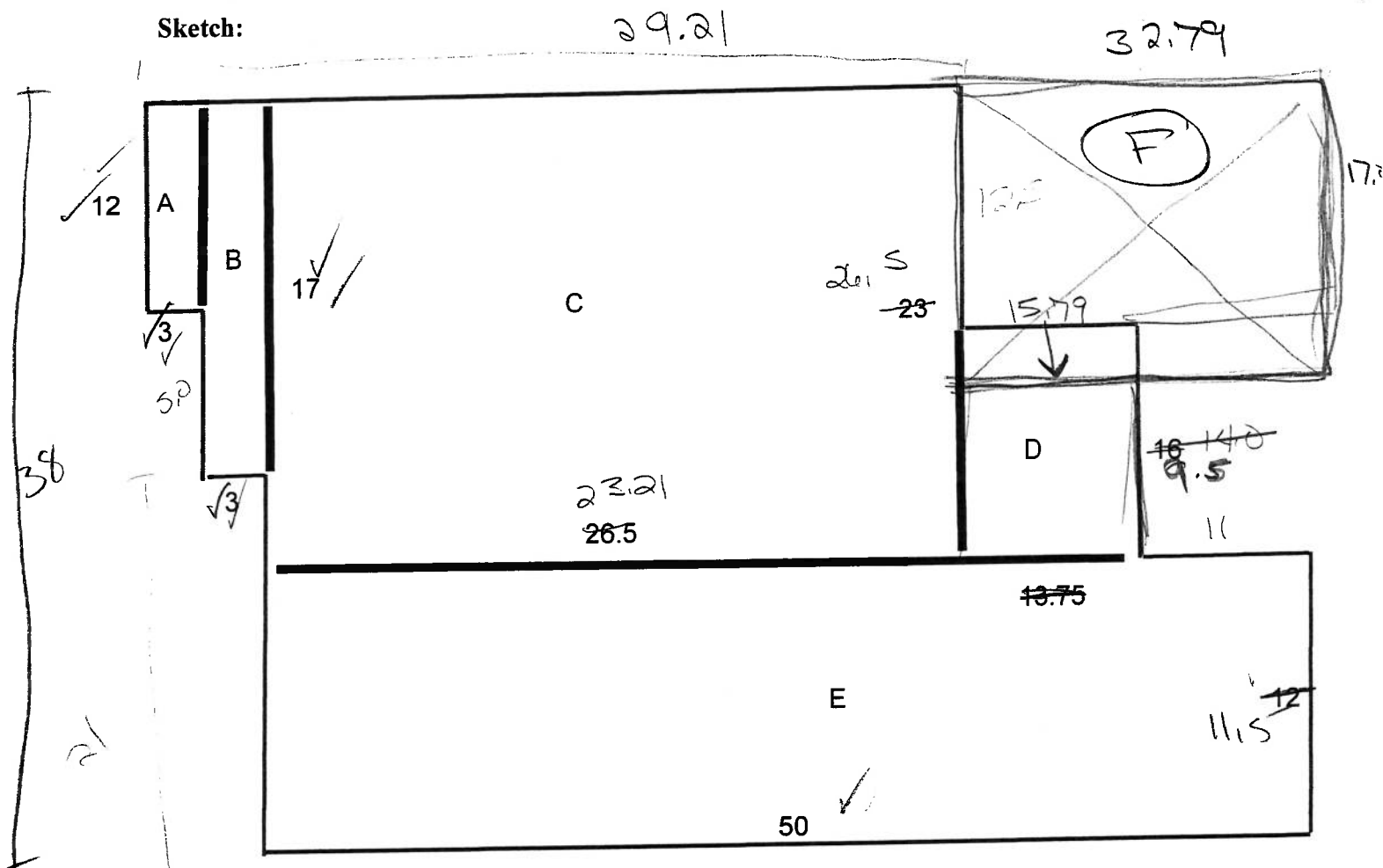
FIRST FLOOR TOTAL	2094	2094
-------------------	------	------

SECOND FLOOR

Second floor area includes, but is not limited to:
(Please check all that apply)

- All area measuring 6'-9" and higher from top of second floor or upper limits of story below, or, measuring 17'-9" and higher from top of first floor to bottom of standard roof rafter, whichever is greater
- All projections including bays
- Open two story elements measuring 17'-9" and higher from top of first floor to bottom of standard roof rafter
- Areas above garage space measuring 6'-9" and higher from upper limits of story below, or, measuring 17'-9" and higher from garage floor to bottom of standard roof rafter, whichever is greater
- Roofed exterior open space (i.e. covered balconies)
- Eaves exceeding 3' built after July 1, 2003
- Open balconies that have no supports from the ground below.
 (Count at 75% of total floor area) 62.0

Sketch:



Existing Second Floor Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

TOTAL _____

Proposed Second Floor Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

A	3X12 ✓✓ 3X12	36 ✓
B	3X17 ✓✓ 3X17	51 ✓
C	23.21 23X26.5 ✓	609.5 615.07 150.01
D	15.79 16X13.75 +40 9.5	220 221.06
E	115 12X50 ✓	600 575.0
F	32.79 x 17.0	557.43

TOTAL 1516.5

SECOND FLOOR TOTAL

1517

~~1498.137~~

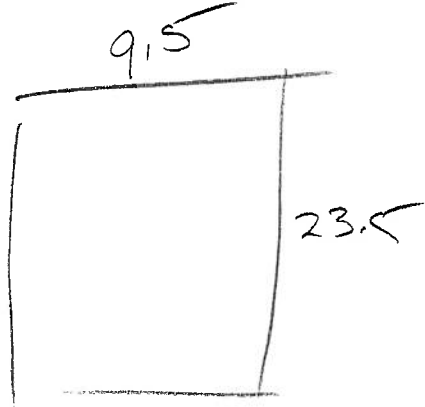
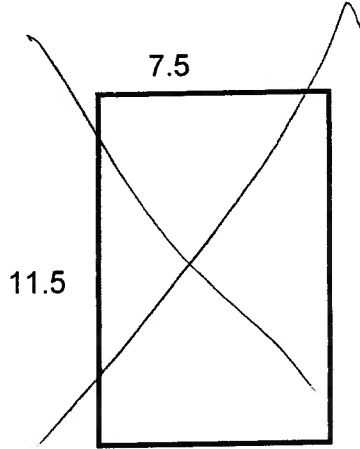
1984.517

ATTIC AREA

**Attic floor area includes but is not limited to:
(Please check all that apply)**

- _____ All area measuring 6'-9" and higher from attic floor or upper limits of story below, or, measuring 17'-9" and higher from top of second floor to bottom of standard roof rafter, whichever is greater
- _____ Any open three story space measuring 28'-9" and higher from top of first floor to bottom of standard roof rafter

Sketch:



Lot Coverage and Floor Area Worksheet

Existing Attic Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

TOTAL _____

Proposed Attic Area

PIECE NO.	DIMENSIONS	AREA
-----------	------------	------

	7.5X11.5	85
--	---------------------	---------------

	9.5 x 23.5	223.25
--	------------	--------

Removed

TOTAL 85

ATTIC TOTAL 85

223.25 *#*

Village of Wilmette	22	02/17/2023
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Zoning Conditions for 536 LAWLER AVE

Application Number: 202401497



HEIGHT IS MEASURED FROM A BASELINE ELEVATION THAT IS THE COMPUTED AVERAGE OF THE EXISTING ELEVATIONS AS MEASURED AT THE SIDE PROPERTY LINES AT THE REQUIRED FRONT YARD SETBACK LINE.

ESTABLISHED PRE-EXISTING GRADE = 623.65'

MAXIMUM HEIGHT OF FIRST FLOOR MUST BE LESS THAN = 626.66'

PROPOSED HEIGHT OF BUILDING = 652.03'

MAXIMUM HEIGHT OF BUILDING = 653.65'

NEW HOME, INTERIOR LOT

MINIMUM FRONT YARD SETBACK = 26.0'

MINIMUM SIDE YARD SETBACK = 5.2'

MINIMUM COMBINED SIDE YARD SETBACK = 13.0'

MINIMUM REAR YARD SETBACK = 26.49'

FRONT YARD IMPERVIOUS SURFACE COVERAGE NOT TO EXCEED = 446.16 S.F.

*PERMEABLE PAVING ONLY

SIDE YARD IMPERVIOUS SURFACE COVERAGE NOT TO EXCEED = 623.53 S.F.

REAR YARD IMPERVIOUS SURFACE COVERAGE NOT TO EXCEED:

TOTAL COVERAGE = 826.49 S.F.

STRUCTURE COVERAGE = 482.12 S.F.

PAVEMENT COVERAGE = 413.24 S.F.

LOT COVERAGE NOT TO EXCEED = 2423.83 S.F.

PROPOSED LOT COVERAGE = 2084.50 S.F.

TOTAL FLOOR AREA NOT TO EXCEED = 3704.58 S.F.

PROPOSED TOTAL FLOOR AREA = 3582.63 S.F.

MAXIMUM HEIGHT = 30.0'

MINIMUM AIR CONDITIONER CONDENSER SIDE YARD SETBACK = 10.0'

GRADING PERMIT REQUIRED

RIGHT-OF-WAY PERMIT MAY BE REQUIRED

SITE DEVELOPMENT PLAN APPROVAL REQUIRED

SEPARATE TREE REMOVAL PERMIT REQUIRED

SEPARATE FENCE PERMIT REQUIRED

SEPARATE GENERATOR PERMIT IS REQUIRED

SEPARATE PERMIT IS REQUIRED FOR NEW OR UPGRADED WATER SERVICE

PER CHAPTER 18-4 OF THE VILLAGE CODE, ANY REMOVAL OF A WATER METER WITHOUT AUTHORIZATION BY THE WATER METER DEPARTMENT MAY RESULT IN A FINE BETWEEN \$500 AND \$750 PER DAY

CONTACT THE WATER METER DEPARTMENT AT 847-853-7537 TO MAKE ARRANGEMENTS FOR THE REMOVAL OF THE WATER METER

Zoning Conditions for 536 LAWLER AVE



Application Number: 202401497

ADDITIONAL FEES MAY APPLY FOR THE REPLACEMENT OF A WATER METER THAT IS LOST OR DAMAGED

WHEN A SERVICE ADDRESS IS NOT EQUIPPED WITH A WATER METER AND STILL RECEIVES WATER SERVICE ('UNMETERED WATER'), THE WATER CUSTOMER WILL BE BILLED A FLAT RATE OF \$5.15 PER DAY ON THEIR WATER BILL

THIS PERMIT EXPIRES AND BECOMES INVALID 12 MONTHS FROM THE DATE OF ISSUANCE, AFTER WHICH TIME THE PERMITTEE SHALL PAY A RENEWAL FEE EQUAL TO 1/12TH OF THE ORIGINAL PERMIT FEE FOR EVERY 30 DAYS AFTER THE EXPIRATION OF THE ORIGINAL PERMIT UNTIL A CERTIFICATE OF OCCUPANCY OR A FINAL CONSTRUCTION INSPECTION IS APPROVED. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED OR FINAL INSPECTIONS CONDUCTED UNTIL AFTER ANY ADDITIONAL PERMIT EXTENSION FEES ARE PAID.



Reviewing Planner

10/16/24

Date

INSPECTION FIELD SHEET
Printed by Lisa Roberts

10/06/25
11:34:01

INSPECTION: 397478 REINSPECT FRAMING ROUGH

PERMIT:
STATUS:
APPLICATION: 202401497
ASSIGNED TO: Leo Lara

LOC: 536 LAWLER AVE
WILMETTE

PROPERTY ID: 05312250340000

OWNER: SOPHIA HAMID AZAMI

CONTRACTOR: _____

REQUEST BY: _____

PROJ DESC: NEW HOUSE
WORK ORDER:

INSPECTOR:	JN	RESULT:	PASSED WITH CONDITIONS	
REQUESTED:	08/25/25	PRIORITY:		
SCHEDULED:	08/26/25 AM	COMPLETED:	08/26/25	12:20 PM
UNPAID FEES:	213.00		Date	Time

MILEAGE: .00 TIME: TRAVEL 5 ONSITE 70

COMMENTS:

KHOSHAL 773/416-2212
Created from inspection 376411 on 07/18/2025 by normanj
KHOSHAL 773/416-2212
NEED WINDOWS AND DOORS INSTALLED
NEED BUILDING WRAP TAPED
OK TO INSULATE
NEED REVISIONS FOR 1ST AND 2ND FLOORS REVISIONS MUST BE APPROVED BEFOR
INSULATION INSPECTION



Community Development Department

SUBJECT: Appointment of Special Zoning Committee –Edens Plaza Local Sign Ordinance

MEETING DATES: March 10, 2026

FROM: Adam Beaver, Planner III-AICP

BUDGET IMPACT: None

Recommended Motions

Appoint the Appearance Review Commission (ARC) sitting as a Special Zoning Committee (SZC) to review Sec. 30-16 Appendix B, *Edens Plaza Local Sign Ordinance*.

Background

A Local Sign Ordinance (LSO) is an agreement between a defined commercial area and the Village that establishes specific sign standards for businesses within that area. Since the sign standards are specific, individual sign applications that follow the LSO criteria can be reviewed and issued by Village staff without needing ARC review. The Village has three LSOs: Plaza del Lago, West Lake Plaza, and Edens Plaza.

WS Development is the property owner and intends to clarify and streamline the signage throughout Edens Plaza. WS Development previously updated the Plaza del Lago LSO in 2025.

Discussion

The SZC will be asked to review text amendments requested by WS Development pertaining to Edens Plaza. The current LSO regulates signage based on tenant space size and location. The proposed amendments regulate signage throughout the plaza and identify allowable sign types and intend to simplify and clarify sign regulations for commercial tenants while maintaining a cohesive character throughout Edens Plaza.

Preliminary feedback from the ARC occurred on March 2, 2026 and a public hearing is requested for April or May 2026 with the ARC as the appointed SZC.

Attachment:

1. Preliminary Application for ARC Feedback



February 27, 2026

Community Development Director
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091

Re: Request for Text Amendment – Edens Plaza Local Sign Ordinance

Dear Ms. Egan,

Edens Plaza SC Owner LLC and Edens Plaza BB Owner LLC (collectively "*Petitioner*"), owner of the Edens Plaza shopping center, respectfully submits this request for a text amendment to the Edens Plaza Local Sign Ordinance ("*LSO*").

Edens Plaza is located within the PCD-1 District, which is one of only three Planned Commercial Development Districts in the Village of Wilmette. Consistent with the multi-tenant commercial developments located within the other Planned Commercial Development Districts, Edens Plaza's signage is governed by a Local Sign Ordinance, incorporated into the Zoning Ordinance as Appendix B, that is unique to Edens Plaza.

The LSO, as adopted, regulates tenant signage according to size of occupied space, broken up into five distinct size categories. Petitioner is proposing a text amendment to the LSO that would consolidate these categories and update the associated dimensional requirements to promote more a more balanced and cohesive signage program throughout the center. The proposed text amendment also includes revisions to the permitted sign types.

Petitioner looks forward to the opportunity to further discuss the proposed Edens Plaza Local Sign Ordinance text amendment and to answer any questions the Special Zoning Committee may have. Thank you for your consideration of this request.

Respectfully,

HANNAH MCCALLUM
Direct of Development, WS Development

**SPECIAL ZONING COMMITTEE
VILLAGE OF WILMETTE
Application For A Public Hearing**

1. PETITIONER AND OWNER INFORMATION

Petitioner's Name: Edens Plaza SC Owner LLC and Edens Plaza BB Owner LLC Business Phone: 617-232-8900
Home Phone: _____

Property Address: 3232 Lake Avenue, Wilmette, IL 60091

Mailing Address (if different from above): Edens Plaza SC Owner LLC c/o WS Asset Management, Inc.
33 Boylston Street, Suite 3000, Chestnut Hill, MA 02467 Attn: Molly Broomer

Signed by: *Molly Broomer* 2/27/26
Petitioner's Signature by WS Asset Management, Inc. Date
its property manager and authorized agent

Are you the legal owner of the property? YES NO

~~If not, state the owner's name, address and phone number and submit his/her signature here or in a letter of authorization.~~

~~Owner's Name: _____ Business Phone: _____
Home Phone: _____~~

~~Owner's Address: _____~~

~~Owner's Signature _____ Date _____~~

~~Letter of Authorization Attached~~

2. PROPERTY DESCRIPTION

General location of petitioned property (cross streets and nearby landmarks):
Edens Plaza is located within the PCD-1 District at the northwest corner of Lake Avenue and Skokie Boulevard.

Legal Description of the property (as shown on the Plat of Survey):
see attached survey

Present Use: shopping center

3. DESCRIPTION OF REQUEST

Application for: Rezoning Text Amendment

Briefly describe the request: Petitioner is requesting a text amendment to the Edens Plaza Local Sign Ordinance

Please attach a separate letter addressed to the Special Zoning Committee stating how this request conforms to the standards for a rezoning/amendment as set forth in the Village of Wilmette Comprehensive Plan.

4. STAFF INFORMATION (Please do not write below this point)

CASE #: _____

AMOUNT OF FEE: _____

DATE OF APPLICATION: _____

DATE OF HEARING: _____

LEGAL NOTICE: _____

POSTING: _____

RECOMMENDATION OF ZBA: _____

DATE TO VILLAGE BOARD: _____

ACTION BY VILLAGE BOARD: _____

VILLAGE BOARD MINUTES DATED: _____

ORDINANCE NO.: _____

All correspondence should be addressed to the Director of Community Development, Village of Wilmette, 1200 Wilmette Avenue, Wilmette, IL 60091.

Edens Plaza

WILMETTE, IL

APPEARANCE REVIEW COMMISSION
TENANT SIGNAGE AND WAYFINDING
MARCH 2, 2026



SIGN TYPE**EXISTING LOCAL SIGN ORDINANCE****PROPOSED LOCAL SIGN ORDINANCE***Wall Signs*

- Allowable wall signage is based on square footage of occupied space – currently 5 size ranges
- A. 100,000 sf or more: 8’ max letter height and max 30% of signable area
- B. 17,500 - 100,00 sf: 4’ max letter height and max 30% of signable area
- C. 6,000 – 17,500 sf: 30” max letter height and max 25% of signable area
- D. 2,500 – 6,000 sf: 24” max letter height and max 25% of signable area
- E. Less than 2,500 sf: 18” max letter height and max 25% of signable area

- Consolidating allowable wall signage to 4 size ranges
- Updates to max letter height requirement
- Removing signable area requirement and adding overall max sign height
- A. 100,000 sf or more: 8’ max letter height (single line), 14’ max overall sign height (multiple lines)
- B. 17,500 - 100,000 sf: 4’ max letter height (single line), 8’ max overall sign height (multiple lines)
- C. 5,000 – 17,500 sf: 3’ max letter height (single line), 6’ max overall sign height (multiple lines)
- D. Less than 5,000 sf: 2’ max letter height (single line), 3’-6” max overall sign height (multiple lines)

Under-Canopy Signs

- Each tenant shall display uniform under-canopy signs, as shown in Figure Appendix B-6

- Removing Figure Appendix B-6
- Each tenant shall display uniform under-canopy signs – signs are subject to appearance review

Awning Signs

- Tenants may display valance signs on awnings with a max letter height of 5”. Only the address, phone number, official business name or one (1) descriptive word shall be displayed. Awnings shall be black, or another single color consistent with the tenant's logo.

- No change to letter height requirement
- Limiting valance sign to one line of copy
- Adding white as an approved awning color

Projecting Signs

- Not contemplated in existing Local Sign Ordinance

- Each tenant occupying a storefront not located under a canopy may display a projecting sign on each exterior wall of the premises not to exceed 6 square feet per sign face

Development Signs

- Not contemplated in existing Local Sign Ordinance

- Identification Signs:
 - Owner may install within the center up to 4 ground signs displaying the name of the center and/or tenant names – signs are subject to appearance review
 - Each sign may not exceed 75 square feet per face and 12’ in height
- Light Pole Banners:
 - Owner may install up to 2 banners on each light pole within the property
 - Banners shall not exceed 15 square feet per side

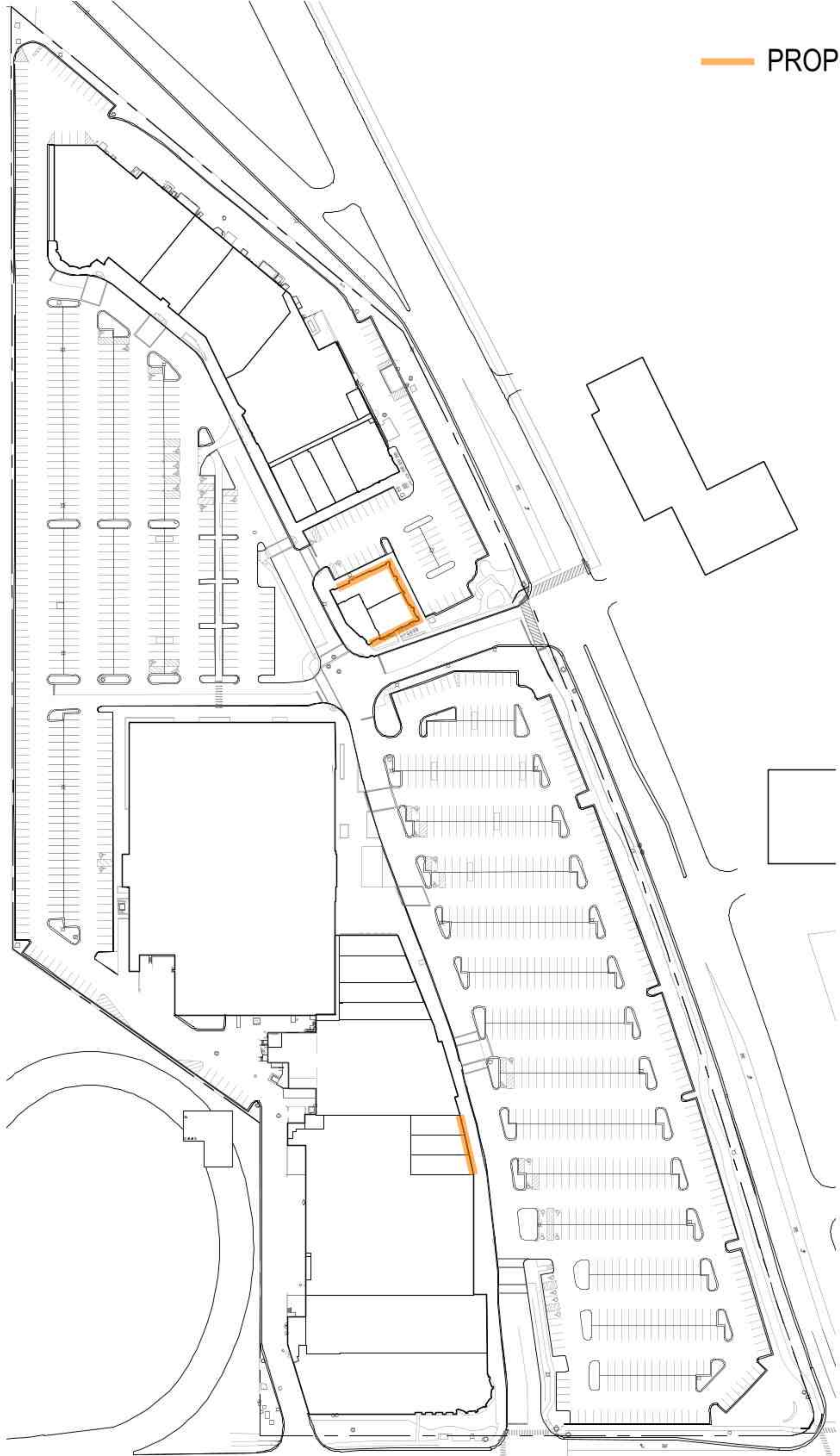
PROJECTING SIGNS:

- Each tenant occupying a storefront not located under a canopy may display 1 Projecting Sign on each exterior wall of the premises
- Project Signs are limited to 6 sf per sign face
- Projecting Signs shall be mounted not less than 7' above grade and not more than 15' above grade

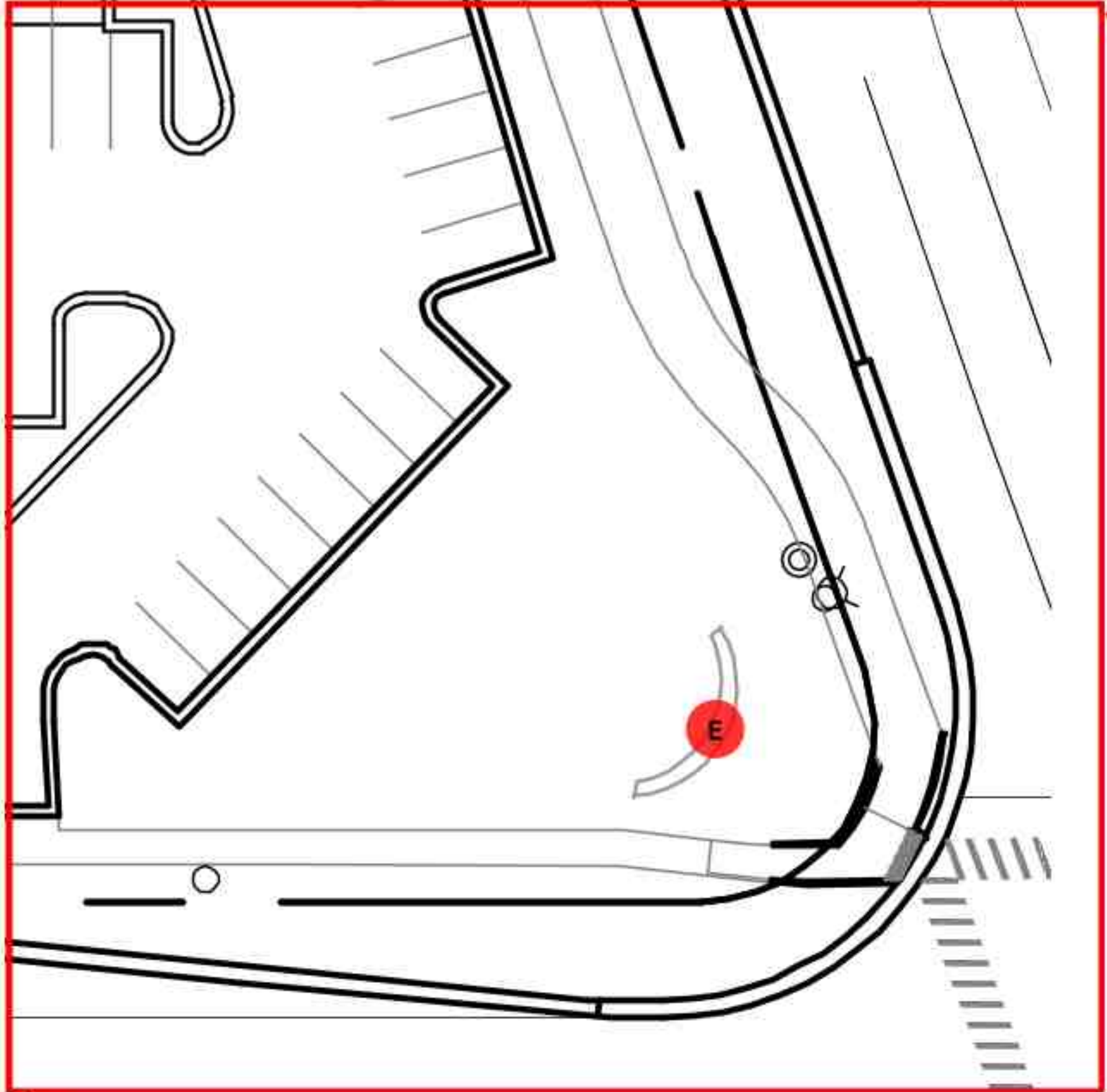


PROJECTING SIGN EXAMPLES

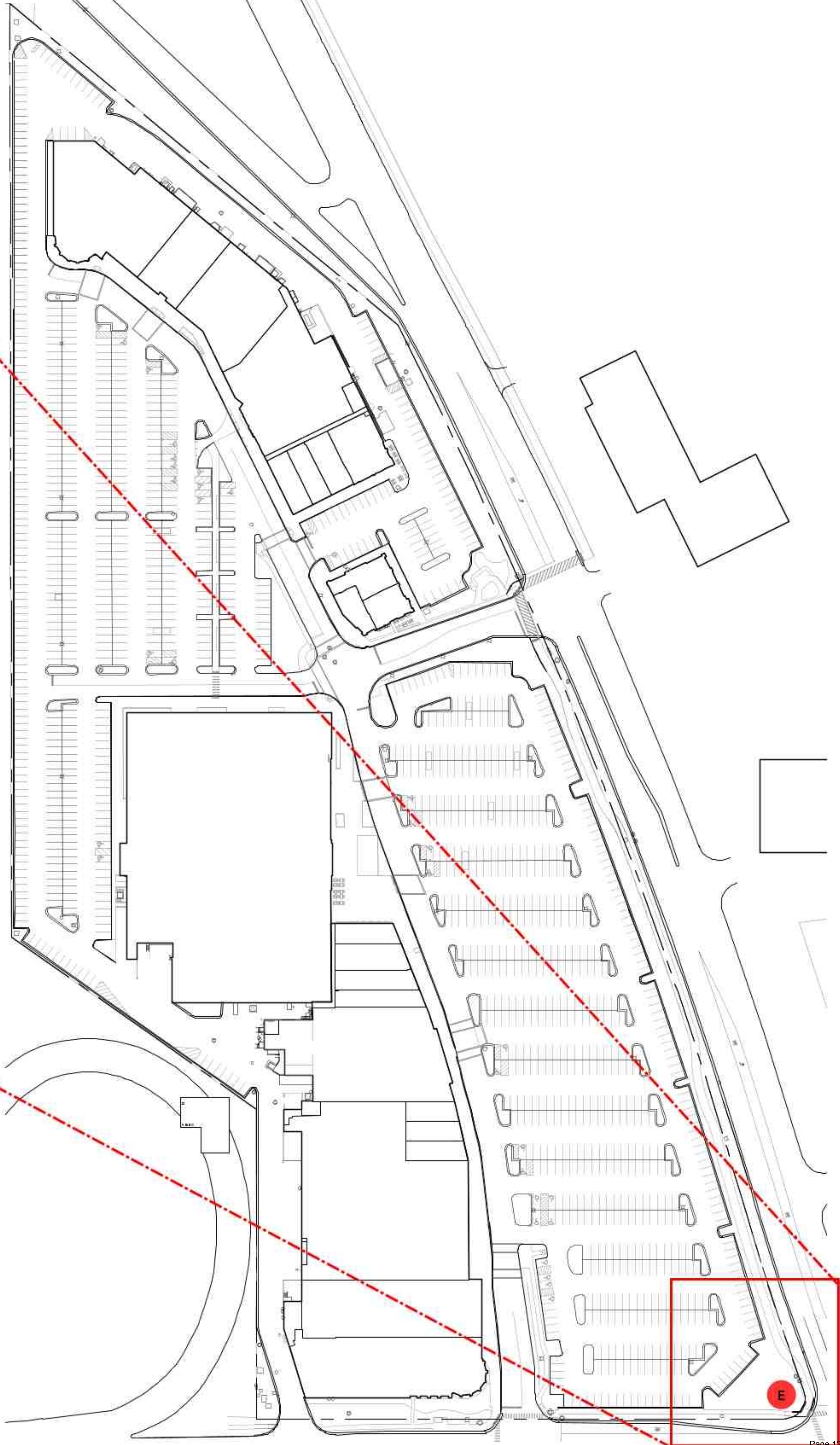
— PROPOSED LOCATION



DEVELOPMENT SIGNAGE - Existing Identification Sign



 Existing Ground Sign

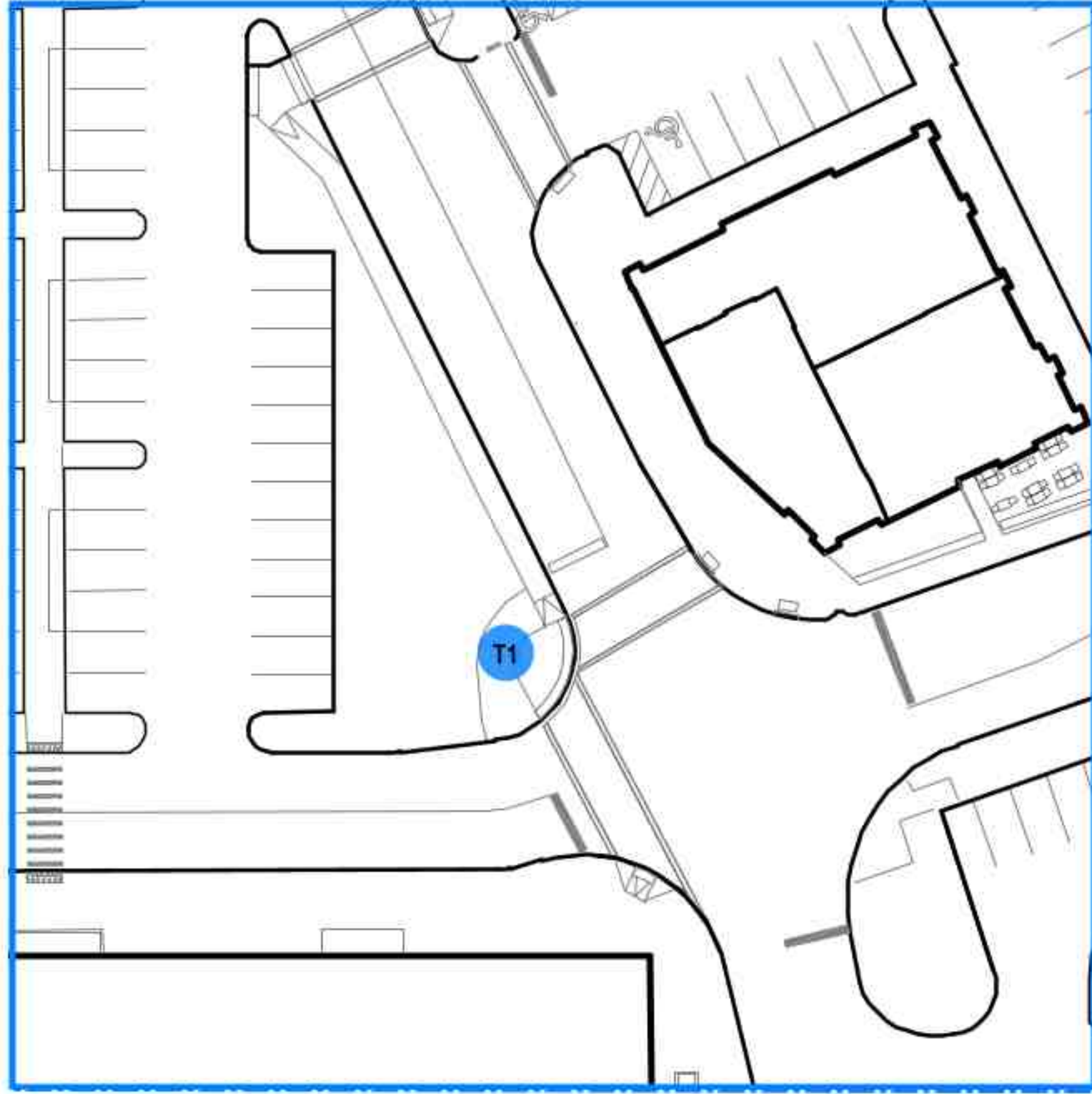


DEVELOPMENT SIGNAGE - Identification Signs

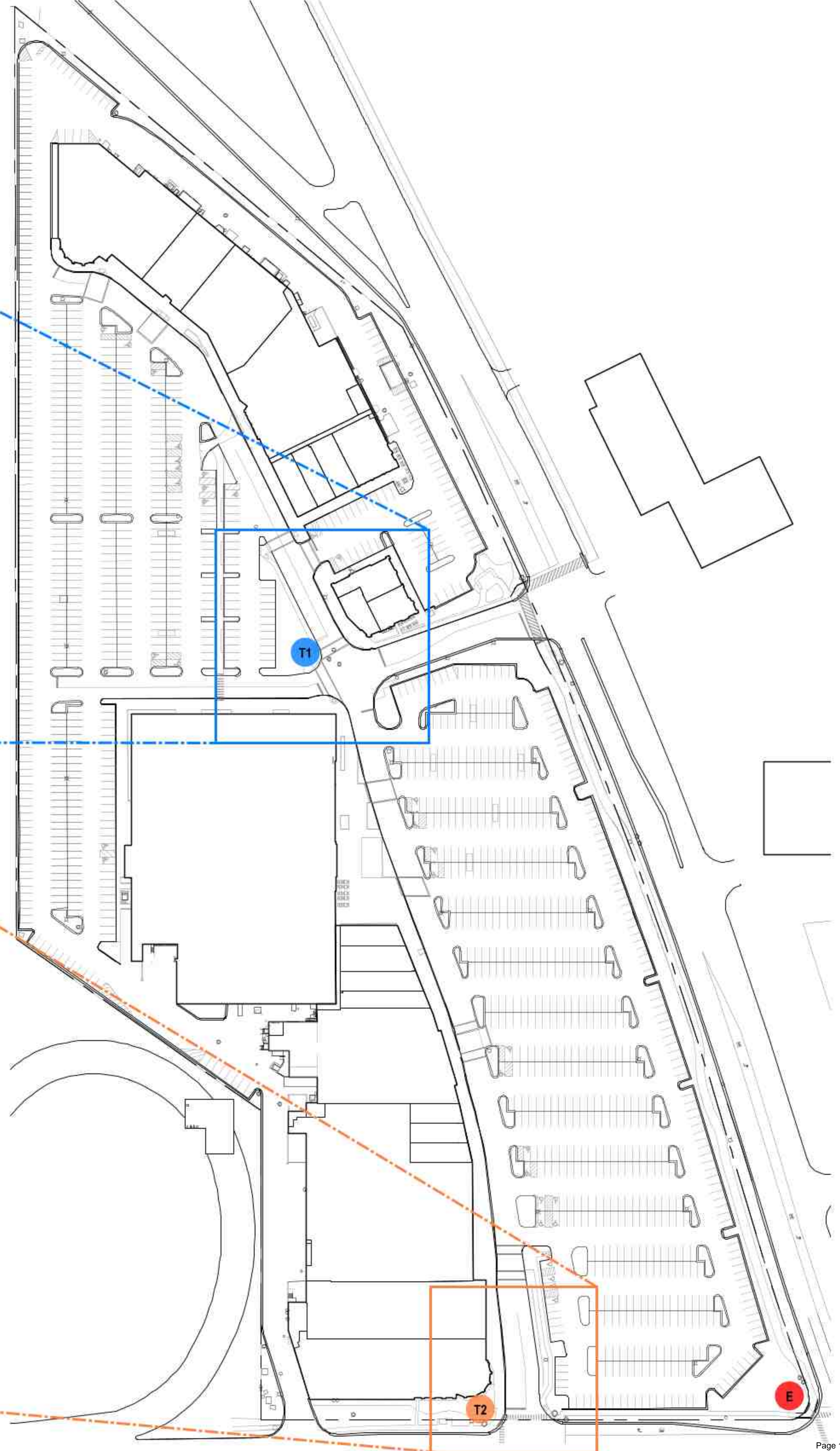
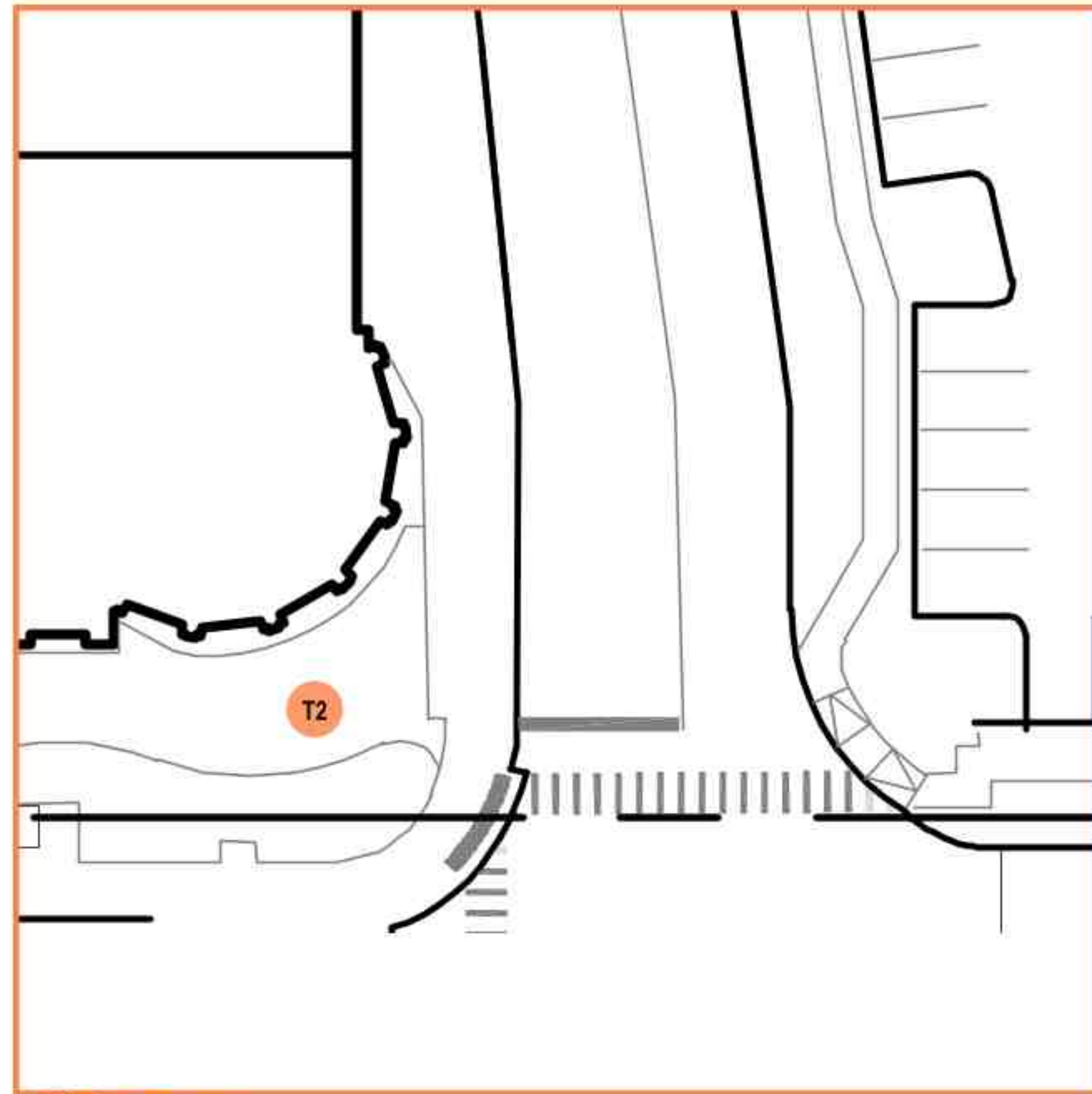
- Up to 4 Identification Signs allowed
- Identification Signs are limited to 75 sf per sign face and 12' in height



● Type 1



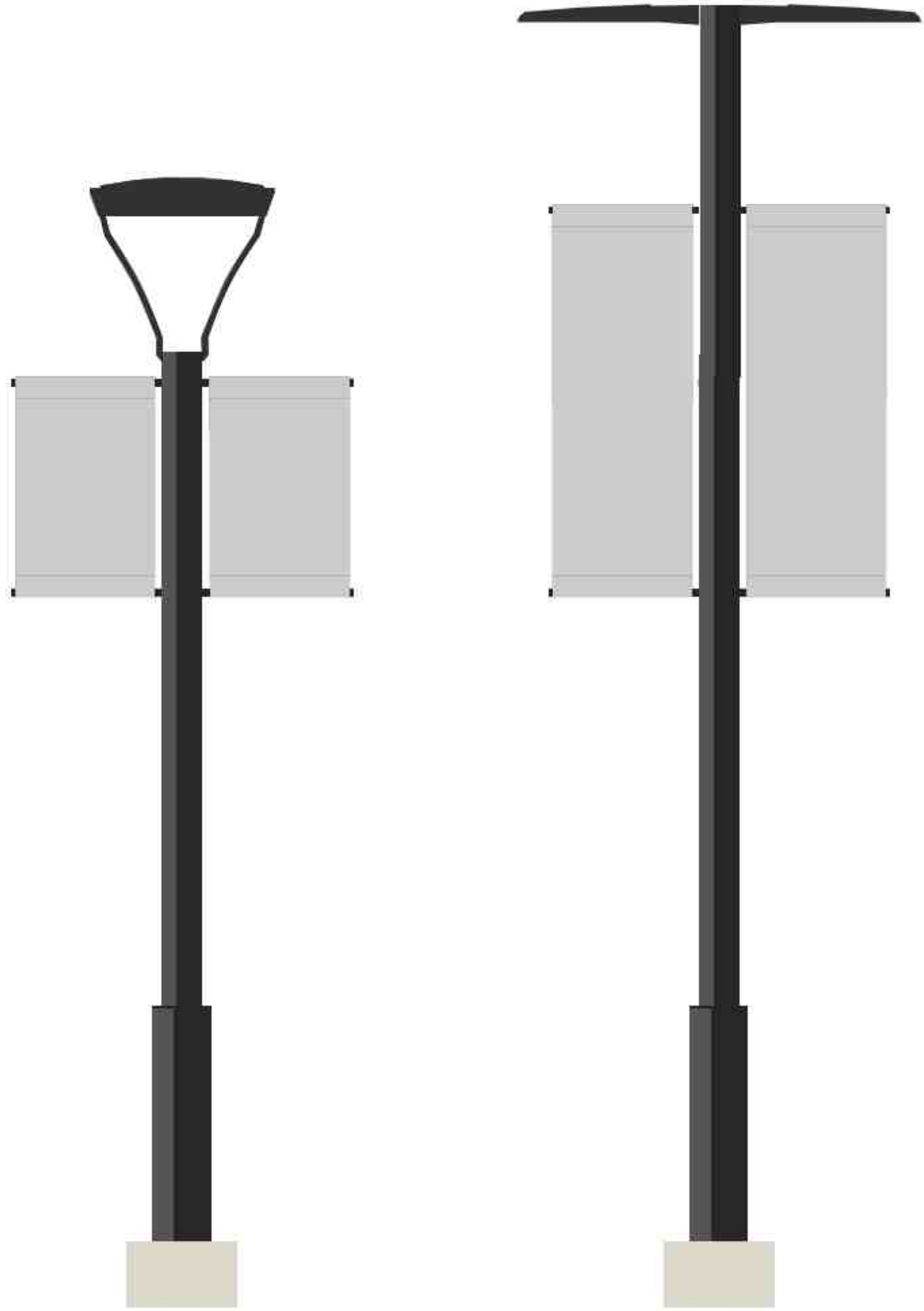
● Type 2



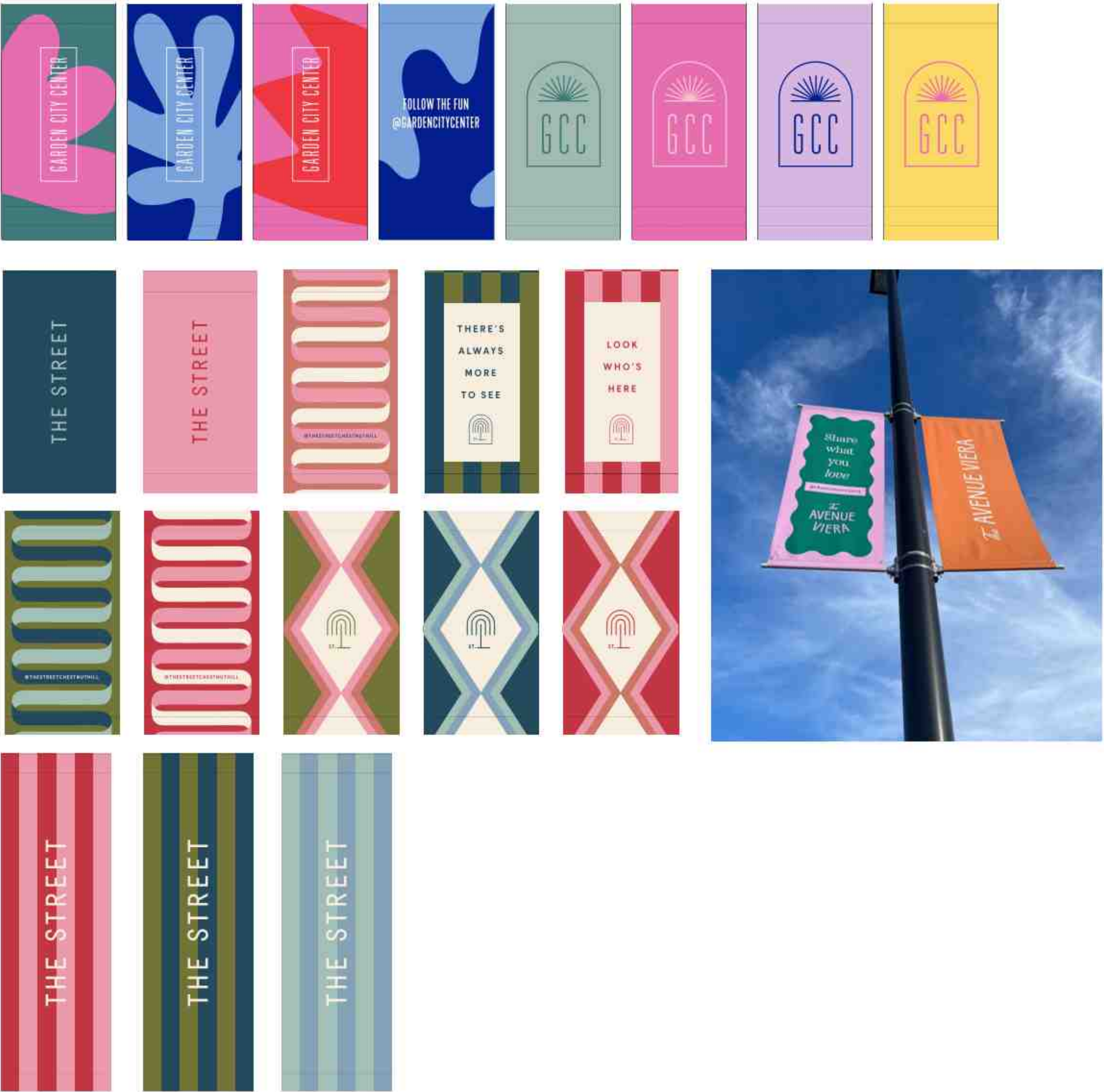
*LOCATIONS ARE DIAGRAMMATIC, FINAL LOCATIONS AND DESIGNS TO BE SUBMITTED FOR APPEARANCE REVIEW

DEVELOPMENT SIGNAGE - Banners

- Banners shall be mounted not less than 6'-8" above grade
- No more than 2 banners shall be mounted to 1 pole
- Banners are limited to 15 sf per face



Banner Placement



Banner Design Examples

EXISTING CRITERIA - BUILDING 1, Suite 150-170

- B - 17,500 SF - 100,000 SF = 4'
- C - 6,000 SF - 17,500 SF = 30"
- D - 2,500 SF - 6,000 SF = 24"
- E - Less Than 2,500 SF = 18"



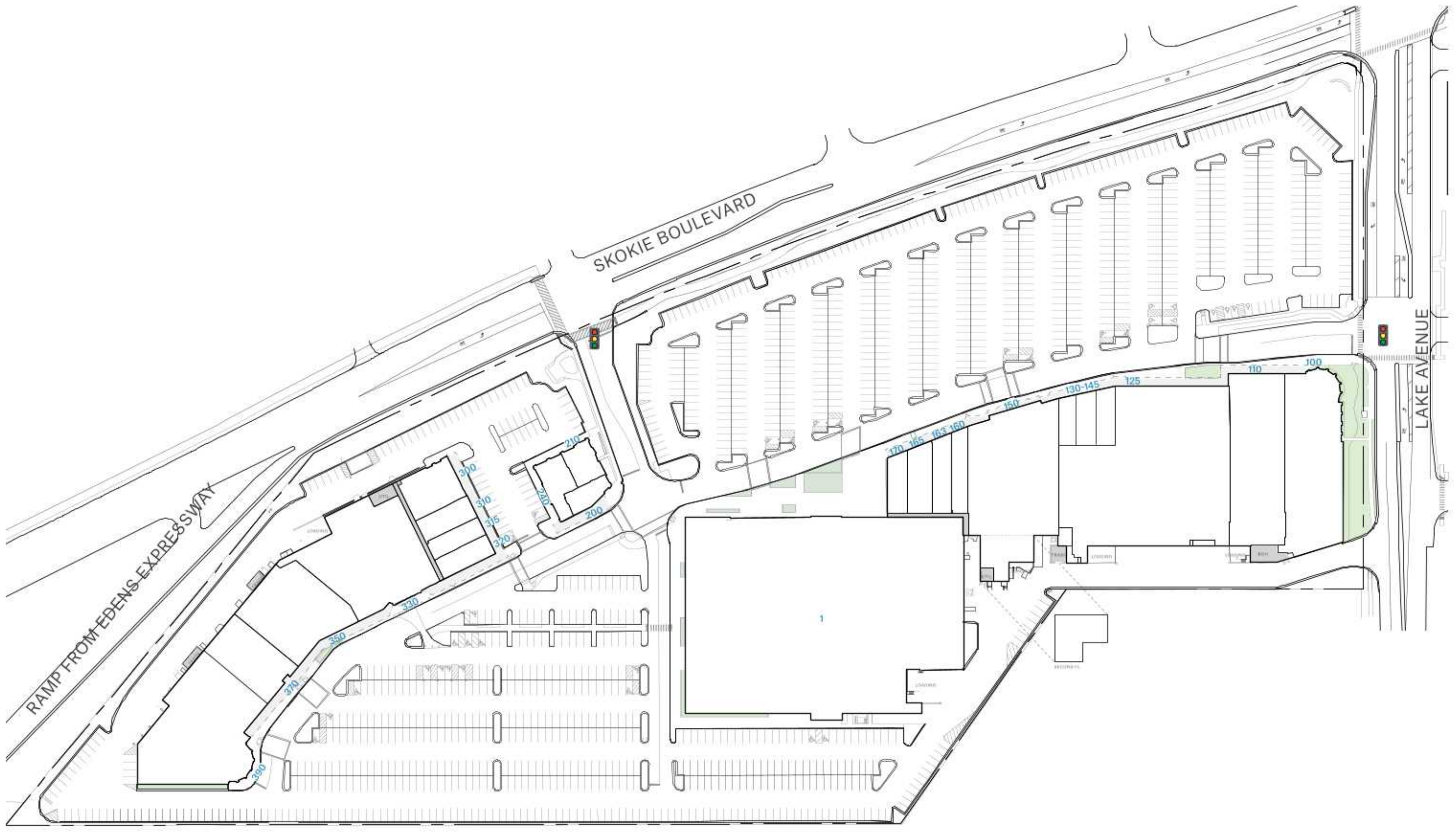
PROPOSED CRITERIA - BUILDING 1, Suite 150-170

- B - 17,500 SF - 100,000 SF = 4'
- C - 5,000 SF - 17,500 SF = 3'
- D - Less than 5,000 SF = 2'



INDEX

WS



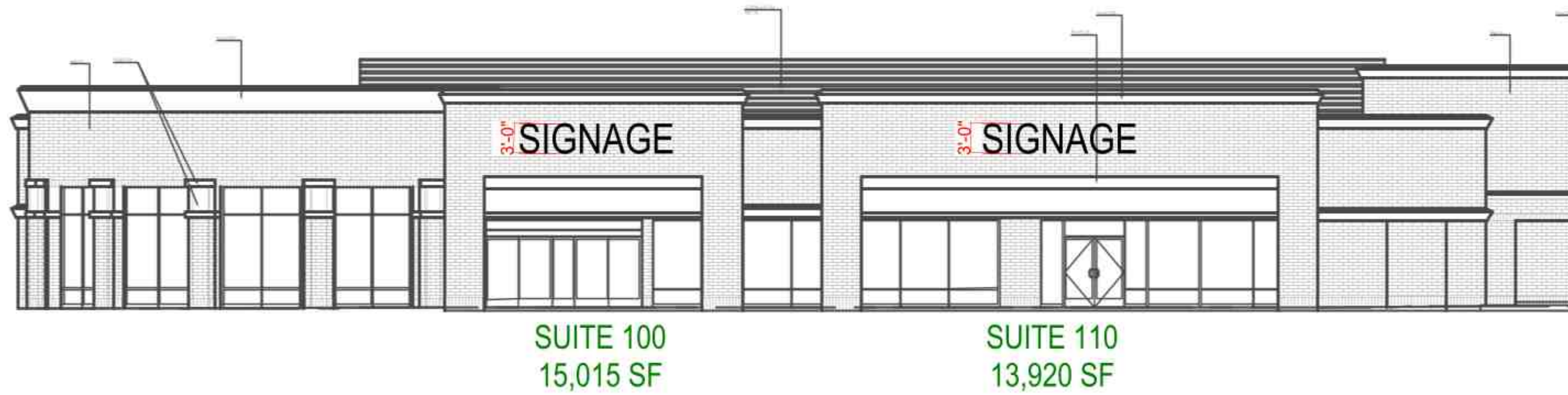
EXISTING CRITERIA - BUILDING 1, Suite 100-110

- B - 17,500 SF - 100,000 SF = 4'
- C - 6,000 SF - 17,500 SF = 30"
- D - 2,500 SF - 6,000 SF = 24"
- E - Less Than 2,500 SF = 18"



PROPOSED CRITERIA - BUILDING 1, Suite 100-110

- B - 17,500 SF - 100,000 SF = 4'
- C - 5,000 SF - 17,500 SF = 3'
- D - Less than 5,000 SF = 2'



EXISTING CRITERIA - BUILDING 1, Suite 125-140

B - 17,500 SF - 100,000 SF = 4'
C - 6,000 SF - 17,500 SF = 30"
D - 2,500 SF - 6,000 SF = 24"
E - Less Than 2,500 SF = 18"



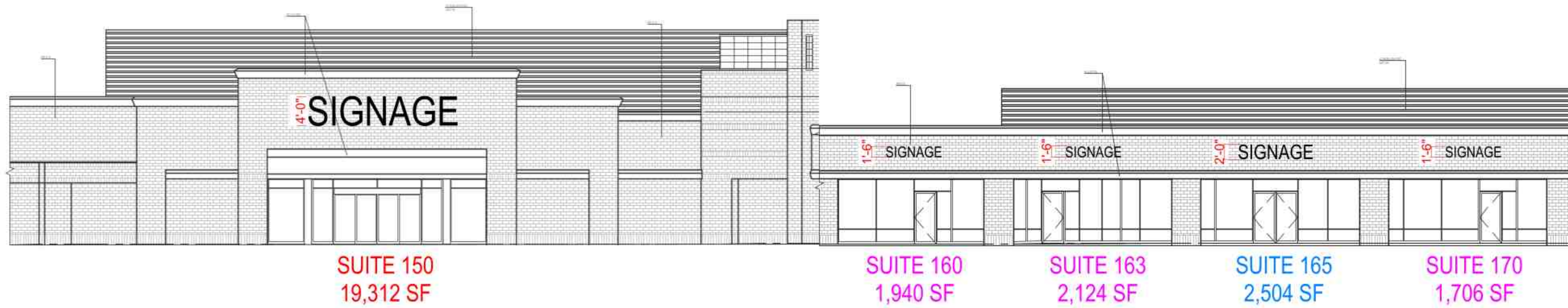
PROPOSED CRITERIA - BUILDING 1, Suite 125-140

B - 17,500 SF - 100,000 SF = 4'
C - 5,000 SF - 17,500 SF = 3'
D - Less than 5,000 SF = 2'



EXISTING CRITERIA - BUILDING 1, Suite 150-170

- B - 17,500 SF - 100,000 SF = 4'
- C - 6,000 SF - 17,500 SF = 30"
- D - 2,500 SF - 6,000 SF = 24"
- E - Less Than 2,500 SF = 18"



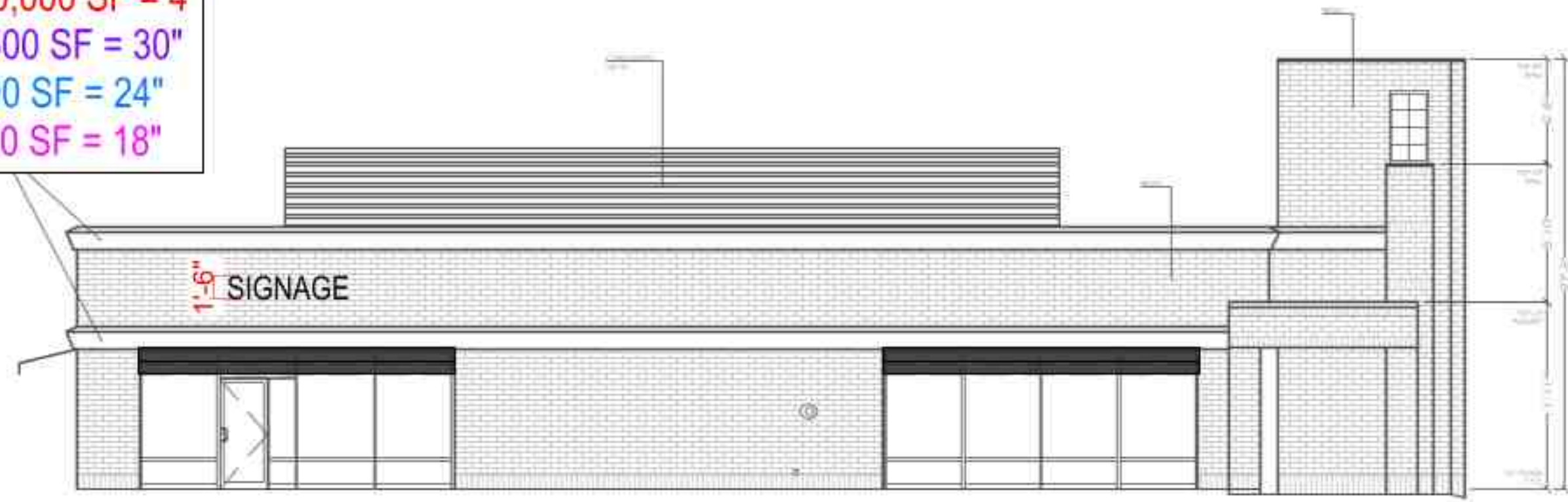
PROPOSED CRITERIA - BUILDING 1, Suite 150-170

- B - 17,500 SF - 100,000 SF = 4'
- C - 5,000 SF - 17,500 SF = 3'
- D - Less than 5,000 SF = 2'



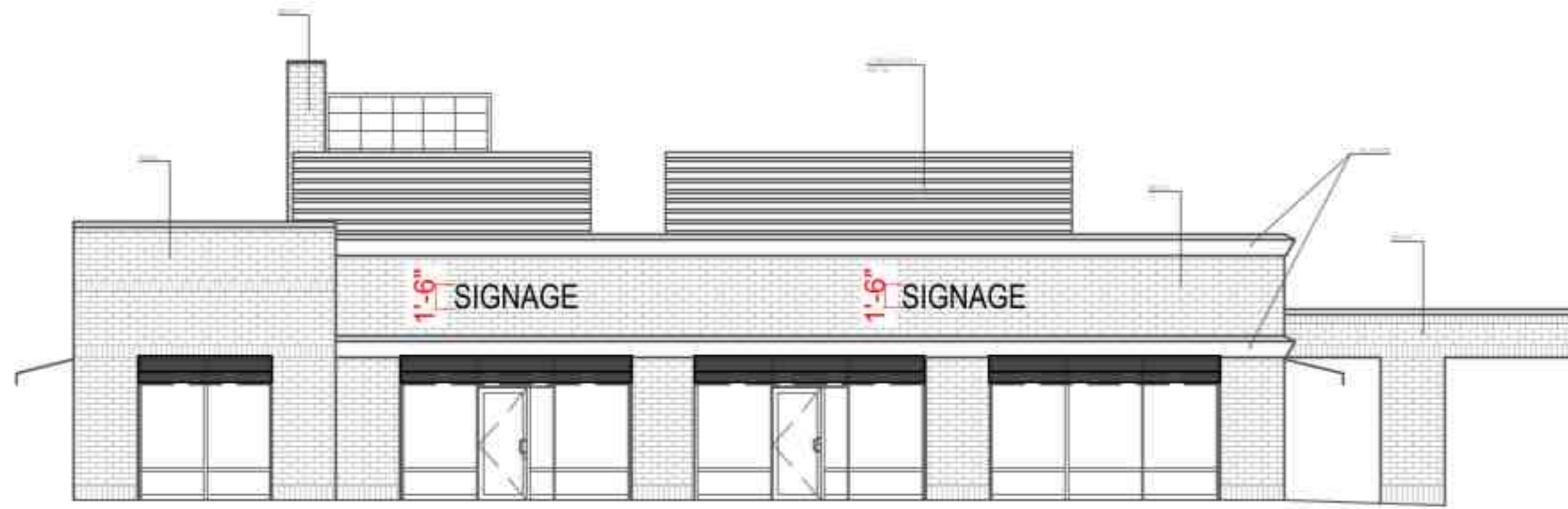
EXISTING CRITERIA - BUILDING 2

- B - 17,500 SF - 100,000 SF = 4'
- C - 6,000 SF - 17,500 SF = 30"
- D - 2,500 SF - 6,000 SF = 24"
- E - Less Than 2,500 SF = 18"



SUITE 240
2,085 SF

NORTH



SUITE 210
1,755 SF

EAST

SUITE 240
2,085 SF



SUITE 200
1,362 SF

SOUTH

SUITE 210
1,755 SF



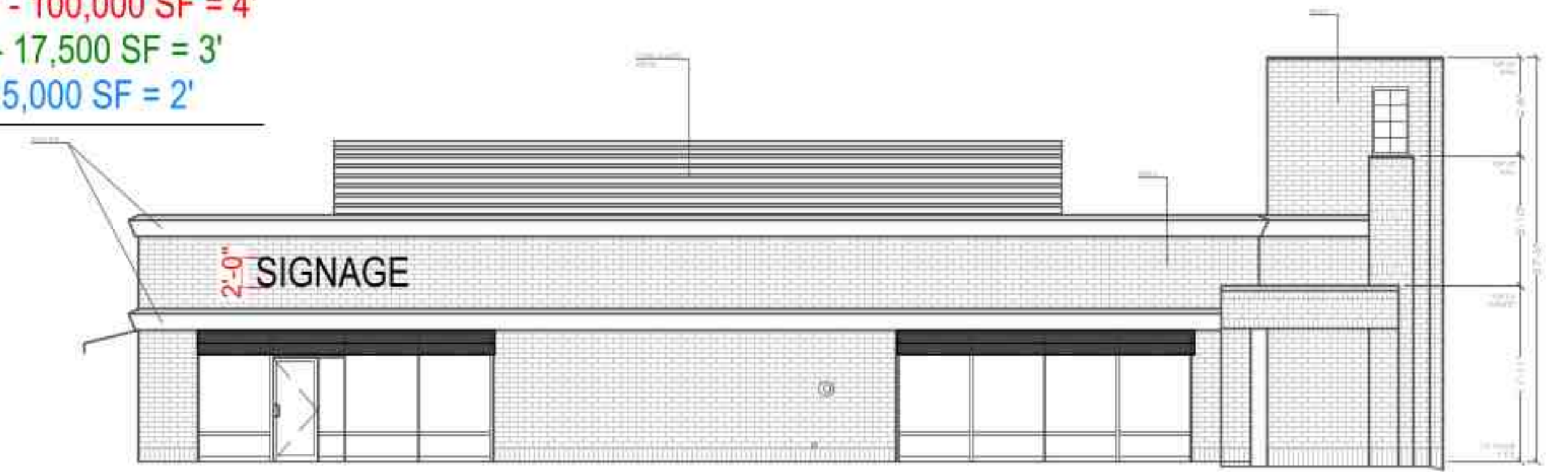
SUITE 240
2,085 SF

WEST

SUITE 200
1,362 SF

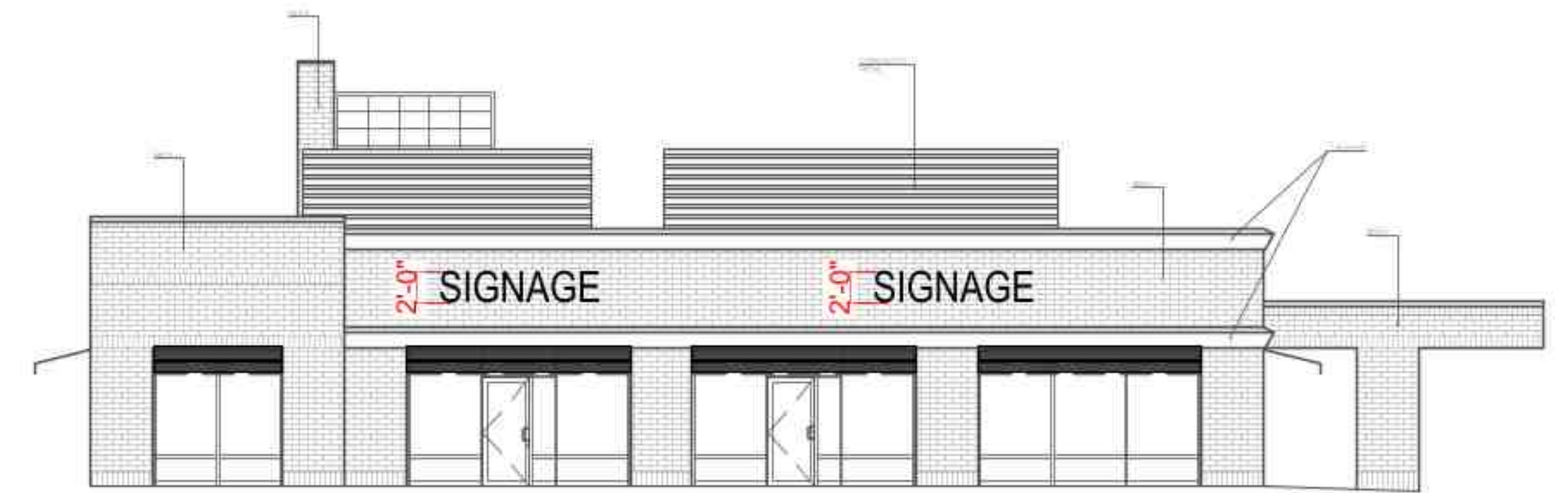
PROPOSED CRITERIA - BUILDING 2

- B - 17,500 SF - 100,000 SF = 4'
- C - 5,000 SF - 17,500 SF = 3'
- D - Less than 5,000 SF = 2'



SUITE 240
2,085 SF

NORTH



SUITE 210
1,755 SF

EAST

SUITE 240
2,085 SF



SUITE 200
1,362 SF

SOUTH

SUITE 210
1,755 SF



SUITE 240
2,085 SF

WEST

SUITE 200
1,362 SF

EXISTING CRITERIA - BUILDING 3, Suite 350-390

- B - 17,500 SF - 100,000 SF = 4'
- C - 6,000 SF - 17,500 SF = 30"
- D - 2,500 SF - 6,000 SF = 24"
- E - Less Than 2,500SF = 18"



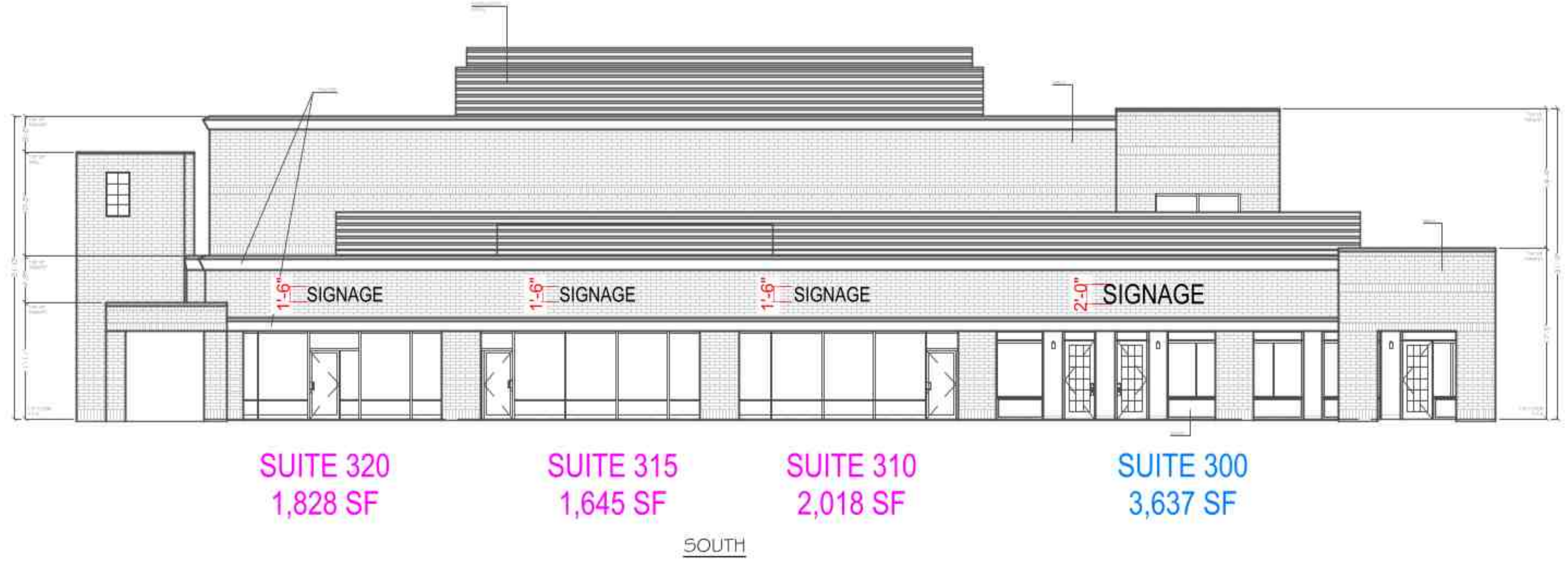
PROPOSED CRITERIA - BUILDING 3, Suite 350-390

- B - 17,500 SF - 100,000 SF = 4'
- C - 5,000 SF - 17,500 SF = 3'
- D - Less than 5,000 SF = 2'



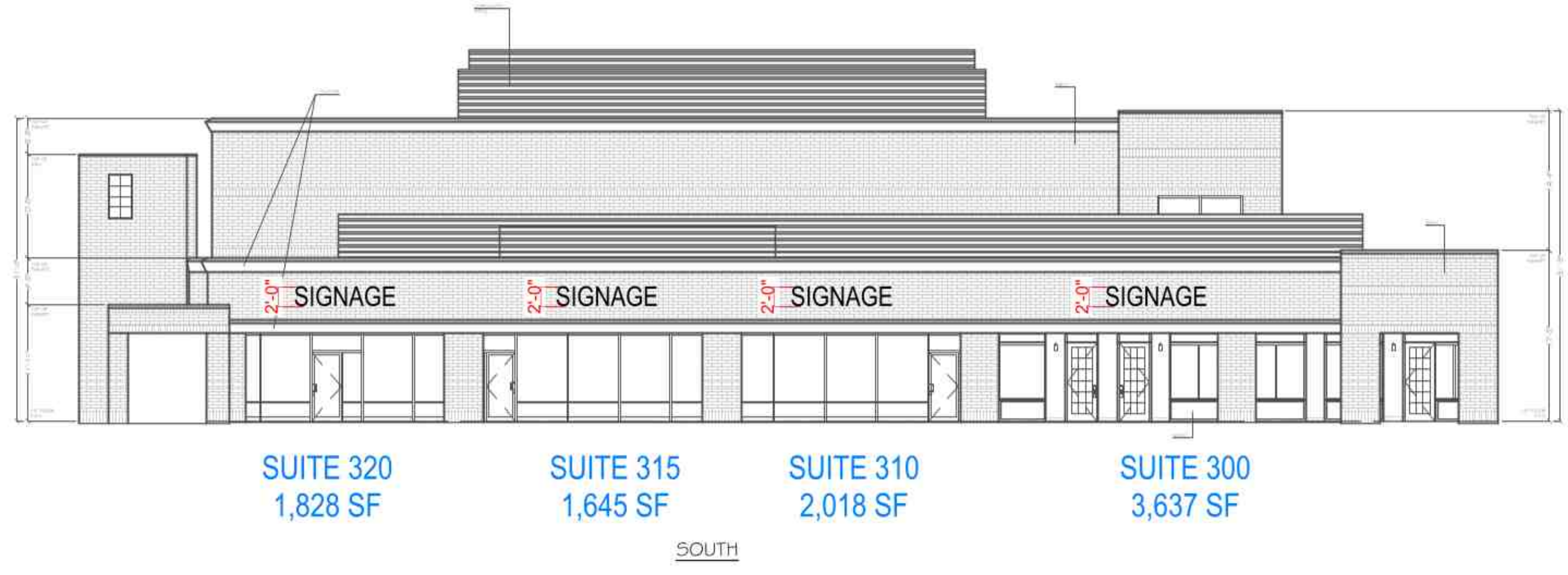
EXISTING CRITERIA - BUILDING 3, Suite 300-320

- B - 17,500 SF - 100,000 SF = 4'
- C - 6,000 SF - 17,500 SF = 30"
- D - 2,500 SF - 6,000 SF = 24"
- E - Less Than 2,500SF = 18"



PROPOSED CRITERIA - BUILDING 3, Suite 300-320

- B - 17,500 SF - 100,000 SF = 4'
- C - 5,000 SF - 17,500 SF = 3'
- D - Less than 5,000 SF = 2'



EXAMPLES - TENANT LOGOS

Meant for illustrative purposes only - elevations do not reflect actual Tenants or prospective Tenants for Edens Plaza.

SINGLE LINE OF COPY

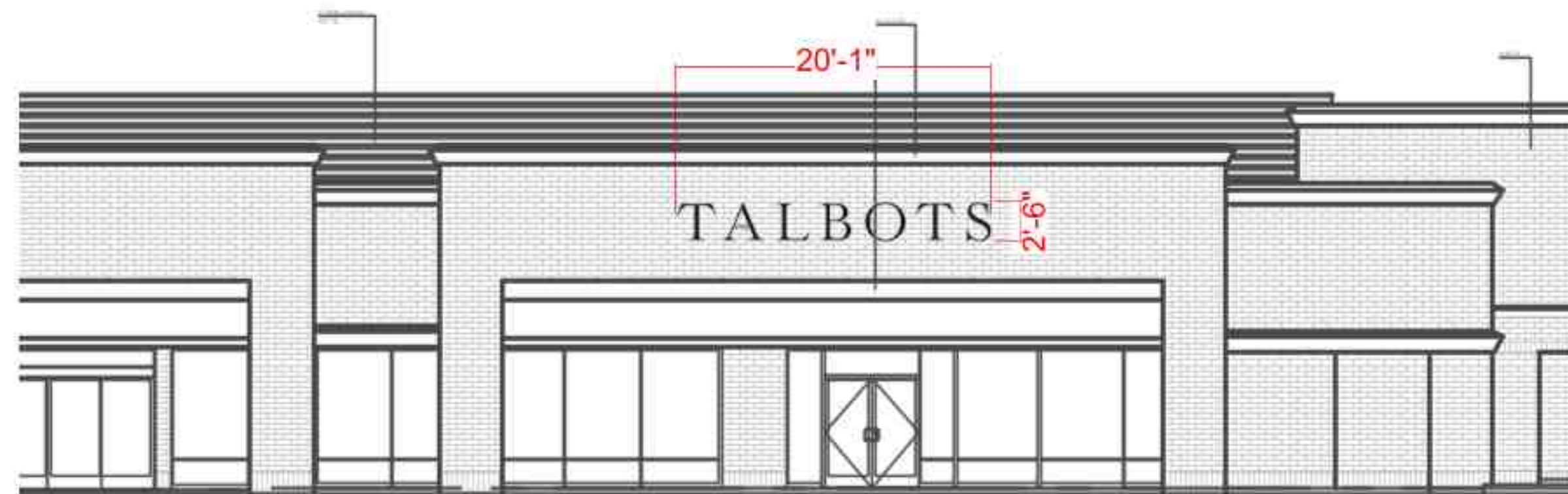


B - 17,500 SF - 100,000 SF = 4' Letter Height x 58' Wide.

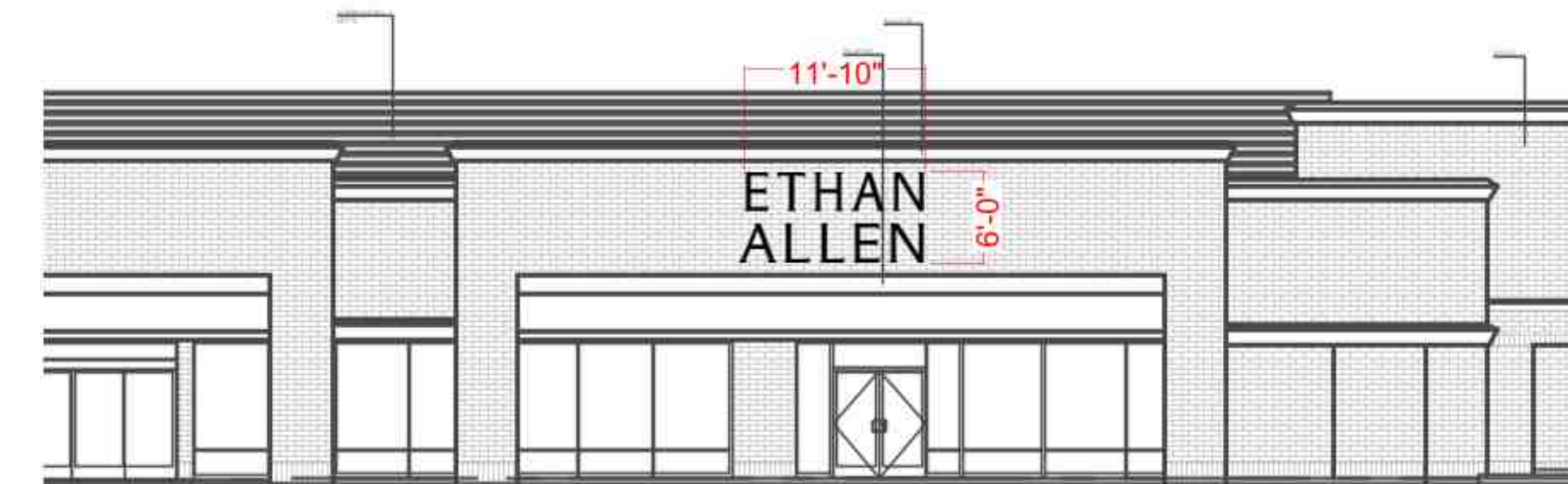
MULTIPLE LINES OF COPY



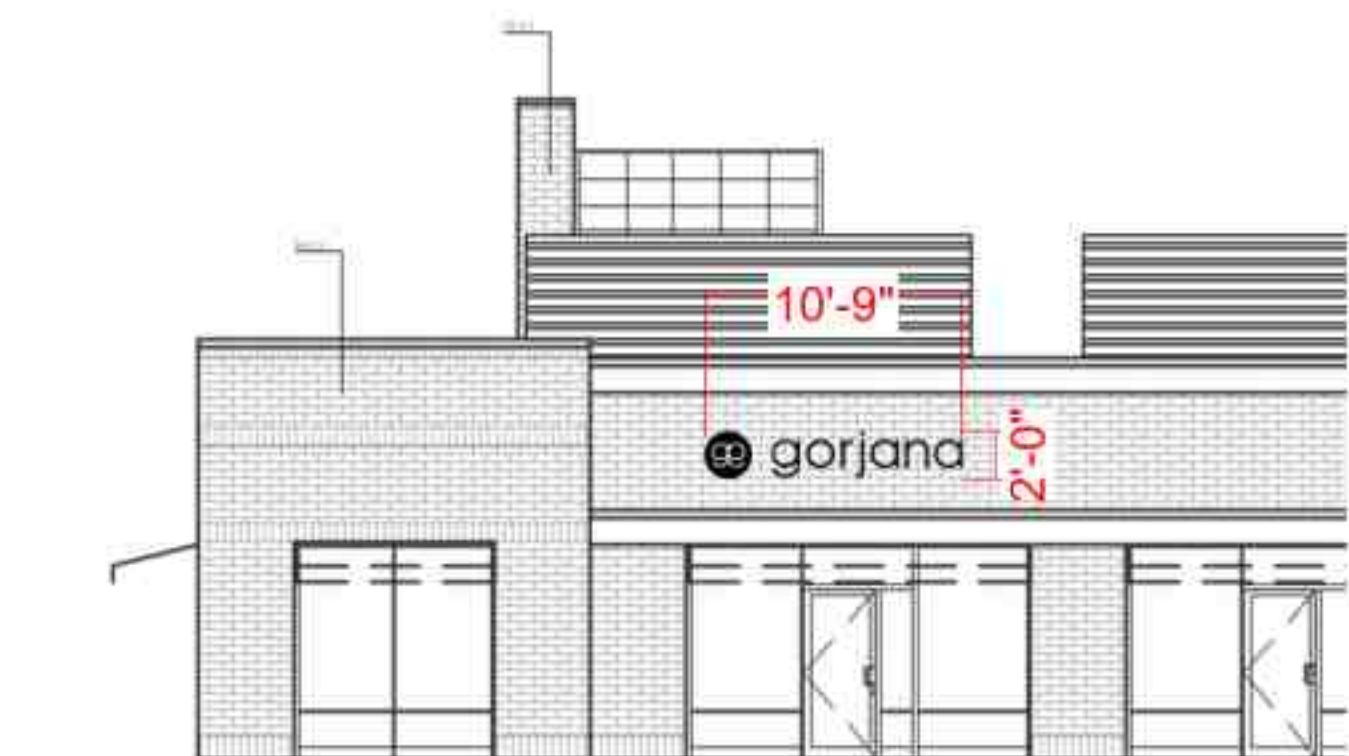
B - 17,500 SF - 100,000 SF = 8' Overall Height (multiple lines of copy) x 58' Wide.



C - 5,000 SF - 17,500 SF = 3' Letter Height x 40' Wide.



C - 5,000 SF - 17,500 SF = 6' Overall Height (multiple lines of copy) x 40' Wide.



D - Less than 5,000 SF = 2' Letter Height x 20' Wide.



D - Less than 5,000 SF = 3'-6" Overall Height (multiple lines of copy) x 20' Wide.

EXISTING CRITERIA

A tenant may erect the following signage based upon the square footage occupied.

- A. 100,000 square feet or more:
 - 1. One (1) internally illuminated or backlit wall sign on each exterior wall of the premises in which the tenant is located;
 - 2. The signable area on each exterior wall shall be as designated in Figure Appendix B-1: Tenant Occupying 100,000 Square Feet Or More; and
 - 3. The surface area of all signs including individual letters and logos shall not exceed thirty percent (30%) of the signable area, the aggregate length of all letters shall not exceed sixty-five (65) feet in width, and each individual letter of a sign may not exceed eight (8) feet in height.
- B. At least 17,500 square feet, but less than 100,000 square feet:
 - 1. One (1) internally illuminated wall sign on each exterior wall of the premises in which the tenant is located;
 - 2. The signable area on each exterior wall shall be as designated in Figure Appendix B-2: Tenant Occupying At Least 17,500 But Less Than 100,000 Square Feet;
 - 3. The surface area of all signs including individual letters and logos shall not exceed thirty percent (30%) of the signable area, the aggregate length of all letters shall not exceed fifty-eight (58) feet in width, and each individual letter of a sign may not exceed four (4) feet in height; and
 - 4. The sign shall be centered vertically within the signable area.
- C. At least 6,000 square feet, but less than 17,500 square feet:
 - 1. One (1) internally illuminated wall sign on each exterior wall of the premises in which the tenant is located;
 - 2. The signable area on each exterior wall shall be as designated in Figure Appendix B-3: Tenant Occupying At Least 6,000 Square feet But Less Than 17,500 Square Feet; and
 - 3. The surface area of all signs including individual letters and logos shall not exceed twenty-five percent (25%) of the signable area, the aggregate length of all letters shall not exceed forty (40) feet in width, and each individual letter of a sign may not exceed thirty (30) inches in height;
 - 4. The sign shall be centered vertically within the signable area.
- D. At least 2,500 square feet, but less than 6,000 square feet:
 - 1. One (1) internally illuminated wall sign on each exterior wall of the premises in which the tenant is located;
 - 2. The signable area on each exterior wall shall be as designated in Figure Appendix B-4: Tenant Occupying At Least 2,500 Square Feet But Less Than 6,000 Square Feet; and
 - 3. The surface area of all signs including individual letters and logos shall not exceed twenty-five percent (25%) of the signable area, the aggregate length of all letters shall not exceed twenty (20) feet in width, and each individual letter of a sign may not exceed twenty-four (24) inches in height;
 - 4. The sign shall be centered vertically within the signable area.

PROPOSED CRITERIA

A tenant may erect the following signage based upon the square footage occupied.

- A. 100,000 square feet or more:
 - 1. One (1) illuminated wall sign on each exterior wall of the premises in which the tenant is located;
 - 2. Signs including individual letters and logos shall not exceed the aggregate length of sixty-five (65) feet in width;
 - 3. For signs with a single line of copy, each individual letter of a sign may not exceed eight (8) feet in height; and
 - 4. For signs with multiple lines of copy, the overall sign may not exceed fourteen (14) feet in height.
- B. At least 17,500 square feet, but less than 100,000 square feet:
 - 1. One (1) illuminated wall sign on each exterior wall of the premises in which the tenant is located;
 - 2. Signs including individual letters and logos shall not exceed the aggregate length of fifty-eight (58) feet in width;
 - 3. For signs with a single line of copy, each individual letter of a sign may not exceed four (4) feet in height; and
 - 4. For signs with multiple lines of copy, the overall sign may not exceed eight (8) feet in height.
- C. At least 5,000 square feet, but less than 17,500 square feet:
 - 1. One (1) illuminated wall sign on each exterior wall of the premises in which the tenant is located;
 - 2. Signs including individual letters and logos shall not exceed the aggregate length of forty (40) feet in width;
 - 3. For signs with a single line of copy, each individual letter of a sign may not exceed three (3) feet in height; and
 - 4. For signs with multiple lines of copy, the overall sign may not exceed six (6) feet in height.
- D. Less than 5,000 square feet:
 - 1. One (1) illuminated wall sign on each exterior wall of the premises in which the tenant is located;
 - 2. Signs including individual letters and logos shall not exceed the aggregate length of twenty (20) feet in width;
 - 3. For signs with a single line of copy, each individual letter of a sign may not exceed two (2) feet in height; and
 - 4. For signs with multiple lines of copy, the overall sign may not exceed three (3) feet six (6) inches in height.

EXISTING CRITERIA

E. Less than 2,500 square feet:

1. One (1) internally illuminated wall sign on each exterior wall of the premises in which the tenant is located;
2. The signable area on each exterior wall shall be as designated in Figure Appendix B-5: Tenant Occupying Less Than 2,500 Square Feet; and
3. The surface area of all signs including individual letters and logos shall not exceed twenty-five percent (25%) of the signable area, the aggregate length of all letters shall not exceed sixteen (16) feet in width, and each individual letter of a sign may not exceed eighteen (18) inches in height;
4. The sign shall be centered vertically within the signable area.

3. UNDER-CANOPY SIGN.

Each tenant of the Plaza is required to purchase from and have installed by a landlord approved source, an under-canopy sign for each entranceway into its respective premises. All under-canopy signs shall be of uniform material, shape and dimension and in conformity to the design and specifications set forth in Figure Appendix B-6: Under-Canopy Sign.

4. AWNING SIGNS.

A tenant occupying a storefront with an existing awning is permitted to display a valance sign on that awning with a maximum letter height of five (5) inches. Only the address, phone number, official business name or one (1) descriptive word shall be displayed. Awnings shall be black, or another single color consistent with the tenant's logo.

PROPOSED CRITERIA

3. UNDER-CANOPY SIGN.

Each tenant is permitted to display one (1) under-canopy sign for each entranceway into its respective premises. All new under-canopy signs shall be of uniform material, shape and dimension and in conformity to the design and specifications as approved by the Appearance Review Commission.

4. AWNING SIGNS.

A tenant occupying a storefront with an awning is permitted to display a valance sign on that awning. Awnings may have one line of copy of words, logos, symbols, or other display which shall not exceed five (5) inches in height. Awnings shall be black, white, or another single color consistent with the tenant's logo, except upon the issuance of an Appearance Review Certificate.

5. PROJECTING SIGNS.

Each tenant occupying a storefront not located under a canopy is permitted to display one (1) projecting sign on each exterior wall of the premises. Projecting signs shall be mounted not less than seven (7) feet above grade and not more than fifteen (15) feet above grade, shall not project more than four (4) feet from the face of the building, and shall not exceed six (6) square feet per face of sign. Projecting signs may be internally illuminated.

6. DEVELOPMENT SIGNAGE.

(A) Identification Signs. Up to four (4) Identification Signs displaying the name of the shopping center and/or tenant names may be installed within the property upon receipt of an Appearance Review Certificate. Each sign may be illuminated and shall not exceed seventy-five (75) square feet per sign face. Identification Signs shall not exceed twelve (12) feet in height. Identification Signs referenced in this section shall not include any tenant-exclusive directional sign installed by tenants.

(B) Banners. Banners that are directly related to the commercial activity of the property and its tenants are permitted to be installed on light poles subject to the following:

1. Banners shall be mounted not less than 6'-8" above grade.
2. No more than two (2) Banners shall be mounted to one (1) pole.
3. Banners shall not exceed fifteen (15) square feet per face of Banner.

APPENDIX B. EDENS PLAZA LOCAL SIGN ORDINANCE

1. RELATIONSHIP TO ARTICLE 30-16.

All provisions regulating signage as established by Article 30-16 of Chapter 20 [appendix A, Zoning Ordinance,] of this Code shall apply to Edens Plaza except to the extent they are modified herein.

2. ALLOWABLE SIGNAGE.

A tenant may erect the following signage based upon the square footage occupied.

A. 100,000 square feet or more:

1. One (1) ~~internally~~ illuminated ~~or backlit~~ wall sign on each exterior wall of the premises in which the tenant is located;
- ~~2. The signable area on each exterior wall shall be as designated in Figure Appendix B-1: Tenant Occupying 100,000 Square Feet Or More; and~~
- ~~23. The surface area of all signs including individual letters and logos shall not exceed thirty percent (30%) of the signable area, the aggregate length of all letters shall not exceed sixty-five (65) feet in width;~~
- ~~3. For signs with a single line of copy, and each individual letter of a sign may not exceed eight (8) feet in height; and~~
- ~~4. For signs with multiple lines of copy, the overall sign may not exceed fourteen (14) feet in height.~~

B. At least 17,500 square feet, but less than 100,000 square feet:

1. One (1) ~~internally~~ illuminated wall sign on each exterior wall of the premises in which the tenant is located;
- ~~2. The signable area on each exterior wall shall be as designated in Figure Appendix B-2: Tenant Occupying At Least 17,500 But Less Than 100,000 Square Feet;~~
- ~~23. The surface area of all signs including individual letters and logos shall not exceed thirty percent (30%) of the signable area, the aggregate length of all letters shall not exceed fifty-eight (58) feet in width;~~
- ~~3. For signs with a single line of copy, and each individual letter of a sign may not exceed four (4) feet in height; and; and~~
- ~~4. For signs with multiple lines of copy, the overall sign may not exceed eight (8) feet in height.~~
- ~~4. The sign shall be centered vertically within the signable area.~~

C. At least ~~56~~,000 square feet, but less than 17,500 square feet:

1. One (1) ~~internally~~ illuminated wall sign on each exterior wall of the premises in which the tenant is located;
- ~~2. The signable area on each exterior wall shall be as designated in Figure Appendix B-3: Tenant Occupying At Least 6,000 Square feet But Less Than 17,500 Square Feet; and~~

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~~23. The surface area of all signs including individual letters and logos shall not exceed twenty-five percent (25%) of the signable area, the aggregate length of all letters shall not exceed forty (40) feet in width;~~

~~3. For signs with a single line of copy, and each individual letter of a sign may not exceed thirty-three (33) inches-feet in height; and~~

~~4. For signs with multiple lines of copy, the overall sign may not exceed six (6) feet in height. ;~~

~~4. The sign shall be centered vertically within the signable area.~~

D. ~~At least 2,500 square feet, but L~~ less than ~~5~~6,000 square feet:

1. One (1) internally illuminated wall sign on each exterior wall of the premises in which the tenant is located;

~~2. The signable area on each exterior wall shall be as designated in Figure Appendix B-4: Tenant Occupying At Least 2,500 Square Feet But Less Than 6,000 Square Feet; and~~

~~23. The surface area of all signs including individual letters and logos shall not exceed twenty-five percent (25%) of the signable area, the aggregate length of all letters shall not exceed twenty (20) feet in width;~~

~~3. For signs with a single line of copy, and each individual letter of a sign may not exceed twenty-four (24) feet (24) inches in height; and~~

~~4. For signs with multiple lines of copy, the overall sign may not exceed three (3) feet six (6) inches in height. ;~~

~~4. The sign shall be centered vertically within the signable area.~~

E. ~~Less than 2,500 square feet:~~

~~1. One (1) internally illuminated wall sign on each exterior wall of the premises in which the tenant is located;~~

~~2. The signable area on each exterior wall shall be as designated in Figure Appendix B-5: Tenant Occupying Less Than 2,500 Square Feet; and~~

~~3. The surface area of all signs including individual letters and logos shall not exceed twenty-five percent (25%) of the signable area, the aggregate length of all letters shall not exceed sixteen (16) feet in width, and each individual letter of a sign may not exceed eighteen (18) inches in height;~~

~~4. The sign shall be centered vertically within the signable area.~~

3. UNDER-CANOPY SIGN.

Each tenant ~~is permitted to display~~of the Plaza ~~is required to purchase from and have installed by a landlord approved source, one (1)~~an under-canopy sign for each entranceway into its respective premises. All ~~new~~ under-canopy signs shall be of uniform material, shape and dimension and in conformity to the design and specifications ~~as approved by the Appearance Review Commission set forth in Figure Appendix B-6: Under-Canopy Sign.~~

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4. AWNING SIGNS.

A tenant occupying a storefront with an ~~existing~~ awning is permitted to display a valance sign on that awning. ~~Awnings may have one line of copy of words, logos, symbols, or other display which shall not exceed with a maximum letter height of five (5) inches in height. Only the address, phone number, official business name or one (1) descriptive word shall be displayed.~~ Awnings shall be black, white, or another single color consistent with the tenant's logo, except upon the issuance of an Appearance Review Certificate.

5. PROJECTING SIGNS.

~~Each tenant occupying a storefront not located under a canopy is permitted to display one (1) projecting sign on each exterior wall of the premises. Projecting signs shall be mounted not less than seven (7) feet above grade and not more than fifteen (15) feet above grade, shall not project more than four (4) feet from the face of the building, and shall not exceed six (6) square feet per face of sign. Projecting signs may be internally illuminated.~~

6. DEVELOPMENT SIGNAGE.

(A) Identification Signs. Up to four (4) Identification Signs displaying the name of the shopping center and/or tenant names may be installed within the property upon receipt of an Appearance Review Certificate. Each sign may be illuminated and shall not exceed seventy-five (75) square feet per sign face. Identification Signs shall not exceed twelve (12) feet in height. Identification Signs referenced in this section shall not include any tenant-exclusive directional sign installed by tenants.

(B) Banners. Banners that are directly related to the commercial activity of the property and its tenants are permitted to be installed on light poles subject to the following:

1. Banners shall be mounted not less than 6'-8" above grade.
2. No more than two (2) Banners shall be mounted to one (1) pole.
3. Banners shall not exceed fifteen (15) square feet per face of Banner.

~~FIGURE APPENDIX B-1: TENANT OCCUPYING 100,000 SQUARE FEET OR MORE~~

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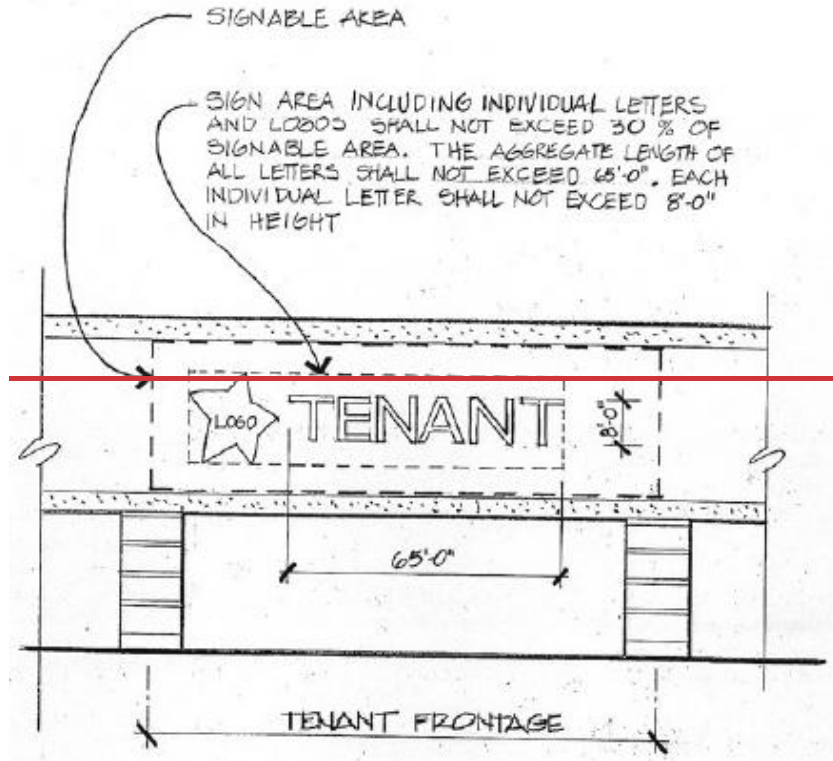


FIGURE APPENDIX B-2: TENANT OCCUPYING AT LEAST 17,500 SQUARE FEET BUT LESS THAN 100,000 SQUARE FEET

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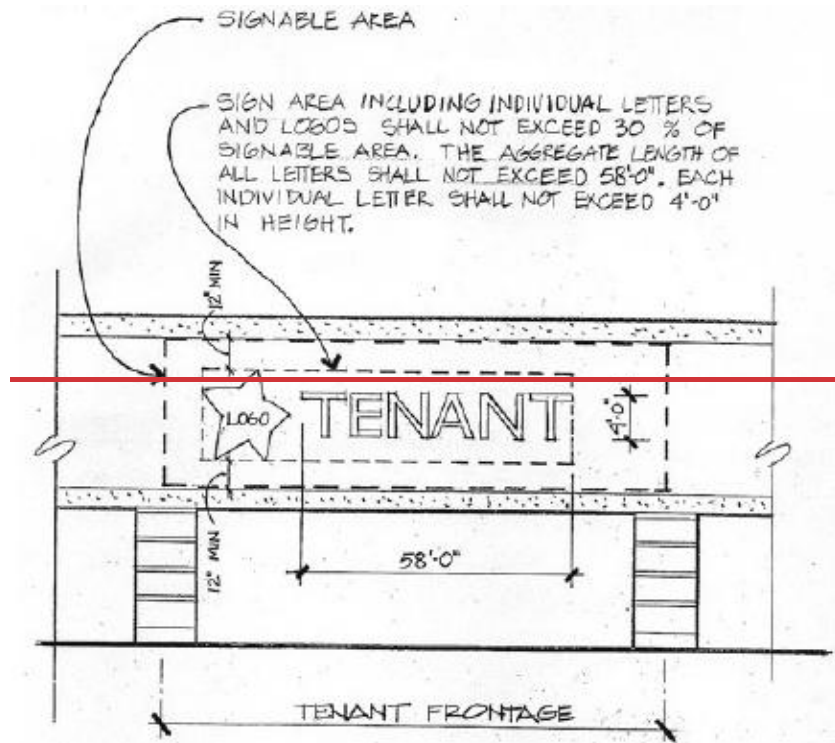


FIGURE APPENDIX B 3: TENANT OCCUPYING AT LEAST 6,000 SQUARE FEET BUT LESS THAN 17,500 SQUARE FEET

- CODE OF ORDINANCES
APPENDIX A - ZONING ORDINANCE
APPENDIX B. EDENS PLAZA LOCAL SIGN ORDINANCE

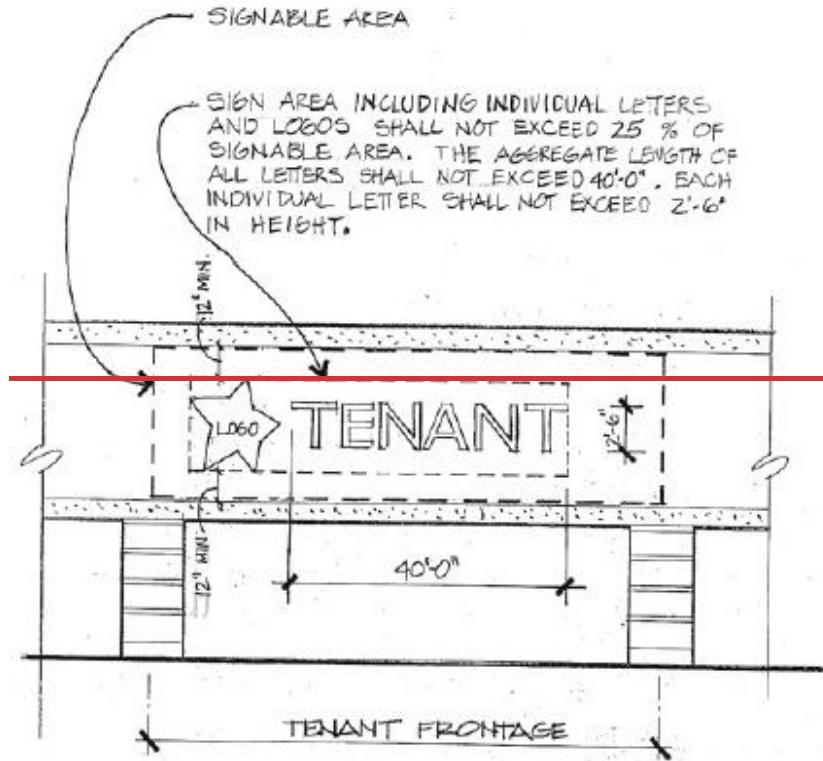


FIGURE APPENDIX B-4: TENANT OCCUPYING AT LEAST 2,500 SQUARE FEET BUT LESS THAN 6,000 SQUARE FEET

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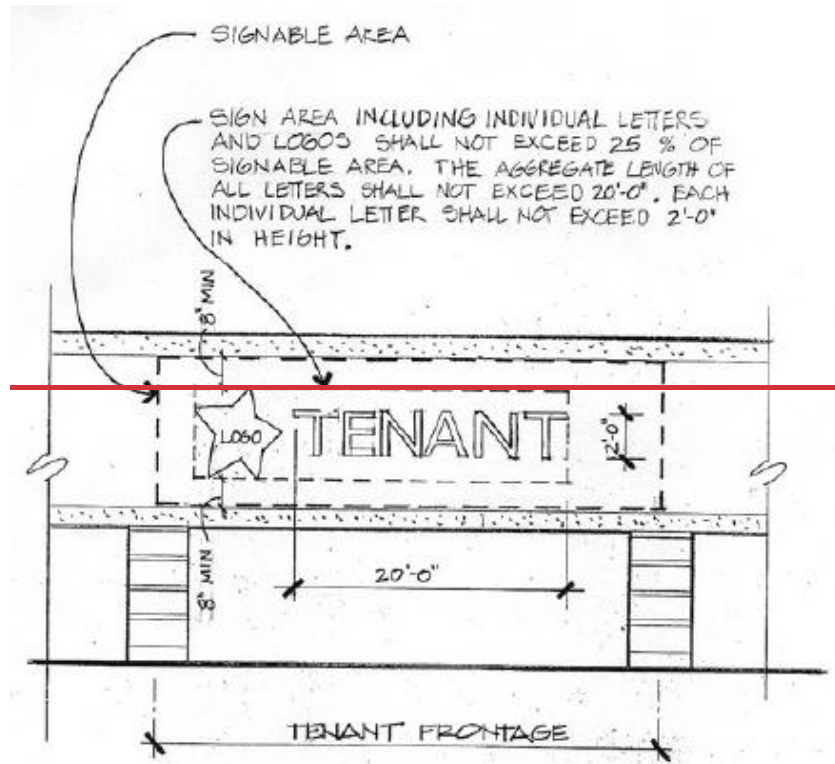


FIGURE APPENDIX B-5: TENANT OCCUPYING LESS THAN 2,500 SQUARE FEET

- CODE OF ORDINANCES
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APPENDIX B. EDENS PLAZA LOCAL SIGN ORDINANCE

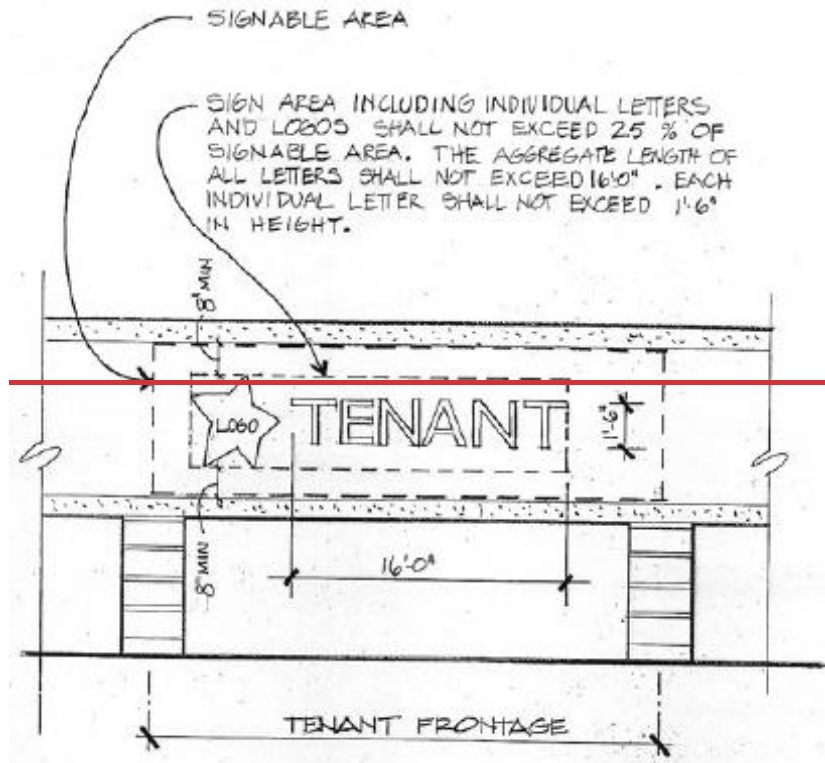
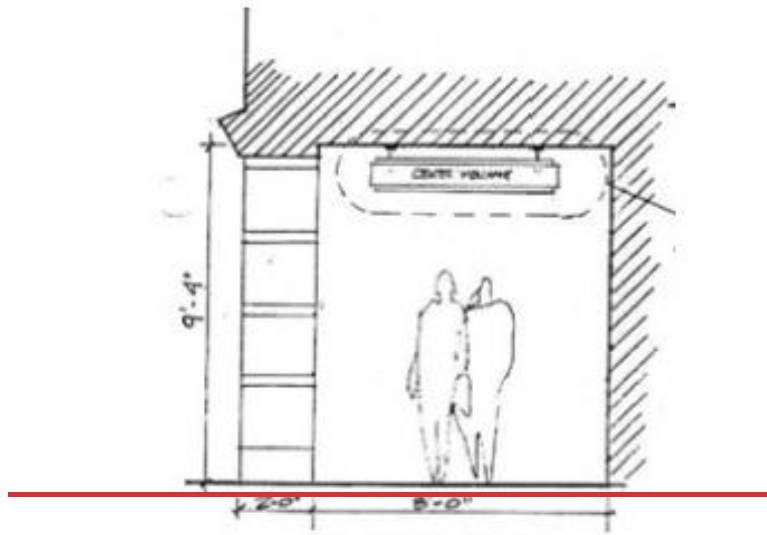


FIGURE APPENDIX B-6: UNDER CANOPY SIGN

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75. TEMPORARY SIGNS.

- (A) Banners. Banners that are directly related to the commercial activity of one of the tenants or owners of any storefront in this district are allowed without a sign permit subject to the following:
1. Banners are limited to twenty-five percent (25%) coverage of each side of the facade of the commercial space.
 2. Only one (1) banner is permitted per commercial space.
 3. No banner may be located higher than the roofline of the building to which it is attached.
 4. Banners shall be removed within seven (7) days after the primary construction has been completed or within seven (7) days of the issuance of a Certificate of Occupancy for the business that will occupy the storefront.
 5. Banners are limited to a display period of thirty (30) days.

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- (B) Window wrap signs. Window wrap signs that are directly related to the commercial activity of one of the tenants or owners of any storefront in this district are allowed without a sign permit, subject to the following:
1. Window wrap signs shall be removed within seven (7) days after the primary construction has been completed or within seven (7) days upon the issuance of a Certificate of Occupancy for the business that will occupy the storefront.
 2. Window wrap signs may cover one hundred percent (100%) of the window area.
 3. The total text size on window wrap signs may not exceed fifty percent (50%) of the total wrap area.
 4. Window wrap signs are permitted only on the ground floor, when the storefront of a commercial use is vacant or not open to the public due to construction activity within the building.

(Code 1993, app. B; Ord. No. 2023-O-57, § 5, 8-8-2023)



Finance Department

SUBJECT: FEBRUARY 2026 Monthly Disbursements

MEETING DATE: March 10, 2026

FROM: [Melinda Molloy](#), Finance Director
[Larisa Kalnins](#), Senior Accountant

BUDGET IMPACT: Not Applicable

Recommended Motion

Move to approve the disbursements for the month of February 2026.

Background

Chapter 6 Article 5 Section 6-105 of the Village Code reads as follows:

- (a) All bills which do not require prior approval by the Board of Trustees before payment is made, shall be paid as promptly as practicable after submission of the bills to the Village, unless the Village Manager directs otherwise.
- (b) An itemized report of all bills paid pursuant to subsection (a) of this section shall be submitted to the Board of Trustees during the month immediately following the month of payment. The report shall include a certification by the Finance Director that all bills shown in the report were due and payable and that funds were appropriated for the expenditure in accordance with the provisions of ILCS, ch. 65, act 5. The Board of Trustees shall approve the bills listed in the report, with such exceptions as considered necessary by the Board. If the Board of Trustees withholds approval from any bill listed in the report, the Board shall provide for such corrective measures, as the Board considers appropriate.

Chapter 6 Article 5 Section 6-128 of the Village Code outlines specific procurement guidelines for Village purchases:

- Purchases of supplies and equipment less than \$2,500 and services less than \$5,000 may be made without any formal or informal price quotes.
- Purchases of supplies and equipment between \$2,500 and \$25,000 and purchases of services between \$5,000 and \$25,000 require three quotes prior to such purchase

(unless the item is a single source item, professional service or an emergency purchase) and can be approved by the Village Manager.

- Purchases in excess of \$25,000 require specific approval by the Village Board.

Discussion

Beginning in March 2025, the Village began paying select utility invoices by credit card. The first payment to the credit card issuer, First National Bank of Omaha (FNBO), was made in April 2025. The accompanying Disbursement Reports reflect payments made by check and those made by credit card separately. These reports list disbursements that were all due and payable and the payments were processed in accordance with State and Local guidelines.

Documents Attached

1. February 2026 Disbursements Summary
2. Village of Wilmette Disbursement Report – February 2026 via Check
3. Village of Wilmette Disbursement Report – February 2026 via Credit Card

**February 2026 Disbursements Summary
to be approved by the Village Board of Trustees
at the March 10, 2026 Village Board meeting**

2/13/2026	Payroll Disbursements	1,068,881.58	
2/27/2026	Payroll Disbursements	1,069,677.34	
2/27/2026	Payroll Disbursements - Fire and Police Pension	865,033.54	
	TOTAL		\$3,003,592.46

February 2026 **Accounts Payable Disbursements (See attached Disbursement Report Payments by Check sorted by amount paid to Vendor):**

MUNIS Warrant # 020426-1	870,696.04
MUNIS Warrant # 020426-2	23,674.86
MUNIS Warrant # 020426-3	2,900.00
MUNIS Warrant # 020426-4	261.00
MUNIS Warrant # 021126-1	272,030.16
MUNIS Warrant # 021126-2	39,472.71
MUNIS Warrant # 021126-3	1,000.00
MUNIS Warrant # 021826-1	519,803.98
MUNIS Warrant # 021826-2	33,384.75
MUNIS Warrant # 021826-3	7,140.00
MUNIS Warrant # 022526-1	690,980.01
MUNIS Warrant # 022526-2	42,710.50
MUNIS Warrant # 022526-3	4,000.00
MUNIS Warrant # 022526-4	1,000.00

TOTAL **\$2,509,054.01**

February 2026 **Other Disbursements:**

Transfers - Wire & ACH:

North Suburban Employee Benefit Co-Op (January premium)	340,833.38
North Suburban Employee Dental Co-Op (January premium)	16,789.00
HMO-Illinois (February premium)	91,637.06
IMRF (January)	163,773.60
IEPA Loan L17-4672	23,707.20

TOTAL **\$ 636,740.24**

Banking Debits:

Chase Merchant Service Charges (1/26)	4,982.22
Transfers to the Section 125 Reimbursement Account	23,210.17
NSCB Service Charges (1/26)	4,816.63
USPS - Postage Costs (utility billing, Communicator, etc.)	4,877.25
Nuvei (formerly Matrix)/Gateway - vehicle website fees (1/26)	43.60
FNBO - December (see Disbursement Report - Payments by Credit Card)	3,530.75
Paymentech (Adjudication Software)	401.42

\$ 41,862.04

TOTAL

Total February 2026 Disbursements	6,191,248.75
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VILLAGE OF WILMETTE DISBURSEMENT REPORT - FEBRUARY 2026
PAYMENTS BY CHECK

Vendor Name	Vendor Number	Invoice Date	Check	Account	Account Description	MTD Vendor Total	YTD Vendor Total
FGM ARCHITECTS, INC	7872	1/16/2026	103151	11952070 460800	SPACE STUDY / DESIGN - POLICE	\$ 440,515.00	
FGM ARCHITECTS, INC Sum						\$ 440,515.00	\$ 440,515.00
VISU-SEWER OF IL, LLC	5303	12/30/2025	103317	40957090 470400	SEWER LINING & REHABILITATION	\$ 197,271.76	
		1/30/2026	103317	40807090 470400	Sewer Main Repairs	\$ 4,275.00	
		1/30/2026	103395	40957090 470400	SEWER LINING & REHABILITATION	\$ 201,249.77	
VISU-SEWER OF IL, LLC Sum						\$ 402,796.53	\$ 761,636.38
FERGUSON ENTERPRISES, INC.	2464	1/14/2026	103150	41958090 490500	AUTOMATIC METER READING UPGRD	\$ 108,238.50	
		1/15/2026	103378	41958090 490500	AUTOMATIC METER READING UPGRD	\$ 4,950.00	
		2/6/2026	103378	41958090 490500	AUTOMATIC METER READING UPGRD	\$ 98,648.98	
FERGUSON ENTERPRISES, INC. Sum						\$ 211,837.48	\$ 737,371.93
MIP V ONION PARENT, LLC	6231	1/16/2026	103384	11233030 427450	LEAF DISPOSAL	\$ 22,750.00	
		1/25/2026	103384	11243030 427000	REFUSE COLLECTION	\$ 91,730.34	
		1/25/2026	103384	11243030 427100	RECYCLING COLLECTION	\$ 91,730.34	
MIP V ONION PARENT, LLC Sum						\$ 206,210.68	\$ 859,926.33
WAYNE ENDRE CONTRACTING, INC.	450	1/22/2026	103213	11233030 421200	CONTRACTUAL SNOW REMOVAL	\$ 15,333.73	
		1/22/2026	103213	23753090 421200	CONTRACTUAL SNOW REMOVAL	\$ 2,270.31	
		1/22/2026	103213	23763090 421200	CONTRACTUAL SNOW REMOVAL	\$ 1,350.63	
		1/22/2026	103213	23773090 421200	CONTRACTUAL SNOW REMOVAL	\$ 158.19	
		1/30/2026	103299	11233030 421200	CONTRACTUAL SNOW REMOVAL	\$ 5,597.41	
		1/30/2026	103299	23753090 421200	CONTRACTUAL SNOW REMOVAL	\$ 2,270.31	
		1/30/2026	103299	23763090 421200	CONTRACTUAL SNOW REMOVAL	\$ 1,350.63	
		1/30/2026	103299	23773090 421200	CONTRACTUAL SNOW REMOVAL	\$ 158.19	
		1/25/2026	103213	11233030 421200	CONTRACTUAL SNOW REMOVAL	\$ 35,033.44	
		1/25/2026	103213	23753090 421200	CONTRACTUAL SNOW REMOVAL	\$ 5,161.23	
		1/25/2026	103213	23763090 421200	CONTRACTUAL SNOW REMOVAL	\$ 3,070.47	
		1/25/2026	103213	23773090 421200	CONTRACTUAL SNOW REMOVAL	\$ 359.64	
WAYNE ENDRE CONTRACTING, INC. Sum						\$ 72,114.18	\$ 137,276.30
CDM SMITH	1154	1/30/2026	103294	41958090 470530	INFRASTRUCTURE - WATER PLANT	\$ 61,102.00	
		1/30/2026	103294	41958090 470530	WATER STUDY - PFAS	\$ 5,357.11	
CDM SMITH Sum						\$ 66,459.11	\$ 66,459.11
ONLINE SOLUTIONS LLC	6966	12/18/2025	103146	11051210 421510	CONTRACTUAL SOFTWARE SUPPORT	\$ 64,350.00	
ONLINE SOLUTIONS LLC Sum						\$ 64,350.00	\$ 64,350.00
TYLER TECHNOLOGIES, INC.	456	11/30/2025	103165	11051210 420020	ADMINISTRATIVE ADJUDICATION	\$ 7,052.99	
		11/30/2025	103165	11051210 421510	CONTRACTUAL SOFTWARE SUPPORT	\$ 45,172.03	
		11/30/2025	103165	11051210 442000	TRAINING	\$ 8,017.37	
		2/4/2026	103441	11061410 430230	SUPPLIES - OFFICE	\$ 597.62	
TYLER TECHNOLOGIES, INC. Sum						\$ 60,840.01	\$ 61,205.01
THE PROGRESS GROUP	6752	12/31/2025	103222	41818090 470530	INFRA-WTRPLNT-REBLD HILIFT PMP	\$ 58,960.00	
THE PROGRESS GROUP Sum						\$ 58,960.00	\$ 58,960.00
CONSTELLATION NEW ENERGY	1178	12/26/2025	103239	40847090 430540	STORM WATER PUMP STATION POWER	\$ 581.41	
		1/2/2026	103297	41818090 430530	WATER PLANT POWER	\$ 49,051.69	
CONSTELLATION NEW ENERGY Sum						\$ 49,633.10	\$ 102,662.84
WILMETTE PARK DISTRICT	24610	2/2/2026	103168	11191060 470050	CONTINGENCY - POLICE STATION	\$ 12,706.85	
		2/9/2026	103227	11000001 300320	LOCALLY COLLECTED FINES	\$ 33,906.00	
WILMETTE PARK DISTRICT Sum						\$ 46,612.85	\$ 99,770.29

VILLAGE OF WILMETTE DISBURSEMENT REPORT - FEBRUARY 2026
PAYMENTS BY CHECK

Vendor Name	Vendor Number	Invoice Date	Check	Account	Account Description	MTD Vendor Total	YTD Vendor Total
CONNELLY ELECTRIC CO.	5657	1/31/2026	103296	40000000 210400	RETAINAGE PAYABLE	\$ 46,455.00	
CONNELLY ELECTRIC CO. Sum						\$ 46,455.00	\$ 85,601.54
NIPSTA	16970	12/29/2025	103161	11515020 447050	N.I.P.S.T.A. CONTRIBUTION	\$ 28,403.75	
		1/21/2026	103161	11233030 447050	N.I.P.S.T.A. CONTRIBUTION	\$ 1,500.00	
		1/21/2026	103161	11414020 447050	N.I.P.S.T.A. CONTRIBUTION	\$ 7,171.00	
		1/21/2026	103161	11515020 447050	N.I.P.S.T.A. CONTRIBUTION	\$ 6,723.00	
NIPSTA Sum						\$ 43,797.75	\$ 43,797.75
MORTON SALT	15750	1/7/2026	103220	11233030 430420	MATERIALS - SALT	\$ 1,478.44	
		1/6/2026	103220	11233030 430420	MATERIALS - SALT	\$ 12,479.33	
		2/4/2026	103387	11233030 430420	MATERIALS - SALT	\$ 4,398.44	
		2/3/2026	103387	11233030 430420	MATERIALS - SALT	\$ 3,370.23	
		2/6/2026	103387	11233030 430420	MATERIALS - SALT	\$ 3,460.41	
		2/5/2026	103387	11233030 430420	MATERIALS - SALT	\$ 7,983.87	
MORTON SALT Sum						\$ 33,170.72	\$ 67,239.87
LARSEN MARINE	6634	12/31/2025	103260	11273030 422400	Maint. of Emergency Vehicles	\$ 2,000.00	
		1/30/2026	103260	11273030 422400	Maint. of Emergency Vehicles	\$ 416.98	
		2/11/2026	103302	11273030 422400	Maint. of Emergency Vehicles	\$ 22,225.00	
LARSEN MARINE Sum						\$ 24,641.98	\$ 24,641.98
SWANCC TRUST, #35883008	22225	12/1/2025	103393	11243030 427200	LANDFILL TIPPING FEES	\$ 12,049.31	
		1/1/2026	103393	11243030 427200	LANDFILL TIPPING FEES	\$ 12,049.31	
SWANCC TRUST, #35883008 Sum						\$ 24,098.62	\$ 24,098.62
BILL'S PLUMBING AND SEWER	31722	1/26/2026	103375	41838090 422540	MAINT.-DISTRIBUTION SYSTEM	\$ 8,110.00	
		1/27/2026	103375	41838090 422540	MAINT.-DISTRIBUTION SYSTEM	\$ 5,945.00	
		2/3/2026	103375	41838090 422540	MAINT.-DISTRIBUTION SYSTEM	\$ 6,945.00	
BILL'S PLUMBING AND SEWER Sum						\$ 21,000.00	\$ 21,000.00
PROFESSIONAL ENVIRONMENTAL ENGINEERS INC	6985	1/26/2026	103308	11202035 425255	ENGINEERING SERVICES - ROAD	\$ 20,865.00	
PROFESSIONAL ENVIRONMENTAL ENGINEERS INC Sum						\$ 20,865.00	\$ 20,865.00
ESO SOLUTIONS, INC.	2364	11/1/2025	103152	11051210 421510	CONTRACTUAL SOFTWARE SUPPORT	\$ 1,226.00	
		12/8/2025	103152	11051210 421510	CONTRACTUAL SOFTWARE SUPPORT	\$ 1,045.00	
		1/1/2026	103152	11051210 421510	CONTRACTUAL SOFTWARE SUPPORT	\$ 6,622.88	
		12/28/2025	103152	11051210 421510	CONTRACTUAL SOFTWARE SUPPORT	\$ 10,458.47	
ESO SOLUTIONS, INC. Sum						\$ 19,352.35	\$ 19,352.35
FIRE SERVICE, INC	1490	2/4/2026	103334	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 169.35	
		2/2/2026	103334	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 325.74	
		2/10/2026	103379	11273030 422400	Maint. of Emergency Vehicles	\$ 18,119.78	
FIRE SERVICE, INC Sum						\$ 18,614.87	\$ 54,589.08
THE LAKOTA GROUP	1767	1/9/2026	103155	11091845 420020	PRESERVATION PLAN	\$ 11,030.00	
		2/9/2026	103382	11091845 420020	PRESERVATION PLAN	\$ 4,250.00	
		2/9/2026	103383	11091845 420020	PROFESSIONAL SERVICES	\$ 2,260.00	
THE LAKOTA GROUP Sum						\$ 17,540.00	\$ 17,540.00
METROPOLITAN WATER RECLAMATION DISTRICT	15275	1/1/2026	103159	41818090 447070	MWRDGC USER CHARGES	\$ 6,435.83	
		1/5/2026	103158	41818090 447070	MWRDGC USER CHARGES	\$ 10,679.02	
METROPOLITAN WATER RECLAMATION DISTRICT Sum						\$ 17,114.85	\$ 17,114.85
J G UNIFORMS	11484	1/12/2026	103154	11414020 430050	UNIFORM EXPENSE	\$ 7,081.60	
		1/13/2026	103154	11414020 430050	UNIFORM EXPENSE	\$ 443.00	

VILLAGE OF WILMETTE DISBURSEMENT REPORT - FEBRUARY 2026
PAYMENTS BY CHECK

Vendor Name	Vendor Number	Invoice Date	Check	Account	Account Description	MTD Vendor Total	YTD Vendor Total
J G UNIFORMS	11484	1/22/2026	103255	11414020 430050	UNIFORM EXPENSE	\$ 189.75	
		1/26/2026	103301	11414020 430050	UNIFORM EXPENSE	\$ 2,796.50	
		1/15/2026	103154	11414020 430050	UNIFORM EXPENSE	\$ 1,913.80	
		1/19/2026	103301	11414020 430050	UNIFORM EXPENSE	\$ 1,071.00	
		1/27/2026	103301	11414020 430050	UNIFORM EXPENSE	\$ 69.95	
		2/4/2026	103301	11414020 430050	UNIFORM EXPENSE	\$ 332.00	
		2/2/2026	103301	11414020 430050	UNIFORM EXPENSE	\$ 1,138.50	
		2/2/2026	103301	11424020 430050	UNIFORM EXPENSE	\$ 145.00	
		2/3/2026	103301	11414020 430050	UNIFORM EXPENSE	\$ 62.20	
J G UNIFORMS Sum						\$ 15,243.30	\$ 24,455.85
TOTAL PARKING SOLUTIONS, INC.	2670	12/1/2025	103164	23753090 421175	CONTRACTUAL SERVICES- R.R.	\$ 10,080.00	
		12/1/2025	103164	23763090 421000	CONTRACTUAL SERVICES	\$ 5,040.00	
TOTAL PARKING SOLUTIONS, INC. Sum						\$ 15,120.00	\$ 15,120.00
CHRISTOPHER B. BURKE ENGINEERS	3880	1/15/2026	103144	11202035 425256	LAKE AVE ENG PHASE I	\$ 5,437.67	
		1/15/2026	103144	40957090 460700	ELECTRICAL IMPROV. - SWPS	\$ 251.00	
		1/15/2026	103210	11202035 420400	PLAN REVIEW SERVICES	\$ 9,150.00	
CHRISTOPHER B. BURKE ENGINEERS Sum						\$ 14,838.67	\$ 37,986.91
PIONEER ENGINEERING & ENVIRONMENTAL SERVICES, LLC	3228	2/18/2026	103436	11952070 460800	SPACE STUDY / DESIGN - POLICE	\$ 14,585.00	
PIONEER ENGINEERING & ENVIRONMENTAL SERVICES, LLC Sum						\$ 14,585.00	\$ 21,722.50
DI MEO BROTHERS INC	6935	1/26/2026	103377	41838090 422540	MAINT.-DISTRIBUTION SYSTEM	\$ 14,120.00	
DI MEO BROTHERS INC Sum						\$ 14,120.00	\$ 14,120.00
USALCO, LLC	2269	12/31/2025	103226	41000000 162000	INVENTORY - CHEMICALS	\$ 13,519.80	
		12/29/2025	103226	41000000 162000	INVENTORY - CHEMICALS	\$ 12,212.20	
		1/15/2026	103226	41000000 162000	INVENTORY - CHEMICALS	\$ (12,212.20)	
USALCO, LLC Sum						\$ 13,519.80	\$ 13,519.80
CIVILTECH ENGINEERING, INC.	5200	1/8/2026	103295	11202035 470375	SKOKIE BLVD SHARED USES PATH	\$ 13,497.68	
CIVILTECH ENGINEERING, INC. Sum						\$ 13,497.68	\$ 50,763.98
HEALTH INSPECTIONS PROFESSIONALS, INC.	3295	1/1/2026	103153	11566040 421050	Sanitarian Services	\$ 13,050.00	
HEALTH INSPECTIONS PROFESSIONALS, INC. Sum						\$ 13,050.00	\$ 13,050.00
ROWELL CHEMICAL CORP	2589	1/16/2026	103224	41000000 162000	INVENTORY - CHEMICALS	\$ 6,415.01	
		2/3/2026	103391	41000000 162000	INVENTORY - CHEMICALS	\$ 6,380.23	
ROWELL CHEMICAL CORP Sum						\$ 12,795.24	\$ 19,545.89
RILEIGHS OUTDOOR, LLC.	5256	1/21/2026	103223	11091846 420450	BUSINESS PROMOTION ACTIVITIES	\$ 10,849.75	
		1/21/2026	103223	23753090 421175	CONTRACTUAL SERVICES- R.R.	\$ 875.00	
		1/21/2026	103223	23763090 421000	CONTRACTUAL SERVICES	\$ 631.25	
RILEIGHS OUTDOOR, LLC. Sum						\$ 12,356.00	\$ 12,356.00
MOTOROLA INC	15783	1/1/2026	103305	11414020 422410	MAINT.-RADIOS	\$ 3,463.00	
		1/1/2026	103305	11515020 422410	MAINT.-RADIOS	\$ 2,377.00	
		2/1/2026	103305	11414020 422410	MAINT.-RADIOS	\$ 3,463.00	
		2/1/2026	103305	11515020 422410	MAINT.-RADIOS	\$ 2,377.00	
MOTOROLA INC Sum						\$ 11,680.00	\$ 24,019.67
JULIE, INC	11860	1/6/2026	103216	11233030 423200	J.U.L.I.E. EXPENSE	\$ 10,749.50	
JULIE, INC Sum						\$ 10,749.50	\$ 10,749.50
BENISTAR	2585	2/24/2026	103374	39000095 413040	HEALTH INSUR. - RETIREES	\$ 10,686.00	
BENISTAR Sum						\$ 10,686.00	\$ 21,372.00

VILLAGE OF WILMETTE DISBURSEMENT REPORT - FEBRUARY 2026
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Vendor Name	Vendor Number	Invoice Date	Check	Account	Account Description	MTD Vendor Total	YTD Vendor Total
AEP ENERGY, INC	4804	12/31/2025	103203	11333030 430510	STREET LIGHTING POWER	\$ 225.91	
		1/2/2026	103204	11333030 430510	STREET LIGHTING POWER	\$ 7,564.62	
		1/2/2026	103205	11333030 430510	STREET LIGHTING POWER	\$ 85.43	
		1/2/2026	103206	11333030 430510	STREET LIGHTING POWER	\$ 165.74	
		1/2/2026	103207	11333030 430500	LEASED LIGHTING POWER	\$ 1,874.89	
		1/2/2026	103208	11333030 430510	STREET LIGHTING POWER	\$ 177.19	
		1/2/2026	103209	11333030 430510	STREET LIGHTING POWER	\$ 236.21	
		AEP ENERGY, INC Sum					
AMAZON.COM	535	1/20/2026	103290	11342035 430180	SUPPLIES - GROUNDS	\$ 43.98	
		1/8/2026	103143	11051210 430150	SUPPLIES - COMPUTER PARTS	\$ 376.98	
		1/8/2026	103143	11051210 430270	SUPPLIES - PRINTING	\$ 71.95	
		1/8/2026	103143	11051210 430230	SUPPLIES - OFFICE	\$ 20.22	
		1/9/2026	103232	23753090 430190	SUPPLIES -GROUNDS (VILLAGPEMF)	\$ 399.95	
		1/12/2026	103232	11233030 441000	INCIDENTALS	\$ 55.00	
		1/13/2026	103143	11051210 430270	SUPPLIES - PRINTING	\$ 39.59	
		1/16/2026	103143	11515020 430250	SUPPLIES - OTHER THAN OFFICE	\$ 1,793.35	
		1/17/2026	103143	11051210 430150	SUPPLIES - COMPUTER PARTS	\$ (99.98)	
		1/22/2026	103143	11515020 430250	SUPPLIES - OTHER THAN OFFICE	\$ 291.43	
		1/22/2026	103232	11342035 441000	INCIDENTALS	\$ 575.70	
		1/26/2026	103143	11041010 442020	EMPLOYEE RECOGNITION	\$ 114.67	
		1/15/2026	103143	11051210 430150	SUPPLIES - COMPUTER PARTS	\$ 129.99	
		1/15/2026	103143	11191060 470050	CONTINGENCY - POLICE STATION	\$ 399.99	
		1/23/2026	103143	11051210 430150	SUPPLIES - COMPUTER PARTS	\$ 274.20	
		1/23/2026	103143	11051210 430270	SUPPLIES - PRINTING	\$ 429.27	
		1/23/2026	103143	11515020 430250	SUPPLIES - OTHER THAN OFFICE	\$ 244.70	
		1/23/2026	103143	11515020 430177	SUPPLIES - EMERGENCY EQUIP.	\$ 22.99	
		1/27/2026	103397	41818090 430075	SUPPLIES	\$ 515.00	
		1/30/2026	103290	11342035 430350	BUILDING FURNITURE & REPAIRS	\$ 592.95	
		1/30/2026	103397	40807090 430050	UNIFORM EXPENSE	\$ 169.72	
		1/30/2026	103397	41838090 430050	UNIFORM EXPENSE	\$ 169.72	
		2/4/2026	103290	11515020 430250	SUPPLIES - OTHER THAN OFFICE	\$ 57.29	
		1/31/2026	103290	11424020 430230	SUPPLIES - OFFICE	\$ 337.64	
		1/31/2026	103290	11342035 430180	SUPPLIES - GROUNDS	\$ 85.35	
		1/29/2026	103290	11041010 442020	EMPLOYEE RECOGNITION	\$ 27.88	
		2/2/2026	103290	11041010 442020	EMPLOYEE RECOGNITION	\$ 490.02	
		2/2/2026	103290	11414020 430170	SUPPLIES - FIRING RANGE	\$ (183.96)	
		2/3/2026	103290	11051210 430150	SUPPLIES - COMPUTER PARTS	\$ 412.07	
		2/3/2026	103397	11273030 430110	SUPPLIES - AUTO SHOP	\$ 310.17	
		2/3/2026	103397	40807090 430050	UNIFORM EXPENSE	\$ 71.24	
2/3/2026	103397	41838090 430050	UNIFORM EXPENSE	\$ 71.25			
2/6/2026	103290	11515020 430250	SUPPLIES - OTHER THAN OFFICE	\$ 46.79			
2/9/2026	103290	11051210 430150	SUPPLIES - COMPUTER PARTS	\$ 312.93			
2/10/2026	103290	11051210 430150	SUPPLIES - COMPUTER PARTS	\$ 917.07			
2/11/2026	103290	11051210 430150	SUPPLIES - COMPUTER PARTS	\$ 285.68			
AMAZON.COM Sum						\$ 9,872.79	\$ 13,518.40

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Vendor Name	Vendor Number	Invoice Date	Check	Account	Account Description	MTD Vendor Total	YTD Vendor Total
JOHNSON CONTROLS SECURITY SOLUTIONS	4485	1/10/2026	103381	11342035 421000	CONTRACTUAL SERVICES	\$ 4,607.57	
		12/13/2025	103381	11342035 421000	CONTRACTUAL SERVICES	\$ 2,986.07	
		12/13/2025	103381	23753090 421175	CONTRACTUAL SERVICES- R.R.	\$ 620.19	
		12/13/2025	103381	23773090 421000	CONTRACTUAL SERVICES	\$ 620.19	
		2/7/2026	103381	41818090 421000	CONTRACTUAL SERVICES	\$ 175.87	
JOHNSON CONTROLS SECURITY SOLUTIONS Sum						\$ 9,009.89	\$ 9,009.89
MGT IMPACT SOLUTIONS, LLC	6477	8/31/2025	103386	11041010 420020	PROFESSIONAL SERVICES	\$ 8,961.00	
MGT IMPACT SOLUTIONS, LLC Sum						\$ 8,961.00	\$ 8,961.00
VILLAGE OF GLENVIEW	23590	1/9/2026	103167	11434020 490550	PUBLIC SFTY COMM EQPT	\$ 8,755.27	
VILLAGE OF GLENVIEW Sum						\$ 8,755.27	\$ 8,755.27
PENCCO INC	17950	1/21/2026	103388	41000000 162000	INVENTORY - CHEMICALS	\$ 8,656.66	
PENCCO INC Sum						\$ 8,656.66	\$ 8,656.66
MUNICIPAL GIS PARTNERS, INC	1174	1/31/2026	103306	11051210 420020	GEOGRAPHIC INFORMATION SYSTEM	\$ 2,774.27	
		1/31/2026	103306	40807090 420020	GEOGRAPHIC INFORMATION SYSTEM	\$ 2,774.27	
		1/31/2026	103306	41838090 420020	GEOGRAPHIC INFORMATION SYSTEM	\$ 2,762.63	
MUNICIPAL GIS PARTNERS, INC Sum						\$ 8,311.17	\$ 16,321.94
DAN SHOMON INC	6499	12/1/2025	103311	11011010 420020	PROFESSIONAL SERVICES	\$ 4,000.00	
		11/17/2025	103311	11011010 420020	PROFESSIONAL SERVICES	\$ 4,000.00	
DAN SHOMON INC Sum						\$ 8,000.00	\$ 8,000.00
FOSTER & FOSTER	2827	1/9/2026	103215	11061410 420020	PROFESSIONAL SERVICES	\$ 800.00	
		2/3/2026	103300	11061410 420020	PROFESSIONAL SERVICES	\$ 7,000.00	
FOSTER & FOSTER Sum						\$ 7,800.00	\$ 7,800.00
UNDERGROUND PIPE & VALVE CO.	23235	1/8/2026	103394	41838090 470550	INFRASTRUCTURE - WATER MAINS	\$ 7,590.00	
UNDERGROUND PIPE & VALVE CO. Sum						\$ 7,590.00	\$ 7,590.00
CCS INTERNATIONAL, INC.	6396	12/31/2025	103145	11952070 460800	SPACE STUDY / DESIGN - POLICE	\$ 7,487.00	
CCS INTERNATIONAL, INC. Sum						\$ 7,487.00	\$ 36,106.00
MECO CONSULTING GROUP, LLC.	4946	1/5/2026	103157	11041010 420020	PROFESSIONAL SERVICES	\$ 3,300.00	
		2/4/2026	103385	11041010 420020	PROFESSIONAL SERVICES	\$ 4,065.00	
MECO CONSULTING GROUP, LLC. Sum						\$ 7,365.00	\$ 7,365.00
ENVIROSAFE PEST MANAGEMENT	1954	10/31/2025	103371	11091845 420020	PRIVATE PROPERTY RAT CONTROL	\$ 1,790.00	
		11/19/2025	103371	11091845 420020	PRIVATE PROPERTY RAT CONTROL	\$ 4,250.00	
		10/30/2025	103244	11091845 420020	PROFESSIONAL SERVICES	\$ 1,315.00	
ENVIROSAFE PEST MANAGEMENT Sum						\$ 7,355.00	\$ 10,355.00
UTILITY TRANSPORT SERVICE INC	6788	2/2/2026	103315	41838090 421000	CONTRACTUAL SERVICES	\$ 1,455.00	
		2/2/2026	103315	41838090 430400	MATERIALS	\$ 1,737.55	
		2/3/2026	103315	41838090 421000	CONTRACTUAL SERVICES	\$ 2,910.00	
		2/3/2026	103315	41838090 430400	MATERIALS	\$ 1,187.30	
UTILITY TRANSPORT SERVICE INC Sum						\$ 7,289.85	\$ 7,289.85
CRYSTAL MANAGEMENT & MAINTENANCE SERVICES, CORP.	4491	1/21/2026	103376	23753090 421175	CONTRACTUAL SERVICES- R.R.	\$ 290.00	
		1/21/2026	103376	11342035 421125	CONTRACTUAL CUSTODIAL SERVICES	\$ 6,094.00	
		1/21/2026	103376	41818090 421125	CONTRACTUAL CUSTODIAL SERVICES	\$ 905.00	
CRYSTAL MANAGEMENT & MAINTENANCE SERVICES, CORP. Sum						\$ 7,289.00	\$ 14,059.00
JUST TIRES	11882	1/6/2026	103217	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 7,227.42	
		1/2/2026	103217	11273030 421000	CONTRACTUAL SERVICES	\$ 40.25	
JUST TIRES Sum						\$ 7,267.67	\$ 9,391.14

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AT&T	1801	1/19/2026	103171	11191060 470050	CONTINGENCY - POLICE STATION	\$ 56.25	
		2/7/2026	103291	11051210 421520	CONTRACTUAL INTERNET EXPENSE	\$ 1,512.70	
		2/7/2026	103292	11191060 470050	CONTINGENCY - POLICE STATION	\$ 4,498.39	
		1/25/2026	103172	11434020 426110	IWIN PROGRAM	\$ 605.46	
		2/16/2026	103400	11061410 428000	TELEPHONE SERVICE	\$ 68.72	
		2/16/2026	103400	41848090 428000	TELEPHONE SERVICE	\$ 22.91	
AT&T Sum						\$ 6,764.43	\$ 9,122.10
KIMLEY-HORN & ASSOCIATES INC	899	12/31/2025	103218	11202035 420410	Non-Oper. Plan Review & Inspec	\$ 6,280.00	
KIMLEY-HORN & ASSOCIATES INC Sum						\$ 6,280.00	\$ 14,130.00
THIRD MILLENNIUM ASSOCIATES, INC.	2659	1/9/2026	103314	11061410 420150	BANK CHARGES	\$ 1,457.50	
		1/12/2026	103196	11061410 420160	POSTAGE	\$ 543.24	
		1/12/2026	103196	11061410 421000	CONTRACTUAL SERVICES	\$ 735.89	
		1/2/2026	103314	11061410 420150	BANK CHARGES	\$ 2,376.08	
		1/2/2026	103314	11061410 421000	CONTRACTUAL SERVICES	\$ 796.12	
THIRD MILLENNIUM ASSOCIATES, INC. Sum						\$ 5,908.83	\$ 5,908.83
TARGETSOLUTIONS LEARNING LLC	3565	1/1/2026	103166	11051210 421510	CONTRACTUAL SOFTWARE SUPPORT	\$ 5,602.23	
TARGETSOLUTIONS LEARNING LLC Sum						\$ 5,602.23	\$ 5,602.23
E J EQUIPMENT	7503	1/9/2026	103212	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 2,858.11	
		1/13/2026	103212	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 44.06	
		1/22/2026	103331	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 417.11	
		1/6/2026	103212	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 276.00	
		1/30/2026	103331	11273030 421000	CONTRACTUAL SERVICES	\$ 966.83	
		2/5/2026	103412	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 992.80	
E J EQUIPMENT Sum						\$ 5,554.91	\$ 5,554.91
RUSH TRUCK CENTERS	2548	1/9/2026	103225	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 1,819.50	
		1/19/2026	103225	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 3,146.50	
		1/19/2026	103359	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 205.00	
RUSH TRUCK CENTERS Sum						\$ 5,171.00	\$ 5,614.31
GOLDIN, MICHAEL	6976	2/24/2026	103380	39000095 417500	SECTION 105 MEDICAL REIMB.	\$ 5,132.50	
GOLDIN, MICHAEL Sum						\$ 5,132.50	\$ 6,392.40
WINTER EQUIPMENT CO., INC.	24757	12/29/2025	103228	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 5,063.18	
WINTER EQUIPMENT CO., INC. Sum						\$ 5,063.18	\$ 5,063.18
TIMECLOCK PLUS, LLC	5888	11/17/2025	103163	11051210 421510	CONTRACTUAL SOFTWARE SUPPORT	\$ 4,757.00	
TIMECLOCK PLUS, LLC Sum						\$ 4,757.00	\$ 4,757.00
PRINOTH	1962	12/2/2025	103221	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 4,147.70	
		1/9/2026	103221	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 537.16	
PRINOTH Sum						\$ 4,684.86	\$ 4,684.86
COOK COUNTY HIGHWAY DEPT.	5882	1/3/2026	103147	11202035 422100	MAINT.-TRAFFIC SIGNALS	\$ 4,612.54	
COOK COUNTY HIGHWAY DEPT. Sum						\$ 4,612.54	\$ 4,612.54
DELTA DENTAL OF ILLINOIS - RISK	4003	2/1/2026	103148	11000000 234025	FLEX ALLOCATION - NSEDC HMO	\$ 638.73	
		2/1/2026	103149	39000095 417500	SECTION 105 MEDICAL REIMB.	\$ 65.94	
		2/1/2026	103149	39000095 413040	HEALTH INSUR. - RETIREES	\$ 296.80	
		2/1/2026	103149	12900050 413010	HEALTH INSUR. PREM. NSEBC	\$ 2,581.25	
		2/1/2026	103149	11000000 234080	Flex Allocation-HMO IL Vision	\$ 589.68	
DELTA DENTAL OF ILLINOIS - RISK Sum						\$ 4,172.40	\$ 6,914.01

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Vendor Name	Vendor Number	Invoice Date	Check	Account	Account Description	MTD Vendor Total	YTD Vendor Total
BREDEMANN FORD IN GLENVIEW	3575	1/13/2026	103235	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 31.36	
		1/26/2026	103293	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 32.78	
		1/6/2026	103235	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ (99.42)	
		1/5/2026	103235	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 535.20	
		1/30/2026	103293	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ (250.00)	
		1/28/2026	103293	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 3,205.29	
		1/29/2026	103293	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 520.92	
BREDEMANN FORD IN GLENVIEW Sum						\$ 3,976.13	\$ 5,263.30
A & A EQUIPMENT SUPPLY INC.	3198	1/15/2026	103373	41838090 430400	MATERIALS	\$ 608.84	
		1/30/2026	103373	40807090 430400	MATERIALS	\$ 3,252.64	
A & A EQUIPMENT SUPPLY INC. Sum						\$ 3,861.48	\$ 3,861.48
VELOCITYEHS	6241	1/31/2026	103316	11041010 420020	PROFESSIONAL SERVICES	\$ 3,760.90	
VELOCITYEHS Sum						\$ 3,760.90	\$ 3,760.90
IMAGETEC, LP	5439	1/7/2026	103253	41818090 430075	SUPPLIES	\$ 560.62	
		1/7/2026	103253	11051210 430270	SUPPLIES - PRINTING	\$ 3,176.83	
IMAGETEC, LP Sum						\$ 3,737.45	\$ 3,737.45
BLOMQUIST, JOHN	6662	2/10/2026	103234	39000095 417500	SECTION 105 MEDICAL REIMB.	\$ 1,192.13	
		2/24/2026	103403	39000095 417500	SECTION 105 MEDICAL REIMB.	\$ 2,353.19	
BLOMQUIST, JOHN Sum						\$ 3,545.32	\$ 3,545.32
NICOR GAS	17022	1/20/2026	103351	40847090 430560	HEATING - GAS	\$ 67.98	
		1/26/2026	103430	40847090 430560	HEATING - GAS	\$ 65.37	
		1/2/2026	103189	11342035 430560	HEATING - GAS	\$ 616.62	
		1/2/2026	103190	41818090 430560	HEATING - GAS	\$ 1,486.86	
		1/23/2026	103429	40847090 430560	HEATING - GAS	\$ 871.41	
		1/23/2026	103431	23753090 430560	HEATING - GAS	\$ 289.04	
NICOR GAS Sum						\$ 3,397.28	\$ 10,764.18
CUES, INC.	633	1/29/2026	103298	11051210 421510	CONTRACTUAL SOFTWARE SUPPORT	\$ 3,191.29	
CUES, INC. Sum						\$ 3,191.29	\$ 3,191.29
MEADE, INC.	15073	1/22/2026	103304	11202035 422100	MAINT.-TRAFFIC SIGNALS	\$ 127.00	
		1/30/2026	103304	11202035 422100	MAINT.-TRAFFIC SIGNALS	\$ 2,873.62	
		1/28/2026	103304	11202035 422100	MAINT.-TRAFFIC SIGNALS	\$ 127.00	
MEADE, INC. Sum						\$ 3,127.62	\$ 6,001.24
QUICK KILL EXTERMINATING CO	6493	11/25/2025	103200	11091845 420020	PRIVATE PROPERTY RAT CONTROL	\$ 1,000.00	
		1/14/2026	103200	11091845 420020	PRIVATE PROPERTY RAT CONTROL	\$ 50.00	
		1/21/2026	103200	11091845 420020	PRIVATE PROPERTY RAT CONTROL	\$ 50.00	
		1/15/2026	103200	11091845 420020	PRIVATE PROPERTY RAT CONTROL	\$ 450.00	
		1/6/2026	103200	11091845 420020	PRIVATE PROPERTY RAT CONTROL	\$ 450.00	
		2/4/2026	103372	11091845 420020	PRIVATE PROPERTY RAT CONTROL	\$ 500.00	
		2/3/2026	103372	11091845 420020	PRIVATE PROPERTY RAT CONTROL	\$ 100.00	
		2/5/2026	103372	11091845 420020	PRIVATE PROPERTY RAT CONTROL	\$ 500.00	
QUICK KILL EXTERMINATING CO Sum						\$ 3,100.00	\$ 3,250.00
STATE GRAPHICS	5969	1/30/2026	103313	11041010 443010	NEWS LETTERS	\$ 3,057.83	
STATE GRAPHICS Sum						\$ 3,057.83	\$ 3,120.57
AIR ONE EQUIPMENT INC	1253	12/31/2025	103170	11515020 430050	UNIFORM EXPENSE	\$ 510.95	
		12/31/2025	103170	11515020 422420	MAINT.-BREATHING EQUIPMENT	\$ 50.00	

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AIR ONE EQUIPMENT INC	1253	12/29/2025	103170	11515020 430050	UNIFORM EXPENSE	\$ 467.00	
		1/8/2026	103320	11515020 422420	MAINT.-BREATHING EQUIPMENT	\$ 117.27	
		1/9/2026	103231	11515020 430055	PROTECTIVE CLOTHING	\$ 725.00	
		1/13/2026	103320	11515020 430177	SUPPLIES - EMERGENCY EQUIP.	\$ 679.00	
		1/22/2026	103396	11515020 430050	UNIFORM EXPENSE	\$ 355.00	
AIR ONE EQUIPMENT INC Sum						\$ 2,904.22	\$ 7,305.66
S&P INTEGRATED SOLUTIONS	5953	2/4/2026	103309	11191060 470050	CONTINGENCY - POLICE STATION	\$ 2,766.49	
S&P INTEGRATED SOLUTIONS Sum						\$ 2,766.49	\$ 11,065.66
SPARKS, KEITH	6074	2/24/2026	103392	39000095 417500	SECTION 105 MEDICAL REIMB.	\$ 2,753.30	
SPARKS, KEITH Sum						\$ 2,753.30	\$ 2,753.30
ADDIS LAW GROUP	5513	1/1/2026	103142	11071610 420320	SPECIAL ATTORNEY FEES	\$ 1,375.00	
		2/1/2026	103289	11071610 420320	SPECIAL ATTORNEY FEES	\$ 1,375.00	
ADDIS LAW GROUP Sum						\$ 2,750.00	\$ 2,750.00
NAPA AUTO PARTS	4259	12/29/2025	103270	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 22.54	
		1/8/2026	103270	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 547.34	
		1/16/2026	103270	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 242.07	
		12/22/2025	103270	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 133.84	
		12/24/2025	103270	11273030 430110	SUPPLIES - AUTO SHOP	\$ 16.16	
		1/22/2026	103270	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 217.99	
		12/17/2025	103270	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ (464.75)	
		1/15/2026	103270	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 30.30	
		1/6/2026	103270	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 59.77	
		1/5/2026	103270	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 1,652.66	
		1/19/2026	103270	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 15.15	
		1/30/2026	103350	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 186.52	
NAPA AUTO PARTS Sum						\$ 2,659.59	\$ 2,717.22
STAKING UNIVERSITY	4445	1/21/2026	103312	11233030 442000	TRAINING	\$ 1,750.00	
		1/21/2026	103312	11303030 442000	TRAINING	\$ 875.00	
STAKING UNIVERSITY Sum						\$ 2,625.00	\$ 2,625.00
KLEIN, THORPE AND JENKINS, LTD.	3340	1/31/2026	103219	11071610 420320	SPECIAL ATTORNEY FEES	\$ 2,618.57	
KLEIN, THORPE AND JENKINS, LTD. Sum						\$ 2,618.57	\$ 15,118.11
NATE JOHNSON STUDIOS	5221	7/8/2025	103160	11091846 420450	BUSINESS PROMOTION ACTIVITIES	\$ 2,600.00	
NATE JOHNSON STUDIOS Sum						\$ 2,600.00	\$ 2,600.00
FASTSPRING	7007	2/9/2026	103214	11051210 421510	CONTRACTUAL SOFTWARE SUPPORT	\$ 2,590.00	
FASTSPRING Sum						\$ 2,590.00	\$ 2,590.00
MARION INC	14800	1/29/2026	103156	11191060 449500	CONTINGENCY - PW REPAIRS	\$ 2,526.00	
MARION INC Sum						\$ 2,526.00	\$ 80,532.00
SENTINEL TECHNOLOGIES INC	6683	2/4/2026	103310	11051210 490100	OFF. FURN.&EQUIP.-V.H.-COMPUT.	\$ 689.91	
		1/31/2026	103310	11051210 490100	OFF. FURN.&EQUIP.-V.H.-COMPUT.	\$ 1,824.52	
SENTINEL TECHNOLOGIES INC Sum						\$ 2,514.43	\$ 4,142.83
CROWN CASTLE INC	6731	9/17/2025	103211	41958090 490500	AUTOMATIC METER READING UPGRD	\$ 2,500.00	
CROWN CASTLE INC Sum						\$ 2,500.00	
LAW ENFORCEMENT TRAINING, LLC	2782	12/1/2025	103344	11414020 442000	TRAINING	\$ 2,400.00	
LAW ENFORCEMENT TRAINING, LLC Sum						\$ 2,400.00	\$ 2,400.00
ON TIME EMBROIDERY, INC.	3959	1/21/2026	103263	11515020 430050	UNIFORM EXPENSE	\$ 1,201.00	

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ON TIME EMBROIDERY, INC.	3959	1/22/2026	103263	11515020 430050	UNIFORM EXPENSE	\$ 152.00	
		1/22/2026	103347	11515020 430050	UNIFORM EXPENSE	\$ 185.00	
		1/28/2026	103347	11515020 430050	UNIFORM EXPENSE	\$ 775.00	
ON TIME EMBROIDERY, INC. Sum						\$ 2,313.00	\$ 3,221.00
PACE ANALYTICAL SERVICES, LLC	5325	1/30/2026	103434	41818090 421000	CONTRACTUAL SERVICES	\$ 2,258.00	
PACE ANALYTICAL SERVICES, LLC Sum						\$ 2,258.00	\$ 3,458.00
FREQUENCY AUDIO VISUAL SERVICES, INC	6052	1/19/2026	103336	11151060 422000	MAINT.-OFFICE EQUIPMENT	\$ 727.65	
		2/5/2026	103336	11151060 422000	MAINT.-OFFICE EQUIPMENT	\$ 1,411.34	
FREQUENCY AUDIO VISUAL SERVICES, INC Sum						\$ 2,138.99	\$ 2,138.99
ROBBINS, SCHWARTZ, NICHOLAS, LIFTON & TAYLOR LTD.	19588	1/27/2026	103162	11071610 420320	SPECIAL ATTORNEY FEES	\$ 754.49	
		2/6/2026	103390	11071610 420320	SPECIAL ATTORNEY FEES	\$ 530.00	
		2/5/2026	103390	11071610 420320	SPECIAL ATTORNEY FEES	\$ 825.00	
ROBBINS, SCHWARTZ, NICHOLAS, LIFTON & TAYLOR LTD. Sum						\$ 2,109.49	\$ 7,698.46
QUADIENT FINANCE USA INC	6069	2/9/2026	103437	11061410 420160	POSTAGE	\$ 2,000.00	
QUADIENT FINANCE USA INC Sum						\$ 2,000.00	\$ 4,000.00
ILLINOIS MUNICIPAL LEAGUE	10923	1/22/2026	103342	11011010 420010	MEMBERSHIPS	\$ 2,000.00	
ILLINOIS MUNICIPAL LEAGUE Sum						\$ 2,000.00	\$ 2,000.00
HIGHLAND PARK FORD	9975	1/14/2026	103250	11273030 422400	Maint. of Emergency Vehicles	\$ 1,995.90	
HIGHLAND PARK FORD Sum						\$ 1,995.90	\$ 1,995.90
LAUTERBACH & AMEN	845	2/5/2026	103303	34000095 420020	PROFESSIONAL SERVICES	\$ 985.00	
		2/5/2026	103303	33000095 420020	PROFESSIONAL SERVICES	\$ 1,002.00	
LAUTERBACH & AMEN Sum						\$ 1,987.00	\$ 4,677.00
A.S.K. CONSULTING GROUP	3342	1/16/2026	103169	11091846 420450	BUSINESS PROMOTION ACTIVITIES	\$ 1,900.00	
A.S.K. CONSULTING GROUP Sum						\$ 1,900.00	\$ 1,900.00
AETNA TRUCK PARTS INC	6900	1/22/2026	103319	11273030 430110	SUPPLIES - AUTO SHOP	\$ 70.20	
		1/22/2026	103319	11273030 430700	GAS & OIL	\$ 395.00	
		1/6/2026	103230	11273030 430110	SUPPLIES - AUTO SHOP	\$ 234.00	
		1/5/2026	103230	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 939.97	
		2/4/2026	103319	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 163.61	
		2/4/2026	103319	11273030 430110	SUPPLIES - AUTO SHOP	\$ 93.60	
AETNA TRUCK PARTS INC Sum						\$ 1,896.38	\$ 2,354.56
ST. AUGUSTINE'S CHURCH	20067	2/13/2026	103361	23753090 448530	RENT - ST. AUGUSTINE LOT	\$ 1,825.00	
ST. AUGUSTINE'S CHURCH Sum						\$ 1,825.00	\$ 1,825.00
1ST AYD CORPORATION	8235	1/22/2026	103318	11342035 430180	SUPPLIES - GROUNDS	\$ 878.03	
		1/27/2026	103318	11273030 430110	SUPPLIES - AUTO SHOP	\$ 921.22	
1ST AYD CORPORATION Sum						\$ 1,799.25	\$ 3,036.53
GHA TECHNOLOGIES, INC.	2519	1/15/2026	103179	11051210 430150	SUPPLIES - COMPUTER PARTS	\$ 1,715.20	
GHA TECHNOLOGIES, INC. Sum						\$ 1,715.20	\$ 1,715.20
MICROSYSTEMS, INC	1683	1/23/2026	103267	11051210 420030	Digital Records Conversion	\$ 1,669.10	
MICROSYSTEMS, INC Sum						\$ 1,669.10	\$ 1,669.10
IPPPFA	2557	9/10/2025	103182	33000095 447550	OTHER PENSION ADMIN. EXPENSE	\$ 825.00	
		9/10/2025	103182	34000095 447550	OTHER PENSION ADMIN. EXPENSE	\$ 825.00	
IPPPFA Sum						\$ 1,650.00	\$ 1,650.00
THOMPSON ELEVATOR INSPECTION	22810	1/9/2026	103282	11091845 421010	Contr. Elevator Inspections	\$ 75.00	
		1/14/2026	103282	11091845 421010	Contr. Elevator Inspections	\$ 360.00	

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THOMPSON ELEVATOR INSPECTION	22810	1/26/2026	103365	11091845 421010	Contr. Elevator Inspections	\$ 150.00	
		1/15/2026	103282	11091845 421010	Contr. Elevator Inspections	\$ 75.00	
		1/19/2026	103282	11091845 421010	Contr. Elevator Inspections	\$ 540.00	
		1/30/2026	103365	11091845 421010	Contr. Elevator Inspections	\$ 120.00	
		2/4/2026	103365	11091845 421010	Contr. Elevator Inspections	\$ 120.00	
		2/6/2026	103440	11091845 421010	Contr. Elevator Inspections	\$ 150.00	
THOMPSON ELEVATOR INSPECTION Sum						\$ 1,590.00	\$ 2,055.00
DOOR SYSTEMS ASSA ABLOY US, INC	5887	1/23/2026	103241	11342035 421000	CONTRACTUAL SERVICES	\$ 1,563.00	
DOOR SYSTEMS ASSA ABLOY US, INC Sum						\$ 1,563.00	\$ 1,563.00
HEY AND ASSOCIATES, INC.	6574	1/20/2026	103180	11233030 423300	LNDSCP&MAINT-PUB RIGHT-OF-WAYS	\$ 1,522.50	
HEY AND ASSOCIATES, INC. Sum						\$ 1,522.50	\$ 2,660.00
JENN SALES CORPORATION	3337	12/22/2025	103360	11414020 430050	UNIFORM EXPENSE	\$ 1,500.00	
JENN SALES CORPORATION Sum						\$ 1,500.00	\$ 1,500.00
GROOT RECYCLING/WASTE SERVICE	9254	1/31/2026	103247	11233030 421000	CONTRACTUAL SERVICES	\$ 1,483.71	
GROOT RECYCLING/WASTE SERVICE Sum						\$ 1,483.71	\$ 1,483.71
CASIMIR PATERKIEWICZ	17731	2/3/2026	103192	19920050 450140	WORKERS' COMP. DEDUCTIBLES	\$ 1,471.20	
CASIMIR PATERKIEWICZ Sum						\$ 1,471.20	\$ 2,942.40
F.J. KERRIGAN PLUMBING COMPANY	13040	1/14/2026	103184	41838090 422540	MAINT.-DISTRIBUTION SYSTEM	\$ 404.00	
		1/21/2026	103257	11342035 430350	BUILDING FURNITURE & REPAIRS	\$ 498.75	
		1/15/2026	103420	41838090 422540	MAINT.-DISTRIBUTION SYSTEM	\$ 555.50	
F.J. KERRIGAN PLUMBING COMPANY Sum						\$ 1,458.25	\$ 1,458.25
WAREHOUSE DIRECT	23935	1/12/2026	103199	11342035 430350	BUILDING FURNITURE & REPAIRS	\$ 477.19	
		1/13/2026	103199	11342035 430350	BUILDING FURNITURE & REPAIRS	\$ 219.80	
		1/16/2026	103199	11342035 430140	SUPPLIES - BUILDING	\$ 706.86	
WAREHOUSE DIRECT Sum						\$ 1,403.85	\$ 5,698.33
VIJAY K. HARIKRISHNA	4494	12/30/2025	103198	11414020 420210	MEDICAL EXAMS	\$ 1,392.00	
VIJAY K. HARIKRISHNA Sum						\$ 1,392.00	\$ 1,392.00
KIMBALL MIDWEST	1072	1/6/2026	103258	11273030 430110	SUPPLIES - AUTO SHOP	\$ 861.46	
		2/5/2026	103421	11273030 430110	SUPPLIES - AUTO SHOP	\$ 520.65	
KIMBALL MIDWEST Sum						\$ 1,382.11	\$ 1,574.96
ILLINOIS DEPT. OF EMPLOYMENT SECURITY	10742	2/10/2026	103339	12900050 414010	UNEMPLOYMENT COMPENSATION	\$ 1,344.00	
ILLINOIS DEPT. OF EMPLOYMENT SECURITY Sum						\$ 1,344.00	\$ 1,344.00
USA BLUE BOOK	23203	1/9/2026	103443	41838090 430400	MATERIALS	\$ 437.85	
		1/22/2026	103443	41818090 430210	SUPPLIES - LABORATORY	\$ 893.01	
USA BLUE BOOK Sum						\$ 1,330.86	\$ 2,533.32
ZORO TOOLS, INC	3092	1/7/2026	103287	41818090 430075	SUPPLIES	\$ 1,310.88	
ZORO TOOLS, INC Sum						\$ 1,310.88	\$ 1,328.18
ALTA CONSTRUCTION EQUIPMENT ILLINOIS,LLC	4835	1/28/2026	103322	11273030 421000	CONTRACTUAL SERVICES	\$ 1,307.95	
ALTA CONSTRUCTION EQUIPMENT ILLINOIS,LLC Sum						\$ 1,307.95	\$ 1,307.95
RECORD-A-HIT, INC.	5147	11/26/2025	103194	11091846 420450	BUSINESS PROMOTION ACTIVITIES	\$ 1,165.00	
RECORD-A-HIT, INC. Sum						\$ 1,165.00	\$ 4,130.00
ENDEAVOR HEALTH MEDICAL GROUP	6331	1/13/2026	103178	11041010 420020	PROFESSIONAL SERVICES	\$ 78.00	
		1/21/2026	103243	11401020 420020	PROFESSIONAL SERVICES	\$ 143.00	
		1/27/2026	103332	11401020 420020	PROFESSIONAL SERVICES	\$ 387.00	
		1/27/2026	103332	11515020 420210	MEDICAL EXAMS	\$ 84.00	

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ENDEAVOR HEALTH MEDICAL GROUP	6331	2/4/2026	103413	11401020 420020	PROFESSIONAL SERVICES	\$ 143.00	
		2/9/2026	103413	11401020 420020	PROFESSIONAL SERVICES	\$ 143.00	
		2/11/2026	103413	11401020 420020	PROFESSIONAL SERVICES	\$ 143.00	
ENDEAVOR HEALTH MEDICAL GROUP Sum						\$ 1,121.00	\$ 7,755.00
RICHARD J. REIMER & ASSOCIATES, PC	4407	2/12/2026	103389	34000095 420020	PROFESSIONAL SERVICES	\$ 1,119.17	
RICHARD J. REIMER & ASSOCIATES, PC Sum						\$ 1,119.17	\$ 4,373.70
ATLAS BOBCAT INC	2060	1/7/2026	103233	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 152.40	
		2/7/2026	103401	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 895.00	
ATLAS BOBCAT INC Sum						\$ 1,047.40	\$ 1,047.40
MCMASTER-CARR SUPPLY CO	15025	1/8/2026	103265	41818090 430075	SUPPLIES	\$ 392.42	
		1/14/2026	103265	41818090 430075	SUPPLIES	\$ 44.50	
		1/7/2026	103265	41818090 430475	MATERIALS - EQUIPMENT REPAIRS	\$ 352.87	
		1/27/2026	103422	40847090 430075	SUPPLIES	\$ 253.79	
MCMASTER-CARR SUPPLY CO Sum						\$ 1,043.58	\$ 1,225.35
WEISS ACE HARDWARE	2699	1/20/2026	103283	11342035 430180	SUPPLIES - GROUNDS	\$ 979.00	
		1/2/2026	103283	11273030 430110	SUPPLIES - AUTO SHOP	\$ 21.58	
WEISS ACE HARDWARE Sum						\$ 1,000.58	\$ 1,016.50
TOP QUALITY CUSTOM HOMES	32153	2/9/2026	103288	11000000 231000	DEPOSITS - STREET OPENING	\$ 1,000.00	
TOP QUALITY CUSTOM HOMES Sum						\$ 1,000.00	\$ 1,000.00
JOSEPH & ANNE LANGLEY	6839	2/23/2026	103450	11000000 231000	DEPOSITS - STREET OPENING	\$ 1,000.00	
JOSEPH & ANNE LANGLEY Sum						\$ 1,000.00	\$ 1,000.00
FOREST GLEN CONSTRUCTION	30071	5/23/2025	103452	11000000 231000	DEPOSITS - STREET OPENING	\$ 1,000.00	
FOREST GLEN CONSTRUCTION Sum						\$ 1,000.00	\$ 1,000.00
PARKS PLUMBING & SEWER	28918	2/23/2026	103451	11000000 231000	DEPOSITS - STREET OPENING	\$ 1,000.00	
PARKS PLUMBING & SEWER Sum						\$ 1,000.00	\$ 1,000.00
DANLEY'S GARAGES	4240	2/23/2026	103449	11000000 231000	DEPOSITS - STREET OPENING	\$ 1,000.00	
DANLEY'S GARAGES Sum						\$ 1,000.00	\$ 1,000.00
24/7 PLUMBING SEWER & WATER INC.	6873	2/23/2026	103448	11000000 231000	DEPOSITS - STREET OPENING	\$ 1,000.00	
24/7 PLUMBING SEWER & WATER INC. Sum						\$ 1,000.00	\$ 1,000.00
STATE CHEMICAL SOLUTIONS	2904	1/13/2026	103281	11342035 430140	SUPPLIES - BUILDING	\$ 233.81	
		1/28/2026	103363	11342035 430140	SUPPLIES - BUILDING	\$ 724.28	
STATE CHEMICAL SOLUTIONS Sum						\$ 958.09	\$ 1,621.47
NORTHERN SAFETY CO., INC.	17035	1/20/2026	103271	11233030 430050	UNIFORM EXPENSE	\$ 30.09	
		1/12/2026	103271	11273030 430050	UNIFORM EXPENSE	\$ 300.80	
		1/22/2026	103432	41818090 430075	SUPPLIES	\$ 196.22	
		1/7/2026	103271	41848090 430140	SUPPLIES - BUILDING	\$ 12.94	
		1/6/2026	103432	40807090 430050	UNIFORM EXPENSE	\$ 202.90	
		1/6/2026	103432	41838090 430050	UNIFORM EXPENSE	\$ 202.90	
NORTHERN SAFETY CO., INC. Sum						\$ 945.85	\$ 1,159.36
DIGICOM INSTALLATIONS, INC.	3852	1/12/2026	103177	11515020 422410	MAINT.-RADIOS	\$ 944.00	
DIGICOM INSTALLATIONS, INC. Sum						\$ 944.00	\$ 2,382.50
AIRGAS NORTH CENTRAL	1211	1/31/2026	103321	11273030 421000	CONTRACTUAL SERVICES	\$ 901.91	
AIRGAS NORTH CENTRAL Sum						\$ 901.91	\$ 1,803.82
SMITHEREEN CO	20980	1/20/2026	103201	11091845 420020	PRIVATE PROPERTY RAT CONTROL	\$ 900.00	
SMITHEREEN CO Sum						\$ 900.00	\$ 900.00

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COMMERCIAL TIRE SERVICE	2691	1/7/2026	103328	11273030 422400	Maint. of Emergency Vehicles	\$ 886.00	
COMMERCIAL TIRE SERVICE Sum						\$ 886.00	\$ 886.00
PPG ARCHITECTURAL FINISHES	2462	1/16/2026	103276	41848090 430350	BUILDING FURNITURE & REPAIRS	\$ 870.39	
PPG ARCHITECTURAL FINISHES Sum						\$ 870.39	\$ 870.39
MILLEN HARDWARE	15490	1/20/2026	103425	11342035 430140	SUPPLIES - BUILDING	\$ 71.95	
		1/8/2026	103425	11342035 430140	SUPPLIES - BUILDING	\$ 109.53	
		1/9/2026	103425	11342035 430140	SUPPLIES - BUILDING	\$ 13.74	
		1/12/2026	103425	11303030 430400	MATERIALS	\$ 11.99	
		1/13/2026	103425	41838090 430400	MATERIALS	\$ 31.88	
		1/14/2026	103425	11342035 430140	SUPPLIES - BUILDING	\$ 29.24	
		1/14/2026	103425	40847090 430075	SUPPLIES	\$ 27.13	
		1/21/2026	103425	11342035 430350	BUILDING FURNITURE & REPAIRS	\$ 109.64	
		1/22/2026	103425	11342035 430350	BUILDING FURNITURE & REPAIRS	\$ 6.07	
		1/22/2026	103425	11515020 430250	SUPPLIES - OTHER THAN OFFICE	\$ 34.77	
		1/22/2026	103425	40847090 430075	SUPPLIES	\$ 124.06	
		1/7/2026	103425	11342035 430140	SUPPLIES - BUILDING	\$ 25.66	
		1/7/2026	103425	41818090 430075	SUPPLIES	\$ 150.80	
		1/26/2026	103425	11233030 430410	MATERIALS - TRAFFIC SIGNS	\$ 116.31	
MILLEN HARDWARE Sum						\$ 862.77	\$ 1,332.76
CUMMINS NPOWER LLC	6142	1/29/2026	103240	11051210 421510	CONTRACTUAL SOFTWARE SUPPORT	\$ 860.00	
CUMMINS NPOWER LLC Sum						\$ 860.00	\$ 860.00
MID-CENTRAL PRINTING & MAILING	15350	12/18/2025	103268	11202035 430250	SUPPLIES - OTHER THAN OFFICE	\$ 65.00	
		6/25/2025	103268	11202035 430250	SUPPLIES - OTHER THAN OFFICE	\$ 785.00	
MID-CENTRAL PRINTING & MAILING Sum						\$ 850.00	\$ 2,345.00
JONES & BARTLETT LEARNING, LLC	3079	1/12/2026	103183	11515020 442000	TRAINING	\$ 839.18	
JONES & BARTLETT LEARNING, LLC Sum						\$ 839.18	\$ 941.22
RED WING BUSINESS ADVANTAGE ACCOUNT	4299	1/17/2026	103438	40807090 430050	UNIFORM EXPENSE	\$ 137.50	
		1/17/2026	103438	41838090 430050	UNIFORM EXPENSE	\$ 137.50	
		2/3/2026	103438	40807090 430050	UNIFORM EXPENSE	\$ 137.50	
		2/3/2026	103438	41838090 430050	UNIFORM EXPENSE	\$ 137.50	
		2/12/2026	103438	41818090 430050	UNIFORM EXPENSE	\$ 274.99	
RED WING BUSINESS ADVANTAGE ACCOUNT Sum						\$ 824.99	\$ 824.99
CONNEXION - LAB DEVELOPMENT, LLC	5115	12/10/2025	103238	11333030 430124	SUPPLIES - LIGHT POLES & PARTS	\$ 8,455.50	
		1/9/2026	103238	41818090 430075	SUPPLIES	\$ 345.09	
		1/16/2026	103238	41818090 430075	SUPPLIES	\$ 129.75	
		1/22/2026	103238	41818090 430075	SUPPLIES	\$ 12.35	
		1/26/2026	103330	41818090 430075	SUPPLIES	\$ 156.25	
		1/15/2026	103238	41818090 430075	SUPPLIES	\$ 92.00	
		1/15/2026	103238	11333030 430124	SUPPLIES - LIGHT POLES & PARTS	\$ (8,455.50)	
		1/23/2026	103238	41818090 430075	SUPPLIES	\$ (108.94)	
		1/28/2026	103408	41818090 430075	SUPPLIES	\$ 210.00	
		1/29/2026	103408	41818090 430075	SUPPLIES	\$ (20.65)	
CONNEXION - LAB DEVELOPMENT, LLC Sum						\$ 815.85	\$ 3,228.20
PONTICELLI MUSIC	7012	1/16/2026	103193	11091846 420450	BUSINESS PROMOTION ACTIVITIES	\$ 800.00	
PONTICELLI MUSIC Sum						\$ 800.00	\$ 800.00

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Vendor Name	Vendor Number	Invoice Date	Check	Account	Account Description	MTD Vendor Total	YTD Vendor Total
FLEET ANALYTICS, LLC	5391	2/1/2026	103414	11233030 420020	GPS FLEET MANAGEMENT	\$ 540.00	
		2/1/2026	103414	40807090 420020	PROFESSIONAL SERVICES	\$ 100.00	
		2/1/2026	103414	41838090 421000	CONTRACTUAL SERVICES	\$ 150.00	
FLEET ANALYTICS, LLC Sum						\$ 790.00	\$ 1,580.00
MID AMERICAN WATER-WAUCONDA INC	15343	1/26/2026	103424	41838090 430400	MATERIALS	\$ 784.00	
MID AMERICAN WATER-WAUCONDA INC Sum						\$ 784.00	\$ 5,564.00
COMMONWEALTH EDISON CO.	5530	1/8/2026	103329	11333030 430510	STREET LIGHTING POWER	\$ 758.10	
COMMONWEALTH EDISON CO. Sum						\$ 758.10	\$ 1,052.74
POSTAL SOURCE	6045	2/2/2026	103357	11061410 422000	MAINT.-OFFICE EQUIPMENT	\$ 753.23	
POSTAL SOURCE Sum						\$ 753.23	\$ 753.23
DIVE RIGHT IN SCUBA, INC.	3054	2/5/2026	103411	11515020 422440	MAINT.-SPECIAL RESCUE EQUIP.	\$ 746.50	
DIVE RIGHT IN SCUBA, INC. Sum						\$ 746.50	\$ 1,848.50
MARTIN PAULSON	2634	2/24/2026	103435	39000095 417500	SECTION 105 MEDICAL REIMB.	\$ 706.76	
MARTIN PAULSON Sum						\$ 706.76	\$ 2,602.04
WASTENOT INC	6783	2/4/2026	103369	11101060 449012	ENVIRONMENTAL & ENERGY COMMISS	\$ 700.00	
WASTENOT INC Sum						\$ 700.00	\$ 1,307.00
ANDERSON ELEVATOR COMPANY	2744	2/1/2026	103323	11342035 421000	CONTRACTUAL SERVICES	\$ 495.24	
		2/1/2026	103399	41818090 421000	CONTRACTUAL SERVICES	\$ 194.99	
ANDERSON ELEVATOR COMPANY Sum						\$ 690.23	\$ 2,444.46
UNIVERSITY OF ILLINOIS - GAR 162	23417	1/20/2026	103367	11515020 442000	TRAINING	\$ 675.00	
UNIVERSITY OF ILLINOIS - GAR 162 Sum						\$ 675.00	\$ 1,675.00
PARTNERS MFG GROUP, INC.	5851	1/6/2026	103274	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 672.74	
PARTNERS MFG GROUP, INC. Sum						\$ 672.74	\$ 1,298.98
WOKURKA, GARY	6824	2/24/2026	103447	39000095 417500	SECTION 105 MEDICAL REIMB.	\$ 662.23	
WOKURKA, GARY Sum						\$ 662.23	\$ 2,065.98
SHERWIN WILLIAMS CO., THE	2373	1/7/2026	103277	41848090 430350	BUILDING FURNITURE & REPAIRS	\$ 657.16	
SHERWIN WILLIAMS CO., THE Sum						\$ 657.16	\$ 657.16
HOME DEPOT CREDIT SERVICES	10206	12/1/2025	103338	11191060 470050	CONTINGENCY - POLICE STATION	\$ 127.11	
		12/9/2025	103338	11191060 470050	CONTINGENCY - POLICE STATION	\$ 65.79	
		12/11/2025	103338	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 78.44	
		12/11/2025	103338	11191060 470050	CONTINGENCY - POLICE STATION	\$ 76.93	
		12/2/2025	103338	11342035 430350	BUILDING FURNITURE & REPAIRS	\$ 269.00	
		12/27/2025	103338	11191060 470050	CONTINGENCY - POLICE STATION	\$ 39.02	
HOME DEPOT CREDIT SERVICES Sum						\$ 656.29	\$ 2,081.64
BADGER METER, INC.	2455	1/27/2026	103402	41818090 430075	SUPPLIES	\$ 96.47	
		1/29/2026	103402	41828090 421000	CONTRACTUAL SERVICES	\$ 539.76	
BADGER METER, INC. Sum						\$ 636.23	\$ 38,275.57
ILLINOIS FIRE CHIEFS ASSOCIATION	10777	12/16/2025	103340	11515020 420010	MEMBERSHIPS	\$ 600.00	
ILLINOIS FIRE CHIEFS ASSOCIATION Sum						\$ 600.00	\$ 5,150.00
WATER SERVICES COMPANY	2343	1/27/2026	103445	41958090 490500	AUTOMATIC METER READING UPGRD	\$ 600.00	
WATER SERVICES COMPANY Sum						\$ 600.00	\$ 1,260.00
MSC INDUSTRIAL SUPPLY CO	14545	1/27/2026	103426	40807090 430050	UNIFORM EXPENSE	\$ 299.20	
		1/27/2026	103426	41838090 430050	UNIFORM EXPENSE	\$ 299.20	
MSC INDUSTRIAL SUPPLY CO Sum						\$ 598.40	\$ 598.40
CONSTANT LOYALTY LLC	6823	1/1/2026	103272	11091846 420450	BUSINESS PROMOTION ACTIVITIES	\$ 299.00	

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CONSTANT LOYALTY LLC	6823	2/1/2026	103353	11091846 420450	BUSINESS PROMOTION ACTIVITIES	\$ 299.00	
CONSTANT LOYALTY LLC Sum						\$ 598.00	\$ 598.00
CENTRAL STATION COFFEE & TEA	6628	1/20/2026	103175	11091846 420450	BUSINESS PROMOTION ACTIVITIES	\$ 594.00	
CENTRAL STATION COFFEE & TEA Sum						\$ 594.00	\$ 594.00
MUTUAL ACE HARDWARE	2547	1/20/2026	103269	11342035 423000	HEATING & A/C SYSTEM REPAIRS	\$ 580.40	
MUTUAL ACE HARDWARE Sum						\$ 580.40	\$ 946.40
AMERICAN HEART ASSOCIATION	4285	2/7/2026	103398	11515020 430440	MATERIALS - PUBLIC EDUCATION	\$ 575.39	
AMERICAN HEART ASSOCIATION Sum						\$ 575.39	\$ 575.39
WINSLOW, EDWARD	7031	2/9/2026	103285	40000001 350105	STORMWATER CHARGES	\$ 558.96	
WINSLOW, EDWARD Sum						\$ 558.96	\$ 558.96
MULCH CENTER, THE	2078	2/6/2026	103427	11233030 427450	LEAF DISPOSAL	\$ 558.40	
MULCH CENTER, THE Sum						\$ 558.40	\$ 558.40
CDW GOVERNMENT, INC	646	1/26/2026	103325	11051210 490100	OFF. FURN.&EQUIP.-V.H.-COMPUT.	\$ 551.84	
CDW GOVERNMENT, INC Sum						\$ 551.84	\$ 551.84
CINTAS FIRST AID & SAFETY	5130	1/9/2026	103237	41818090 441000	INCIDENTALS	\$ 92.47	
		1/26/2026	103237	11273030 430120	SUPPLIES-VEH. STRIPING &SAFETY	\$ 47.02	
		2/4/2026	103327	11414020 430250	SUPPLIES - OTHER THAN OFFICE	\$ 295.55	
		2/4/2026	103405	41818090 441000	INCIDENTALS	\$ 102.44	
CINTAS FIRST AID & SAFETY Sum						\$ 537.48	\$ 1,229.43
LIGHTCHECK TOOLS, INC.	3343	9/11/2025	103202	11273030 430110	SUPPLIES - AUTO SHOP	\$ 261.00	
		1/22/2026	103346	11273030 430110	SUPPLIES - AUTO SHOP	\$ 273.00	
LIGHTCHECK TOOLS, INC. Sum						\$ 534.00	\$ 534.00
THE UPS STORE #1119	5809	1/22/2026	103197	11091846 420450	BUSINESS PROMOTION ACTIVITIES	\$ 531.20	
THE UPS STORE #1119 Sum						\$ 531.20	\$ 531.20
HACH COMPANY	9370	1/8/2026	103248	41818090 430075	SUPPLIES	\$ 528.55	
HACH COMPANY Sum						\$ 528.55	\$ 528.55
EVANSTON FUNERAL & CREMATION, INC.	2824	1/1/2026	103333	11424020 420020	PROFESSIONAL SERVICES	\$ 500.00	
EVANSTON FUNERAL & CREMATION, INC. Sum						\$ 500.00	\$ 500.00
WILMETTE TRUCK/BUS SERVICE	24665	1/30/2026	103370	11273030 446000	LICENSE, TITLE&INSPECTION FEES	\$ 495.00	
WILMETTE TRUCK/BUS SERVICE Sum						\$ 495.00	\$ 945.00
CHICAGO TRIBUNE	4996	12/31/2025	103236	11091845 443020	LEGAL NOTICES	\$ 95.76	
		1/31/2026	103404	11041010 443025	CLASSIFIED ADVERTISEMENTS	\$ 399.00	
CHICAGO TRIBUNE Sum						\$ 494.76	\$ 494.76
BERRY DIVE CENTER	1468	1/13/2026	103173	11515020 422440	MAINT.-SPECIAL RESCUE EQUIP.	\$ 489.00	
BERRY DIVE CENTER Sum						\$ 489.00	\$ 489.00
WHITE CAP, LP	6108	1/12/2026	103446	41838090 430400	MATERIALS	\$ 485.28	
WHITE CAP, LP Sum						\$ 485.28	\$ 1,917.36
MONROE TRUCK EQUIPMENT	15655	1/23/2026	103348	11273030 430110	SUPPLIES - AUTO SHOP	\$ 287.34	
		1/30/2026	103348	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 111.94	
		2/2/2026	103348	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 67.86	
MONROE TRUCK EQUIPMENT Sum						\$ 467.14	\$ 1,250.32
CORE & MAIN	1005	1/30/2026	103409	41838090 430400	MATERIALS	\$ 453.50	
CORE & MAIN Sum						\$ 453.50	\$ 735.50
OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.	4462	1/31/2026	103307	33000095 420020	PROFESSIONAL SERVICES	\$ 450.00	
OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD. Sum						\$ 450.00	\$ 1,070.00

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VICTORIA KAMPS DAY	7026	2/2/2026	103176	41000000 141000	UTILITY BILLING CONTROL A/C	\$ 443.00	
VICTORIA KAMPS DAY Sum						\$ 443.00	\$ 443.00
ACME TRUCK BRAKE & SUPPLY CO.	2553	1/9/2026	103229	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 422.14	
ACME TRUCK BRAKE & SUPPLY CO. Sum						\$ 422.14	\$ 422.14
HIGH PSI, LTD	5287	1/26/2026	103337	11342035 430350	BUILDING FURNITURE & REPAIRS	\$ 418.31	
HIGH PSI, LTD Sum						\$ 418.31	\$ 418.31
GALE CERABONA	4831	2/6/2026	103326	11091845 420020	PROFESSIONAL SERVICES	\$ 400.00	
GALE CERABONA Sum						\$ 400.00	\$ 1,225.00
NORTH SUBURBAN CHIEFS OF POLICE	16891	1/6/2026	103352	11414020 420010	MEMBERSHIPS	\$ 400.00	
NORTH SUBURBAN CHIEFS OF POLICE Sum						\$ 400.00	\$ 400.00
KELLY SIMMS	6585	12/31/2025	103278	11000001 302060	FILING FEES	\$ 394.00	
KELLY SIMMS Sum						\$ 394.00	\$ 394.00
CITYTECH USA INC	5180	2/1/2026	103407	11041010 420010	MEMBERSHIPS	\$ 390.00	
CITYTECH USA INC Sum						\$ 390.00	\$ 390.00
STAPLES ADVANTAGE	1988	1/10/2026	103280	11091845 430230	SUPPLIES - OFFICE	\$ 80.58	
		1/10/2026	103362	11202035 430230	SUPPLIES - OFFICE	\$ 44.99	
		1/17/2026	103280	11091845 430230	SUPPLIES - OFFICE	\$ 13.08	
		2/7/2026	103439	11091845 430230	SUPPLIES - OFFICE	\$ 193.93	
		1/24/2026	103280	11091845 430230	SUPPLIES - OFFICE	\$ 56.97	
STAPLES ADVANTAGE Sum						\$ 389.55	\$ 834.66
FOREMOST PROMOTIONS	987	1/28/2026	103335	11414020 430450	MATERIALS - CRIME PREVENTION	\$ 378.36	
FOREMOST PROMOTIONS Sum						\$ 378.36	\$ 378.36
ILLINOIS FIRE INSPECTORS ASSN.	10793	2/5/2026	103417	11515020 442000	TRAINING	\$ 350.00	
ILLINOIS FIRE INSPECTORS ASSN. Sum						\$ 350.00	\$ 450.00
MOSY-POSY THE POET CLOWN	7002	1/5/2026	103187	11091846 420450	BUSINESS PROMOTION ACTIVITIES	\$ 350.00	
MOSY-POSY THE POET CLOWN Sum						\$ 350.00	\$ 350.00
ODP BUSINESS SOLUTIONS, LLC	5685	1/20/2026	103273	11233030 430230	SUPPLIES - OFFICE	\$ 51.84	
		1/20/2026	103191	11041010 430230	SUPPLIES - OFFICE	\$ 25.99	
		1/7/2026	103273	11233030 430230	SUPPLIES - OFFICE	\$ 64.41	
		1/6/2026	103273	11233030 430230	SUPPLIES - OFFICE	\$ 54.25	
		1/30/2026	103354	11233030 430230	SUPPLIES - OFFICE	\$ 51.15	
		1/29/2026	103354	11041010 430230	SUPPLIES - OFFICE	\$ 34.14	
		2/10/2026	103433	11041010 430230	SUPPLIES - OFFICE	\$ 52.27	
ODP BUSINESS SOLUTIONS, LLC Sum						\$ 334.05	\$ 465.86
LINDE GAS & EQUIPMENT, INC.	5257	1/22/2026	103262	11515020 430176	SUPPLIES - MEDICAL	\$ 332.25	
LINDE GAS & EQUIPMENT, INC. Sum						\$ 332.25	\$ 1,147.70
LEGAL AND LIABILITY RISK MANANGEMENT INSTITUTE	7009	1/6/2026	103185	11414020 442000	TRAINING	\$ 325.00	
LEGAL AND LIABILITY RISK MANANGEMENT INSTITUTE Sum						\$ 325.00	\$ 325.00
I.L.C.M.A.	10550	1/20/2026	103251	11041010 443025	CLASSIFIED ADVERTISEMENTS	\$ 50.00	
		1/21/2026	103251	11041010 443025	CLASSIFIED ADVERTISEMENTS	\$ 50.00	
		1/27/2026	103251	11041010 443025	CLASSIFIED ADVERTISEMENTS	\$ 50.00	
		2/2/2026	103416	11041010 443025	CLASSIFIED ADVERTISEMENTS	\$ 50.00	
		2/11/2026	103416	11041010 443025	CLASSIFIED ADVERTISEMENTS	\$ 100.00	
I.L.C.M.A. Sum						\$ 300.00	\$ 300.00
CUTLER WORKWEAR	5826	1/31/2026	103410	40807090 430050	UNIFORM EXPENSE	\$ 137.50	

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CUTLER WORKWEAR	5826	1/31/2026	103410	41838090 430050	UNIFORM EXPENSE	\$ 137.50	
CUTLER WORKWEAR Sum						\$ 275.00	\$ 502.63
LECHNER & SONS	13956	1/12/2026	103261	41818090 430050	UNIFORM EXPENSE	\$ 26.30	
		1/12/2026	103345	11233030 430050	UNIFORM EXPENSE	\$ 7.50	
		1/12/2026	103345	11273030 430050	UNIFORM EXPENSE	\$ 19.38	
		1/12/2026	103345	11303030 430050	UNIFORM EXPENSE	\$ 1.50	
		1/12/2026	103345	40807090 430050	UNIFORM EXPENSE	\$ 6.88	
		1/12/2026	103345	41838090 430050	UNIFORM EXPENSE	\$ 6.87	
		1/26/2026	103261	41818090 430050	UNIFORM EXPENSE	\$ 26.30	
		1/26/2026	103345	11233030 430050	UNIFORM EXPENSE	\$ 7.50	
		1/26/2026	103345	11273030 430050	UNIFORM EXPENSE	\$ 19.38	
		1/26/2026	103345	11303030 430050	UNIFORM EXPENSE	\$ 1.50	
		1/26/2026	103345	40807090 430050	UNIFORM EXPENSE	\$ 6.88	
		1/26/2026	103345	41838090 430050	UNIFORM EXPENSE	\$ 6.87	
		1/5/2026	103261	41818090 430050	UNIFORM EXPENSE	\$ 26.30	
		1/5/2026	103345	11233030 430050	UNIFORM EXPENSE	\$ 7.50	
		1/5/2026	103345	11273030 430050	UNIFORM EXPENSE	\$ 19.38	
		1/5/2026	103345	11303030 430050	UNIFORM EXPENSE	\$ 1.50	
		1/5/2026	103345	40807090 430050	UNIFORM EXPENSE	\$ 6.87	
		1/5/2026	103345	41838090 430050	UNIFORM EXPENSE	\$ 6.88	
		1/19/2026	103261	41818090 430050	UNIFORM EXPENSE	\$ 26.30	
		1/19/2026	103345	11233030 430050	UNIFORM EXPENSE	\$ 7.50	
		1/19/2026	103345	11273030 430050	UNIFORM EXPENSE	\$ 19.38	
		1/19/2026	103345	11303030 430050	UNIFORM EXPENSE	\$ 1.50	
		1/19/2026	103345	40807090 430050	UNIFORM EXPENSE	\$ 6.87	
		1/19/2026	103345	41838090 430050	UNIFORM EXPENSE	\$ 6.88	
LECHNER & SONS Sum						\$ 273.72	\$ 591.08
POLICE EXEC. RESEARCH FORUM	18379	1/22/2026	103356	11414020 420010	MEMBERSHIPS	\$ 250.00	
POLICE EXEC. RESEARCH FORUM Sum						\$ 250.00	\$ 250.00
ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK	3087	12/3/2025	103252	11233030 420010	MEMBERSHIPS	\$ 250.00	
ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK Sum						\$ 250.00	\$ 250.00
LANDS END INC	3987	2/3/2026	103343	11303030 430050	UNIFORM EXPENSE	\$ 241.59	
LANDS END INC Sum						\$ 241.59	\$ 322.49
NATIONAL FIRE PROTECTION ASSOCIATION	4024	12/19/2025	103188	11515020 420010	MEMBERSHIPS	\$ 225.00	
NATIONAL FIRE PROTECTION ASSOCIATION Sum						\$ 225.00	\$ 225.00
MATRIX HEALTHCARE SERVICES	2489	2/2/2026	103264	19920050 450140	WORKERS' COMP. DEDUCTIBLES	\$ 216.90	
MATRIX HEALTHCARE SERVICES Sum						\$ 216.90	\$ 613.00
ULINE	23233	1/12/2026	103442	11233030 441000	INCIDENTALS	\$ 18.60	
		1/12/2026	103442	40807090 441000	INCIDENTALS	\$ 13.95	
		1/12/2026	103442	41838090 441000	INCIDENTALS	\$ 13.95	
		1/5/2026	103366	11414020 430250	SUPPLIES - OTHER THAN OFFICE	\$ 168.72	
ULINE Sum						\$ 215.22	\$ 215.22
YOURMEMBERSHIP.COM	6630	1/19/2026	103286	11041010 443025	CLASSIFIED ADVERTISEMENTS	\$ 199.00	
YOURMEMBERSHIP.COM Sum						\$ 199.00	\$ 199.00
KNOX COMPANY	773	1/20/2026	103259	11515020 430176	SUPPLIES - MEDICAL	\$ 186.00	

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KNOX COMPANY Sum						\$ 186.00	\$ 21,482.00
VARSHNEY, DEEPAK	7036	2/16/2026	103368	40000001 350105	STORMWATER CHARGES	\$ 177.89	
VARSHNEY, DEEPAK Sum						\$ 177.89	\$ 177.89
SOLVENT SYSTEMS	21040	1/30/2026	103195	11515020 422400	MAINT.-EQUIPMENT	\$ 168.00	
SOLVENT SYSTEMS Sum						\$ 168.00	\$ 168.00
EVADEANS LLC	6327	1/14/2026	103245	11041010 442020	EMPLOYEE RECOGNITION	\$ 165.00	
EVADEANS LLC Sum						\$ 165.00	\$ 165.00
QUADIENT INC	6068	1/29/2026	103358	11061410 422000	MAINT.-OFFICE EQUIPMENT	\$ 165.00	
QUADIENT INC Sum						\$ 165.00	\$ 165.00
W.W. GRAINGER, INC.	9171	12/23/2025	103415	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 77.29	
		12/18/2025	103415	11342035 430140	SUPPLIES - BUILDING	\$ 39.93	
		1/20/2026	103415	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 105.08	
		12/29/2025	103415	41838090 430130	SUPPLIES - MISC. TOOLS & EQUIP	\$ (441.66)	
		12/29/2025	103415	40807090 430130	SUPPLIES - MISC. TOOLS & EQUIP	\$ (441.67)	
		1/12/2026	103415	11342035 430140	SUPPLIES - BUILDING	\$ 57.54	
		1/16/2026	103415	11342035 430350	BUILDING FURNITURE & REPAIRS	\$ 100.36	
		1/7/2026	103415	11342035 430140	SUPPLIES - BUILDING	\$ 56.82	
		1/15/2026	103415	11342035 430140	SUPPLIES - BUILDING	\$ 123.22	
		1/6/2026	103415	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 117.16	
		1/27/2026	103415	41818090 430475	MATERIALS - EQUIPMENT REPAIRS	\$ 11.64	
		1/29/2026	103415	41818090 430475	MATERIALS - EQUIPMENT REPAIRS	\$ 181.81	
		2/2/2026	103415	11342035 430140	SUPPLIES - BUILDING	\$ 157.53	
W.W. GRAINGER, INC. Sum						\$ 145.05	\$ 1,709.83
BROWNELLS, INC.	2137	1/22/2026	103324	11414020 430170	SUPPLIES - FIRING RANGE	\$ 27.61	
		1/15/2026	103174	11414020 430170	SUPPLIES - FIRING RANGE	\$ 93.45	
BROWNELLS, INC. Sum						\$ 121.06	\$ 704.14
ILLINOIS SECTION AWWA	10977	1/28/2026	103419	41848090 442000	TRAINING	\$ 109.00	
ILLINOIS SECTION AWWA Sum						\$ 109.00	\$ 109.00
VILLAGE COLLECTOR - PETTY CASH	23575	2/17/2026	103444	11414020 441000	INCIDENTALS	\$ 102.23	
VILLAGE COLLECTOR - PETTY CASH Sum						\$ 102.23	\$ 102.23
PAYPAL, INC	1392	1/31/2026	103355	11061410 420150	BANK CHARGES	\$ 101.75	
PAYPAL, INC Sum						\$ 101.75	\$ 269.90
ILLINOIS GFOA	10814	2/13/2026	103418	33000095 447550	OTHER PENSION ADMIN. EXPENSE	\$ 100.00	
ILLINOIS GFOA Sum						\$ 100.00	\$ 100.00
NALCO COMPANY, LLC	6000	1/27/2026	103428	41818090 421000	CONTRACTUAL SERVICES	\$ 86.46	
NALCO COMPANY, LLC Sum						\$ 86.46	\$ 86.46
MVP FIRE SYSTEMS, INC.	7032	2/11/2026	103349	11000001 301035	CONTRACTOR LICENSES	\$ 80.00	
MVP FIRE SYSTEMS, INC. Sum						\$ 80.00	\$ 80.00
WEST SIDE TRACTOR SALES CO.	24230	1/6/2026	103284	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 63.89	
WEST SIDE TRACTOR SALES CO. Sum						\$ 63.89	\$ 320.68
DULTMEIER SALES	7180	1/19/2026	103242	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 61.74	
DULTMEIER SALES Sum						\$ 61.74	\$ 61.74
STANDARD EQUIPMENT CO	21425	1/14/2026	103279	11273030 430100	SUPPLIES - AUTOMOTIVE PARTS	\$ 51.22	
STANDARD EQUIPMENT CO Sum						\$ 51.22	\$ 51.22
T-MOBILE USA, INC	3099	1/3/2026	103364	11414020 441000	INCIDENTALS	\$ 50.00	

**VILLAGE OF WILMETTE DISBURSEMENT REPORT - FEBRUARY 2026
PAYMENTS BY CHECK**

Vendor Name	Vendor Number	Invoice Date	Check	Account	Account Description	MTD Vendor Total	YTD Vendor Total
T-MOBILE USA, INC Sum						\$ 50.00	\$ 50.00
HAWKINS WATER TREATMENT	9638	1/15/2026	103249	41828090 430280	SUPPLIES - RESERVOIR	\$ 50.00	
HAWKINS WATER TREATMENT Sum						\$ 50.00	\$ 100.00
JC LICHT AND COMPANY	7711	1/16/2026	103256	41818090 430075	SUPPLIES	\$ 48.27	
JC LICHT AND COMPANY Sum						\$ 48.27	\$ 356.81
MAGER, FRANK	7024	2/2/2026	103186	39000000 140000	ACCOUNTS RECEIVABLE CONTROL AC	\$ 46.02	
MAGER, FRANK Sum						\$ 46.02	\$ 46.02
ILLINOIS STATE TOLL HWY. AUTHORITY	11019	1/8/2026	103341	11515020 442000	TRAINING	\$ 45.49	
ILLINOIS STATE TOLL HWY. AUTHORITY Sum						\$ 45.49	\$ 102.69
EVERLIGHTS INC.	4181	1/21/2026	103246	41818090 421000	CONTRACTUAL SERVICES	\$ 42.84	
EVERLIGHTS INC. Sum						\$ 42.84	\$ 42.84
PIONEER PRESS, INC.	18266	1/12/2026	103275	11233030 430250	SUPPLIES - OTHER THAN OFFICE	\$ 39.49	
PIONEER PRESS, INC. Sum						\$ 39.49	\$ 39.49
MENARDS	15149	1/7/2026	103266	11233030 430430	MATERIALS - STREET/LANDSCAPING	\$ 12.88	
		1/19/2026	103423	41838090 430400	MATERIALS	\$ 21.50	
MENARDS Sum						\$ 34.38	\$ 375.50
ILLINOIS STATE POLICE	11017	12/31/2025	103181	11515020 420020	PROFESSIONAL SERVICES	\$ 27.00	
ILLINOIS STATE POLICE Sum						\$ 27.00	\$ 108.00
INTERSTATE ALL BATTERY CENTER	5920	1/20/2026	103254	11414020 430250	SUPPLIES - OTHER THAN OFFICE	\$ 26.30	
INTERSTATE ALL BATTERY CENTER Sum						\$ 26.30	\$ 26.30
CITY ELECTRIC SUPPLY CO.	2739	2/10/2026	103406	11333030 430075	SUPPLIES	\$ 15.35	
CITY ELECTRIC SUPPLY CO. Sum						\$ 15.35	\$ 15.35
Grand Total						\$ 2,509,054.01	

VILLAGE OF WILMETTE DISBURSEMENT REPORT - FEBRUARY 2026
PAYMENTS BY CREDIT CARD

Vendor Name	Vendor Number	Transaction Date	Card Holder Name	Account	Description	MTD Vendor Total
APWA-WORKZONE	7023	1/21/2026	DEP VILLAGE CLERK	11041010 443025	JOB POSTING - BUILDING INSPECTOR	\$ 475.00
		1/29/2026	DEP VILLAGE CLERK	11041010 443025	JOB POSTING - PT FIRE SAFETY INSPECTOR	\$ 495.00
APWA-WORKZONE	Sum					\$ 970.00
BLUE LINE, THE	7016	1/29/2026	DEP VILLAGE CLERK	11041010 443025	JOB POSTING - PT FIRE SAFETY INSPECTOR	\$ 397.00
BLUE LINE, THE	Sum					\$ 397.00
CHICAGO TRIBUNE	4996	1/6/2026	DIR OF FINANCE	11041010 441000	1/2/26 DIGITAL ACCESS - BRAIMAN	\$ 56.00
CHICAGO TRIBUNE	Sum					\$ 56.00
COMCAST	5470	1/20/2026	DIR OF FINANCE	11061410 428000	12/25 ACCT 903769086	\$ 320.72
		1/20/2026	DIR OF FINANCE	41848090 428000	12/25 ACCT 903769086	\$ 106.91
		1/22/2026	DIR OF FINANCE	11061410 428000	1/26 VLG HALL ADAPTERS- 8771 10 133 0032422	\$ 92.00
		1/22/2026	DIR OF FINANCE	11151060 428120	1/26 ETHERNET- 8771 10 133 0362258	\$ 159.75
		1/22/2026	DIR OF FINANCE	11414020 441000	1/26 POLICE ADAPTERS- 8771 10 133 0060407	\$ 28.71
COMCAST	Sum					\$ 708.09
COMMONWEALTH EDISON	5530	1/22/2026	DIR OF FINANCE	11333030 430510	12/25 MTR LTG- 1130 WILMETTE AVE- 6677484000	\$ 131.01
		1/22/2026	DIR OF FINANCE	40847090 430540	12/25 PUMP PWR- 569 HUNTER RD- 8271332222	\$ 32.95
		1/22/2026	DIR OF FINANCE	40847090 430540	12/25 PUMP PWR- 2400 THORNWOOD- 0078321222	\$ 197.15
		1/22/2026	DIR OF FINANCE	40847090 430540	12/25 PUMP PWR- 3009 HILL ST- 2014343000	\$ 212.27
COMMONWEALTH EDISON	Sum					\$ 573.38
CRYSTAL CAVE	6110	1/26/2026	DEP VILLAGE CLERK	11041010 441000	RETIREMENT GIFT - B. BERGER	\$ 187.00
CRYSTAL CAVE	Sum					\$ 187.00
GOVERNMENTJOBS.COM	7022	1/21/2026	DEP VILLAGE CLERK	11041010 443025	JOB POSTING - BUILDING INSPECTOR	\$ 199.00
GOVERNMENTJOBS.COM	Sum					\$ 199.00
HOUSE OF RENTAL	10300	1/20/2026	DEP VILLAGE CLERK	11041010 442020	TABLE RENTAL FOR BERGER RETIREMENT 2/17/26	\$ 440.28
HOUSE OF RENTAL	Sum					\$ 440.28
Grand Total						\$ 3,530.75



**Administrative Services
Department**

SUBJECT: Incident Response Retainer Services

MEETING DATE: March 10, 2026

FROM: [Peter A. Skiles](#), Administrative Services Director

BUDGET IMPACT:

2026 Budget	\$37,000
<u>2026 Contract Cost</u>	<u>\$35,835</u>
Over/(Under) Budget	(\$1,165)

Recommended Motion

Move to approve Resolution No. 2026-R-41 authorizing the Village Manager to execute a contract in the amount not to exceed \$35,835 with Optiv Security, Inc. for Incident Response Retainer Services.

Background

The Village’s Wide Area Network (WAN) is a complex network that incorporates critical Village computer systems such as Tyler MUNIS, which includes the Village’s financial, human resource, payroll, and permitting systems and the Water Plant’s supervisory control and data acquisition (SCADA) system, which monitors and controls the water plant operations. To ensure the integrity of the network infrastructure, the Village contracts with outside vendors to provide security assessment services.

The Village first hired Optiv in 2016 for Network Penetration Testing Services. In March 2025, the Village Board approved a contract with Optiv for incident response retainer services.

Discussion

A comprehensive cybersecurity program includes software and hardware protection as well as response and recovery capabilities. The requested service is focused on improving the Village’s response and recovery capabilities.

The Village’s 2026 budget includes funds to hire a qualified cybersecurity firm to provide immediate and comprehensive assistance to the Village should a network security event occur. The nature of this assistance would be to identify the threat on the Village, respond to the threat before it can spread further and remediate any indications of compromise.

The Village has used Optiv in the past for security assessments and incident response investigation and has been pleased with their work.

Budget Impact

The Incident Response Retainer is allocated to the below account in the General Fund. The 2026 budget includes \$37,000 for Incident Response Retainer services and this contract is under budget.

Description	2026 Budget	2026 Contract	Account Number
General Fund – Network Security Audit	\$37,000	\$35,835	11051210-420020-20031

Documents Attached

- 1. Resolution No. 2026-R-41 – Incident Response Retainer Services (Contract attached as Exhibit A)

RESOLUTION NO. 2026-R-41

**A RESOLUTION APPROVING A CONTRACT FOR INCIDENT RESPONSE
RETAINER SERVICES BETWEEN THE VILLAGE OF WILMETTE AND OPTIV
SECURITY, INC.**

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for Incident Response Retainer Services by and between the Village of Wilmette and Optiv Security, Inc.; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract for Incident Response Retainer Services attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on **March 10, 2026**, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSTAIN: _____
ABSENT: _____

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

CONTRACT FOR INCIDENT RESPONSE RETAINER SERVICES



1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

MEETING MINUTES

MUNICIPAL SERVICES COMMITTEE OF THE VILLAGE BOARD

MONDAY, JULY 21, 2025

6:00 P.M.

COUNCIL ROOM

WILMETTE VILLAGE HALL

1200 WILMETTE AVENUE, WILMETTE, IL

Members Present: Trustee Gina Kennedy, Chair
Trustee Gerry Smith
Trustee Mark Steen

Staff Present: Brigitte Berger-Raish, Director of Engineering & Public Works
Dan Manis, Village Engineer
Ron Milanesio, Project Coordinator
Lucy Mellen, Sustainability Coordinator

Guests Present: Melissa McGee, Christopher B. Burke Engineering
Mike Elliott, FGM Architects

I. CALL TO ORDER.

Trustee Gina Kennedy, Chair, called the meeting to order at 7:00 P.M. Committee members Trustees Mark Steen and Gerry Smith were present.

II. APPROVAL OF MINUTES; MUNICIPAL SERVICES COMMITTEE MEETING OF JULY 1, 2025.

Chair Kennedy directed the Committee's attention to the draft minutes of the Municipal Services Committee meeting of July 1, 2025.

Trustee Smith moved that the Committee approve the minutes. The motion was seconded by Trustee Steen. No further discussion occurred on the motion. **The motion was carried by a unanimous voice vote.**

III. LAKE AVENUE IMPROVEMENT PROJECT—PRESENTATION

Mr. Manis introduced this item and noted that the goal is for the Committee to provide guidance on the three decision points from the last meeting.

Ms. McGee, Christopher B. Burke Engineering Ltd. gave a presentation that included the project purpose and need, safety deficiencies, and crash history. She briefly recapped the proposed geometry improvements at Wilmette/Lake and 11th Street, noting the benefits of the proposed improvements and that the Transportation Commission concurred with the staff recommendation.

Ms. McGee noted that since the last meeting they completed new traffic counts. She noted most of the traffic is expected to move to the Central and Wilmette intersection in the morning and the local street network in the afternoon peak hour.

Ms. McGee discussed STRAVA data that illustrates which routes bikers are currently using. Lake Avenue, Central Avenue and Greenleaf Avenue are all currently used by cyclists. However, the data shows there are no bike routes north of Lake Avenue.

Chair Kennedy suggested taking the decision points in order from west to east. She asked the Committee if they had any questions.

There were no questions on the intersection of Green Bay Trail and Lake Avenue.

Trustee Steen asked for clarification on the traffic rerouting patterns for the east leg of 11th Street at Lake Avenue, so Ms. McGee went through the slides in more detail.

A discussion ensued regarding the potential for cars cutting through the upper Burmeister parking lot. Chair Kennedy noted that she has seen cut-through traffic firsthand. Trustee Smith said he did a site visit but suggested it is hard to tell based on the construction at Small Cheval.

Trustee Steen asked if an alternative was considered where the southeast branch of 11th Street was left unaltered. Ms. McGee answered no, but that could be added back to the mix as a possibility. Ms. Berger-Raish suggested there might be other ways to make that part of this intersection safer while still retaining full function.

Regarding the bike lanes, Trustee Smith asked if there were other alternatives that were considered. Ms. McGee answered there were originally 5 alternatives, these remaining 2 were identified for further consideration based on feedback.

Trustee Steen asked about the possibility of using the parkway on Lake Avenue for the bike lanes between 11th and Sheridan. Ms. McGee answered that due to the historic district and the tree considerations, in addition to being prohibitively expensive in terms of right-of-way acquisition, it is not a viable option.

Public comments

Jeremy Hollis - 932 Forest Avenue– He said bike lanes don't affect him, but it's not a good idea to bike on Lake. He noted that it is incorrect to say that all the crosswalks are getting shortened. For example, the crossing of Lake Avenue at 11th is not getting any shorter. He recommended a single lane at the approach to Wilmette Avenue. He noted the traffic northbound on 11th Street was 6 times higher during the school counts. He is concerned about cut-through traffic on 10th Street. He doesn't want trustees to base their decision on the *hope* that cars will be using Central and Wilmette. He showed an image of the nursery school parent queuing to illustrate his opinion that it wasn't fully accounted for in the numbers.

Bill Malloy - 525 Lake Avenue – He noted people should not be biking on Lake Avenue because it is not safe. He wondered why and when the 'no bikes allowed' signs that were previously posted were taken down. He noted that landscapers and other service providers are already encroaching onto traffic on Lake due to their width. He said it would be crazy to be a biker because of this and doors opening. He noted that there are also traffic crashes in his area between 5th and 6th Street. Also speeding on 5th Street and 6th Street. Cars use Lake from Sheridan to 6th Street as a speedway. He suggested lowering the speed limit to 25 mph.

Marty Bredeman - 918 Lake Avenue - He asked if STP funds were dependent on including bike lanes on Lake Avenue. He noted that two lanes of traffic and parking lanes are more than width of the road. The Village should expect 8 ½ feet wide vehicles. He brought up the danger of the intersection of Lake and 4th and Lake and Sheridan. There is a lack of clear signage for turning vehicles and there are blind corners as well. He said there is 2.5 times less traffic on Central Avenue than Lake Avenue. He said we would reduce the occasion of accident 2.5 times by keeping bikes off Lake Avenue. He suggested that Greenleaf to 5th to Washington is the best route because it goes directly into the park. He suggested the Village add flashing lights to cross Sheridan at Washington. He noted his belief that there will be detrimental impact to people who live on Tenth Street with the plan at the southeast leg of the intersection.

Alec Sholiz – He is not a resident but has served as a crossing guard at 9th and Lake Avenue for twenty years. He has crossed Lake Avenue with 160 kids each and every day. He said drivers do not respect the kids, or pedestrians in general on this stretch of Lake Avenue. He reported he has had many close calls and spoken to the Police Chief about it before. He noted there are sometimes oversized loads up to 25-feet wide on this part of Lake Avenue. He said the area is already very congested so it would be extremely dangerous to make it worse. He also noted his concern for speeding cars. He said he witnesses that on a daily basis. He stated his feelings that including bike lanes or even sharrows on Lake Avenue would be risking lives, and that even one life lost to this decision is one too many.

Doug Hoffman –1300 Elmwood Avenue - He asked about the current parking regulations on Lake Avenue Between 11th Street and Sheridan Road before and after the project. Staff answered that the regulations would remain unchanged. He asked about the number of accidents on Lake Avenue between 11th Street and Sheridan Road for bikes. He suggested sharrows on Lake Avenue without separate bike lanes. He is in support of sharrows on Lake Avenue. He said that maybe the advertised presence of bikes on Lake Avenue will slow the cars down.

John Smith— 720 11th Street - He said it would be a good idea to take a count of how many people use the Burmeister alley. He said that putting in a right-in, right-out at that branch of 11th Street and Lake Avenue will increase the usage of this alley. He noted the alley intersection near the Wintrust bank is blind and used by a lot of young bikers and senior citizens.

Katie Bredeman - 918 Lake Avenue- She suggested installing a traffic signal at Central Avenue to further facilitate that as a corridor for bikes instead of Lake Avenue, because it is wider and has less traffic. She noted anyone who lives on Lake Avenue sees the traffic every day. She stated her belief that adding bike lanes to Lake Avenue will defeat the stated purpose of the project, which is increasing safety in Wilmette. She has confidence that bike lanes will add tension and increase accidents. She is opposed to any bike lanes.

Don Flower - 1121 Lake Avenue - Seen many accidents at this intersection in the four years he's lived in Wilmette. He said no one knows who is turning due to the 5th lane. He noted the staff recommendation is the best version that he has seen. He cited the crash data that all the most violent accidents involved someone turning left. He said it seems like a win to trade off accidents for rerouting traffic. He said drivers and pedestrians should have a safe route to travel, and a safe opportunity to travel downtown. He doesn't feel confident that bike lanes will provide safety due to the prevalence of speeding, but that parking on both sides of Lake Avenue will assist in this effort. He noted that similar efforts in other places (between Ridge and Green Bay Road on Wilmette Avenue, and on Central Avenue) in the Village have been successful in slowing down traffic.

Tom Moran - 739 10th Street – He is concerned that the proposed southeast configuration of 11th Street would result in significantly more traffic on Tenth Street, especially right across from Central School.

Chair Kennedy noted there were no further public commenters and took this opportunity to pose some of the public comment questions to staff for answers.

The first question was, “are the STP funds dependent on the inclusion of bike lanes on Lake Avenue?” Mr. Manis answered that the Village is obligated to fully consider the bike lanes but not required to construct them.

Chair Kennedy asked about the oversized vehicle regulations on Lake Avenue. Mr. Manis said that Lake Avenue is considered a truck route, so oversized vehicles and heavy / wide loads are permitted on Lake Avenue.

Chair Kennedy asked what the total width of Lake Avenue currently is. Mr. Manis answered it is 30 feet face to face, 28 feet edge to edge.

Chair Kennedy asked how wide the traffic lanes would be in the proposed project? Ms. McGee answered 10 feet. Mr. Manis clarified that the parking lane would be 8 feet with a 1-foot gutter. Ms. McGee noted that dimension would not change. Mr. Manis clarified that there would be the addition of a lane line that would provide some traffic calming benefit by visually narrowing the lanes.

Chair Kennedy asked if it is feasible to add bikes given the width of the vehicles and the way people park, if traffic takes up 20 feet of the 28 feet. Mr. Manis answered that this is how the road is functioning today. Bikes are not anticipated to use roads with all the traffic, but to take the lane entirely, so the cars would pass them. There would be a center dashed yellow line to indicate passing is allowed. There is no way they will all fit otherwise.

Trustee Steen noted that in the diagram the sharrows are all the way over to the side, implying that the bike would need to squeeze between traffic and parked cars. He says he has seen sharrows that are more in the middle that are more of an indication that the bike is allowed to take the full lane. Where would these sharrows be located on the lane? Mr. Manis answered that the width of the lane doesn't allow the sharrows to be off to the side. Mr. Steen asked for clarification. Mr. Manis said they would be slightly offset but would encroach close to the middle of the lane. The implication is that the bike would be allowed to use the whole lane, but that bikes should remain in a position that would allow passing of motor vehicles.

Chair Kennedy noted that even though there is no designated parking on the south side of Lake Avenue now, people still use it for temporary parking when making deliveries, landscaping, etc. She doesn't anticipate an uptick in enforcement in this area based on the sporadic nature of delivery driver parking. Mr. Manis said he believes that the future road alternative would operate in the same manner.

Chair Kennedy asked if staff has any data about accidents involving bikes on Lake Avenue between Wilmette Avenue and Sheridan Road? Ms. McGee said her memory indicates there were only 2 accidents involving cyclists during the original 5-year traffic study, and they were at the northwest branch of 11th Street and southbound on Wilmette Avenue. She needs to confirm this as it is based on recollection.

Ms. Berger-Raish responded to the question about lowering the speed limit on Lake Avenue, noting that reduced speed limit signs will not be effective in changing the behavior, as people will drive what they are comfortable with.

Trustee deliberation –

Green Bay Trail crossing—

Trustee Smith stated his approval of the green bike crossing, as it brings visibility and might even prevent the cars encroaching onto the crosswalk.

Trustee Steen agreed and recognized that while some bikers may still cut across, encouraging the right angle crossing for those who are less comfortable is a good thing.

Chair Kennedy agreed with her colleagues. She thinks the added visibility will be very helpful, especially for families with kids during events at the Village Center.

Intersection of 11th and Wilmette and Lake –

Trustee Steen took a moment to express his gratitude that the Village is doing this work. He said this is a problem intersection and there are no perfect solutions. He said while this plan has drawbacks, it will be an improvement. He would prefer to leave the southeast leg of 11th Street as presented.

Trustee Smith agreed with Trustee Steen. He said there is too much going on at this intersection, and the adjustments that have been made to most of the conflict points are good. He thinks it will be worth the effort to avoid changes to the southeast leg of 11th Street for now, and that it should be monitored in case further change is needed after the rest of the intersection has been completed. Otherwise, he thinks it is a good plan to correct a troubled intersection.

Chair Kennedy agreed that the plan presented was the best possible plan.

Bike Accommodations –

Trustee Smith is concerned about the width and congestion. He said it seems like there is too much traffic in the available space.

Trustee Steen asked for clarification on which section Trustee Smith was discussing. Trustee Smith noted it is the section from Wilmette Avenue to Sheridan Road. He is not convinced that bikes being encouraged to use this stretch is a good idea, due to the high speed, high volume of traffic and the number of accidents. He needs to see more data. He would consider one shared lane of biking on the parkway.

Chair Kennedy noted that it is not practical to put the bikes on the parkway. When it comes to putting bikes on the road, sharrows are the only practical solution given the width of the road. She likes the idea of narrowing the traffic lanes to slow traffic because it works. She is not sure about adding bikes into the mix, it may make the situation worse. She said that because there is unsanctioned parking on the south side of the street for staging / landscaping, there are no ways to make Lake Avenue safe. She noted putting sharrows in doesn't benefit many people as only the most confident bikers would use it. She doesn't want to move forward with encouraging bike traffic, as there are alternate routes that don't add more than a block or two of distance while being much safer for bikers.

Trustee Steen noted that the overriding problem on Lake Avenue is speeding, which will be a problem whether the Village allows bikes on Lake Avenue or not. The question is will the traffic calming measures be sufficient? He noted that even if the Village does add sharrows to Lake Avenue, he doesn't think it will increase the number of bikes in the road, as people will do what they are comfortable with. He thinks many would ride on the sidewalk even if sharrows are put down, unless they have the impression that they aren't allowed due to the sharrows – which could be addressed with signage. He said sharrows over the full lane would add a traffic calming effect. Combined with the assertion by Ms. McGee that there have been no accidents involving cyclists on this stretch of road in the last 5 years, it doesn't appear that adding sharrows would negatively impact safety. He said it is worth trying to implement the master bike plan. West of Wilmette Avenue is an automatic yes for him. From Wilmette Avenue to Sheridan Rd, he comes down in favor of it, as he thinks sharrows will help with the traffic calming without creating undo risk.

Trustee Kennedy noted that she feels the reason there haven't been any accidents along that stretch of road is because there are not a lot of bikes on Lake Avenue because people feel unsafe.

Trustee Smith said the Village could come back and add sharrows later after observing the effects of the lane narrowing and other traffic calming steps. Trustee Steen added that the Village should add signage expressly allowing bikes on the sidewalk.

There was a unanimous "yes" to bike lanes on the west section of Lake Avenue.

There was a split 2 against, 1 in favor, bike sharrows on the east section of Lake Avenue.

IV. POLICE STATION SUSTAINABILITY

Ms. Berger-Raish provided a recap of the previous discussion of this project before ceding the floor to Mr. Elliot.

The two remaining items to discuss are the solar and all-electric options.

Mr. Elliot noted that the optimized building envelope and green roof that are being recommended to the full Village Board will increase the project cost. The green roof will be built to accommodate solar options in the future.

Solar panel installation would cost \$350,000 to \$400,000 plus additional design fees. There would be no return on investment as the Village doesn't pay electric.

When it comes to the all-electric building, electricity alone is not feasible using the current building site layout. There just is not enough space for the additional and expanded equipment required. If geothermal wells (which were previously decided against and would cost approximately \$2.5 million) were integrated, a fully electric building is viable within the current projected footprint.

Staff have not investigated cost sharing with ComEd. The current station is fully electric.

The natural gas bill will range from \$30,400 – \$33,600 with the solar and optimized envelope options included, or up to \$38,000 - \$42,000 if only the current recommended options are built out.

Chair Kennedy pointed out that the only decision that needs to be made right now is if the Village should do a design change that allows for the addition of solar later.

Mr. Elliot says the building will be solar ready with the current build; the decision is does the Village want to pursue the solar installation now through an alternate bid.

Trustee Steen asked about the conditions of the ComEd agreement, if the Village can expect ComEd to remove the agreement with the new building thus requiring the Village to pay an electric bill? Ms. Berger-Raish responded that the Village does not anticipate ComEd removing the franchise agreement. Trustee Steen asked if there is a term to the agreement. Ms. Berger-Raish responded that she does not know the term.

Trustee Kennedy asked if cost sharing would be an option since the Village would be saving ComEd money? Trustee Smith said it may be too early in the process for that discussion.

Trustee Smith said it would be good to keep the option on the table as the project goes to bid.

Chair Kennedy noted it might be best for the community to model good behavior in terms of the environment, even if the Village doesn't financially benefit from it.

Trustee Steen agreed and noted this might provide an economic benefit, so it would be fiscally responsible as well.

The recommendation to the full Village Board is to go ahead with the design costs for full solar implementation.

V. PUBLIC COMMENT

There was no public comment.

VI. OLD BUSINESS

Ms. Berger – Raish announced that the Village did not receive the low-interest IEPA loan for the Lead Service Line Replacement Project. This will be further discussed as part of Capital Improvement Program with the full Village Board.

VII. NEW BUSINESS

There was no new business.

VIII. ADJOURNMENT

Trustee Smith moved to adjourn the meeting at 8:55 P.M. The motion was seconded by Trustee Steen. No further discussion occurred on the motion. **The motion was carried by a unanimous voice vote.**

The meeting was thereafter adjourned.

Minutes respectfully prepared by Clara Novy, Public Works Operations Assistant.



**Engineering and Public Works
Department**

SUBJECT: Purchase of Brick Pavers

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E., Director of Engineering & Public Works
[Ron Milanesio](#), P.E., CFM, Village Engineer
[Jorge Cruz](#) P.E., Assistant Village Engineer

BUDGET IMPACT: Total Contract Value.....\$ 45,900

Recommended Motions

Move to approve resolution No. 2026-R-42 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$45,900 with Gavin Historical Bricks, Iowa City, IA for purchase of bricks for the brick street renovation and repair programs.

Background

The purchase of brick pavers is a component of several projects in the Village’s 10-Year Capital Improvement Program (CIP).

A contract for the rehabilitation and maintenance of brick streets is included on the March 10, 2026 Village Board meeting. Rather than include the purchase of bricks in the construction contracts, staff recommends purchasing bricks directly from the brick supplier to save on contractor markup. In 2026, the following capital improvement projects require brick pavers:

Scope of Work	Street	Limits
Brick Street Renovation	14 th St	Isabella St to Gregory Ave
Asphalt to Brick Reconstruction	Forest Ave	13 th St to east UPRR R.O.W.
Brick Street Maintenance	Various Locations	Varies
Brick Street Utility Patching	Various Locations	Varies

The typical salvage rate of existing bricks for brick renovation and reconstruction projects is approximately 70%. The remainder of the existing bricks cannot be reused due to their poor condition. This purchase ensures an adequate brick supply for the planned 2026 capital improvement projects. The remaining bricks are stored at the Public Works facility and used on maintenance projects.

Discussion

Gavin Historical Bricks has been the Village’s sole supplier of antique Purington or equal street pavers since 2003. A summary of their recent pricing is as follows:

Year	Price per square foot
2026	\$9.00
2025	\$8.50
2024	\$8.50
2023	\$8.50
2022	\$8.50
2021	\$8.50
2020	\$8.00
2019	\$8.00
2018	\$8.00

Village staff has sought pricing multiple times over the past several years from a local supplier, Stockyards Brick and Timber, in Chicago, however they provided higher unit pricing and noted that they did not have the required inventory to accommodate the work. For 2026, a \$0.50 price increase was requested due to increase in overall costs. Costs have not increased since 2021. Based on staff’s research, Gavin appears to be a single source provider of Purington brick in the area, so the Engineering and Public Works Department recommends awarding the brick purchase contract to Gavin Historical Bricks at a rate of \$9.00 per square foot.

Budget Impact

The purchase of brick pavers is allocated to the below accounts in the General Fund. This purchase is a component of each of the accounts below and supports various capital improvement projects and is within budget.

Description	Account	2026 Budget	Purchase Amount
Brick Street Renovation	11202035-425235	\$307,000	\$20,400
Asphalt to Brick Reconstruction	11202035-425250	\$415,000	\$25,500

Document Attached

1. Resolution No. 2026-R-42 – Purchase of Bricks (Quote attached as Exhibit A)

RESOLUTION NO. 2026-R-42

**A RESOLUTION APPROVING A CONTRACT FOR 2026 BRICK PURCHASE
BETWEEN THE VILLAGE OF WILMETTE AND GAVIN HISTORICAL BRICKS**

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for 2026 Brick Purchase by and between the Village of Wilmette and Gavin Historical Bricks; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract for 2026 Brick Purchase attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on **March 10, 2026**, pursuant to the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A
CONTRACT FOR 2026 BRICK PURCHASE



Engineering & Public Works Department

SUBJECT: Parking Lot Paving

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E., Director of Engineering & Public Works
[Ron Milanesio](#), P.E., CFM. Village Engineer
[Olivia Skwerski](#), E.I.T., Project Engineer

BUDGET IMPACT:

Available Budget	\$262,000
2026 Contract	\$109,425
<u>Over/(Under) Budget</u>	<u>(\$152,575)</u>

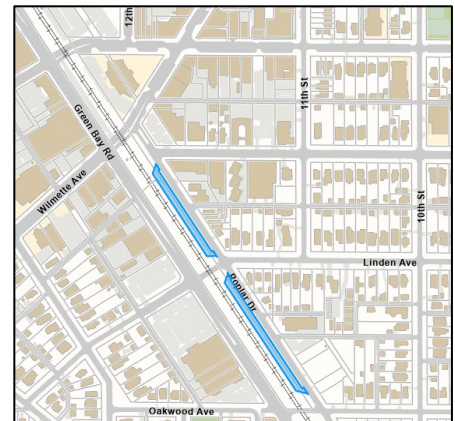
Recommended Motion

Move to approve resolution No. 2026-R-43 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$109,425 with Patriot Maintenance, Inc., Mundelein, IL, for Parking Lot Paving.

Background

The purpose of this program is to rehabilitate local parking lots. The locations for the 2026 program are the Wilmette History Museum and the north and south Metra commuter lots on Poplar Drive. The Wilmette History Museum lot will be reconstructed and the commuter lots will be resurfaced.

The scope of work consists of removing the existing pavement, paving new hot-mix asphalt, and installing new pavement markings. The improvement designs include regrading and restriping necessary to improve the overall site drainage and meet ADA requirements.



Poplar Drive Metra Commuter Lots

Discussion

The Village issued a bid document for parking lot paving on DemandStar.com and the Village website on February 5, 2026. Bids were opened on February 26, 2026. There were eight (8) qualified bidders. The bid results are summarized below:

Company	Cost
A Lamp Concrete Contractors, Inc.	\$147,703.05
AJ Lootens & Son, Inc.	\$258,734.85
Chicagoland Paving Contractors, Inc.	\$129,000.00
Everlast Blacktop, Inc.	\$155,591.40
Maneval Construction	\$146,593.00
Patriot Maintenance, Inc.	\$109,425.00
Schroeder Asphalt Services, Inc.	\$126,897.50
Troch-McNeil Paving Co.	\$133,554.37
<i>Engineer's Estimate</i>	<i>\$175,455.00</i>

Reconstruction work removes the full depth of existing pavement; this year's bid price for reconstructing the History Museum parking lot is \$55 per square yard. The Village last reconstructed the Village Hall parking lot in 2024 at a cost of \$48 per square yard.

Resurfacing work only removes the surface layer of pavement; this year's bid price for resurfacing the Poplar Drive commuter lots is \$18 per square yard. In 2023, the Village resurfaced the CTA East, Post Office, and St. Augustine parking lot at an average construction cost of \$39 per square yard. The Village reduced the resurfacing costs by replacing damaged concrete curbs and sidewalk through the concrete maintenance programs in advance of the parking lot program.

Patriot Maintenance, Inc. provided the lowest bid, and although the Village has not worked with this contractor previously, the Hoffman Estates Park District, Lake County government, and Lake County Forest Preserves provided positive references for their work. For these reasons, engineering staff recommend awarding the bid to Patriot Maintenance.

The work is scheduled to occur between May and June. The contract requires the History Museum parking lot to be substantially complete within 10 working days and the Metra commuter lots to be substantially completed over a Friday/Saturday due to higher use during the week.

Budget Impact

The History Museum parking lot paving is allocated to the below account within the General Fund. The original budget for this account was \$111,000; however, a portion of those funds have been allocated to the reconstruction of the Pace Bus Pullout on Green Bay Road as part of the Brick Streets and Alley Program. The Metra commuter lots are allocated to the below account within the Parking Fund. The total contract cost is \$69,365 which is \$151,635 under the available budget amount.

Description	2026 Budget	Available Budget	This Contract	Account Number
General Fund – Parking Lot Paving	\$111,000	\$41,000	\$40,060	11202035-470350
Parking Fund – Meter Commuter Lots	\$221,000	\$221,000	\$69,365	23753090-470350

Documents Attached

1. Resolution No. 2026-R-43 - Contract with Patriot Maintenance, Inc. for Parking Lot Paving (Contract attached as Exhibit A)
2. CIP Sheet for Parking Lot Paving
3. Bid Tabulation

RESOLUTION NO. 2026-R-43

A RESOLUTION APPROVING A CONTRACT FOR PARKING LOT PAVING BETWEEN THE VILLAGE OF WILMETTE AND PATRIOT MAINTENANCE, INC.

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for Parking Lot Paving by and between the Village of Wilmette and Patriot Maintenance, Inc.; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract for Parking Lot Paving attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on March 10, 2026, pursuant to the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A
CONTRACT FOR PARKING LOT PAVING



Parking Lot Paving Program

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
General Fund	111,000	153,000	88,000	-	-	352,000	109,000
Parking Fund	221,000	89,000	-	684,000	-	994,000	564,000
Total	332,000	242,000	88,000	684,000	-	\$1,346,000	673,000

Project Status

Critical	Recommended	Contingent
	X	

Funding History

Year	Amount
2025	\$0
2024	\$163,000
2023	\$216,275
2022	\$0

Project Description and Justification

The purpose of this program is to rehabilitate local parking lots. The typical scope of work consists of removing the existing pavement surface and paving new hot-mix asphalt. The program also replaces deteriorated sections of the sidewalk and curb, adjusts utility structures, restores adjacent parkways, and installs new pavement markings. The improvement designs include any re-grading and re-striping necessary to improve the overall site drainage and meet ADA requirements. The table below highlights the improvements made to parking lots under this program since 2024.



Year	Parking Lot	Scope of Work
2024	Village Hall Lot	Resurfacing
2024	Post Office No. 1 (South)	Area Patching
2023	CTA East	Resurfacing
2023	CTA West	Area Patching
2023	Post Office No. 2 (North)	Resurfacing
2023	St. Augustine's Lot ¹	Resurfacing

¹ One-time rehabilitation project by agreement.



The most recent assessment of the pavement condition for all 24 local parking lots occurred in 2023. The Department used a rating system based on visual inspections to identify pavement defects and severities. The ratings correspond to different surface conditions referenced on the chart below.

Condition	Rating	Lots After 2023 Inspection	Estimate After 2026 Construction
Excellent	10-8.6	11	15
Good	8.5-7.1	2	2
Fair	7.0-5.6	3	4
Poor	5.5-4.1	3	2
Very Poor	4.0-2.6	2	1
Serious	2.5-0	3	0

The average pavement condition rating for the parking lot inventory was 6.7 in 2023, indicating that these assets are in fair condition. Based on these results, staff identified the candidates below for rehabilitation. The cost estimates are based on 2024 construction pricing and a 3.0% annual inflation rate. The next parking lot inventory assessment will occur in 2026.

Parking Lot Candidates	Area (SF)	Condition	Year	Cost (\$)
Bus Pad at Metra Station	2,250	Serious	2026	70,000
North Poplar Commuter Lot	14,500	Serious	2026	96,000
South Poplar Commuter Lot	18,800	Serious	2026	125,000
History Museum	6,200	Serious	2026	41,000
Atrium North & South Lots	22,500	Very Poor	2027	153,000
Burmeister Parking Lot (Top)	13,000	Poor	2027	89,000
Veterans Parking Lot	5,800	Poor	2028	41,000
11th & Central Lot	6,700	Fair	2028	47,000
Berman/Metra Commuter Lot	94,900	Fair	2029	684,000
CTA West	74,200	Fair	2031	564,000
Post Office No. 1 (South)	13,400	Fair	2033	109,000

In addition to resurfacing the parking lot inventory, the concrete bus pad at the Metra Commuter station is also recommended for repair. The scope of work includes removal and replacement of approximately 250 square yards of concrete pavement, 350 feet of combination curb and gutter, and 150 square yards of asphalt pavement patching. The estimated cost of \$70,000 is based on 2025 construction unit pricing with 3.0% inflation.

Project Update

Updated CIP content and funding amounts for 2026-2034. Added the concrete bus pad improvement at the Metra Commuter station to 2026. Future year costs have been reduced from last year's estimates based on actual construction unit pricing from Village Hall parking lot project with a similar scope of work.

Project Alternative

The alternative is to let the parking lot pavement fail and fund a complete reconstruction in the future at a higher cost.

Budget Impact

This is a Non-Recurring Expense

There are no additional costs associated with this project.

VILLAGE OF WILMETTE - TABULATION OF BIDS
 2026 PARKING LOT PAVING PROGRAM (#26019)
 LETTING DATE: FEBRUARY 26, 2026

BIDDER'S NAME	A LAMP CONCRETE CONTRACTORS, INC.	AJ LOOTENS & SON, INC.	CHICAGOLAND PAVING CONTRACTORS, INC.	EVERLAST BLACKTOP, INC.	MANEVAL CONSTRUCTION	PATRIOT MAINTENANCE, INC.	SCHROEDER ASPHALT SERVICES, INC.	TROCH-MCNEIL PAVING CO.
BIDDER'S ADDRESS	1900 WRIGHT BLVD	06551 JOUJET ST	225 TESLER RD	2560 FOXFIELD RD, SUITE 180	28090 W CONCRETE DR	405 WASHINGTON BLVD	11022 S GRANT HIGHWAY	2425 PAN AM BLVD
CITY, STATE, ZIP	SCHAUMBURG, IL 60193	WEST CHICAGO, IL 60185	LAKE ZURICH, IL 60047	ST CHARLES, IL 60175	INGLESIDE, IL 60041	MUNDELEIN, IL 60060	MARENGO, IL 60152	ELK GROVE VILLAGE, IL 60007
PROPOSAL GUARANTEE	YES	YES	YES	YES	YES	YES	YES	YES

BASE BID

ENGINEER'S ESTIMATE																						
NO.	ITEM NO.	ITEMS	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1		EARTH EXCAVATION	CU YD	80	\$ 70.00	\$ 5,600.00	\$ 67.00	\$ 5,360.00	\$ 120.00	\$ 9,600.00	\$ 20.00	\$ 1,600.00	\$ 60.00	\$ 4,800.00	\$ 20.00	\$ 1,600.00	\$ 30.00	\$ 2,400.00	\$ 85.00	\$ 6,800.00	\$ 70.00	\$ 5,600.00
2	28000510	INLET FILTERS	EACH	4	\$ 150.00	\$ 600.00	\$ 15.00	\$ 60.00	\$ 100.00	\$ 400.00	\$ 250.00	\$ 1,000.00	\$ 160.00	\$ 640.00	\$ 196.00	\$ 784.00	\$ 100.00	\$ 400.00	\$ 250.00	\$ 1,000.00	\$ 100.00	\$ 400.00
3	35101500	AGGREGATE BASE COURSE, TYPE B	CU YD	80	\$ 30.00	\$ 2,400.00	\$ 60.00	\$ 4,800.00	\$ 165.00	\$ 13,200.00	\$ 20.00	\$ 1,600.00	\$ 58.00	\$ 4,640.00	\$ 32.00	\$ 2,560.00	\$ 35.00	\$ 2,800.00	\$ 83.00	\$ 6,640.00	\$ 60.00	\$ 4,800.00
4	3580100	PREPARATION OF BASE	SQ YD	735	\$ 4.00	\$ 2,940.00	\$ 0.01	\$ 7.35	\$ 17.00	\$ 12,495.00	\$ 1.50	\$ 1,102.50	\$ 2.80	\$ 2,058.00	\$ -	\$ -	\$ 1.00	\$ 735.00	\$ 4.50	\$ 3,307.50	\$ 2.87	\$ 2,110.00
5	40602978	HMA BINDER COURSE IL-9.5, N50	TON	105	\$ 130.00	\$ 13,650.00	\$ 125.00	\$ 13,125.00	\$ 145.00	\$ 15,225.00	\$ 100.00	\$ 10,500.00	\$ 124.00	\$ 13,020.00	\$ 132.00	\$ 13,860.00	\$ 130.00	\$ 13,650.00	\$ 120.00	\$ 12,600.00	\$ 166.07	\$ 17,437.35
6	40604060	HMA SURFACE COURSE IL-9.5, N50	TON	500	\$ 140.00	\$ 70,000.00	\$ 119.00	\$ 59,500.00	\$ 175.00	\$ 87,500.00	\$ 130.00	\$ 65,000.00	\$ 124.00	\$ 62,000.00	\$ 136.00	\$ 68,000.00	\$ 130.00	\$ 65,000.00	\$ 100.00	\$ 50,000.00	\$ 109.64	\$ 54,820.00
7	40800050	INCIDENTAL HOT-MIX ASPHALT SURFACE	TON	10	\$ 350.00	\$ 3,500.00	\$ 420.00	\$ 4,200.00	\$ 183.00	\$ 1,830.00	\$ 130.00	\$ 1,300.00	\$ 200.00	\$ 2,000.00	\$ 870.00	\$ 8,700.00	\$ 130.00	\$ 1,300.00	\$ 110.00	\$ 1,100.00	\$ 65.40	\$ 654.00
8		PAVEMENT REMOVAL	SQ YD	735	\$ 10.00	\$ 7,350.00	\$ 12.50	\$ 9,187.50	\$ 17.00	\$ 12,495.00	\$ 7.50	\$ 5,512.50	\$ 18.00	\$ 13,230.00	\$ 8.30	\$ 6,100.50	\$ 3.00	\$ 2,205.00	\$ 8.50	\$ 6,247.50	\$ 13.72	\$ 10,084.20
9		HMA SURFACE REMOVAL, 1.75	SQ YD	3,885	\$ 8.00	\$ 31,080.00	\$ 4.00	\$ 15,540.00	\$ 12.21	\$ 47,435.85	\$ 4.50	\$ 17,482.50	\$ 7.14	\$ 27,738.90	\$ 6.50	\$ 25,252.50	\$ 1.00	\$ 3,885.00	\$ 3.75	\$ 14,568.75	\$ 4.64	\$ 18,026.40
11		MOBILIZATION	L SUM	1	\$ 15,000.00	\$ 15,000.00	\$ 8,800.00	\$ 8,800.00	\$ 14,800.00	\$ 14,800.00	\$ 4,997.85	\$ 4,997.85	\$ 4,500.00	\$ 4,500.00	\$ 1,781.00	\$ 1,781.00	\$ 500.00	\$ 500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,997.60	\$ 1,997.60
12		TRAFFIC CONTROL & PROTECTION	L SUM	1	\$ 8,000.00	\$ 8,000.00	\$ 12,000.00	\$ 12,000.00	\$ 10,000.00	\$ 10,000.00	\$ 1,000.00	\$ 1,000.00	\$ 4,500.00	\$ 4,500.00	\$ 1,650.00	\$ 1,650.00	\$ 500.00	\$ 500.00	\$ 6,500.00	\$ 6,500.00	\$ 200.04	\$ 200.04
13		WHEEL STOP REM & REPL	EACH	12	\$ 100.00	\$ 1,200.00	\$ 200.00	\$ 2,400.00	\$ 217.00	\$ 2,604.00	\$ 100.00	\$ 1,200.00	\$ 125.00	\$ 1,500.00	\$ 165.00	\$ 1,980.00	\$ 200.00	\$ 2,400.00	\$ 165.00	\$ 1,980.00	\$ 89.58	\$ 1,074.96
14	78000100	THERMOPLASTIC PAVEMENT MARKING - L&S	SQ FT	19	\$ 15.00	\$ 285.00	\$ 6.55	\$ 124.45	\$ 100.00	\$ 1,900.00	\$ 23.60	\$ 448.40	\$ 8.00	\$ 152.00	\$ 50.00	\$ 950.00	\$ 30.00	\$ 570.00	\$ 15.00	\$ 285.00	\$ 13.03	\$ 247.57
15	78000300	THERMOPLASTIC PAVEMENT MARKING - LINE	FEET	1,925	\$ 2.00	\$ 3,850.00	\$ 1.35	\$ 2,598.75	\$ 10.00	\$ 19,250.00	\$ 3.25	\$ 6,256.25	\$ 2.50	\$ 4,812.50	\$ 9.00	\$ 3,375.00	\$ 1.60	\$ 3,080.00	\$ 1.75	\$ 3,388.75	\$ 3.17	\$ 6,102.25
16		ITEMS ORDERED BY THE ENGINEER	UNIT	10,000	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00
Notes:					AS READ:	\$ 175,455.00	\$ 147,703.05	\$ 258,734.85	\$ 129,000.00	\$ 155,591.40	\$ 146,593.00	\$ 109,425.00	\$ 126,897.50	\$ 133,554.37								
AS CALCULATED:					\$ 175,455.00	\$ 147,703.05	\$ 258,734.85	\$ 129,000.00	\$ 155,591.40	\$ 146,593.00	\$ 109,425.00	\$ 126,897.50	\$ 133,554.37									
					% OVER/UNDER:		-15.82%	47.47%	-26.48%	-11.32%	-16.45%	-37.63%	-27.68%	-23.88%								



Engineering & Public Works Department

SUBJECT: Construction Inspection and Construction Material Testing

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E., Director of Engineering and Public Works
[Ron Milanesio](#), P.E., CFM, Village Engineer
[Ryan Kearney](#), P.E., Assistant Village Engineer

BUDGET IMPACT:	2026 Budget	\$403,000
	2026 Contracts (<i>this award</i>)	\$172,415
	Over/(Under) Budget	(\$230,585)

Recommended Motion

Move to approve resolution No. 2026-R-44 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$132,000 with Thomas Engineering Group, LLC, Oak Park, IL for construction inspection services.

Move to approve resolution No. 2026-R-45 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$40,415 with Soil and Material Consultants, Inc., Arlington Heights, IL for construction material testing services.

Background

Engineering services for capital projects are included in 2026 as part of the Village’s 10-Year Capital Improvement Program (CIP).

The Village develops capital improvement projects to rehabilitate public infrastructure. Three of the major infrastructure programs are the Road Program, the Alley Reconstruction Program, and the Brick Street Renovation Program. While Engineering staff manages the design of these programs, specialized components, including construction material testing, require assistance from consulting firms.

In addition, the Department seeks consultant assistance with construction inspection during the summer months to account for the increased size of the Village’s capital program.

Construction Inspection

The purpose of the construction inspection service is to assist Village staff with construction supervision of the Road Program and other capital projects. The primary tasks include:

- Contractor coordination,
- Stakeholder communications,
- Construction inspection,
- Documentation of daily/weekly construction activities,
- Quantity record keeping,
- Other management tasks assigned at the discretion of the Assistant Village Engineer.

Construction Material Testing

The purpose of the construction material testing service is to provide Quality Assurance (QA) testing of the new aggregate, concrete, and asphalt installed during capital program construction. The testing is required to ensure that the improvements meet Village specifications and satisfy IDOT QC/QA requirements. The Village does not have the certified crew or laboratory equipment available to complete this work in-house.

Discussion

Construction Inspection

A Request for Proposal (RFP) was published on the Village website and DemandStar.com on December 12, 2025. Proposals were due on January 13, 2026. The Village received submittals from seven (7) qualified firms. The results of the request are shown below:

Company	Candidate 1 Rate	Candidate 2 Rate	Vehicle Rate
Chastain & Associates, LLC	\$141/hour	\$120/hour	\$90/day
Environmental Design International, Inc.	\$168/hour	\$136/hour	\$90/day
HMG Engineers, Inc.	\$160/hour	\$195/hour	\$0.7/mile
InNova Consulting, Inc.	\$145/hour	\$145/hour	\$90/day
Mackie Consultants, LLC	\$115/hour	\$115/hour	\$90/day
Spaceco, Inc.	\$205/hour	\$160/hour	-
Thomas Engineering Group, LLC.	\$100/hour	-	\$90/day

Thomas Engineering Group, LLC submitted the lowest qualified candidate rate proposal. The firm's proposed candidate previously provided construction inspection services for the Village's 2025 Water Main Replacement Program on Manor Drive and performed satisfactorily. Based on the quality of work and experience, staff recommend awarding the construction inspection services contract to Thomas Engineering.

This service is expected to occur from April through September 2026.

Construction Material Testing

A Request for Proposal (RFP) was published on the Village website and DemandStar.com on February 11, 2026. Proposals were due on February 25, 2026. The Village received submittals from one (1) qualified firm. The results of the request are shown below:

Firm	Total
Soil and Material Consultants, Inc.	\$40,415

While the Village only received one proposal for this service, Soil and Material Consultants has performed this service annually for the Village since 2020 with satisfactory results. Based on the quality of their work and experience, staff recommend awarding the Construction Material Testing services contract to Soil and Material Consultants.

This service is expected to occur from April through September 2026.

Budget Impact

Engineering Services for Capital Projects is allocated to the account below within the General Fund. The awards for construction inspection services and construction material testing are anticipated to be within the projected budget. The remaining account balance will be used for future Topographic Survey, Geotechnical, Environmental, and ADA Transition Plan contracts.

Description	2026 Budget	Available Budget	Contract Awards	Account Number
General Fund – Engineering Services Road	\$403,000	\$403,000	\$172,415	11202035-425255

Documents Attached

1. Resolution No. 2026-R-44 – Construction Inspection (Contract attached as Exhibit A)
2. Resolution No. 2026-R-45 – Construction Material Testing (Contract attached as Exhibit A)
3. 2026 CIP Budget Page – Engineering Services for Capital Projects

RESOLUTION NO. 2026-R-44

A RESOLUTION APPROVING A CONTRACT FOR CONSTRUCTION INSPECTION SERVICES BETWEEN THE VILLAGE OF WILMETTE AND THOMAS ENGINEERING GROUP, LLC

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for Construction Inspection Services by and between the Village of Wilmette and Thomas Engineering Group, LLC; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract for Construction Inspection Services attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on March 10, 2026, pursuant to the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

CONTRACT FOR CONSTRUCTION INSPECTION SERVICES

RESOLUTION NO. 2026-R-45

A RESOLUTION APPROVING A CONTRACT FOR CONSTRUCTION MATERIAL TESTING SERVICES BETWEEN THE VILLAGE OF WILMETTE AND SOIL AND MATERIAL CONSULTANTS, INC.

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for Construction Material Testing Services by and between the Village of Wilmette and Soil and Material Consultants, Inc.; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract for Construction Material Testing Services attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on **March 10, 2026**, pursuant to the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

CONTRACT FOR CONSTRUCTION MATERIAL TESTING SERVICES



Engineering Services for Capital Projects

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
General Fund	403,000	408,000	381,000	372,000	282,000	\$1,846,000	1,641,000

Project Status

Critical	Recommended	Contingent
	X	

Funding History

Year	Amount
2025	\$325,000
2024	\$257,767
2023	\$196,386
2022	\$195,457
2021	\$122,615

Project Description and Justification

This program covers specialty engineering services required to implement various capital improvement projects, like the Road Program, Alley Reconstruction Program, Brick Street Renovation Program, Asphalt to Brick Street Reconstruction Program, and Parking Lot Paving Program. While the design and construction of these projects is managed by in-house staff, some specialized components of design and testing require assistance from consulting firms. These services include topographic survey, geotechnical, environmental, and construction material testing.

The 2026 funding will cover the construction material testing and inspection services for 2026 CIP, as well as the topographic survey, geotechnical, and environmental services for preparing future CIP projects. The 2026 and 2027 funding request also includes updating the Village's ADA Transition Plan.

Year	Road Program	Construction Inspection	Alley Program	Brick Reno	Asphalt to Brick Recon	Parking Lot Paving	ADA Transition Plan	Budget Total
2026	77,000	149,000	54,000	16,000	22,000	10,000	75,000	\$403,000
2027	159,000	77,000	56,000	19,000	18,000	4,000	75,000	\$408,000
2028	88,000	159,000	57,000	36,000	13,000	28,000	-	\$381,000
2029	170,000	88,000	59,000	23,000	9,000	23,000	-	\$372,000
2030	-	170,000	67,000	22,000	18,000	5,000	-	\$282,000

Each estimate above, excluding ADA Transition Plan, represents 4.0% of the anticipated construction cost for that program. The budget for Construction Inspection will also vary based on the size of the Road Program contract. Road Programs with smaller rehabilitation needs due to concurrent Federal-Aid projects, like 2027 and 2029, will require less hours for construction oversight.



Topographic Survey Services

The purpose of the topographic survey services is to provide data on the existing location and elevation of features found in the public right-of-way at future CIP sites. This data will be used in the background of plan sets and is essential for engineering design. The scope of work for the consulting firm includes collecting topographic data in the field and supplying AutoCAD and point files deliverables. The surveys will also be incorporated into the bid documents for these programs. The Village does not have the dedicated staff or GPS equipment available to complete this work in-house.



Geotechnical Services

The purpose of the geotechnical services is to provide data on the existing pavement cross-sections and subgrade conditions at future CIP locations. This information will be used in engineering designs to determine the type of improvements required at each project site. The scope of work for the consulting firm includes collecting pavement core and soil boring data at various locations in the Village and preparing reports of the findings. These reports will also be incorporated into the bid documents for these programs. The Village does not have the workforce or rigging equipment available to complete this work in-house.



Environmental Services

The purpose of the environmental services is to develop documents that will allow the contractor to dispose of excavated materials from the upcoming CIP sites. These reports are mandatory for the type of work associated with CIP construction. The scope of work for the consulting firm includes collecting data in the field and preparing the Illinois EPA LPC-662 and/or LPC-663 reports for the CIP Contractors. The Village does not have the trained staff and laboratory resources available to complete this work in-house.



Construction Material Testing Services

The purpose of the construction material services is to provide Quality Assurance (QA) testing of the new aggregate, concrete, and asphalt installed during CIP construction. This testing is required to ensure that the improvements meet Village specifications and to satisfy IDOT QC/QA requirements. The scope of work for the consulting firm includes testing construction materials to ensure they meet strength and durability parameters and preparing reports of the findings to the Village. The Village does not have the certified crew or laboratory equipment available to complete this work in-house.

Construction Inspection Services

The purpose of the construction inspection services is to assist Village staff with construction supervision of the Road Program and other capital projects. The scope of work for this consulting civil engineer includes contractor coordination, stakeholder communications, construction inspection, documentation of daily/weekly construction activities, pay item and quantity record keeping, and other management tasks assigned at the discretion of the Assistant Village Engineer. This was a new service added in 2022 due to the increasing size of annual capital projects over the summer months.

ADA Transition Plan

The Americans with Disabilities Act (ADA) and the Rehabilitation Act required agencies with more than 50 employees to conduct a self-assessment of public facilities and infrastructure to develop a "transition plan" of accessibility compliance measures. Updates must be made to reflect new guidance and standards and maintain compliance with federal regulations that are required for federal funding opportunities.



The purpose of this service is to update the existing ADA Transition Plan that was created by the Village in 1992. The scope of work for the consulting firm includes verifying the condition of existing public facilities, developing proposals to address accessibility defects based on modern guidance and standards, and hosting open houses to obtain public feedback. The Village does not have the staffing available to complete this work in-house.

Project Update

Updated funding amounts for 2026-2035.

The Department increased the budget request and duration for the ADA Transition Plan update after finalizing the scope of work and obtaining competitive proposals in 2025. Due to this increase, the update will be rescheduled to 2026 and 2027. Staff are also reviewing scope alternatives to help reduce costs, such as conducting some components of the self-assessment in-house.

Project Alternative

The alternative is to fund these services out of each respective program's construction budget and reduce the amount of rehabilitation locations each year.

Budget Impact

This is a Recurring Expense

There are no additional costs associated with this project.



Engineering & Public Works Department

SUBJECT: Construction Inspection and Construction Material Testing

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E., Director of Engineering and Public Works
[Ron Milanesio](#), P.E., CFM, Village Engineer
[Ryan Kearney](#), P.E., Assistant Village Engineer

BUDGET IMPACT:	2026 Budget	\$403,000
	2026 Contracts (<i>this award</i>)	\$172,415
	Over/(Under) Budget	(\$230,585)

Recommended Motion

Move to approve resolution No. 2026-R-44 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$132,000 with Thomas Engineering Group, LLC, Oak Park, IL for construction inspection services.

Move to approve resolution No. 2026-R-45 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$40,415 with Soil and Material Consultants, Inc., Arlington Heights, IL for construction material testing services.

Background

Engineering services for capital projects are included in 2026 as part of the Village’s 10-Year Capital Improvement Program (CIP).

The Village develops capital improvement projects to rehabilitate public infrastructure. Three of the major infrastructure programs are the Road Program, the Alley Reconstruction Program, and the Brick Street Renovation Program. While Engineering staff manages the design of these programs, specialized components, including construction material testing, require assistance from consulting firms.

In addition, the Department seeks consultant assistance with construction inspection during the summer months to account for the increased size of the Village’s capital program.

Construction Inspection

The purpose of the construction inspection service is to assist Village staff with construction supervision of the Road Program and other capital projects. The primary tasks include:

- Contractor coordination,
- Stakeholder communications,
- Construction inspection,
- Documentation of daily/weekly construction activities,
- Quantity record keeping,
- Other management tasks assigned at the discretion of the Assistant Village Engineer.

Construction Material Testing

The purpose of the construction material testing service is to provide Quality Assurance (QA) testing of the new aggregate, concrete, and asphalt installed during capital program construction. The testing is required to ensure that the improvements meet Village specifications and satisfy IDOT QC/QA requirements. The Village does not have the certified crew or laboratory equipment available to complete this work in-house.

Discussion

Construction Inspection

A Request for Proposal (RFP) was published on the Village website and DemandStar.com on December 12, 2025. Proposals were due on January 13, 2026. The Village received submittals from seven (7) qualified firms. The results of the request are shown below:

Company	Candidate 1 Rate	Candidate 2 Rate	Vehicle Rate
Chastain & Associates, LLC	\$141/hour	\$120/hour	\$90/day
Environmental Design International, Inc.	\$168/hour	\$136/hour	\$90/day
HMG Engineers, Inc.	\$160/hour	\$195/hour	\$0.7/mile
InNova Consulting, Inc.	\$145/hour	\$145/hour	\$90/day
Mackie Consultants, LLC	\$115/hour	\$115/hour	\$90/day
Spaceco, Inc.	\$205/hour	\$160/hour	-
Thomas Engineering Group, LLC.	\$100/hour	-	\$90/day

Thomas Engineering Group, LLC submitted the lowest qualified candidate rate proposal. The firm's proposed candidate previously provided construction inspection services for the Village's 2025 Water Main Replacement Program on Manor Drive and performed satisfactorily. Based on the quality of work and experience, staff recommend awarding the construction inspection services contract to Thomas Engineering.

This service is expected to occur from April through September 2026.

Construction Material Testing

A Request for Proposal (RFP) was published on the Village website and DemandStar.com on February 11, 2026. Proposals were due on February 25, 2026. The Village received submittals from one (1) qualified firm. The results of the request are shown below:

Firm	Total
Soil and Material Consultants, Inc.	\$40,415

While the Village only received one proposal for this service, Soil and Material Consultants has performed this service annually for the Village since 2020 with satisfactory results. Based on the quality of their work and experience, staff recommend awarding the Construction Material Testing services contract to Soil and Material Consultants.

This service is expected to occur from April through September 2026.

Budget Impact

Engineering Services for Capital Projects is allocated to the account below within the General Fund. The awards for construction inspection services and construction material testing are anticipated to be within the projected budget. The remaining account balance will be used for future Topographic Survey, Geotechnical, Environmental, and ADA Transition Plan contracts.

Description	2026 Budget	Available Budget	Contract Awards	Account Number
General Fund – Engineering Services Road	\$403,000	\$403,000	\$172,415	11202035-425255

Documents Attached

1. Resolution No. 2026-R-44 – Construction Inspection (Contract attached as Exhibit A)
2. Resolution No. 2026-R-45 – Construction Material Testing (Contract attached as Exhibit A)
3. 2026 CIP Budget Page – Engineering Services for Capital Projects

RESOLUTION NO. 2026-R-44

A RESOLUTION APPROVING A CONTRACT FOR CONSTRUCTION INSPECTION SERVICES BETWEEN THE VILLAGE OF WILMETTE AND THOMAS ENGINEERING GROUP, LLC

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for Construction Inspection Services by and between the Village of Wilmette and Thomas Engineering Group, LLC; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract for Construction Inspection Services attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on **March 10, 2026**, pursuant to the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

CONTRACT FOR CONSTRUCTION INSPECTION SERVICES

RESOLUTION NO. 2026-R-45

A RESOLUTION APPROVING A CONTRACT FOR CONSTRUCTION MATERIAL TESTING SERVICES BETWEEN THE VILLAGE OF WILMETTE AND SOIL AND MATERIAL CONSULTANTS, INC.

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for Construction Material Testing Services by and between the Village of Wilmette and Soil and Material Consultants, Inc.; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract for Construction Material Testing Services attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on March 10, 2026, pursuant to the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

CONTRACT FOR CONSTRUCTION MATERIAL TESTING SERVICES



Engineering Services for Capital Projects

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
General Fund	403,000	408,000	381,000	372,000	282,000	\$1,846,000	1,641,000

Project Status

Critical	Recommended	Contingent
	X	

Funding History

Year	Amount
2025	\$325,000
2024	\$257,767
2023	\$196,386
2022	\$195,457
2021	\$122,615

Project Description and Justification

This program covers specialty engineering services required to implement various capital improvement projects, like the Road Program, Alley Reconstruction Program, Brick Street Renovation Program, Asphalt to Brick Street Reconstruction Program, and Parking Lot Paving Program. While the design and construction of these projects is managed by in-house staff, some specialized components of design and testing require assistance from consulting firms. These services include topographic survey, geotechnical, environmental, and construction material testing.

The 2026 funding will cover the construction material testing and inspection services for 2026 CIP, as well as the topographic survey, geotechnical, and environmental services for preparing future CIP projects. The 2026 and 2027 funding request also includes updating the Village's ADA Transition Plan.

Year	Road Program	Construction Inspection	Alley Program	Brick Reno	Asphalt to Brick Recon	Parking Lot Paving	ADA Transition Plan	Budget Total
2026	77,000	149,000	54,000	16,000	22,000	10,000	75,000	\$403,000
2027	159,000	77,000	56,000	19,000	18,000	4,000	75,000	\$408,000
2028	88,000	159,000	57,000	36,000	13,000	28,000	-	\$381,000
2029	170,000	88,000	59,000	23,000	9,000	23,000	-	\$372,000
2030	-	170,000	67,000	22,000	18,000	5,000	-	\$282,000

Each estimate above, excluding ADA Transition Plan, represents 4.0% of the anticipated construction cost for that program. The budget for Construction Inspection will also vary based on the size of the Road Program contract. Road Programs with smaller rehabilitation needs due to concurrent Federal-Aid projects, like 2027 and 2029, will require less hours for construction oversight.



Topographic Survey Services

The purpose of the topographic survey services is to provide data on the existing location and elevation of features found in the public right-of-way at future CIP sites. This data will be used in the background of plan sets and is essential for engineering design. The scope of work for the consulting firm includes collecting topographic data in the field and supplying AutoCAD and point files deliverables. The surveys will also be incorporated into the bid documents for these programs. The Village does not have the dedicated staff or GPS equipment available to complete this work in-house.



Geotechnical Services

The purpose of the geotechnical services is to provide data on the existing pavement cross-sections and subgrade conditions at future CIP locations. This information will be used in engineering designs to determine the type of improvements required at each project site. The scope of work for the consulting firm includes collecting pavement core and soil boring data at various locations in the Village and preparing reports of the findings. These reports will also be incorporated into the bid documents for these programs. The Village does not have the workforce or rigging equipment available to complete this work in-house.



Environmental Services

The purpose of the environmental services is to develop documents that will allow the contractor to dispose of excavated materials from the upcoming CIP sites. These reports are mandatory for the type of work associated with CIP construction. The scope of work for the consulting firm includes collecting data in the field and preparing the Illinois EPA LPC-662 and/or LPC-663 reports for the CIP Contractors. The Village does not have the trained staff and laboratory resources available to complete this work in-house.



Construction Material Testing Services

The purpose of the construction material services is to provide Quality Assurance (QA) testing of the new aggregate, concrete, and asphalt installed during CIP construction. This testing is required to ensure that the improvements meet Village specifications and to satisfy IDOT QC/QA requirements. The scope of work for the consulting firm includes testing construction materials to ensure they meet strength and durability parameters and preparing reports of the findings to the Village. The Village does not have the certified crew or laboratory equipment available to complete this work in-house.

Construction Inspection Services

The purpose of the construction inspection services is to assist Village staff with construction supervision of the Road Program and other capital projects. The scope of work for this consulting civil engineer includes contractor coordination, stakeholder communications, construction inspection, documentation of daily/weekly construction activities, pay item and quantity record keeping, and other management tasks assigned at the discretion of the Assistant Village Engineer. This was a new service added in 2022 due to the increasing size of annual capital projects over the summer months.

ADA Transition Plan

The Americans with Disabilities Act (ADA) and the Rehabilitation Act required agencies with more than 50 employees to conduct a self-assessment of public facilities and infrastructure to develop a "transition plan" of accessibility compliance measures. Updates must be made to reflect new guidance and standards and maintain compliance with federal regulations that are required for federal funding opportunities.



The purpose of this service is to update the existing ADA Transition Plan that was created by the Village in 1992. The scope of work for the consulting firm includes verifying the condition of existing public facilities, developing proposals to address accessibility defects based on modern guidance and standards, and hosting open houses to obtain public feedback. The Village does not have the staffing available to complete this work in-house.

Project Update

Updated funding amounts for 2026-2035.

The Department increased the budget request and duration for the ADA Transition Plan update after finalizing the scope of work and obtaining competitive proposals in 2025. Due to this increase, the update will be rescheduled to 2026 and 2027. Staff are also reviewing scope alternatives to help reduce costs, such as conducting some components of the self-assessment in-house.

Project Alternative

The alternative is to fund these services out of each respective program's construction budget and reduce the amount of rehabilitation locations each year.

Budget Impact

This is a Recurring Expense

There are no additional costs associated with this project.



**Engineering & Public Works
Department**

SUBJECT: Lake Avenue Water Main Replacement Design Engineering

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E., Director of Engineering and Public Works
[Ron Milanesio](#), P.E., CFM, Village Engineer
[Ryan Kearney](#), P.E., Assistant Village Engineer

BUDGET IMPACT:	Budget Amount	\$210,000
	Contract Cost	\$118,700
	Over/(Under) Budget	(\$91,300)

Recommended Motion

Move to approve resolution No. 2026-R-46 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$118,700 with Engineering Resource Associates, Inc., Warrenville, Illinois for Lake Avenue Water Main Replacement Design Engineering.

Background

Water main replacement is part of the Village’s 10-Year Capital Improvement Program (CIP). The purpose of this program is to rehabilitate failing water mains. The typical scope of work consists of water main replacement, water service line replacements, intermittent curb and sidewalk repairs, pavement patching or resurfacing, and parkway restoration.

This award includes engineering design services to replace the water main under Lake Avenue, between Hibbard Road and Illinois Road. This location was selected based on break history and upcoming roadway resurfacing work by Cook County. This is the first phase of engineering design services for Lake Avenue, the second phase of design work from Green Bay Road to Sheridan Road is scheduled to be awarded in 2027.

Discussion

Staff issued a request for proposals (RFP #26010) to obtain engineering design services for water main replacement. Qualified firms were asked to submit proposals which addressed the items below:

- Perform topographic surveys, utility inspections, and geotechnical and environmental investigations.
- Develop engineering plans, specifications, and estimates for bidding.
- Secure permits required by the Illinois Environmental Protection Agency (IEPA), Illinois Department of Transportation (IDOT), Cook County, and the Metropolitan Water Reclamation District of Greater Chicago (MWRD).
- Address questions during the construction bidding period.

These services are intended to produce complete construction documents that will allow the Village to competitively bid the project in winter 2026/2027.

Proposals were due on February 12, 2026. The Village received 12 proposal submittals. The results are summarized below:

Vendor	Cost
IMEG Consultants, Corp.	\$38,920
Engineering Resource Associates, Inc.	\$118,700
Horner & Shifrin, Inc.	\$128,900
GSG Consultants, Inc.	\$129,590
HMG Engineers, Inc.	\$140,460
Ciorba Group, Inc.	\$154,441
Terra Engineering, Ltd.	\$166,581
Valdes Architecture & Engineering	\$206,270
Christopher B. Burke Engineering, Ltd.	\$207,350
Gewalt Hamilton Associates, Inc.	\$212,631
Chastain & Associates, LLC	\$254,246
Thomas Engineering Group, LLC	\$356,218

While IMEG Consultants, Corp. (IMEG) submitted the lowest proposal, staff does not recommend awarding the contract IMEG based on the firm’s recent performance on the 2024 Greenleaf Alley Water Main Rehabilitation design project. During that project, staff experienced issues related to responsiveness, coordination, and overall quality of deliverables, which required additional staff involvement and revisions beyond what is typical for a project of that scale. Based on this experience, staff have concerns regarding IMEG’s ability to effectively deliver the level of engineering services required for the Lake Avenue Water Main Design project.

Engineering Resource Associates, Inc. (ERA) submitted the second lowest, qualified proposal. As part of the selection process, staff conducted an interview with ERA on February 19, 2026 to further evaluate the firm’s understanding of the project scope and approach to deliver design services. ERA would be a new consultant for the Village, however based on their proposal, interview responses, prior performance at other municipalities, and competitive pricing; staff recommend awarding this contract to ERA.

Project Schedule

Design is expected to begin by April 2026 and be completed in November 2026. The construction bid is planned to be released in Winter 2026/2027.

Budget Impact

This contract is allocated to the below account within the Water Fund. The Lake Avenue Water Main Replacement Design contract is under the \$210,000 budget by \$91,300.

Description	2026 Budget	Available Budget	This Contract	Account No.
Water Fund –Water Main Replacement	\$210,000	\$210,000	\$118,700	41838090-470550-80950

Documents Attached

1. Resolution No. 2026-R-46 – Lake Avenue Water Main Replacement Design Engineering (Contract attached as Exhibit A)
2. 2026 CIP Budget Page – Water Main Replacement Program

RESOLUTION NO. 2026-R-46

A RESOLUTION APPROVING A CONTRACT FOR LAKE AVENUE WATER MAIN REPLACEMENT DESIGN ENGINEERING BETWEEN THE VILLAGE OF WILMETTE AND ENGINEERING RESOURCE ASSOCIATES, INC.

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for Lake Avenue Water Main Replacement Design Engineering by and between the Village of Wilmette and Engineering Resource Associates, Inc.; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract for Lake Avenue Water Main Replacement Design Engineering attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on March 10, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

**CONTRACT FOR LAKE AVENUE WATER MAIN REPLACEMENT
DESIGN ENGINEERING**



Water Main Replacement Program

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
Water Fund–Design	210,000	270,000	-	150,000	430,000	1,060,000	2,330,000
Water Fund–Const.	-	3,260,000	4,160,000	-	2,380,000	9,800,000	28,400,000
General Fund	-	-	-	-	-	0	6,590,000
Total	210,000	3,530,000	4,160,000	150,000	2,810,000	\$10,860,000	37,320,000

Project Status

Critical	Recommended	Contingent
X		

Funding History

Year	Amount
2025	\$2,013,524
2024	\$1,332,766
2023	\$0
2022	\$471,538
2021	\$0

Project Description and Justification

The purpose of this program is to rehabilitate failing water mains. The typical scope of work consists of water main replacement or lining, service line replacements, intermittent curb and sidewalk repairs, pavement patching, and parkway restoration. Since new regulations were passed in 2022, water main replacements also include lead service line replacement from the main to the meter.

Background

The Village maintains over 107 miles of water main, with a majority between 70 to 100-years-old. As water mains become old and reach the end of their life, performance deteriorates and results in high maintenance costs, loss of hydraulic capacity, reduced water quality, and a decreased level of customer service due to increased water main breaks.

Season	Breaks By Winter Season
2024-25	73
2023-24	31
2022-23	20
2021-22	58
2020-21	55
2019-20	20

On average, the Department repairs 43 water main breaks per year. The chart on the left represents the total number of breaks per year over the last 5 years. The Department expenses over \$350,000 per year on labor, equipment, materials, and restoration to repair these breaks.





In addition to repairing breaks, the Village has constructed water main improvements as standalone projects and in conjunction with other major capital improvement projects. The most recent examples are highlighted below:

Year	Segment	From	To	Project	Type of Repair
2025	Manor Dr	Lake Ave	Illinois Rd	2025 Water Main Replacement	Replacement
2024	Alleys North of Greenleaf Ave	Poplar Dr	End of Pave	2024 Water Main Improvements	Abandon/Lining
2024	Manor Dr Easement	New Trier Ct	Manor Dr	Manor Dr Easement	Lining
2023	Lake Ave	Lavergne Ave	Skokie Blvd	Skokie & Lake Intersection	Lining

Rehabilitation Strategy

The American Water Works Association (AWWA) recommends that agencies replace 1% of their distribution system per year to economically manage water mains. To achieve this rate of replacement in Wilmette, the program will need to rehabilitate about 1.1 miles of water main per year. The replacement candidates are based on known age, number of breaks per segment, and available fire flow capacity. This data is obtained from Village records, staff reports, and consulting services. The selections are also based on the findings from the Lead Service Line Replacement program and the latest Hydraulic Model Assessment.

This program is scheduled to achieve this target rate starting in 2031. However, the table below highlights the candidate segments for replacement over the next five years. These replacements occur prior to upcoming roadway projects utilizing grant/county funding.

Year	Segment	From	To	Length (FT)	Total Length (Miles)
2027	Lake Ave	Hibbard Rd	Illinois Rd	4,058	0.8
2028	Lake Ave	Green Bay Rd	Sheridan Rd	5,029	1.0
2030	Hibbard Rd	Glenview Rd	Skokie Blvd	2,700	0.5

The tables below outline the proposed budget requests for design, construction, and oversight over the next five years. Design engineering and construction oversight services are anticipated to be provided by civil engineering consultants at approximately 7.0% and 8.0% of the total water main construction cost, respectively. About 75% of the roadway resurfacing and concrete work on local streets will be funded using General Funds.

Design Service Schedule

Year	Segment	Design Cost (Water Fund)
2026	Lake Ave (Hibbard)	\$210,000
2027	Lake Ave (Green Bay)	\$270,000
2028	-	-
2029	Hibbard Rd	\$150,000
2030	TBD	\$430,000



Construction and Construction Oversight Schedule

Year	Segment	Water Main Construction (Water Fund)	Construction Oversight (Water Fund)	Total Construction (Water Fund)	Roadway Allocation (General Fund)	Total Construction (General Fund)
2026	-	-	-	\$0	-	\$0
2027	Lake Ave (Hibbard)	3,020,000	240,000	\$3,260,000	County	\$0
2028	Lake Ave (Green Bay)	3,850,000	310,000	\$4,160,000	Grant Fund	\$0
2029	-	-	-	\$0	-	\$0
2030	Hibbard Rd	2,200,000	180,000	\$2,380,000	County	\$0

Project Update

Updated funding for 2026-2035.

Project Alternative

Deferring main replacement will result in decreased distribution system reliability, increased maintenance costs, and will place increased demand on future budgets. Alternatives include repairing the water main when it breaks, or if conditions allow during engineering design, lining water mains instead of full replacements.

Budget Impact

This is a Recurring Expense

There are no additional costs associated with this project.



**Engineering & Public Works
Department**

SUBJECT: Public Right-of-Way Use License Agreement

MEETING DATE: March 10, 2026

FROM: Jeffrey Stein, Assistant Village Manager/Corporation Counsel
Dan Manis, P.E., Director of Engineering & Public Works
Ron Milanesio, P.E., CFM, Village Engineer

BUDGET IMPACT: None

Recommended Motion

Move to approve Resolution No. 2026-R-32 authorizing the Village Manager to execute the Public Right-of-Way Use License Agreement between the Village of Wilmette and Level 3 Communications, LLC, authorizing the installation, operation, and maintenance of fiber-optic communication facilities within designated public rights-of-way.

Background

Utilities, including telecommunications, are located throughout the Village. These types of telecommunications utilities have the right to use Village controlled right-of-way, but that right is not unfettered. Specifically, when the Illinois Commerce Commission (ICC) regulates telecommunications carriers operating in Illinois, the Commission establishes a statewide framework governing telecommunications services and taxation. When the ICC licenses carriers, those carriers obtain certain rights, but municipalities retain the authority to manage and protect their public rights-of-way through local ordinances and license agreements.

Some of the utilities located throughout the Village include Comcast, AT&T, ComEd, and Nicor. While ComEd and Nicor are not “telecommunications”, both Comcast and AT&T provide services that fit that description. These utilities do not operate on a one-off basis (meaning obtaining hundreds of Village right-of-way permits), rather they operate under a global contract, whereby certain standards are imposed upon the utilities, certain fees or taxes are accounted for, and the process for the utilities to install and maintain their infrastructure is consolidated and made less cumbersome.

With the continual increase in the use and reliance of the internet, the Village has been approached by multiple new telecommunication companies looking to install infrastructure within Village’s right-of-way, either for direct use by Village residents and businesses or for indirect benefits as a limited passthrough of the Village. One such company is Level 3 Communications, LLC (“Level 3”). Level 3 has requested authorization to install fiber-optic

facilities within specified public rights-of-way in the Village. Unlike Comcast or AT&T, Level 3 is not requesting a complete and total buildout of its infrastructure to provide services to all properties in the Village, rather Level 3 is requesting a limited buildout since their product will not be for direct consumer use, rather for larger (or one large) commercial entity. The proposed facilities are solely intended to transmit data between endpoints located outside of the Village.

This Public Right-of-Way Use License Agreement was developed as part of a coordinated effort with neighboring North Shore communities, including Winnetka, Glencoe, and Lake Bluff, to ensure consistency in regulatory standards and protections for municipal rights-of-way. Evanston, Skokie, and other neighboring communities are also engaging in a similar process and documentation. The Public Right-of-Way Use License Agreement reflects shared terms and conditions developed collaboratively with these communities. Approval of these other license agreements by neighboring communities are currently pending.

Discussion

The proposed License Agreement memorializes the respective rights and obligations of the Village and Level 3 Communications related to the installation, operation, maintenance, repair, and potential removal of fiber-optic facilities within approved public rights-of-way. The agreement is expressly non-exclusive and revocable and does not convey any ownership or property interest in the public right-of-way.

The license authorizes the installation, operation, and maintenance of fiber-optic facilities within approved public right-of-way locations. It does not grant Level 3 the right to provide telecommunications, internet, or cable television services directly to Village residents or businesses. All construction, installation, and restoration activities are subject to the Village's Public Right-of-Way Construction Regulations and Supplemental Requirements, including permitting, traffic control, directional boring, and tree protection standards.

Level 3 Communications is a certified telecommunications retailer subject to State telecommunications taxes, so no additional franchise fees can be imposed. However, standard permit fees, security deposits, and reimbursement of Village consultant review and inspection costs are included in this License Agreement.

The License Agreement has an initial five-year term with automatic five-year renewals, subject to continued compliance. The Village retains the right to terminate the agreement in the event of material default, public safety concerns, or noncompliance with applicable laws and standards.

Budget Impact

There is no significant fiscal impact to the Village associated with approval of this agreement. Level 3 is responsible for installation, restoration, and relocation costs, as well as for posting required security funds and reimbursing the Village for review and inspection costs.

Documents Attached

1. Resolution No. 2026-R-32 – Public Right-of-Way Use License Agreement with Level 3 Communications, LLC
2. Public Right-of-Way Use License Agreement (Level 3 Communications, LLC)

RESOLUTION NO. 2026-R-32

A RESOLUTION APPROVING A PUBLIC RIGHT-OF-WAY USE LICENSE AGREEMENT WITH LEVEL 3 COMMUNICATIONS, LLC

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that entering into a Public Right-of-Way Use License Agreement with Level 3 Communications, LLC is necessary, convenient, and in the best interests of the Village to ensure the protection and use of the public rights-of-way, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the proposed facilities are intended solely to transmit data between endpoints located outside of the Village, and Licensee will not provide cable television, internet, or retail telecommunications services to Village residents or businesses;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Public Right-of-Way Use License Agreement between the Village of Wilmette and Level 3 Communications, LLC, attached hereto as Exhibit A, is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Public Right-of-Way Use License Agreement. Prior to executing the Contract Amendment, the Village Manager is authorized to make changes to the form of the Contract Amendment at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out

the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on **March 10, 2026**, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSTAIN: _____
ABSENT: _____

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

**PUBLIC RIGHT-OF-WAY USE LICENSE AGREEMENT BETWEEN THE VILLAGE OF
WILMETTE AND LEVEL 3 COMMUNICATIONS, LLC FOR INSTALLATION OF FIBER-
OPTIC COMMUNICATION FACILITIES**

**PUBLIC RIGHT-OF-WAY USE LICENSE AGREEMENT
BETWEEN THE VILLAGE OF WILMETTE AND LEVEL 3 COMMUNICATIONS, LLC FOR
INSTALLATION OF FIBER-OPTIC COMMUNICATION FACILITIES**

THIS AGREEMENT is entered into on February _____, 2026 (“**Effective Date**”) by **VILLAGE OF WILMETTE**, an Illinois home rule municipal corporation (“**Village**”) and **LEVEL 3 COMMUNICATIONS, LLC**, a Delaware limited liability company (“**Licensee**”).

RECITALS

WHEREAS, the Village owns and maintains the public rights-of-way identified and depicted in **Exhibit A** to this Agreement; and

WHEREAS, the Village maintains standards for construction of utility facilities within its public rights-of-way, which are set forth in Village of Wilmette Code of Ordinances, Section 20-203, as the same may from time to time be amended (“**PROW Construction Regulations**”); and

WHEREAS, the Licensee has requested that the Village enter into this Agreement to memorialize the parties’ respective rights and responsibilities with respect to the licensing, construction, installation, operation, maintenance, and replacement of fiber optic telecommunications cables and appurtenant equipment (collectively, the “**Fiber Facilities**”) underground, above ground, and on existing utility poles within portions of the Village’s public rights-of-way; and

WHEREAS, the Licensee is installing the Fiber Facilities solely for the purpose of transmitting data between endpoints outside of the Village and the Licensee will not be providing telecommunications or internet services to residents or businesses within the Village; and

WHEREAS, the Licensee, which has been certified by the Illinois Commerce Commission both as a facilities and resale basis (i) as an interexchange carrier throughout Illinois; and (ii) as a local exchange carrier (“LEC”) providing both switched and dedicated local exchange services in Illinois. Licensee is not delivering, and does not intend to deliver, cable television services to the residents of the Village, but rather intends to provide fiber optic telecommunications services; and

WHEREAS, in consideration of, and subject to, the terms of this Agreement, the Village is willing to allow the Licensee to construct, install, operate, maintain, and replace its Fiber Facilities within the Village’s public rights-of-way identified in **Exhibit A**¹ (“**Approved PROW Locations**”); and

WHEREAS, the Village has determined that it is useful to the Village and its residents to grant a license to the Licensee as provided in this Agreement for the purpose of memorializing the Licensee’s rights and obligations with regard to the installation, operation, maintenance, and repair of the Fiber Facilities in the Approved PROW Locations; and

WHEREAS, the Licensee is authorized to enter into and perform and assume all of its obligations under this Agreement.

¹ In the event that the Village approves additional installation locations by the Licensee in the future, depictions of those locations will be appended to this Agreement without further action by the Board of Trustees.

NOW, THEREFORE, in consideration of the mutual consideration exchanged between the parties as set forth in this Agreement, the sufficiency and receipt of which are mutually acknowledged, the parties agree as follow:

SECTION 1. RECITALS. The Recitals are incorporated into this Agreement as substantive terms of this Agreement.

SECTION 2. GRANT OF RIGHT-OF-WAY USE LICENSE. For and in consideration of the terms of this Agreement and compliance with all federal, State of Illinois, and Village local laws and regulations, including, without limitation, the PROW Construction Regulations, as well as the Supplemental Requirements for Public Right-of-Way Fiber Installations ("**Supplemental Requirements**") attached to this Agreement as **Exhibit B**, the Village hereby grants to the Licensee a non-exclusive revocable license ("**License**") to construct, install, operate, maintain, repair, and replace the Fiber Facilities in the Approved PROW Locations(collectively, "**Installation**"). The License does not convey any right, title, or interest of any kind (including any ownership or leasehold interest) in any Village public rights-of-way, but is a license only for the use and occupancy of the Approved PROW Locations for the limited purposes stated in this Agreement. The License does not grant or convey any permission or right in the Licensee to provide telecommunication services of any kind within the Village. The Licensee acknowledges the jurisdiction of the Village to regulate its public rights-of-way and agrees to comply with the PROW Construction Regulations and the Supplemental Requirements.

Notwithstanding the limited scope of the License, in the event of an emergency or other unexpected major repair, the Licensee may access Village public rights-of-way to undertake emergency maintenance or repair work as required under the circumstances. All emergency maintenance or repair work must comply with the requirements for emergency maintenance in the PROW Construction Regulations and the Supplemental Requirements.

SECTION 3. DESCRIPTION OF FIBER FACILITIES.

A. Facility Specifications. The Fiber Facilities for which the License is granted are composed of dedicated fiber optic cable and related components. The components of, and the general plans for, the Fiber Facilities are depicted in **Exhibit C** ("**Facility Specifications**").

B. Changes to Type or Scope of Facilities. The License is granted only for Fiber Facilities matching the Facility Specifications and the Approved PROW Locations. If the Licensee desires to expand the Fiber Facilities into any additional locations or install Fiber Facilities differing from those depicted in the Facility Specifications, then the Licensee must request, in advance and in writing, the approval of the Village for that expansion or alternative or additional equipment. The additions, alterations, or expansions must be documented in an addendum to this License Agreement approved by resolution of the Village Board.

SECTION 4. CONSTRUCTION AND MAINTENANCE OF FIBER FACILITIES.

A. Construction Within and Use of Public-Rights-of-Way; Permits.

1. Construction Within and Use of Public Rights-of-Way. All construction within the Village rights-of-way must comply with the PROW Construction Regulations, the Supplemental Requirements, and other applicable laws, ordinances, and regulations. The Licensee must not interfere with property of Village and other authorized users of the Approved PROW Locations or any other public rights-of-way. This Agreement does not authorize the

Licensee to use, enter upon, or otherwise encroach on, any privately-owned property except if within a Village easement or compatible municipal utility easement identified within the list of Approved PROW Locations.

2. Permits. The Licensee must secure all required permits, including Village permits, for the Installation of the Fiber Facilities prior to commencing Installation of the Fiber Facilities. The Licensee also must post a Security Fund with the Village in the forms and amounts required by the PROW Construction Regulations and the Supplemental Requirements.

3. Fees. The Licensee is not required to pay any additional fees to the Village under this Agreement, so long as: (a) the Licensee maintains its status as a Telecommunications Retailer under the Telecommunications Infrastructure Maintenance Fee Act (35 ILCS 635/1 *et seq.*), and (b) timely pays the taxes imposed by the Simplified Municipal Telecommunications Tax Act (35 ILCS 636/5-1 *et seq.*) to the State of Illinois. If at any time the Licensee is no longer a Telecommunications Retailer under the Telecommunications Infrastructure Maintenance Fee Act or the Village no longer imposes a tax pursuant to the Simplified Municipal Telecommunications Tax Act, then the Licensee must pay all applicable and required Village fees, taxes, and other compensation required by the Village in exchange for the License.

B. Installation and Maintenance of Fiber Facilities.

1. The Licensee must maintain the Fiber Facilities in a good and safe condition at all times and in compliance at all times with applicable federal, State of Illinois, and Village regulations, including, without limitation, the PROW Construction Regulations and the Supplemental Requirements.

2. The Licensee must be responsible for locating the Fiber Facilities in response to requests from the area one call utility locate provider.

3. The Licensee must be responsible for relocating the Fiber Facilities upon 90-days notice from the Village at the Licensee's sole cost and expense when the Fiber Facilities are in conflict with a planned Village infrastructure improvement work which benefits the public.

C. Property Restoration and Repairs.

1. Obligation to Restore and Repair. Licensee must restore all areas disturbed by the Licensee's Installation of the Fiber Facilities in full compliance with both the PROW Construction Regulations and this Agreement, including the Supplemental Requirements ("**Restoration**").

2. Failure to Restore and Repair. If the Licensee fails to perform any required Restoration within the required time period, then the Village may undertake the Restoration, at the Licensee's expense, using the Village's own forces or third-party forces. The Licensee must reimburse the Village for all actual and documented costs and expenses incurred by the Village related to the Restoration, including actual and documented administrative costs, within 45 days after receipt of an invoice of those costs and expenses from the Village. The invoice must include reasonable detail of the costs and expenses and

must include receipts or other documents when available. If the Licensee fails to pay the Village within the 45-day period, then the Village may issue a written notice to the Licensee that the Village will (i) reimburse itself from the Security Fund and (ii) terminate this Agreement if payment is not received within 30 days after the date of Licensee's receipt of that written notice. If the Licensee fails to pay the Village within that 30 day period, then the Village may with advance written notice terminate this Agreement.

D. Duty to Provide Information. Within 15days after receipt of a written request from the Village, Licensee must furnish any information requested that is necessary, as determined by the Village, for the Village's management of the public right-of-way and reasonably related to the subject matter of the Agreement or the Installation of the Fiber Facilities, the License, and any business activities related to the License or business operations of Licensee in the Village.

SECTION 5. LIABILITY AND INDEMNITY AND INSURANCE.

A. No Liability for Damage to Fiber Facilities. Unless directly and proximately caused by a willful, intentional, or malicious act of the Village, the Village will not be liable for, and the Licensee expressly waives all claims it may have against the Village for, any and all damage to or loss of the Fiber Facilities caused by the Village, its contractors, or agents. The Village will not be responsible for damage to Fiber Facilities if damaged during routine or emergent infrastructure maintenance or repair work.

B. Indemnification. To the fullest extent permitted by law, and in addition to any indemnification requirements set forth in the PROW Construction Regulations, the Licensee will hold harmless, indemnify, and defend the Village and all of its officials, officers, employees, attorneys and agents (collectively, "***Indemnified Parties***") from and against all third-party injuries, deaths, losses, damages, claims, demands, suits, liabilities, judgments, costs, and expenses, including reasonable attorneys' fees (collectively "***Claims***" and each a "***Claim***"), to the extent they arise out of, or result from, whether directly or indirectly, any act or omission of the Licensee or any of its affiliates, officials, officers, employees, agents, contractors, or subcontractors the Agreement, Installation of the Fiber Facilities, the Licensee's use of the Village's public rights-of-way, or the provision of services over the Fiber Facilities, except to the extent arising out of the negligence, willful, intentional or malicious act of the Village, its contractors or anyone acting on the Village's behalf.

C. No Limitation or Subrogation. The indemnification and defense required by this Agreement are not limited by the amount of the insurance available to either party and will not be subject to subrogation. The Licensee, as to its own acts or omissions, will, and does hereby agree to, pay all expenses, including legal fees and administrative expenses, incurred by the Village in defending itself with regard to any and all of the Indemnified Claims.

D. Insurance. The Licensee must comply with, and maintain insurance in accordance with, the insurance requirements contained in ***Exhibit D*** to this Agreement at all times when Installation is taking place and when any part of the Fiber Facilities is located within any Village public right-of-way.

E. Security. The Licensee must provide a "Security Fund" in the form of a Letter of Credit or cash in compliance with the PROW Construction Regulations and the Supplemental Requirements.

SECTION 6. TERM; TERMINATION.

A. Term of Agreement. The term of this Agreement is five years, beginning on the date the Effective Date of this Agreement ("***Initial Term***"). Following the Initial Term, this Agreement will automatically renew for successive five-year terms provided that the Licensee is in full compliance with the terms and conditions of this Agreement at the time of renewal ("***Renewal Terms***"), unless either party provides written notice to the other party that it does not wish the Agreement to renew at least 90 days before the end of the then-current Initial Term or Renewal Term. In the event this Agreement is not renewed, and upon notice from the Village, the Licensee must within not less than one hundred eighty (180) days from such notice, remove its Fiber Facilities from all Village rights-of-way, or those portions designated by the Village, and complete the Restoration of all the rights-of-way as required by this Agreement.

B. Termination of Agreement.

1. **Termination by Licensee.** Subject to the conditions stated in this Section 6.B.1, the Licensee may terminate this Agreement at any time and for any reason upon 30 days advance written notice to the Village of its intention to terminate; provided, however, that all unfulfilled or unfinished obligations of the Licensee under this Agreement, whether payment obligations, Restoration, or any other obligation, will survive termination, and the Licensee will continue to be responsible and liable for completion of all unfulfilled or unfinished obligations.

2. **Termination by Village.** Subject to the conditions stated in this Subsection B, the Village may terminate this Agreement in the event of any default which remains uncured following thirty (30) days prior written notice to the Licensee and a reasonable time to cure, provided that Licensee has commenced a cure within such thirty (30) day period and a cure is capable of being completed within a reasonable time thereafter, for any of the following causes:

- a) A material violation of any term of this Agreement.
- b) The material failure of Licensee to comply with all applicable federal, State of Illinois, or local laws, ordinances, rules, and regulations including the PROW Construction Regulations and the Supplemental Requirements.
- c) The Licensee makes a fraudulent, false, misrepresenting, or materially incomplete statement in seeking this Agreement, that is relied upon for renewal of this Agreement, or in a permit application.
- d) Installation of the Fiber Facilities is contrary to the plans and specifications approved by the Village or outside the scope of the License approved by this Agreement.
- e) The Licensee is adjudged to be bankrupt, has a receiver appointed for it, makes an assignment for the benefit of creditors, or has a significant amount of its property sold under the execution or other legal process or is seized by creditors.
- f) The Licensee transfers this License without providing the Village with notice of the transfer within 60 days after the completion of the transfer. The Licensee ceases its business operations or ceases operation of the Fiber Facilities, unless the cessation of

operation was due to circumstances beyond the reasonable control of the Licensee and the Licensee resumes operations within 30 days after they were ceased.

- g) Any portion of the Fiber Facilities presents a direct or imminent threat to the public health, safety, or welfare—whether due to its location, condition, or other circumstance—and the Licensee fails to mitigate that threat promptly.
- h) Failure to provide the required traffic control during Installation; and to respond to requests from the Village to correct such deficiencies within a reasonable time.
- i) Failure to perform any Restoration as required pursuant to Section 4 of this Agreement.

As part of the termination of this Agreement by the Village, the Village will direct the Licensee as to what portion of the Fiber Facilities, if any, the Licensee must remove from the Village's public rights-of-way. Any portion of the Fiber Facilities designated for removal must be removed by the Licensee at its expense within 180 days after the date of termination, or as otherwise agreed to by the Village, and the Licensee must restore all disturbed public rights-of-way to the standards in the PROW Construction Regulations. The Licensee must transfer to the Village all rights, title, and interest to all portions of the Fiber Facilities that remain via a bill of sale; provided, however, that even in the absence of a bill of sale, the parties explicitly agree that ownership in any Fiber Facilities abandoned in place after the termination or expiration of this Agreement, and which have not been lawfully transferred to another fiber service provider, will automatically transfer to the Village.

SECTION 7. ENFORCEMENT.

A. Enforcement. The Village and the Licensee may, in law or in equity, by suit, action, mandamus or any other proceeding, including, without limitation, specific performance, enforce or compel the performance of this Agreement; provided, however, that the Licensee agrees that it will not seek, and does not have the right to seek, recovery of a judgment for monetary damages against the Village or any Village elected or appointed officials, agents, representatives, attorneys or employees on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement, except to the extent provided for herein.

B. Prevailing Party. In the event of a judicial proceeding brought by one party against the other party, the prevailing party in the judicial proceeding is entitled to reimbursement from the unsuccessful party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding.

SECTION 8. GENERAL PROVISIONS.

A. Transfer or Assignment of Agreement. This Agreement is binding on, and inures to the benefit of the Village and the Licensee their successors and assigns. Except as stated in this Section 8, the Licensee has no right or authority to transfer or assign the License, this Agreement, or any interest in any part of the License or this Agreement without the prior, express, written consent of the Village, which consent may not be unreasonably withheld or delayed so long as the assignment has no adverse impact on the Approved ROW Locations and the assignee fully assumes all of the Licensee's obligations under the Agreement. The

Licensee may assign this Agreement without consent to an affiliate or to a successor in connection with a merger, reorganization, or sale of all or substantially all of the Licensee's assets or ownership, but only so long as the assignment has no material adverse impact on the Approved ROW Locations and the assignee fully assumes all of the Licensee's obligations under the Agreement.

B. Complete Agreement; Amendments. This Agreement represents the entire agreement between the Village and the Licensee. This Agreement may be amended only in writing with the signatures of properly authorized representatives.

C. Incorporation of Exhibits. Exhibits A through D are hereby incorporated as substantive provisions of this Agreement.

D. Governing Law; Venue. This Agreement will be governed, interpreted, and construed in accordance with the laws, but not the conflicts of law rules, of the State of Illinois. The venue for any dispute between the parties will be in the Circuit Court of Cook County, Illinois, or the United States District Court for the Northern District of Illinois.

E. Taxes. Nothing contained in this Agreement will be construed to exempt the Licensee from any fee, tax, property tax levy, or assessment that is or may be hereafter lawfully imposed, and the Licensee will be responsible for the payment of any taxes assessed relative to its use of the Village's public rights-of-way or its operation of the Fiber Facilities.

F. No Waiver. The waiver by a party of a particular breach of this Agreement or the failure of a party to enforce a particular term of this Agreement at any particular time, or for any period of time, will not be construed or deemed to be a waiver any other breach or a bar from enforcing any other term.

G. Conflict. In the event of a conflict between this Agreement, the PROW Construction Regulations, or the Supplemental Requirements the term or provision that is stricter or more protective of the Village controls.

H. Notice. A notice under this Agreement must be in writing and will be deemed to be served effectively when deposited in the mail with sufficient first-class postage affixed and addressed to the party at the party's place of business. Notices must be addressed as follows:

If to Village: Village of Wilmette
Attn: Jeff Stein – Assistant Village Manager/Corporation Counsel
1200 Wilmette Avenue
Wilmette, IL 60091
Email: steinj@wilmette.com

With a Copy to: Daniel Manis, P.E.
Village of Wilmette - Village Engineer
1200 Wilmette Avenue
Wilmette, IL 60091
manisd@wilmette.com

If to Licensee: Level 3 Communications, LLC
c/o Lumen Technologies, Inc.

931 14th Street
Denver, CO 80202
Attention: Network ROW

I. **Good Faith Cooperation.** The Licensee and the Village agree that in the event a decision by a regulatory authority at the federal, state, or local level requires modifications of this Agreement then the Licensee and the Village will negotiate in good faith to modify this Agreement to permit each of them, to the extent practicable, to enjoy the intended benefits of this Agreement. The Licensee and the Village otherwise mutually agree to cooperate with each other in good faith to perform their duties and obligations under this Agreement.

J. **Force Majeure.** The Village and the Licensee will not be responsible for any failure to perform or delay in performance due to unforeseen circumstances or due to a cause beyond the party's control, including but not limited to acts of God, war, riot, embargoes, acts of civil or military authorities, fire, floods, or accidents.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS THEREOF, the Village and the Licensee have caused this Agreement to be signed by their duly authorized representatives as of the Effective Date.

ATTEST:

VILLAGE OF WILMETTE

By: _____

By: _____

ATTEST:

LEVEL 3 COMMUNICATIONS, LLC

By: _____

By: _____

Title: _____

Its: _____

EXHIBIT A

APPROVED PROW LOCATIONS FOR FIBER FACILITIES

EXHIBIT B

SUPPLEMENTAL REQUIREMENTS FOR PUBLIC RIGHT-OF-WAY FIBER INSTALLATIONS

The following requirements are supplemental to, and shall be read in concert with, the requirements of the Village's PROW Construction Regulations. In the event of a conflict between the PROW Construction Regulations and these Supplemental Requirements, the requirement that is stricter or more protective of the Village governs.

- **Time Limit on Permit Validity:** No PROW construction permit will remain open beyond the time limits set forth below:
 - If work has not commenced on the installation within 90 days after the date of permit issuance, the permit will be cancelled and a new permit application and fee for installation in same location will be required.
 - If installation has commenced but not been completed within 180 days after the date of permit issuance, the permit will be cancelled, all ongoing work will cease, and the Village will be authorized to commence site restoration, including reimbursement of its costs from the restoration deposit.

Municipal Facilities: All PROW construction permit applications must identify all municipally-owned facilities that will be located within construction area and eligible for fiber installation.

- **Security Fund:** A security fund/restoration deposit based off of a rate of \$7.50 per linear foot of proposed installed fiber, per permit will be required to be provided to the Village as a precondition of the issuance of a PROW construction permit. The security fund may be made in the form of a cash deposit or a letter of credit in a form acceptable to the Village. The Security Fund will be returned to the Licensee upon completion of installation, restoration, inspection and approval of the restored PROW and closing out of the permit by the Village. In the event the Security Fund is depleted due to the Village reimbursing itself for consultant or restoration expenses, the Village will have the right to issue a stop work order on any permits the Licensee currently holds. Licensee shall replenish the Security Fund in an amount acceptable to the Village Manager before the Village is required to lift the stop work order.
- **Reimbursement of Municipal Third-Party Costs:** Licensee will reimburse the Village for any actual and documented costs incurred for third-party consultants retained by the village to inspect permit applications, plans, or work sites for compliance with the ROW Construction Regulations and these supplemental requirements. Prior to engaging such consultants, the Village shall provide the Licensee with a written summary of consultant's scope of work, time estimate for work, and hourly/daily rates.

Supplemental Construction and Restoration Requirements

- **Directional Boring or Jacking Required:** All installations of Fiber Facilities must be conducted through directional boring or jacking rather than open trench installation unless approved by Village Engineer or Village inspector.

Exhibit B

- Location of Fiber Facilities: All installation of the Fiber Facilities must be made in existing easements on either (i) private property (e.g. in back yards) where easements are available or (ii) within public rights-of-way. Where possible, Fiber Facilities should be installed to run parallel and same general location to other fiber/cable installations to keep “like with like.”
- Tree Protection: Licensee must protect trees located in the PROW and impacted by the Installation in accordance with the tree protection requirements of Chapter 29 of the Village Code (Tree Preservation and Protection).
- Local Representatives: Licensee will designate an employee or agent of the Licensee who is able to be on-site at an installation location within 24 hours’ time to address and resolve issues. Licensee will designate the construction contractor’s representative who is on-site at all time during the installation of the Fiber Facilities to address and resolve immediate issues. The contractor’s representative and/or licensee designated employee shall submit weekly progress reports to the Village. Progress meetings shall be scheduled at the Village’s request.
- Pre-Dig Meetings: Licensee’s Local Representative and its installation contractor must participate in pre-dig meetings with the municipality’s designated representative.
- Televising of Impacted Municipal Utilities: Prior to installation of the Fiber Facilities, and again after completion, the Licensee shall televise each impacted sanitary and storm sewer main, including a view of all lateral lines within the affected area. The Licensee shall retain the footage for a minimum period of 2 year and provide copies to the Village upon written request. Upon receipt of the footage, the Village shall review and provide written approval or comments within ten (10) business days. Failure to respond within this timeframe shall be deemed acceptance of the footage and compliance with this requirement. No additional work or costs beyond the approved scope shall be undertaken without the Licensee’s written consent.
- Conduits. The Licensee must label each conduit it installs, with clear indication of Licensee’s ownership of conduit, per Village’s direction.
- Notice to Impacted Property Owners: Licensee will provide written notices, in the form of door hangers or physically posted letters, to notify private property owners of dates and scope of installation activities that will impact their properties. Such notices will provide property owners with email and telephone contact information for both the Licensee’s Representative and the installation contractor.
- Restoration Requirements: Restoration must be completed within five (5) business days after installation of Fiber Facilities on a block (from intersecting/ intercepting street to intersecting/ intercepting street) is completed; subject to adverse weather conditions.
- Relocation of Fiber Facilities: Relocation of Fiber Facilities shall be conducted and costs allocated in the manner set forth in the PROW Construction Regulations.
- Record Drawings: Licensee shall furnish the Village with as-built drawings in PDF format.

Exhibit B

EXHIBIT C
FIBER FACILITY SPECIFICATIONS

EXHIBIT D

MINIMUM INSURANCE COVERAGES

Source: Winnetka Village Code Sec. 20-210. - Insurance.

- (a) *Required coverage and limits.* Unless otherwise provided by franchise, license, or similar agreement, each utility occupying right-of-way or constructing any facility in the right-of-way shall secure and maintain the following liability insurance policies insuring the Licensee as named insured and naming the village, and its elected and appointed officers, officials, agents, and employees as additional insureds on the policies listed in subsections (a)(1) and (2) of this section:
- (1) Commercial general liability insurance, including premises-operations, explosion, collapse, and underground hazard (commonly referred to as "X," "C," and "U" coverages) and products-completed operations coverage with limits not less than:
 - a. \$5,000,000.00 for bodily injury or death to each person;
 - b. \$5,000,000.00 for property damage resulting from any one accident; and
 - c. \$5,000,000.00 for all other types of liability;
 - (2) Automobile liability for owned, non-owned and hired vehicles with a combined single limit of \$1,000,000.00 for personal injury and property damage for each accident;
 - (3) Worker's compensation with statutory limits; and
 - (4) Employer's liability insurance with limits of not less than \$1,000,000.00 per employee and per accident. If the Licensee is not providing such insurance to protect the contractors and subcontractors performing the work, then such contractors and subcontractors shall comply with this subsection (a)(4).
- (b) *Excess or umbrella policies.* The coverages required by this section may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.
- (c) *Certificates and Copies of Policies.* License will provide the Village with certificates of insurance for all required coverages at the time it submits permits for installation. Licensee facilitate an in person, electronic review of required insurance policies, redacted at Level 3's sole discretion.

- (d) *Maintenance and renewal of required coverages.*
 - (1) The insurance policies required by this section shall require that the Village be provided with no less than 30 days advanced notice of cancellation or non-renewal of any policy in accordance with the notice provisions of this Agreement.
 - (2) Upon renewal of insurance policy, the Licensee shall obtain and furnish to the village evidence of replacement insurance policies meeting the requirements of this section.
- (e) *Self-insurance.* A utility may self-insure all or a portion of the insurance coverage and limit requirements required by subsection (a) of this section. A utility that self-insures is not required, to the extent of such self-insurance, to comply with the requirement for the naming of additional insureds under subsection (a) of this section, or the requirements of subsections (b), (c) and (d) of this section. A utility that elects to self-insure shall provide to the village evidence sufficient to demonstrate its financial ability to self-insure the insurance coverage and limit requirements required under subsection (a) of this section, such as evidence that the Licensee is a private self-insurer under the Workers Compensation Act.
- (f) *Effect of insurance and self-insurance on utility's liability.* The legal liability of the Licensee to the village and any person for any of the matters that are the subject of the insurance policies or self-insurance required by this section shall not be limited by such insurance policies or self-insurance or by the recovery of any amounts thereunder.
- (g) *Insurance companies.* All insurance provided pursuant to this section shall be effected under valid and enforceable policies, issued by insurers legally able to conduct business with the licensee in the State.



Engineering & Public Works Department

SUBJECT: Invest in Cook Grant Application – Illinois Road

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E., Director of Engineering and Public Works
[Ron Milanesio](#), P.E., CFM, Village Engineer

BUDGET IMPACT:	Grant Request	\$50,000
	Local Share	\$50,000
	<hr/>	<hr/>
	Total Project Cost	\$100,000

Recommended Motion

Move to approve Resolution No. 2026-R-47 authorizing the Village Manager to apply for an Invest in Cook grant for Illinois Road Bicycle and Pedestrian improvements.

Background

The Village’s Master Bike and Active Transportation Plan (MBATP) began in 2016 with the formation of the Master Bike Plan Advisory Group and concluded with approval of the Plan by the Transportation Commission and Municipal Services Committee in 2020 and by the Village Board in February 2021. The MBATP includes comprehensive network recommendations to improve bicycle and pedestrian mobility throughout the Village.

On July 26, 2023, the Transportation Commission approved the annual update to the five-year MBATP implementation plan that prioritizes projects for future funding. The 2023 projects included a feasibility study for sections of Illinois Road between Happ Road and Thornwood Avenue. On January 29, 2024, the Village hosted an open house to review the results of the Illinois Road feasibility study. All residents adjacent to the Illinois Road project limits were invited to the open house to provide comments and feedback. Immediately following the open house, the Village held a meeting of the Transportation Commission to discuss and receive additional feedback from residents. The Transportation Commission voted 5–1 in support of advancing the concepts and recommendations presented in the feasibility study.

The Illinois Road project was subsequently separated into segments and the section between Sprucewood Lane to Hibbard Road, where no existing pedestrian or bicycle facilities exist, was prioritized (see attached Location Map). The scope of work includes the construction of an 8-foot-wide sidewalk on the south side of Illinois Road to facilitate pedestrian and bicycle mobility. On July 31, 2025, the Transportation Commission recommended scheduling Phase 1 engineering study for this segment of Illinois Road to begin in 2027, contingent on the outcome of the Invest in Cook grant application.

Discussion

Staff is pursuing an Invest in Cook grant sponsored by Cook County for Phase 1 engineering for this segment of Illinois Road from Sprucewood Lane to Hibbard Road. Cook County sets aside \$8.5 million annually for grant projects that allow communities to place greater emphasis on walking, biking, and other alternatives to driving. The 2025 Invest in Cook program awarded 32 projects at an average value of \$250,000. The Village most recently received a 2023 Invest in Cook grant to fund the Phase 1 engineering study for the Glenview Road / Wilmette Avenue / Ridge Road bicycle and pedestrian improvement project.

The Phase 1 engineering study is estimated to cost \$100,000, with 50% or \$50,000 funded through the Invest in Cook grant and 50% or \$50,000 funded locally. While a local share is not required for Invest in Cook applications, based on past experience, it is considered favorable to be competitive for this grant opportunity.

The grant application for the project is due on Friday, March 20, 2026 and successful candidates are expected to be announced this July.

Budget Impact

This project was originally anticipated as part of the 2027 Capital Improvement Program. However, if the Village is successful in receiving the Invest in Cook grant, staff recommends advancing the Phase 1 engineering study to begin in late 2026.

The \$50,000 local share would be funded from the 2026 MBATP engineering services allocation within the General Fund. The 2026 Bike Plan Implementation account has a total budget of \$175,000.

Description	2026 Budget	2026 Budget Available	Account Number
Bike Plan Implementation	\$175,000	\$175,000	11202035-425247

Documents Attached

1. Resolution No. 2026-R-47 – Invest in Cook Grant Application for Illinois Road
2. Location Map

RESOLUTION NO. 2026-R-47

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO APPLY FOR AN INVEST IN COOK GRANT FOR ILLINOIS ROAD BICYCLE AND PEDESTRIAN IMPROVEMENTS

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, a goal in the Village’s comprehensive plan is to develop an all-inclusive approach to pedestrian, bicycle, vehicular and mass-transit traffic that will improve the quality of life for all Wilmette residents; and

WHEREAS, Wilmette recently adopted a comprehensive Master Bike and Active Transportation Plan that establishes bike and pedestrian networks across the entire Village; and

WHEREAS, the Village has begun the implementation process for the Master Bike and Active Transportation Plan, including completing feasibility studies for portions of the Illinois Road corridor; and

WHEREAS, the Village desires to obtain grant funding in order to hire a consultant to perform a Phase I feasibility study for these critical corridors; and

WHEREAS, Cook County is seeking applications for their Invest in Cook grant program, which prioritizes bike and other transportation alternative projects; and

WHEREAS, Cook County’s vision includes supporting local governments in their effort to build transportation networks and advance projects that might otherwise languish; and

WHEREAS, if the Village receives a grant through the Invest in Cook grant program it certifies it is willing and able to manage, maintain and operate the project; it possesses legal authority to nominate this project; and will commence within the appropriate timelines; and

WHEREAS, the President and Board of Trustees find that applying for an Invest in Cook grant is in the interest of the public health, safety and welfare of the residents of Wilmette;

NOW, THEREFORE, BE IT RESOLVED by the President and the Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The Village of Wilmette requests financial support through the Invest in Cook Grant Program to help fund the Phase I engineering study for Illinois Road.

SECTION 2: The Village Manager or his designee is authorized to apply for the grant and to execute all documents and take all actions necessary to carry out the purpose of this Resolution.

SECTION 3: The grant funds will be used to hire a consultant to develop a Phase I engineering study.

SECTION 4: The Village certifies it is willing to contribute 50% or \$50,000 toward the project which is estimated to cost \$100,000 in total.

SECTION 5: The Village certifies it will manage the project and administer the grant in accordance with the grant requirements.

SECTION 6: This Resolution shall take effect immediately upon its passage.

ADOPTED by the President and Board of Trustees of the Village of Wilmette, Illinois, on the **10th** day of **March 2026** according to the following roll call vote:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Clerk of the Village of Wilmette, Illinois

Approved on March 10, 2026.

Village President

Attest:

Village Clerk

Location Map

Illinois Road – Sprucewood Lane to Hibbard Road





Engineering & Public Works Department

SUBJECT: Village Green Atrium Easement and License Agreement

MEETING DATE: March 10, 2026

FROM: Jeffrey Stein, Assistant Village Manager/Corporation Counsel
Dan Manis, P.E., Director of Engineering & Public Works

BUDGET IMPACT: None

Recommended Motion

Move to approve resolution No. 2026-R-48 approving an Easement and License Agreement between the Village of Wilmette and the Village Green Atrium Senior Citizens Condominiums Association associated with construction of the new police station.

Background

The Village's Police Station ("Station") at 710 Ridge Road is directly south and contiguous to the Village Green Atrium Senior Citizens Condominiums Association ("Atrium") at 800 Ridge Road. Both properties abut and are contiguous to Howard Park. The Village owns both the Police Station and Howard Park, while the Atrium is privately owned. These three properties share a long history, including the shared use of portions of the properties.

There has historically been a shared use of certain property between the Station and the Atrium that are adjacent and contiguous to each other. There are no concerns about the shared use of the Station and Howard Park as the Village owns both properties. However, with the construction of a new Station, and changes to the layout and use of the Station site, there is a need and desire to formally document the shared and compatible uses.

Discussion

The attached Easement and License Agreement pertain to five (5) different shared uses between the Atrium, the Station, and Howard Park.

The first use is an easement from the Atrium to the Village for use by the public. This easement will allow the Village to construct and maintain a sidewalk located between the Station and Atrium buildings for public access to and from Ridge Road and Howard Park. The Village will be responsible for the maintenance and operation of that easement.

The second use is a temporary easement located on the Atrium property to allow Village use of the Atrium property to facilitate construction of the Station. This temporary construction easement will be used only as necessary by the Village to help with construction and will terminate upon completion of the construction or earlier.

The third use is an easement from the Village to the Atrium to allow for a driveway from the north Atrium parking lot to the southeast corner of the Atrium property where there is a parking pad, garbage container, patio, and utility access area. The Village will construct and maintain the driveway. This easement is needed to provide necessary access to the Atrium utility area that would otherwise no longer be available after construction of the Station.

The fourth use is an easement from the Village to the Atrium to reconstruct and allow access to the aforementioned parking pad, garbage container, patio, and utility access area. The Village will construction and maintain that area.

The fifth and final use is a license agreement from the Village to the Atrium to memorialize the Atrium's balconies and patios that are connected to the Atrium's building and accessible by only specific apartments. These balconies and patios have been in place since the construction of the Atrium but are classified as an unauthorized encroachment into Howard Park. This license simply codifies the existing use. The Atrium is responsible for the maintenance and upkeep of its balconies and patios.

The attached site plan shows displays the location of each easement.

Budget Impact

There is no significant fiscal impact to the Village associated with approval of this agreement. The Village will be responsible for maintenance of a small amount of new pavement which will not impact the budget of the routine pavement maintenance programs.

Documents Attached

1. Resolution No. 2026-R-48 – Approving the Easement Agreement with the Atrium
2. Easement Agreement with Atrium

RESOLUTION NO. 2026-R-48

A RESOLUTION APPROVING AN EASEMENT AND LICENSE AGREEMENT WITH VILLAGE GREEN ATRIUM SENIOR CITIZENS CONDOMINIUMS ASSOCIATION FOR PERMANENT PUBLIC AND PRIVATE ACCESS, TEMPORARY CONSTRUCTION ACCESS, AND LICENSING OF AN EXISTING USE

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that entering into an Easement and License Agreement with Village Green Atrium Senior Citizens Condominiums Association is necessary, convenient, and in the best interests of the Village to establish permanent access rights, provide for temporary construction access, and to license an existing use on Village property, a copy of which is attached hereto as Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Easement and License Agreement between the Village of Wilmette and Village Green Atrium Senior Citizens Condominiums Association, attached hereto as Exhibit A, is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Easement and License Agreement. Prior to executing the Easement and License Agreement, the Village Manager is authorized to make changes to the form of the Easement and License Agreement at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out

the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on **March 10, 2026**, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSTAIN: _____
ABSENT: _____

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

EASEMENT AND LICENSE AGREEMENT WITH VILLAGE GREEN ATRIUM SENIOR
CITIZENS CONDOMINIUMS ASSOCIATION FOR PERMANENT PUBLIC AND PRIVATE
ACCESS, TEMPORARY CONSTRUCTION ACCESS, AND LICENSING OF AN EXISTING
USE

Above Space for Recorder's Use Only

EASEMENT AGREEMENT

Between Village of Wilmette, Illinois

and

Village Green Atrium Senior Citizens Condominiums Association

Property Addresses/PINs: 710 Ridge Road, Wilmette, Illinois
05-33-200-015-0000

800 Ridge Road, Wilmette, Illinois
05-33-200-016-0001 through 05-33-200-016-0035

1840 Washington, Wilmette, Illinois
05-33-200-012-0000

RETURN ORIGINAL TO:

Jeffrey Stein
Village of Wilmette
Corporation Counsel
1200 Wilmette Avenue
Wilmette, Illinois 60091

EASEMENT AND LICENSE AGREEMENT

THIS EASEMENT AND LICENSE AGREEMENT (this "**Agreement**") is made this ____ day of _____, 2026, by and between the VILLAGE OF WILMETTE, an Illinois municipal corporation (the "**Village**"), and VILLAGE GREEN ATRIUM SENIOR CITIZENS CONDOMINIUMS ASSOCIATION, an Illinois not-for-profit association (together with its successors and assigns, "**Association**") (each of Association and the Village shall hereinafter be referred to as an "**Party**" or and together, the "**Parties**").

WITNESSETH:

A. The Village is the owner of the parcel of land which is legally described on Exhibit A shown as Lot 1 on Exhibit D (hereinafter referred to as the "Police Station") and commonly known as 710 Ridge, Wilmette, Illinois.

B. The Village is the owner of the parcel of land which is legally described on Exhibit B and shown as Lot 2 on Exhibit D (hereinafter referred to as the "Howard Park") and commonly known as 1840 Washington, Wilmette, Illinois.

C. Association is the owner of the parcel of land which is legally described on Exhibit C and shown as Lot 3 Exhibit D (hereinafter "Atrium") and commonly known as 800 Ridge Road, Wilmette, Illinois.

D. The Parties hereto desire to impose (i) certain public access, driveway, and utility easements (collectively the "**Easements**"), (ii) temporary construction easements (hereinafter "Temporary Easement), and (iii) a license for the placement of porches and balconies (hereinafter License") upon the portions of the Parcels which are depicted on the Site Plan, attached hereto as Exhibit D, and to establish certain covenants, conditions and restrictions with respect to said Easements, for the mutual and reciprocal benefit and complement of the Parcels and the present and future owners and occupants thereof, including the employees, agents, contractors, customers, invitees and licensees of such owner or occupant (collectively "**Permittees**"), on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the parties agree as follows:

1. GRANT OF EASEMENTS.

(a) Association, and its Permittees, for itself, its successors and assigns, hereby grants to the Village, for the benefit of Parcel 1 and the Village, a non-exclusive perpetual easement over, upon and across that 6 foot portion located on the entire south portion of Parcel 2, which is depicted and labeled as "Public Access Easement" on Exhibit D (the "**Public Access Easement**") for the purpose of the Village's use of, access to, maintaining, repairing, inspecting, constructing, installing, and replacing a sidewalk or other path for the purpose of allowing public access from Ridge Road to Howard Park. The Village may impose any rules or regulations over the Public Access Easement in its sole discretion,

including restrictions upon the use of or closure of the Public Access Easement. The Village shall be responsible for the routine maintenance, repair, and replacement of the Public Access Easement path of which such routine maintenance, repair, or replacement shall be performed in the manner, time, and location as determined by the Village and in the Village's sole discretion. The Village shall provide the Association with advanced notice of any routine maintenance, repairs, or replacement at least 72 hours in advance. Notice for any other non-routine maintenance, repair, or replacement may be given in a reasonable amount of time prior to the activity taking place.

(b) Association, and its Permittees, for itself, its successors and assigns, hereby grants to the Village, any of Village's officers, agents, representatives, employees, contractors, subcontractors, material suppliers, successors or assigns, a temporary construction easement under, over, on and across the entire exterior portion of Parcel 2 ("Temporary Construction Easement"). The Temporary Construction Easement granted pursuant to this paragraph of this Agreement shall begin on the date of execution of this Agreement by both Parties and shall expire thirty (30) days after substantial completion or earlier termination of the construction of the Village of Wilmette's Police Station to be located on Parcel 1, which may terminate earlier upon notice from the Village to the Association that the Temporary Construction Easement is no longer needed for construction purposes. The Village shall restore Parcel 2 to the condition which existed immediately prior to the beginning of any work or activity performed on Parcel 2. The Association understands that the Village shall need to perform additional work, (i.e. landscaping and completion of Private Easement Area 2 (defined below)) after substantial completion of the construction of the Village of Wilmette's Police Station.

The Village shall repair any damage caused to Atrium's building by the Village's activities in the Temporary Construction Easement, during the term of the Temporary Construction Easement, as soon as reasonably possible and as necessity dictates to ensure the Association and its residents are able to reside within the building.

(c) The Village, and its Permittees, for itself, its successors and assigns, hereby grants to Association for the benefit of the Parcel 2, a non-exclusive perpetual easement over, upon and across that 12 foot portion near, but not on, the west property line of the Parcel 3 and north property line of Parcel 1 which is depicted and labeled as the "Private Easement Area 1" on Exhibit D attached hereto (the "Private Easement Area 1") for the purpose of use of, access to, including vehicular access to the area marked as "Private Easement Area 2" which is depicted and labeled as the "Private Easement Area 2" on Exhibit D attached hereto (the "Private Easement Area 2"). The Village may impose any rules or regulations over the Private Easement Area 1 in its sole discretion, including restrictions upon the use of or closure of the Private Easement Area 1. The Village shall construct the path that is to make up Private Easement Area 1. The Village shall be responsible for the routine maintenance, repair, or replacement of the driving path located in Private Easement Area 1, of which such routine maintenance, repair, or replacement shall be performed in the manner, time, and location as determined by the Village and in the Village's sole discretion. The Village shall provide the Association with advanced notice of any routine maintenance, repairs, or replacement at least 72 hours in advance.

Notice for any other non-routine maintenance, repair, or replacement may be given in a reasonable amount of time prior to the activity taking place.

(d) The Village, and its Permittees, for itself, its successors and assigns, hereby grants to Association for the benefit of the Parcel 2, a non-exclusive perpetual easement over, upon and across that area on the northwest property line of the Parcel 1 which is depicted and labeled as the "Private Easement Area 2" on Exhibit D attached hereto for the purpose of use of, access to, including vehicular access to Private Easement Area 2. The Village shall construct the area that is to make up Private Easement Area 2. The Village shall be responsible for the routine maintenance of the Private Easement Area 1 path which shall be performed in the manner, time, and location as determined by the Village and in the Village's sole discretion. The Village shall determine the appropriate rules and regulations, if any, that shall apply to Private Easement Area 2. Prior to any rules taking effect, the Village shall consult with and inform the Association of any proposed rules or changes to such rules. In addition, the Association may provide for rules and regulations for Private Easement Area 2 that do not interfere with the Village's use of the property or the public's use of the property as a path to and from Howard Park. If any such rules and regulations of the Association are deemed by the Village to interfere as described above, such rules and regulations shall be of no effect or force.

2. GRANT OF LICENSE

The Village, and its Permittees, for itself, its successors and assigns, hereby grants to Association for the benefit of the Parcel 2, a non-exclusive, revocable license, without Warranty of Title, and, without grant of any possessory estate or interest or rights, in and over (but not on) Parcel 3, which is depicted and label as "Private License" on Exhibit D attached hereto for the purpose of retaining existing porches and balconies that encroach over Parcel 3. This Private License is limited to the existing porches and balconies and does not convey any right of use of the land to construct new or expand any porch and balcony without the express approval from the Village Manager of the Village of Wilmette. The Association may without approval from the Village Manager (necessary permits withstanding), make repairs or maintain the porches and balconies. The Village shall not be responsible for any maintenance, repair or replacement of the porches or balconies located in the Private License. This Private License may be revoked by the Village upon 24 hours 'notice to the Association.

3. INDEMNITY. Each Party, respectively (the "**Indemnifying Party**"), shall indemnify, defend, protect and hold the other Party, its tenants, officers, directors, members, partners, shareholders, mortgagees, agents, and employees harmless from and against any and all third-party claims, proceedings, lawsuits, liabilities, damages, injuries, deaths, losses, fines, penalties, judgments, liens (including mechanic's and materialman's liens), awards, costs, and expenses, including, without limitation, reasonable attorney's fees and costs (collectively, "Claims"), but only to the extent arising out of or resulting from bodily injury, death, or damage to tangible property occurring within the Public Access Easement, Private Easement Area 1, Private Easement Area 2, or the Private License area, as applicable, and caused by the negligent, grossly negligent, intentional, or willful acts or omissions of the Indemnifying Party in connection with the rights and obligations granted

under this Agreement. This indemnity shall apply only to third-party Claims and shall not apply to claims between the Parties to this Agreement. Nothing herein shall be construed to require a Party to indemnify the other Party for the other Party's own negligence, gross negligence, intentional or willful acts.

4. COVENANTS RUNNING WITH THE LAND. The rights provided in the Public Access Easement, Private Easement Area 1 and Private Easement Areas 2, herein shall be deemed to run with the land, be in full force and effect, and at all times shall inure to the benefit of and be binding upon the parties thereto, their respective successors and assigns, and any owner, tenant, purchaser, mortgagee and other persons having an interest in either of the Parcels or any part or portion thereof.

5. FURTHER ASSURANCES. Each Party agrees that it shall provide such further assurances and confirmations and execute, deliver and record such further documents, instruments and certificates as may be reasonably necessary to carry out the terms and purpose of this Agreement.

6. INSURANCE.

(a) The Village, at its sole cost, shall obtain and keep in force at all times, and naming the Association as an additional insured, a policy or policies (which may be a combination of primary coverage and umbrella policies) of public liability insurance for personal injury and property damage, which insurance shall cover the use and enjoyment of the Easement Parcels by each such owner's tenants, subtenants, licensees, employees, agents, invitees, legal representatives, successors and assigns, in amounts customarily written on comparable properties in the County of Cook, State of Illinois.

(b) The Association, at its sole cost, shall obtain and keep in force at all times, a policy or policies (which may be a combination of primary coverage and umbrella policies) of public liability insurance for personal injury and property damage, which insurance shall cover the use and enjoyment of the Private License by each such owner's tenants, subtenants, licensees, employees, agents, invitees, legal representatives, public, successors and assigns, in amounts customarily written on comparable properties in the County of Cook, State of Illinois.

(c) Each Party waives, and shall cause its insurance carrier to waive, any right of recovery against the other Party, any of its (direct or indirect) owners, or any of their respective beneficiaries, trustees, officers, directors, employees or agents for any loss of or damage to property which loss or damage is (or, if the insurance required hereunder had been carried, would have been) covered by the waiving party's property insurance.

7. TERM. Except as otherwise expressly stated for the License and the Temporary Easement, the Public Access Easement, Private Easement Area 1 and Private Easement Area 2 shall begin on the date of execution of this Agreement by both Parties and shall remain in full force and effect until otherwise terminated. The easements and rights granted in this Agreement shall run with the land and be binding upon an inure to the benefit of the Parties and any respective successors or assigns. If any of the easements, rights, restrictions, agreements or covenants created by this Agreement would otherwise be unlawful or void for

violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such and shall continue for 21 years after the death of the last survivor of the now living lawful descendants of the current Governor of the State of Illinois. Notwithstanding the above, the Parties hereto, or their successors or assigns, may mutually agree in writing to terminate this Non-exclusive Perpetual Easement at any time.

8. INTERPRETATION. This Agreement has been prepared in accordance with the laws of the State of Illinois and shall be governed pursuant thereto in every respect.

9. ENFORCEABILITY. If any provision of or part of this Agreement, or the application thereto to any person or circumstance shall, to any extent, be invalid or unenforceable, each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

10. BINDING EFFECT. This Agreement shall be binding upon and inure to the benefit of The Village and Association and their respective successors and assigns, grantees, mortgagees and legal representatives. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which, together, shall constitute one and the same instrument.

11. AMENDMENT. This Agreement may be amended, modified or terminated at any time by a declaration, in writing, executed and acknowledged by the then-current owners of the Parcels, as the case may be, and duly recorded in the office of the Cook County Clerk, Illinois (the "**Recorder**").

12. ENFORCEMENT. Any party hereto or its successors and assigns may enforce this Agreement by appropriate action at law or in equity and the prevailing party shall be entitled to recover from the other party the reasonable attorney's fees and expenses incurred by the prevailing party.

13. INTERFERENCE. Each Party and its respective successors, assigns, agents, employees, licensees, and invitees shall not construct or maintain any barrier, fence (except for (i) temporary fencing necessary for and in connection with construction or maintenance activities which shall only be permitted hereunder if the Party seeking to erect such temporary fencing provides the other Party with alternative access to such Party's Parcel, the location of which shall be reasonably agreed upon by the Parties, and (ii) the fence located in the Temporary Construction Easement, wall, or obstruction of any kind on the Easement Parcels or any portion thereof or otherwise unreasonably interfere with the other Party's use or enjoyment of the Easement Parcels in accordance with the terms of this Agreement

14. LAW GOVERNING. The laws of the State of Illinois shall govern the terms of this Agreement both as to interpretation and performance.

15. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings are for convenience only and are not a part of this Agreement and shall not be used in construing it.

16. NOTICES. All notices, demands or other communications required or desired to be given hereunder shall be in writing, signed by a party hereto, or their respective authorized agents or attorneys, as the case may be, and shall be deemed to have been properly given if (a) personally delivered to the offices set forth below during normal business hours on any business day, in which case it shall be deemed delivered on the date of delivery to said offices; (b) sent by electronic mail or facsimile transmission, in which case it shall be deemed delivered on the date the electronic mail or facsimile is delivered; or (c) if mailed by overnight courier or United States registered or certified mail, postage prepaid, return receipt requested, addressed as follows (or to such other address(es) or addressee(s) as any party entitled to receive notice hereunder shall designate to the others in the manner provided herein for the service of notices):

If to Village: Village Manager, Village of Wilmette
1200 Wilmette Avenue, Suite 211
Wilmette, Illinois 60091
Phone: 847-853-7504
Email: BraimanM@Wilmette.com

with a copy to: Corporation Counsel, Village of Wilmette
1200 Wilmette Avenue, Suite 211
Wilmette, Illinois 60091
Phone: 847-853-7504
Email: SteinJ@Wilmette.com

If to Association: Village Green Atrium Senior Citizens Condominiums Association
% SANDCO Management, Inc
2737 Central St,
Evanston, IL 60201
(847) 869-4200

with copy to: Joshua A. Weinstein | Kovitz Shifrin Nesbit
One Overlook Point, Suite 590
Lincolnshire, IL 60069-4331
847.777.7305

17. ESTOPPEL CERTIFICATE. Each party, within twenty (20) day of its receipt of a written request from the other party, shall from time to time provide the requesting party, a certificate binding upon such party stating: (a) to the best of such party's knowledge, whether the other party to this Agreement is in default or violation of this Agreement and if so identifying such default or violation; (b) that this Agreement is in full force and effect and identifying any amendments to the Agreement as of the date of such certificate; and (c) any other such reasonable matters as requested by the requesting party.

18. ADDITIONAL DOCUMENTS. If, at any time hereafter, additional commercially reasonable documents shall be required to carry out the intent and purposes of this Agreement, the parties hereto agree to execute the same upon reasonable notice.

19. COUNTERPARTS. This Easement may be signed in one or more counterparts, all of which taken together shall constitute one and the same document.

20. RELATIONSHIP OF PARTIES. Nothing in this Agreement shall be construed to make any of the parties hereto partners or joint venturers or render any of said parties liable for the debts or obligations of any other party.

21. RECORDING. Village shall record this Agreement, at its cost and expense, with the Recorder following approval and execution by the Parties. If this Agreement is thereafter terminated by action of the Parties, or either of them, the Party terminating this Agreement shall record a writing evidencing the termination of this Agreement with the Recorder.

22. ENTIRE AGREEMENT. It is mutually understood and agreed that this Agreement covers all the agreements and stipulations between the Parties and that no representation, warranties or other statements, verbal or written, have been made modifying, adding to or changing the terms hereof.

[Signature Page Immediately Following]

IN WITNESS WHEREOF, the parties hereto have executed this Easement Agreement as of the day and year first above written.

VILLAGE:

Village of Wilmette,
an Illinois municipal corporation

By: _____
Name: _____
Title: _____
Date: _____

Association:

Village Green Atrium Senior Citizens
Condominiums Association

By: _____
Name: _____
Title: _____
Date: _____

STATE OF _____)
) SS.
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Connor, who is the Condominium Board President of Village Green Atrium Senior Citizens Condominiums Association personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ___ day of _____, 2026.

My commission expires _____.

Notary Public

(S E A L)

STATE OF _____)
) SS.

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Braiman, Village Manager of Village of Wilmette, an Illinois municipal corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Village Manager, appeared before me in person and acknowledged that he signed, sealed and delivered the said instrument in his capacity, as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of _____, 2026.

My commission expires _____.

Notary Public

(S E A L)

EXHIBIT "A"

LOT 2 PARCEL LEGAL DESCRIPTION

EXHIBIT "B"

LOT 1 PARCEL LEGAL DESCRIPTION

EXHIBIT "C"

LOT 3 PARCEL LEGAL DESCRIPTION

EXHIBIT "D"

DEPICTION OF ALL PARCELS SHOWING EASEMENTS AND LICENSE

Atrium Property Line Parcel 2

Public Access Easement

Police Station Property Line: Parcel 1

Howard Park Property Line: Parcel 3

Private License:

- Porches that encroach on Howard Park

Private Easement Area 1:

- Atrium use of road on Howard Park

Private Easement Area 2:

- Atrium use of Pavement Area and shared trash enclosure

12' typ.
Overhang is 2.49' East of Property Line

12' typ.
Overhang is 2.23' East of Property Line

Police Station
2-Story With Basement
FF = 634.00

General Notes:

1. A temporary construction easement will be established for the entire Atrium property which can be referenced in the license agreement.

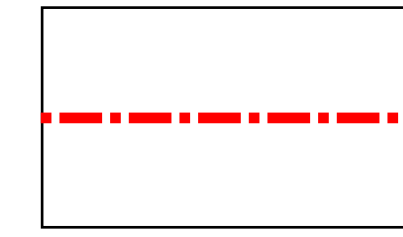
2. Atrium Private Easement Areas shown in Blue (which can be referenced in the license agreement.)

3. Atrium Private License shown in Green.

4. Public Access Easement shown in Red.

Legend:

Police Station Property Line (Parcel 1)



Atrium Property Line (Parcel 2)



Howard Park Property Line (Parcel 3)

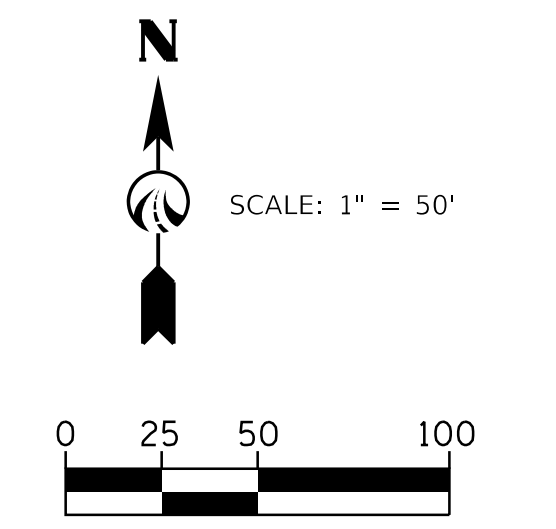


HOWARD PARK PLAT OF CONSOLIDATION

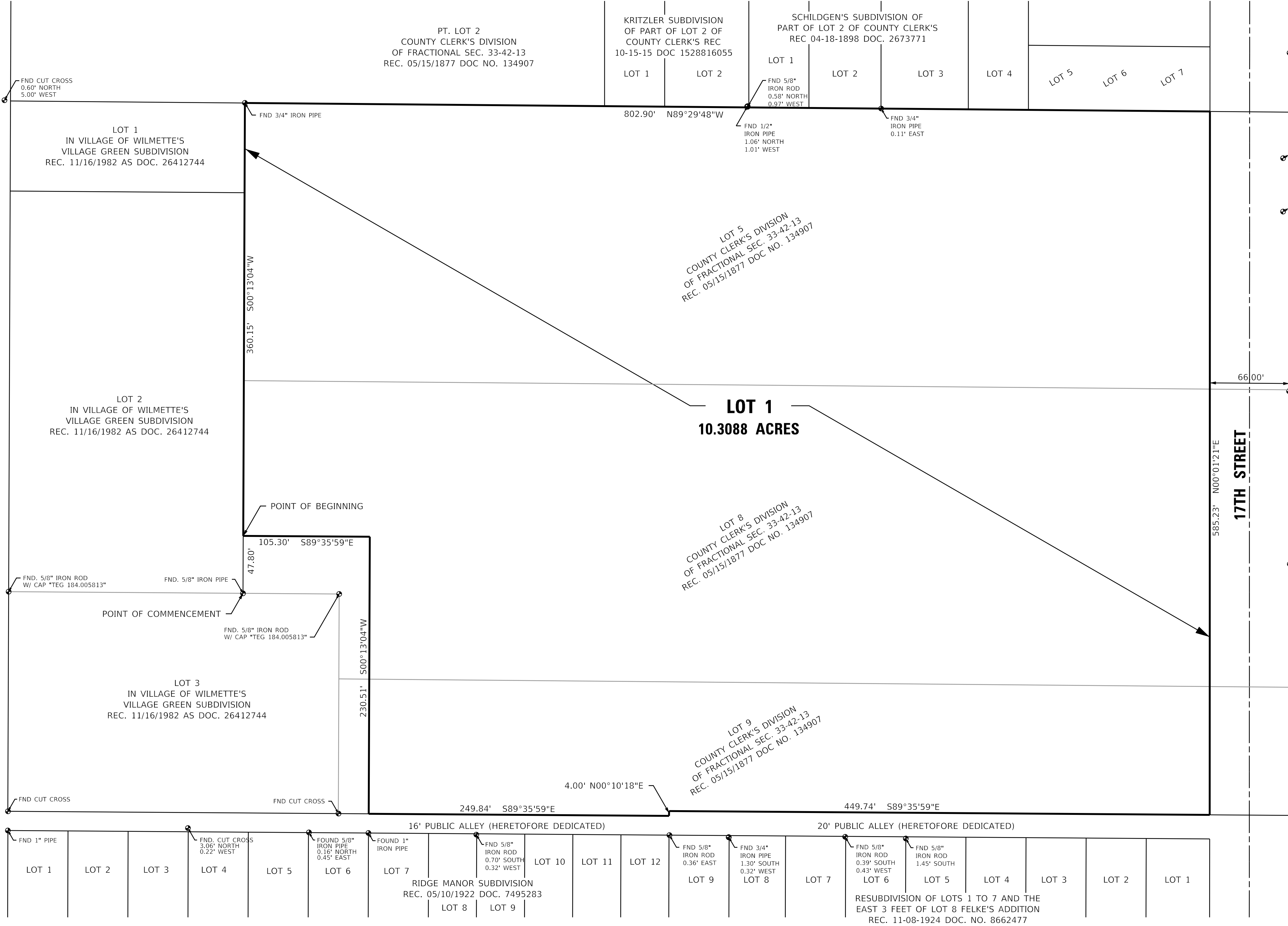
REVISIONS		
NO.	DATE	DESCRIPTION
1	09-04-25	PRELIMINARY PLAT SUBMITTAL

P.I.N.:	SITE ADDRESS:	PREPARED FOR:
05-33-200-012 05-33-200-010 05-33-200-011	830 17TH STREET WILMETTE, IL 60091	VILLAGE OF WILMETTE 1200 WILMETTE AVE WILMETTE, IL 60091

NOTES:
1.



HORIZONTAL SCALE IN FEET
NOTE: BASIS OF BEARINGS ON THIS PLAT IS GRID NORTH BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJ)



HOWARD PARK PLAT OF CONSOLIDATION

OWNER'S AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON. FOR THE USES AND PURPOSES HEREIN SET FORTH. ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE 39 SCHOOL DISTRICT.

DATED THIS _____ DAY OF _____ 20____.

OWNER(S) _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I HEREBY CERTIFY THAT _____, WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
 SEAL
 MY COMMISSION EXPIRES:

VILLAGE OF WILMETTE CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILMETTE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20____.

BY: _____
 VILLAGE PRESIDENT

ATTEST: _____
 VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

REVIEWED BY THE PLAN COMMISSION OF THE VILLAGE OF WILMETTE, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____ 20____.

BY: _____
 PLAN COMMISSION CHAIRMAN

ATTEST: _____
 PLAN COMMISSION SECRETARY

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, _____, TREASURER FOR THE VILLAGE OF WILMETTE, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED ON THE SUBJECT PLAT.

DATED THIS _____ DAY OF _____ 20____.

BY: _____
 VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF WILMETTE, COOK COUNTY, ILLINOIS, CERTIFY THAT THE LAND IMPROVEMENTS FOR THE SUBJECT PLATTED AREA AS DESCRIBED IN THE PLANS AND SPECIFICATIONS

TITLED: _____ DATED _____

LAST REVISED _____, PREPARED BY: _____

MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF WILMETTE. DATED THIS _____ DAY OF _____ 20____.

BY: _____
 VILLAGE ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ARTICLE 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E. DATE
 REGION ONE ENGINEER

COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY _____

PURSUANT TO 765 ILCS 205/2: HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT OF WAY.

DATED THIS _____ DAY OF _____ 20____.

BY: _____
 COUNTY ENGINEER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.

GIVEN UNDER MY HAND AND SEAL AT CHICAGO, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____ 20____.

BY: _____
 COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20____ AT _____ O'CLOCK _____M. AND RECORDED IN MAP BOOK _____, PAGE _____, AS DOCUMENT NO. _____.

BY: _____
 COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER DEYOUNG, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 5, 8, AND 9 IN COUNTY CLERK'S DIVISION OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1877 AS DOCUMENT NUMBER 134907, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 IN VILLAGE OF WILMETTE'S VILLAGE GREEN SUBDIVISION RECORDED NOVEMBER 16, 1982 AS DOCUMENT NUMBER 26412744, THENCE NORTH 00 DEGREES 13 MINUTES 04 SECONDS EAST 47.80 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 35 MINUTES 59 SECONDS EAST 105.30 FEET, THENCE SOUTH 00 DEGREES 13 MINUTES 04 SECONDS WEST 230.51 FEET TO THE NORTH LINE OF A 16 FOOT WIDE PUBLIC ALLEY AS SHOWN IN IN RIDGE MANOR SUBDIVISION RECORDED MAY 10, 1922 AS DOCUMENT NUMBER 7495283, THENCE SOUTH 89 DEGREES 35 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE 249.84 FEET TO THE EAST LINE OF SAID RIDGE MANOR SUBDIVISION, THENCE NORTH 00 DEGREES 10 MINUTES 18 SECONDS EAST ALONG THE NORTHERN EXTENSION OF SAID EAST LINE TO THE NORTH LINE OF A 20 FOOT WIDE PUBLIC ALLEY AS SHOWN IN FELKE'S ADDITION AND THE RESUBDIVISION OF LOTS 1 TO 7 AND THE EAST 3 FEET OF LOT 8 FELKE'S ADDITION RECORDED NOVEMBER 8, 1924 AS DOCUMENT NUMBER 8662477, THENCE SOUTH 89 DEGREES 35 MINUTES 59 SECONDS EAST ALONG SAID NORTH ALLEY LINE 449.74 FEET TO A LINE 66 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 5, 8, AND 9, SAID LINE ALSO BEING THE WEST LINE OF 17" STREET AS OCCUPIED, THENCE ALONG SAID LINE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST 585.23 FEET TO THE NORTH LINE OF SAID LOT 5, SAID LINE ALSO BEING THE SOUTH LINE OF SCHILDGEN'S SUBDIVISION OF PART OF LOT 2 OF COUNTY CLERKS DIVISION RECORDED APRIL 18, 1898 AS DOCUMENT NUMBER 2673771, THENCE NORTH 89 DEGREES 29 MINUTES 48 SECONDS WEST ALONG SAID NORTH LINE OF LOT 5 A DISTANCE OF 802.90 FEET TO THE EAST LINE OF LOT 1 IN SAID VILLAGE OF WILMETTE'S VILLAGE GREEN SUBDIVISION, THENCE SOUTH 00 DEGREES 13 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2 IN VILLAGE OF WILMETTE'S VILLAGE GREEN SUBDIVISION 360.15 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

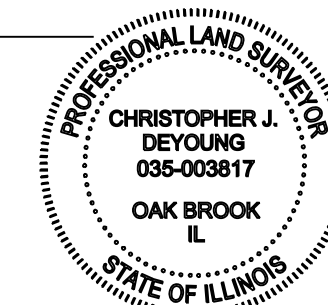
CONTAINING 10.3088 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WILMETTE, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17031C025J, EFFECTIVE DATE AUGUST 19, 2008.

DATED AT OAK BROOK, ILLINOIS, THIS 4TH DAY OF SEPTEMBER 20 25.

DRAFT
 THOMAS ENGINEERING GROUP, LLC
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003817
 LICENSE EXPIRES: NOVEMBER 30, 2026
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-005183





Engineering & Public Works Department

SUBJECT: Streetlight Control Cabinets

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E., Director of Engineering and Public Works
[Guy Lam](#), Deputy Director of Public Works
[Tony Muzik](#), Street Superintendent

BUDGET IMPACT:	Budget Amount	\$49,700
	Contract Cost	\$48,380
	Over/(Under) Budget	(\$1,320)

Recommended Motion

Move to approve resolution No. 2026-R-49 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$48,380 with Excel Ltd., Inc., Grayslake, Illinois for the purchase of seven (7) streetlight control cabinets.

Background

This request is for the purchase of seven (7) streetlight control cabinets, scheduled for replacement in 2026 as part of the Village’s 10-year Capital Improvement Program (CIP).

Streetlights are assigned to individual circuits, with a range of 20-100 streetlights per circuit, and receive electric supply feeds through control cabinets. Control cabinets serve three primary functions:

1. Distribute supply feed to circuits,
2. Provides an on/off switch to allow for maintenance and repairs, and
3. Regulate supply feed (day/night mode) with photocells.

There are a total of 89 control cabinets in the system and most have approached the end of their useful life and staff will prioritize replacement based on age and condition. Over time, internal components (i.e., wiring, connectors, switches, contactors, surge protection, grounding, breakers, fuses, etc.) become brittle and require replacement, leading to service disruptions. Routine replacement upholds the reliability of the system.

The Village began a systematic replacement cycle in 2023 with the purchase of four (4) streetlight control cabinets, followed by an additional seven (7) in 2024 and 2025 (18 total). Based on the current schedule of seven (7) replacements each year, the cycle will be completed in 2036. The new cabinets are expected to have a long useful life (35 years) with

serviceable internal components, aluminum exterior construction, and durable powder coated finish. Public Works staff will coordinate with ComEd and perform the installations.

Discussion

In February, staff requested written quotes from commercial electrical suppliers in the Chicagoland area for streetlight control cabinets. Staff shared design build specifications with each supplier and requested pricing for a total of seven (7) streetlight control cabinets. The Village received responses from three suppliers and a summary of pricing, including freight, is denoted in the table below.

Supplier	Final Quote
Excel Ltd., Inc., Grayslake, Illinois	\$48,380
Steiner Electric, Itasca, Illinois	\$53,760
Frontier Electric Supply, Bensenville, Illinois	\$56,916

Excel Ltd., Inc., Grayslake, Illinois submitted the lowest pricing for the specified streetlight control cabinets. This vendor has furnished streetlight control cabinets and other electrical supplies to the Village in the past and remains a long-standing regional firm in the commercial electrical supply industry. Staff contacted the principal distributors servicing the Chicagoland area for streetlight control cabinets and seeking additional proposals from outside the region was deemed cost prohibitive due to higher freight costs. Therefore, staff recommend awarding a contract to Excel Ltd., Inc., Grayslake, Illinois.

The lead time for product delivery is approximately 18-22 weeks or August 2026.

Budget Impact

The purchase of streetlight control cabinets is allocated to the below account within the General Fund. The 2026 Budget includes a total of \$82,500 for Supplies - Light Poles & Parts of which \$49,700 is allocated for the purchase of streetlight control cabinets. The proposed contract will be under budget.

Description	2026 Budget	This Contract	Account Number
General Fund–Supplies-Light Poles & Parts	\$49,700	\$48,380	11333030-430124

Documents Attached

1. Resolution NO. 2026-R-49 Streetlight Control Cabinet Purchase (Contract attached as Exhibit A)
2. 2026 CIP Budget Page – Streetlight Control Cabinet Replacement

RESOLUTION NO. 2026-R-49

A RESOLUTION APPROVING A CONTRACT FOR THE PURCHASE OF STREETLIGHT CONTROL CABINETS BETWEEN THE VILLAGE OF WILMETTE AND EXCEL LTD., INC.

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for the purchase of streetlight control cabinets by and between the Village of Wilmette and Excel Ltd., Inc.; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract for the purchase of streetlight control cabinets attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on March 10, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

CONTRACT FOR THE PURCHASE OF STREETLIGHT CONTROL CABINETS



Streetlight Control Cabinet Replacement

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
General Fund	49,700	51,200	52,800	54,300	55,900	\$263,900	305,900

Project Status

Critical	Recommended	Contingent
	X	

Funding History

Year	Amount
2025	\$48,090 (7 ea.)
2024	\$46,660 (7 ea.)
2023	\$18,045 (4 ea.)

Project Description and Justification

This project includes the replacement of street lighting control cabinets which are prioritized based on age and condition. The funding schedule includes the material cost only, as Public Works staff will perform the installation.

Streetlights are assigned to individual circuits (range of 20-100 per circuit) and receive electric supply feeds through control cabinets (100A and 200A services). There are 89 control cabinets in the system with each accommodating up to four circuits. Most of the existing control cabinets have approached the end of their useful life. Staff recommends replacing seven (7) cabinets per year based on labor capacity.

Control cabinets serve three functions: 1) distribute supply feed to circuits 2) provide on/off switch to accommodate maintenance, and 3) regulate supply feed (day/night) with photocells. Over time, internal components (i.e., wiring, connectors, switches, contactors, breakers, fuses, etc.) become brittle and require replacement, leading to service disruptions. The most expensive component is the contactor, which absorbs the electrical load when the circuit is turned on. Locations will be prioritized based on the cabinet's age and condition.

For 2026, the projected replacement cost for seven (7) control cabinets is \$7,100 each or \$49,700. This reflects a 3% increase over last year's purchase cost.

Project Update

Funding amounts for 2026-2035 have been updated.

Project Alternative

The alternative is to delay the project and schedule work over future years and/or reduce the quantity replaced each year. However, staff recommend the programmed schedule to ensure long-term reliability of the system.

Budget Impact

This is a Recurring Expense

There are no additional costs associated with this project.



Engineering and Public Works Department

SUBJECT: State of Illinois Joint Purchase - Bulk Rock Salt (2026-27 Winter Season)

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E., Director of Engineering and Public Works
[Guy Lam](#), Deputy Director of Public Works
[Tony Muzik](#), Street Superintendent

BUDGET IMPACT: None

Recommended Motion

Move to approve resolution No. 2026-R-50 authorizing the Village Manager as the Individual Duly Authorized to Participate in the State of Illinois Joint Bidding Program for Rock Salt (2026-2027 Winter Season)

The contract for bulk rock salt purchase will be presented to the Village Board for ratification at a future Board meeting.

Background

Bulk rock salt is the primary chemical used to provide snow and ice control along Village roadways. Staff also utilize liquid salt brine and other liquid deicers in different applications to enhance the effectiveness of bulk rock salt.

The Village has purchased bulk rock salt through joint purchasing agreements since 1972 including the State of Illinois (IL) joint purchasing agreement, which includes participation from 879 entities and 898,035 tons of bulk rock salt. Participation through joint purchase agreements offers the advantage of economies of scale which helps the Village secure the most competitive and favorable pricing. Most recently, on October 14, 2025, the Village Board approved a contract with Morton Salt, Inc., Chicago, IL for the purchase of up to 1,350 tons of rock salt. Later, on February 10, 2026, the Village Board approved a contract amendment for the purchase of an additional 350 tons of rock salt. These contracts were secured through participation in the State of IL joint purchasing agreement (2025-2026 winter season).

On February 19, 2026, state officials informed Village staff there would not be a contract renewal for the upcoming year. Instead, the State of IL will be pursuing a new bid solicitation for the 2026-2027 winter season - joint purchase master contract(s) for bulk rock salt. To participate, each government entity must submit three signed forms 1) Certificate of Authority by Vote, 2) Certificate of Authority Bylaws, and 3) Certificate of Authority. The deadline for

submission is close of business on April 7, 2026. Based on previous years, the bid solicitation will likely occur during the summer with a contract award in the fall.

Similarly, Lake County – Department of Transportation (LCDOT) announced they will be pursuing a new joint bid solicitation (bulk rock salt) for the 2026-2027 winter season. However, unlike the State of IL, LCDOT does not require any signed forms to participate. The Village will look to participate in both joint bid solicitations as there is added benefit to having two suppliers if the winter produces high demand in the Midwest region resulting in delays or difficulty sourcing deicing material.

Discussion

Entering the 2026-27 winter season, the Village’s on-hand bulk rock salt inventory will be approximately 950 tons or 95% capacity. There is no carryover purchasing capacity from the prior winter as the Village exceeded the minimum purchase threshold due to more severe winter weather conditions and above normal snowfall.

For an average winter season, the Village estimates the purchase of 1,700 tons total to provide an appropriate level of service and have all salt domes fully stocked at the beginning of each winter season. This allotment accommodates consumption for the priority sidewalks and the Wilmette Park District.

The State of Illinois joint purchase agreement provides flexibility in finalizing salt orders by allowing a purchasing range of 80% minimum and 120% maximum of the requested base order amount. Whereas the LCDOT joint purchase agreement allows for 80% minimum and 150% maximum purchase thresholds.

Based on these parameters, staff intend to request 1,250 tons (base order amount), which allows for a minimum purchase of 1,000 tons and maximum purchase of 1,695 tons. The table denoted below provides a summary of the total available salt based on available on-hand inventory and the potential salt orders entering the 2026-27 winter season.

Description	Minimum	Base Order	Maximum
Existing On-Hand (tons)	950	950	950
State of IL ¹	480	600	720
Lake County, IL ²	520	650	975
Total Available (tons)	1,950	2,200	2,645

¹State of Illinois – 80% minimum and 120% maximum

²Lake County – 80% minimum and 150% maximum

When participating in two joint bid opportunities, the Village typically divides the base salt order in half to minimize risk of higher unit pricing from a single vendor. The Village will take advantage of the lower unit pricing for quantities above the minimum purchase amount.

Budget Impact

Bulk Rock Salt is allocated to the General Fund as shown below. The proposed contract will be expensed in 2027. The 2027 proposed budget will be adjusted to reflect the updated costs

for bulk rock salt and will include funds for the purchase of bulk rock salt (1,700 tons or 20-year average) and liquid deicer (4,700 gals).

Description	Account Number
General Fund – Materials (Salt)	11233030-430420

Documents Attached

1. Resolution #2026-R-50 – Authorizing the Village Manager as Individual Duly Authorized to Participate in the State of Illinois Joint Bidding Program for Rock Salt 26-27 Winter Season (‘Certificate of Authority by Vote’ attached as Exhibit A, ‘Certificate of Authority Bylaws’ attached as Exhibit B, and ‘Certificate of Authority’ attached as Exhibit C).

RESOLUTION NO. 2026-R-50

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AS THE INDIVIDUAL DULY AUTHORIZED TO PARTICIPATE IN STATE OF ILLINOIS JOINT BIDDING PROGRAM FOR ROCK SALT

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to comply with the State of Illinois requirement that an individual be the duly authorized representative to execute contract documents that are approved by the Village of Wilmette and the party that has been accepted by the State of Illinois to provide bulk rock salt to government entities.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Village Manager will be the Village representative authorized to execute approved contracts regarding the purchase of bulk rock salt that are negotiated and provided by the State of Illinois as part of the State of Illinois joint bidding programs.

SECTION 3: The Village Manager is authorized to execute the attached Certificate of Authority by Vote (Exhibit A), Certificate of Authority Bylaws (Exhibit B), and Certificate of Authority (Exhibit C) provided by the State of Illinois.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out

the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on **March 10, 2026**, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

CERTIFICATE OF AUTHORITY BY VOTE



Certificate of Authority by Vote

(Two Party Written Signature Required)

I, Enter Name of Certifier/Attest., hereby certify that I am duly (**Choose an item** *appointed, designated, elected or selected*) (**Choose an item** *Administrator, Clerk or Secretary*). Of Enter Name of Governmental Unit. (“Governmental Unit”). I hereby certify the following is a true copy of a vote taken at a meeting of the Board of Directors (or equivalent governing body), duly called and held on **Enter a date.**, at which a quorum of the Members was present and voting.

Voted: That Enter Name of Person with Authority and Title. (may list more than one person) is duly authorized to enter into contracts, to include joint participation agreements, on behalf of Enter Name of Governmental Unit with the State of Illinois and any of its agencies or departments and further is authorized to execute any documents which may in his/her judgment be desirable or necessary to affect the purpose of this vote.

I hereby certify that said vote has not been amended or repealed and remains in full force and effect as of the date of the contract or joint participation agreement to which this certificate is attached. I further certify that it is understood that the State of Illinois will rely on this certificate as evidence that the person(s) listed above currently occupy the position(s) indicated and that they have full authority to bind the Governmental Unit. To the extent that there are any limits on the authority of any listed individual to bind the Governmental Unit in contracts with the State of Illinois, all such limitations are expressly stated herein.

Dated: _____

Attest: _____

(Written signature & Title)

Dated: _____

Attest: _____

(Written signature & Title)

EXHIBIT B

CERTIFICATE OF AUTHORITY BY BYLAWS



Certificate of Authority by Bylaws

(Two Party Written Signature Required)

I, Enter Name of Certifier/Attest., hereby certify that I am duly (Choose an item *appointed, designated, elected or selected*). (Choose an item *Administrator, Clerk or Secretary*). Of Enter Name of Governmental Unit. I hereby certify the following is a true copy of the current Bylaws (or equivalent law or ordinance) and that the Bylaws authorize the following person or position to bind the Governmental Unit for contractual obligations, to include joint participation agreements: Enter title or position.

I further certify that the following individuals currently hold the office or position(s) authorized: Enter Name of Person Authorized.

I further certify that it is understood that the State of Illinois will rely on this certificate as evidence that the person listed above currently occupies the position indicated and that they have full authority to bind the Governmental Unit for contractual obligations, to include joint participation agreements with the State of Illinois.

Dated: _____

Attest: _____
(Written signature & Title)

Dated: _____

Attest: _____
(Written signature & Title)

EXHIBIT C
CERTIFICATE OF AUTHORITY



Certificate of Authority

(Two Party Written Signature Required)

I, Enter Name of Certifier/Attest., hereby certify that I am Enter title or position. of Enter Name of Entity.

I further certify that Enter Name of Entity. authorized the following person(s) and position(s) to bind the entity for contractual obligations, to include joint participation agreements with the State of Illinois:

Enter title(s) or position(s) of authorized person.

Enter Name of Person(s) Authorized.

I further certify that it is understood that the State of Illinois will rely on this certificate as evidence that the person listed above currently occupies the position indicated and that they have full authority to bind the Enter Name of Governmental Unit. for contractual obligations, to include joint participation agreements with the State of Illinois.

Dated: _____

Attest: _____
(Written signature & Title)

Dated: _____

Attest: _____
(Written signature & Title)



Engineering & Public Works Department

SUBJECT: Water Main Crossings – Pipe Insulation

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E., Director of Engineering and Public Works
[Guy Lam](#), Deputy Director of Public Works
[Matt Overeem](#), Water/Sewer Superintendent

BUDGET IMPACT:	2026 Budget	\$297,000
	Contract Cost	\$162,015
	Over/(Under) Budget	(\$134,985)

Recommended Motion

Move to approve Resolution No. 2026-R-52 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$162,015 with M. & O. Insulation Company, Mokena, Illinois for Maple Bridge and Linden Bridge Pipe Insulation.

Background

This request is for water main crossings – pipe insulation scheduled in 2026 as part of the Village’s 10-year Capital Improvement Program (CIP).

This project entails the removal and replacement of the pipe insulation for the Linden Ave. (6-inch diameter) and Maple Ave. (8-inch diameter) water main crossings over the North Shore Channel. The water mains are attached to the underside of the bridge decks. Both sections are Village property and approximately 145 feet in length. These sections of water mains were replaced in the early 1990s and remain in good condition. However, the insulation is original to the water main pipe installation (1992) and has exceeded its expected useful life.

Over time, pipe insulation deteriorates and delaminates due to exposure to weather. Replacement of insulation is considered emergent to ensure the integrity of the water main, especially during winter months. Insulating exposed water mains is an industry best management practice. The Village has a total of three locations with exposed water main pipe. Pipe insulation for the third location, Sheridan Road, was replaced in 2023.

Discussion

In January, staff reached out to several pipe insulation companies to obtain price quotes for this work. Due to the limited pool of vendors performing water main pipe insulation, staff felt a

direct approach was prudent. Prospective vendors were asked to submit a proposal for the following scope of work:

- Establish OSHA compliant safe worksite over the waterway crossings.
- Remove and dispose of old pipe insulation material in accordance with all federal, state, and local regulations.
- Install new pre-formed pipe insulation material.
- Encapsulate the pipe insulation with an aluminum jacket for weather protection.
- Aluminum jacket secured with stainless steel banding and fasteners.
- Provide 3-4” lap over the horizontal and end seams for watershed protection.
- Any cutouts around pipe hangers will be caulked and sealed.
- Produce appropriate environmental liability insurance coverage.
- Illinois Prevailing Wage applies to this work.

Denoted on the table below is a summary of proposals received.

Vendor	Amount
M. & O. Insulation Company, Mokena, Illinois	\$147,015

M. & O. Insulation Company, Mokena, Illinois submitted the sole responsive proposal. Staff had difficulty in obtaining additional interest in this project. The Village reached out to several other pipe insulation companies, and the shared response indicated reluctance to take on the work due to logistical challenges and expertise needed to gain proper access to the water main crossings. Staff reviewed M. & O.’s work plan and found it to be comprehensive, applicable and actionable. In 2023, M. & O. worked with the Village on the Sheridan Road water main crossing pipe insulation project and demonstrated themselves to be competent and capable. Therefore, staff recommend award of contract to M. & O. Insulation Company.

As part of the final contract award, staff recommends inclusion of a 10% or \$15,000 contingency to provide for any additional requests from the Metropolitan Water Reclamation District (MWRD) and/or unknown field conditions that might arise during the pipe insulation removal and replacement. This brings the final contract award up to \$162,015.

The project will take three to four weeks to complete with work scheduled for late spring or early summer.

Budget Impact

Water Main Crossings – Pipe Insulation is allocated to the below account within the Water Fund. The 2026 budget includes \$297,000 for water main crossings - pipe insulation with \$270,000 allocated for construction and \$27,000 for engineering design and project management. The proposed contract is under budget and \$17,000 of the remaining funds will be used for project management services (future Village Manager contract award). The overall project cost is estimated to be \$117,985 under budget.

Description	2026 Budget	Contract Cost	Account Number
Water Fund – Water Main Crossings -Pipe Insulation	\$297,000	\$162,015	41838090-470550-80853

Documents Attached

1. Resolution No. 2026-R-52 Maple Bridge and Linden Bridge Pipe Insulation (Contract attached as Exhibit A)
2. 2026 CIP Budget Page – Water Main Crossings - Pipe Insulation

RESOLUTION NO. 2026-R-52

A RESOLUTION APPROVING A CONTRACT FOR MAPLE BRIDGE AND LINDEN BRIDGE PIPE INSULATION BETWEEN THE VILLAGE OF WILMETTE AND M. & O. INSULATION COMPANY.

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for Maple Bridge and Linden Bridge Pipe Insulation by and between the Village of Wilmette and M. & O. Insulation Company; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract for Maple Bridge and Linden Bridge Pipe Insulation attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on March 10, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

CONTRACT FOR MAPLE BRIDGE AND LINDEN BRIDGE PIPE INSULATION



Water Main Crossings – Pipe Insulation

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
Water Fund	297,000			-	-	\$297,000	-

Project Status

Critical	Recommended	Contingent
X		

Funding History

Year	Amount	Location
2023	\$34,971	Sheridan Bridge



Project Description and Justification

This project entails removal and replacement of the pipe insulation for Linden Ave (6-inch) and Maple Ave. (8-inch) water main crossings over the North Shore Channel. The water mains are attached to the underside of the Linden and Maple Ave. bridges. Both sections are Village property and approximately 145 feet in length. These sections of water mains were replaced in the early 1990s and remain in good condition. The insulation is original to the water main installation (1992) and has exceeded its expected useful life.

Over time, the pipe insulation deteriorates and delaminates due to exposure to weather. The replacement of the insulation is considered emergent to ensure the integrity of the water main, especially during the upcoming winter months. Insulation for exposed water mains is an industry best management practice. The Village has a total of three locations with exterior water main pipe. Pipe insulation for the third location (Sheridan Rd.) was recently replaced in 2023. If approved, this project will take 4-6 weeks to complete.

The budget request for this project is comprised of two components 1) Engineer Design/Project Management and 2) Construction. The table below provides a breakdown of the budget request.

Location	Linden Ave (6-inch)	Maple Ave (8-inch)	Subtotal
Engineer Design/Project Management	\$13,000	\$14,000	\$27,000
Construction (Remove/Replace Insulation)	\$130,000	\$140,000	\$270,000
Subtotal	\$143,000	\$154,000	\$297,000

Project Update

This is a new request submitted as part of the 2026 CIP Budget.

Project Alternative

The alternative is to delay the project and reschedule the work for later years and/or phase across two years. The second year cost would be higher due to re-mobilization and inflationary pressures on material costs.

Budget Impact

This is a Non-Recurring Expense

There are no additional costs associated with this project.



**Engineering & Public Works
Department**

SUBJECT: Custodial Services

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E., Director of Engineering and Public Works
[Guy Lam](#), Deputy Director of Public Works
[John Ramaker](#), Facilities Supervisor

BUDGET IMPACT:	Existing Contract (Jan.-Apr.)	\$23,446
	Contract Amendment (Apr.-Dec.) <i>This Request</i>	\$51,979
	Temporary Police Station (Apr.-Dec.) <i>Approved</i>	\$13,815
	<u>2026 Service Cost</u>	<u>\$89,240</u>
	2026 Budget	\$89,400
	Over/(Under) Budget	(\$160)

Recommended Motion

Move to approve Resolution No. 2026-R-53 authorizing the Village Manager to execute a contract amendment per the unit rate schedule with Crystal Maintenance Services, Inc., Mount Prospect, Illinois, for custodial services.

Background

This contract provides custodial services five days a week at the Village Hall, Police Station and Public Works Facility. The C.P. Dubbs Water Plant and Metra Station receive service three days per week. In addition to general cleaning which is comprised of daily, weekly, monthly, quarterly, and semi-annual task schedules, this contract includes semi-annual floor maintenance (stripping and waxing), exterior window cleaning, and carpet cleaning.

Additional demand cleanings are provided on an as needed basis. The contractor is responsible for sourcing all cleaning equipment and materials. The Village furnishes paper consumables and reimburses the contractor for trash liners. The table below denotes the square footage of Village facilities maintained under this contract.

Facility	Square Feet
Village Hall	22,059
Public Works	11,217
Police Station*	9,987
Water Plant	5,400
Metra Depot	1,144
Total	49,807

**Temporary Police Station (Beth Hillel) serviced under separate new contract - effective March 2026.*

Discussion

The existing three-year contract was negotiated through pricing obtained by a Request for Bid (#19036) process and was approved by the Village Board on April 14, 2020. The Village Board then approved three (3) one-year contract extensions at continuation of fixed pricing in 2023, 2024 and 2025. The existing contract is set to expire on April 20, 2026.

For the upcoming 12-month period commencing on April 20, 2026, the vendor has agreed to the continuation of custodial services at fixed pricing. Their pricing schedule for routine custodial services remains unchanged dating back to their original proposal. Denoted on the table below is a breakdown of pricing as part of the contract amendment.

Proposal for Custodial Services (12-months)	
Crystal Maintenance Services, Inc.	
Village Hall	\$28,560
Public Works Facility	\$19,920
Water Plant	\$10,860
METRA Station	\$ 3,480
Subtotal – Base Services	\$62,820
Exterior Window Cleanings	\$3,000
Demand Cleanings -Biohazard	\$2,500
Trash Liners (vendor reimbursed)	\$2,500
Subtotal – Added Services	\$8,000
Total Contract Amendment	\$70,820

Demand cleanings (including biohazard) and exterior window cleanings are provided on an as-needed basis and staff recommend inclusion up to the budget amount as part of the contract amendment award. The existing vendor has demonstrated itself to be competent and capable and pursuing a new bid proposal would not likely produce more favorable pricing given current market conditions. Therefore, staff recommend the award of a contract amendment with Crystal Maintenance Services, Inc., Mount Prospect, Illinois.

The total contract amendment will remain unchanged over last year with exception of the old police station which was removed from the contract due to upcoming demolition and reconstruction. The Police Department will be carrying out their administrative functions at the Beth Hillel location until construction of the new Police Station is completed, which is expected to take two years.

Consequently, on January 27, 2026, the Village Board approved a separate new contract with the existing vendor to provide custodial services at the temporary police station. Due to additional insurance requirements outlined in the lease agreement, a separate contract was pursued instead of a contract amendment. The vendor agreed to transfer fixed unit pricing from the old police station to the temporary police station as both properties have similar square footage. This equated to \$1,535 per month or \$18,420 annually.

Budget Impact

Custodial Services are allocated to the below accounts within the General, Water, and Parking Meter Funds. The 2026 Budget includes \$89,400 for this work. The proposed contract amendment is within the budget amount.

Description	2026 Budget	Existing Contract (Jan.-Apr.)	Contract Amendment (Apr.-Dec.)	Account Number
General Fund –Contractual Custodial Services	\$72,000	\$19,264	\$38,921	11342035-421125
Water Fund –Contractual Custodial Services	\$11,000	\$3,167	\$7,693	41818090-421125
Parking Meter Fund –METRA - Contractual Services R.R.	\$3,900	\$1,015	\$2,865	23753090-421175
General Fund -Contractual Services	\$2,500	-	\$2,500	11342035-421000
Subtotals	\$89,400	\$23,446	\$51,979	

Documents Attached

1. Resolution No. 2026-R-53 Custodial Services (Contract Amendment attached as Exhibit A)

RESOLUTION NO. 2026-R-53

A RESOLUTION APPROVING A CONTRACT AMENDMENT FOR CUSTODIAL SERVICES BETWEEN THE VILLAGE OF WILMETTE AND CRYSTAL MAINTENANCE SERVICES, CORP.

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract Amendment for Custodial Services by and between the Village of Wilmette and Crystal Maintenance Services, Corp.; a copy of which is attached hereto as Exhibit A;

WHEREAS, the Village Board finds that the Contract Amendment for Custodial Services by and between the Village of Wilmette and Crystal Maintenance Services, Corp. authorizing a potential increase in the cost of the Contract by a total of \$10,000 or more or extending the time of completion by a total of thirty (30) days or more is authorized by law as this Contract Amendment is germane to the original contract as signed and it is in the best interest of the Village of Wilmette;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract Amendment for Custodial Services attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract Amendment. Prior to executing the Contract Amendment, the Village Manager is authorized to make changes to the form of the Contract Amendment at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on March 10, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Village Clerk

Approved on **March 10, 2026.**

Village President

Attest:

Village Clerk

EXHIBIT A

CONTRACT AMENDMENT FOR CUSTODIAL SERVICES



Water Management Department

SUBJECT: Water Plant Dehumidification System Replacement

MEETING DATE: March 10, 2026

FROM: Nabil Quafisheh, Director of Water Management
Tim Amorella, Assistant Director of Water Management

BUDGET IMPACT:

2026 Budget	\$375,000
2026 Cost	\$300,000
<u>Over/(Under) Budget</u>	<u>(\$75,000)</u>

Recommended Motion

Move to approve resolution No. 2026-R-54 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$ 300,000 with Alfa Laval, Inc., Richmond, VA to purchase a liquid desiccant dehumidification system.

Background

The replacement of the dehumidification system at the Water Plant is included in 2026 as part of the Village’s 10-Year Capital Improvement Program (CIP).

The Water Plant lower level, or pipe gallery, is subject to significant moisture condensation due to high humidity and cool temperatures of piping and equipment surfaces. This moisture can degrade equipment, cause corrosion, and induce mold growth if not appropriately managed. Proper humidity levels are achieved by a liquid desiccant dehumidification system manufactured by Alfa Laval, Inc., formerly Kathabar Systems. Originally installed with the 1971 plant expansion, the liquid desiccant dehumidification system draws air up from the pipe gallery, removes the moisture, and returns dry, sanitized air, effectively maintaining a dry, clean, and hygienic area. The machine utilizes several pumps, fans, filters, a dedicated boiler, heat exchangers, and other internal mechanisms to achieve this year-round task.

Discussion

The current dehumidification unit was installed in 1999 and has successfully managed the moisture control demands since that time. It is, however, nearing the end of its useful life, with certain components showing signs of failure that are either no longer available or not cost effective to replace given the overall age of the unit. Replacing this equipment prior to

unexpected failure is recommended since the manufacturer lead times can be up to several months long.

Staff recommend purchasing replacement equipment from Alfa Laval, Inc., the original manufacturer, as they can provide an exact replacement, negating the need for engineering studies of building size, load, and other system calculations. Also, the connections will be located on the new equipment such that the new equipment can be installed in the same footprint and connected to existing ductwork and utility connections in the Water Plant with minimal modifications, reducing the scope of the project and streamlining installation. Selecting a new dehumidification system would require the hiring of an engineering firm to design and bid a new system that would fit within the current building footprint, properly connect to the Plant's ductwork, and adequately manage moisture within the facility. This process would add both time and cost to the overall project as there is a limited pool of vendors that can build dehumidification systems of this capacity.

The project will include hiring a separate mechanical contractor to assist in moving the new equipment into the Water Plant and performing installation connections; these costs are projected at \$70,000. Purchasing the equipment directly from Alfa Laval allows the manufacturing process to begin in April 2026, with an anticipated lead time of 14 to 18 weeks. The replacement is planned to take place in early fall 2026.

Budget Impact

Water Plant Dehumidification System Replacement is allocated to the account below in the Water Fund as part of the 2026 Capital Improvement Program. This purchase request of \$300,000 includes the quoted equipment cost of \$289,850, final shipping cost, and incidental items that may arise. The remaining balance will be used for installation services.

Description	2026 Budget	This Contract	Account Number
Dehumidification System Replacement	\$375,000	\$300,000	41818090-470530-80854

Attachments

1. Resolution #2026-R-54 - Water Plant Dehumidification System Replacement (Contract attached as Exhibit A)
2. 2026 CIP Budget Page – Water Plant Dehumidification System

RESOLUTION NO. 2026-R-54

A RESOLUTION APPROVING A CONTRACT FOR THE PURCHASE OF A LIQUID DESICCANT DEHUMIDIFICATION SYSTEM BETWEEN THE VILLAGE OF WILMETTE AND ALFA LAVAL, INC.

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for the purchase of a Liquid Desiccant Dehumidification System by and between the Village of Wilmette and Alfa Laval, Inc.; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The above recitals are incorporated into this section one as if fully set forth.

SECTION 2: The Contract for the purchase of a Liquid Desiccant Dehumidification System attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution and this Resolution shall be in full force and effect from and after its passage.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on March 10, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Village Clerk

Approved on **March 10, 2026.**

Village President

Attest:

Village Clerk

EXHIBIT A

**CONTRACT FOR THE PURCHASE OF A LIQUID DESICCANT DEHUMIDIFICATION
SYSTEM**



Water Plant Dehumidification System

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
Water Fund	375,000	-	-	-	-	\$375,000	-

Project Status

Risk Score
Tier 5

Project Description and Justification

The Water Plant lower level, or pipe gallery, is subject to significant condensation due to high humidity and cool temperatures of piping and equipment surfaces. This moisture degrades equipment, causes corrosion, and induces mold growth. Proper humidity levels are achieved by a system known as the Kathabar. Originally installed under the 1971 plant expansion and updated in 1999, the Kathabar draws air up from the pipe gallery, removes the moisture, and returns the air to the space, effectively maintaining a dry, clean, and hygienic area. The machine utilizes several pumps, fans, filters, a dedicated boiler, heat exchangers, and other internal mechanisms to achieve this year-round task. In addition to routine maintenance, several repairs have been needed in the past two years as the system is nearing the end of its useful life. The manufacturer has indicated that certain electronic controls are obsolete and will not be replaceable should they fail. The unit is currently functioning, but its failure would lead to innumerable issues related to the proper functioning of the Water Plant due to humidity in the pipe gallery. For 2026, it is proposed to replace the Kathabar with a new unit at an estimated cost of \$375,000. The project would be bid early in the year with a lead time of 14-18 weeks prior to construction. This estimate includes the cost of a new unit, installation, and staff training by the manufacturer.



Risk Assessment

Risk Score	Tier 5	Justification
Condition Rating	4	The equipment is functional for the time being, but integral replacement parts are not available and it is approaching 25 years old
Criticality Rating	4	Failure will have a high impact; this machine provides correct climate conditions for an extensive array of Water Plant electronics and infrastructure

Project Update

The cost estimate has been revised from \$250,000 to \$375,000 to reflect increases in the cost of equipment and installation.

Project Alternative

The alternative is to postpone the replacement of the Kathabar and repair/replace it on an emergency basis. This would be a long process as this equipment is built to order by the manufacturer and requires professional installation. This delay would lead to poor environmental conditions and jeopardize critical equipment.



Budget Impact

This is a Non-Recurring Expense

There are no additional costs associated with this project from the existing operating expense of this machine.



Police Department

SUBJECT: Kenilworth Holding Facility and Gun Range Intergovernmental Agreement

MEETING DATE: March 10, 2026

FROM: [Michael Robinson](#), Chief of Police
[Landon Girard](#), Deputy Police Chief

BUDGET IMPACT: Up to \$10,000 for range cleaning fees

Recommended Motion

Move to approve Resolution No. 2026-R-59 approving an Intergovernmental Agreement between the Village of Wilmette and the Village of Kenilworth to permit the Wilmette Police Department to utilize the gun range and temporary holding facility located at the Kenilworth Police Department.

Background

The Village of Wilmette anticipates construction to start on a new police facility at the site of the current facility located at 710 Ridge Road on April 1, 2026. The existing building will be replaced with a modern facility designed to better serve the community and support the needs of the department.

On March 3, 2026 the Wilmette Police Department vacated the current station and have established operations at a temporary location, 3220 Big Tree Lane. The temporary police station is not equipped with a holding facility or a gun range.

The Wilmette Police Department requires access to firearms training facilities and temporary detainee holding space to support law enforcement operations, firearm proficiency, officer certification requirements, and safe prisoner holding and processing.

The Kenilworth Police Department maintains a compliant gun range and secure holding facility that meet applicable state standards. Kenilworth has expressed its willingness to allow Wilmette officers to use these facilities under mutually agreed terms.

Discussion

This cooperative agreement enhances police officer training capabilities and ensures operational continuity while minimizing cost. Staff have reviewed and recommend approval of the Intergovernmental Agreement with the Village of Kenilworth.

In addition to this proposed intergovernmental agreement with Kenilworth, the Wilmette Police also intends to enter into a separate Intergovernmental Agreement with the Village of Northfield for the use of its temporary holding facility as an additional location. Establishing multiple holding facility options enhances operational flexibility and ensures continuity of detainee processing in the event of maintenance issues, emergencies, or other conflicts.

Budget Impact

Wilmette will be responsible for the cleaning/bullet trap lead removal of the Kenilworth Police range during the terms of this agreement. Based upon usage, this cost could be up to \$10,000 over the term of the agreement.

Documents Attached

1. Resolution No. 2026-R-59 – Intergovernmental Agreement between the Village of Wilmette and the Village of Kenilworth to permit the Wilmette Police Department to utilize the gun range and temporary holding facility located at the Kenilworth Police Department

RESOLUTION NO. 2026-R-59

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT (“IGA”) BETWEEN THE VILLAGE OF WILMETTE AND THE VILLAGE OF KENILWORTH FOR THE USE OF THEIR POLICE HOLDING FACILITY AND GUN RANGE.

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into an Intergovernmental Agreement for the use of the Kenilworth police holding facility and gun range. A copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The IGA for the use of the Kenilworth police holding facility and gun range attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the IGA for the use of the Kenilworth police holding facility and gun range. Prior to executing the IGA for the use of the Kenilworth police holding facility and gun range, the Village Manager is authorized to make non-material changes and changes to the form of the IGA for the use of the Kenilworth Police holding facility and gun range in his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on **March 10, 2026**, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF KENILWORTH
AND THE VILLAGE OF WILMETTE FOR WILMETTE'S USE OF KENILWORTH'S
POLICE FACILITIES**

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF
KENILWORTH AND THE VILLAGE OF WILMETTE FOR WILMETTE’S USE OF
KENILWORTH’S POLICE FACILITIES**

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) is made and entered into as of the date last set forth below, by and between the Village of Kenilworth, an Illinois municipal corporation (referred to as “Kenilworth”), and the Village of Wilmette, an Illinois municipal corporation and home rule unit of government (referred as “Wilmette”) (collectively, Kenilworth and Wilmette are referred to as the “Parties”).

WHEREAS, The Parties are units of local government within the meaning of Article VII, Section 1, of the Constitution of the State of Illinois of 1970 and public agencies as that term is used in Section 2 of the Intergovernmental Cooperation Act, 5 ILCS 220/2; and

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine or transfer any power or function in any manner not prohibited by law or by ordinance and may use their credit, revenues and other resources to pay costs related to intergovernmental activities; and

WHEREAS, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.* further provides that any power or powers, privileges, functions, or authority exercised or which may be exercised by a public agency of this State may be exercised, combined, transferred, and enjoyed jointly with any other public agency of this State; and

WHEREAS, Kenilworth is the owner and operator of a police station, located at 419 Richmond Road, Kenilworth IL 60043 (“Station”) that includes a shooting range (“Range”) and holding cells (“Holding Cells”) (collectively, the “Police Facilities”); and

WHEREAS, Wilmette is constructing a new police station and during that time will not have access to certain facilities and equipment, and therefore desires to use the Police Facilities located at the Station for limited purposes; and

WHEREAS, the Parties have determined that it is their respective best interests to enter into this Agreement regarding Wilmette’s access to and use of the Police Facilities; and

NOW, THEREFORE, in consideration of the foregoing, and the mutual promises hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals. The findings and recitals set forth above and the exhibits attached hereto are hereby incorporated by reference into this Agreement as if set forth verbatim herein.
2. Access to Station and Police Facilities. The only individuals who are permitted access to the Station and the Police Facilities are those individuals who are employed as sworn police officers by Wilmette and are duly authorized to use firearms pursuant to all federal, state and local laws, rules and regulations (“Wilmette Officers”). The access granted by this Agreement

is limited to the areas of the Station containing the Police Facilities and other areas reasonably necessary for accessing the Police Facilities. Nothing in this Agreement shall be construed to grant Wilmette or the Wilmette Officers any property rights in the Station or Police Facilities.

3. Standards for Use.

a. Generally. The Parties acknowledge that the Police Facilities exist primarily to accommodate the operational needs of Kenilworth. Nothing in this Agreement provides Wilmette or the Wilmette Officers any right or privilege to demand priority use of the Police Facilities.

b. Prisoner Housing. Kenilworth grants to Wilmette, for the term of this Agreement, temporary use of the Holding Cells for the sole purpose of housing prisoners and arrestees detained by Wilmette Officers (“Wilmette Arrestees”), provided there is available space in the Holding Cells. To the greatest extent possible, Wilmette agrees to (1) use cite and release procedures and (2) transport Wilmette Arrestees directly to Cook County Corrections Facilities to limit the detention of Wilmette Arrestees in the Holding Cells. Wilmette agrees that the Wilmette Officers will use the Holding Cells in accordance standards and procedures attached as **Exhibit A** to this Agreement.

c. Firearms Training. Kenilworth grants to Wilmette, for the term of this Agreement, use of the Range for the sole purpose of providing essential firearms training and annual qualifications to Wilmette Officers. Wilmette Officers are not permitted to use the Range for non-essential uses, including, without limitation, recreation. Wilmette shall be solely responsible for all costs associated with bullet trap lead removal. Such removal shall be done in the manner and time as determined by mutual agreement of parties, but such removal shall be completed at least once during the term of this Agreement. Each Wilmette Officer requesting use of the Range will be required to complete and submit to Kenilworth the Firearm Range Release, Waiver of Liability, Assumption of Risk, and Indemnity Agreement, attached as **Exhibit B** to this Agreement.

4. Term. Subject to extension or termination as provided in this paragraph, the term of this Agreement shall commence on the Effective Date and end on December 1, 2027. The term of this agreement may only be extended by mutual written agreement of the Parties. Either Party may terminate this Agreement prior to the end of the term for convenience by providing written notice at least sixty (60) days prior to the effective date of termination. If either Party fails to comply with the terms of this Agreement, the non-defaulting Party may terminate this Agreement by providing, no less than 30 days before the termination date, the defaulting Party written notice reasonably detailing the default. If the defaulting Party fails to remedy the default to the other Party’s reasonable satisfaction within 30 days of the notice, this Agreement shall terminate without need for further action by either Party.

5. Maintenance. Except for damage, misuse, or unsanitary conditions caused by Wilmette or occurring as a result of this Agreement or Wilmette’s use of the Police Facilities, Kenilworth shall be responsible for maintaining the Police Facilities.

6. Insurance. During the term of this Agreement, Wilmette shall, at its sole cost, maintain its insurance (with limits at the time this Agreement is executed) against all claims for injury to or death of a person or persons or damage to property, which may arise wholly or in part from Wilmette’s use of the Station or Police Facilities. Participation by Wilmette in an

intergovernmental risk pool will satisfy this requirement that Wilmette maintain insurance. Wilmette shall name Kenilworth and the Kenilworth Entities (as defined in Section 7) as additional insureds on its liability insurance, or self-insurance, coverage, at all times during the term of this Agreement for all risks arising out of Wilmette's use of Kenilworth property under this Agreement. Such Certificate of Insurance shall be provided to Kenilworth within 10 days after this Agreement is fully executed. Wilmette will not modify or cancel its insurance without providing Kenilworth with written notice at least 30 days before such modification or cancelation takes effect.

7. Indemnification. Wilmette agrees that, to the extent permitted by law, it will indemnify, hold harmless, and defend Kenilworth, its officials, administrators, employees, volunteers, and agents (the "Kenilworth Entities") from any and all claims resulting from injuries, including death, property damages, and losses sustained by Kenilworth or Kenilworth Entities, Wilmette or its officials, employees, volunteers, users, invitees, or agents (the "Wilmette Entities"), and any third parties arising out of, in connection with, or in any way associated with Wilmette and Wilmette Officers' use of the Station and Police Facilities. Wilmette hereby assumes all responsibility for any bodily injury, death or property damage brought about as a result of its or a Wilmette Entity's use of the Station or Police Facilities. The indemnification obligations set forth herein shall survive expiration or termination of this Agreement.

8. Compliance with Laws. Wilmette and the Wilmette Officers shall comply with all applicable federal, state, county and local statutes, ordinances, rules, regulations and codes as applicable to this Agreement, including but not limited to the Illinois Police Training Act (50 ILCS 705/1), Peace Officer and Probation Officer Firearm Training Act (50 ILCS 710/1), Illinois Municipal Code (65 ILCS 5/1) Firearm Owners Identification Card Act (430 ILCS 65/0.01 *et seq.*) and the Firearm Concealed Carry Act (430 ILCS 66/1 *et seq.*). Wilmette and the Wilmette Officers shall at all times act in a safe manner and in strict accordance with the terms of this Agreement.

9. Written Notices. All notices, requests, demands, payments, or other communications with respect to this Agreement shall be addressed as follows (or to such other persons or addressees as may be designated by notice given to the other Party in accordance with this Paragraph). Notices may be given by electronic mail and shall be deemed delivered if the request delivery receipt and read receipt functions are active or upon any acknowledgment from the recipient.

To Wilmette:
Chief of Police
RobinsonM@Wilmette.com

With a copy to:
Corporation Counsel
SteinJ@Wilmette.com

To Kenilworth:
Chief of Police
Donicio Silva
419 Richmond Road
Kenilworth IL 60043
dsilva@vok.org

With a copy to:
Village Attorney
Gregory Jones
Ancel Glink
140 South Dearborn Street, 6th Floor
Chicago, IL 60603
gjones@ancelglink.com

10. Entire Agreement. This Agreement sets forth the entire understanding of the Parties with respect to the subject matter hereof, and supersedes any and all previous communications and understandings, oral or written, between the Parties. This Agreement cannot be modified or amended unless in writing signed by both Parties and dated a date subsequent to the date of this Agreement.

11. Relationship of the Parties. Nothing contained in this Agreement is intended, or shall be interpreted or construed, as creating any employment relationship, partnership, or joint venture between the Parties, or as either expressly or implicitly providing any right, privilege or benefit of any kind whatsoever to any person or entity that is not a Party to this Agreement, or as acknowledging, establishing or imposing any legal duty or obligation on the part of either Party to any third party.

12. Assignment. Neither Party may transfer or assign its rights or obligations under this Agreement without the other Party's prior written consent.

13. Waiver. Failure to enforce or insist upon compliance with any of the terms or conditions of this Agreement shall not constitute a general waiver or relinquishment of any such terms or conditions, but the same shall be and remain at all times in full force and effect.

14. Choice of Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. The Parties agree that, for the purpose of any litigation relative to this Agreement and its enforcement, venue shall be in the Circuit Court of Cook County, Illinois.

[Signature page follows; intentionally left blank]

IN WITNESS WHEREOF, each of the Parties hereto have caused this Agreement to be executed by a duly authorized officer thereof as of the date last set forth below.

VILLAGE OF KENILWORTH:

Attest: _____
Village Clerk

By: _____
Village Manager

Date: _____

VILLAGE OF WILMETTE:

By: _____
Village Manager

Attest: _____
Village Clerk

Date: _____

[Seal]

Attest: _____
Village Clerk

Exhibit A

Standards for Use of Holding Cells

At no time will Wilmette or any Wilmette Officer allow a Wilmette Arrestee to be the only person in the building while housed at the Kenilworth Police Department holding facility. Wilmette will, all times when a Wilmette Arrestee is housed in a Holding Cell, provide a Wilmette Officer to be stationed at the Station. Wilmette Officers will at all time adhere to all applicable best practices and procedures, including those outlined below.

The on-duty Watch Supervisor, Field Supervisor or Officer in Charge is responsible for the safety and security of all persons in custody of the Wilmette Police Department. At no time will any Wilmette Arrestee be considered the responsibility of Kenilworth or the Kenilworth Police Department. The following procedures related to Wilmette Arrestees supplement existing Wilmette policies.

1. General

- a. Wilmette Arrestees will remain under the direct care and supervision of Wilmette Officers at all times.
- b. When a Wilmette Arrestee is outside of a Holding Cell at the Station, a minimum of two Wilmette Officers will be present at the Station at all times. When a Wilmette Arrestee is securely confined in a Holding Cell, one Wilmette Officer shall be present in the Station.
- c. While a Wilmette Arrestee is being housed in the Station, the Wilmette Officer present will have the primary duty of supervising the detainee via video surveillance from a workstation within the Station.
- d. When a Wilmette Arrestee is being housed in a cell, the designated supervising Wilmette Officer will notify other Wilmette Officers should a situation arise where additional assistance is needed.

2. Surveillance of Detainees

- a. Illinois Municipal Jail and Lock-Up Standards require that a visual check by personal inspection of each detainee confined will be conducted, not including observation by a monitoring device, at least once every 30 minutes. [Section 720.60] The on-duty Wilmette Officer, or their supervisor, is required to make a visual inspection of all Wilmette Arrestees in the Holding Cell(s) at least every 30 minutes. The visual inspection will not be conducted by non-sworn personnel. The inspection must be documented on the appropriate lock-up log in ink. At a minimum the time of check, signature / initials / badge number / or any other personal identifier of the person responsible for making the check, and relevant remarks will be documented. Neither Kenilworth nor any of its personnel shall be responsible for visual checks required to supervise the Wilmette Arrestees.
- b. Wilmette Arrestees that are restrained shall be visually checked at least every 15 minutes, following the standards outlined in Section 2(a), above.

3. Non-Detainable Offenses

If a Wilmette Officer desires to hold a Wilmette Arrestee in custody in a Holding Cell for a non-detainable offense, the Wilmette Patrol Commander must approve this action prior to the Wilmette Arrestee being brought to the Station.

Exhibit B

Firearm Range Release, Waiver of Liability, Assumption of Risk, and Indemnity Agreement

This Firearm Range Release, Waiver of Liability, Assumption of Risk, and Indemnity Agreement (“**Agreement**”) is entered into this ___ day of _____, 20___, by and between the Village of Kenilworth (“**Village**”) and _____ (“**Participant**”).

The Village police department operates a shooting and firearms range located at 419 Richmond Road, Kenilworth, Illinois 60043 (“**Shooting Range**”). The Participant desires to use the Shooting Range. The Participant understands that the Participant's use of the Shooting Range could be physically and mentally stressful and dangerous. The Participant hereby freely, voluntarily, knowingly, and without duress executes this Agreement under the following terms:

1. **Release and Waiver.** In consideration for the privilege of using the Shooting Range, the Participant agrees for his or her self, as well as for Participant’s heirs, next of kin, executors, administrators, successors, assigns, personal representatives, and agents, to release, waive, discharge, and covenant not to sue the Village, and its officials, officers, employees, agents, and volunteers (“**Released Parties**”), from any and all liability, claims, demands, actions, and causes of action whatsoever, which arise, may arise, or are alleged to have arisen from or during the Participant's use of, or activities or conduct on, the Shooting Range. The Participant understands that this Agreement discharges the Released Parties from any liability or claim that the Participant may have against the Village with respect to any bodily injury, personal injury, illness, death, or property damage that may result from or alleged to have resulted from, or that occurs during, the Participant's use of, or activities or conduct on, the Shooting Range, whether caused by the negligence or conduct of the Village, or otherwise.

2. **Assumption of Risks.** The Participant understands that the Shooting Range, and the activities that take place on the Shooting Range, are dangerous. The Participant also understands that use of the Shooting Range can involve physical and mental stress and exertion. The Participant understands that the use of the Shooting Range presents risks and hazards to the Participant’s property, including but not limited to, damage to the Participant’s clothing, equipment, or firearms.

The activities that take place on the Shooting Range present hazards and risks to the Participant's health and well-being. Such hazards and risks include, but are not limited to: (a) bullets from the Participant's, or another individual's, firearm making contact with the Participant; (b) bullets ricocheting and making contact with the Participant; (c) debris making contact with the Participant; (d) firearms kicking back and making contact with the Participant; (e) attacks against the Participant by other individuals; and (f) injuries associated with the force created by the discharge of a firearm. The Participant therefore understands that the use of the Shooting Range presents risks and hazards to the Participant's health and well-being, including but not limited to, bodily injury, personal injury, illness, or death sustained while the Participant is using the Shooting Range. The Participant understands that the Participant's use of the Shooting Range does not involve the Village’s supervision of the Participant’s medical condition and does not involve the administration of medical care to the Participant.

The Participant hereby acknowledges and understands the risks and hazards connected with the Participant's use of the Shooting Range, is fully aware that there may be risks and hazards unknown to the Participant connected with using the Shooting Range, and the Participant hereby elects to voluntarily use the Shooting Range knowing that said use may be hazardous or may become hazardous or dangerous to the Participant and/or the Participant's property. The Participant voluntarily assumes full responsibility for any risks of loss, property damage or personal injury, including death, that may be sustained by the Participant, or any loss or damages to property owned by the Participant, as a result of using the Shooting Range, whether caused by the negligence or conduct of the Village, or otherwise.

3. **Indemnification and Hold Harmless.** The Participant further agrees for his or her self, as well as for Participant's heirs, next of kin, executors, administrators, successors, assigns, personal representatives, and agents, to indemnify, save, and hold harmless the Village, and its officials, officers, employees, agents, and volunteers ("**Indemnified Parties**") from any loss, liability, damage or costs the Village may incur due to or arising out of the Participant's use of the Shooting Range or activities or conduct on the Shooting Range, whether caused by the negligence or conduct of the Villag , the negligence, willful and wanton, or conduct of the Participant, the negligence, willful and wanton, or conduct of another individual, or otherwise.

4. **Participant's Due Diligence.** Prior to executing this Agreement and prior to using the Shooting Range, Participant agrees and covenants to: (a) become familiar with the level of physical or mental stress and hazards involved with using the Shooting Range and using firearms; (b) confirm with a medical professional that the Participant is physically and mentally capable of using the Shooting Range and using firearms.

5. **Duration.** The Participant understands and agrees that this Agreement shall remain valid, in force, and in effect for the duration of time that the Participant uses the Shooting Range.

6. **Scope of Agreement.** The Participant expressly agrees that this Agreement is intended to be as broad and inclusive as Illinois law allows, and that this Agreement shall be governed by and interpreted in accordance with the laws of the State of Illinois, without regard to conflict of law principles. The Participant additionally agrees that in the event that any clause or provision of this Agreement shall be held to be invalid or unenforceable by any court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect.

IN WITNESS THEREOF, the Participant has executed this Agreement as of the day and year first written above.

Participant Signature

Participant Name (Printed)

Date



Police Department

SUBJECT: Warning Siren Preventative Maintenance

MEETING DATE: March 10, 2026

FROM: Michael Robinson, Police Chief
Michael Clark, Deputy Police Chief

BUDGET IMPACT:	2026 Budget	\$ 3,500
	2026 Contract Cost	\$ 3,200
	Over/(Under) Budget	(\$300)

Recommended Motions

Move to approve Resolution No. 2026-R-55 authorizing the Village Manager to execute a one-year contract amendment in the amount of \$3,200 with Braniff Communications, Inc., Crestwood, IL for Warning Siren Preventative Maintenance.

Background

There are four tornado warning sirens throughout the Village. The sirens are located at the Public Works Facility, Fire Station #26, Gillson Park, and Highcrest Middle School. Annual preventative maintenance ensures these sirens, part of the Village’s critical infrastructure, function if needed during severe weather events.

Discussion

Braniff Communications, Inc. has been providing preventative maintenance services, repairs, and upgrades to the Village’s warning sirens for several years.

This contract amendment is for a one-year term at an annual cost of \$3,200. The contract amendment is being presented to the Village Board as the total contract value over the last several years will exceed the Village Manager’s spending authority of \$25,000.

In reviewing the proposal, the vendor updated their pricing from the previous contract in 2025. The vendor has marginally raised the price for this service since 2020. In 2020, the Village paid \$2,380 for the service. The vendor has demonstrated to be a competent and capable vendor. Warning siren preventative maintenance is a professional service with a limited pool of qualified vendors. Therefore, staff recommends the award of a contract amendment with Braniff Communications, Inc., Crestwood, IL for Warning Siren Preventative Maintenance.

Budget Impact

The service is allocated to the below account within Police Operations Equipment Maintenance. The 2026 budget for this service is \$3,500, and the award is under budget. The remainder of the account includes funding for other equipment to be maintained at the police department.

Description	2025 Budget	2025 Contract	Account Number
Police Operations Maint. - Equipment	\$193,600	\$3,200	11414020-422400

Attachments

1. Resolution No. 2026-R-55 -Warning Siren Preventative Maintenance (Contract attached as Exhibit A)

RESOLUTION NO. 2026-R-55

A RESOLUTION APPROVING A CONTRACT AMENDMENT FOR WARNING SIREN PREVENTATIVE MAINTENANCE SERVICES BETWEEN THE VILLAGE OF WILMETTE AND BRANIFF COMMUNICAIONS, INC.

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract Amendment for Warning Siren Preventative Maintenance Services by and between the Village of Wilmette and Braniff Communications, Inc.; a copy of which is attached hereto as Exhibit A;

WHEREAS, the Village Board finds that the Contract Amendment for Warning Siren Preventative Maintenance Services by and between the Village of Wilmette and Braniff Communications, Inc. authorizing a potential increase in the cost of the Contract by a total of \$10,000 or more or extending the time of completion by a total of thirty (30) days or more is authorized by law as this Contract Amendment is germane to the original contract as signed and it is in the best interest of the Village of Wilmette;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract Amendment for Warning Siren Preventative Maintenance Services attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract Amendment. Prior to executing the Contract Amendment, the Village Manager is authorized to make changes to the form of the Contract Amendment at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on **March 10, 2026**, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSTAIN: _____
ABSENT: _____

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

CONTRACT AMENDMENT FOR WARNING SIREN PREVENTATIVE MAINTENANCE SERVICES



Police Department

SUBJECT: Cellebrite Cell Phone Forensic Software

MEETING DATE: March 10, 2026

FROM: [Michael Robinson, Police Chief](#)
[Michael Clark, Deputy Police Chief](#)

BUDGET IMPACT:	2026 Budget	\$8,800
	2026 Contract	\$8,800
	Over/Under Budget	\$0

Recommended Motion

Move to approve Resolution No. 2026-R-56 authorizing the Village Manager to execute a contract in an amount not to exceed \$44,000, with Carahsoft Technology Corp., Reston VA, for a five-year subscription for forensic software.

Background

The Village is a regional leader in the field of computer and digital forensics, having started its program in 2017. The Village’s digital forensic program is utilized by Wilmette as well as by area task forces and neighboring agencies. Since its adoption within the Police Department, the use of digital forensics has helped in the solving of cases, ranging from misdemeanors to serious felonies. The requested software is from the industry leader and is a crucial policing tool for the Wilmette Police Department. Currently five Wilmette Police employees are certified and proficient in the use of this digital investigate tool.

Discussion

In 2017, the Village first purchased the Cellebrite Universal Forensic Extraction Device (UFED) system using grant/seizure funds. Cellebrite UFED is a software program that allows for digital evidence to be examined once it has been extracted from a device such as a cellphone. Without this investigative tool, the recovered digital evidence is unreadable. The Cellebrite UFED software program allows digital data to be viewed, categorized, and searched for evidence.

At the end of 2023, Cellebrite announced that they were discontinuing their UFED product and replacing it with a product named InsEYEts. InsEYEts includes a variety of product enhancements that includes cloud analytics, automation, and the ability to obtain a Full File System extraction, the gold standard of extraction, of all unlocked cellular devices.

The initial hardware and software system was purchase in 2017 and the annual cost of software updates have been included in the Police Department’s annual budget. Due to inflationary increases, the annual software cost is \$8,800. By agreeing to a five-year term, the supplier agreed to lock-in the service cost at \$8,800 per year for the term of the contract.

Budget Impact

The software subscription for the forensic software is allocated to the below account within the Police Services budget. The 2026 budget included \$8,800 for this expense and is within budget. Future year budgets will be adjusted to account for any increases.

Description	2026 Budget	2026 Contract	Account Number
Cellebrite Annual Software Updates	\$8,800	\$8,800	11424020-420020

Documents Attached

- 1. Resolution No. 2026-R-56 – Cellebrite Cell Phone Forensic Software (Contract attached as Exhibit A and quote attached as Exhibit B)

RESOLUTION NO. 2026-R-56

A RESOLUTION APPROVING A CONTRACT FOR A FIVE-YEAR SUBSCRIPTION FOR CELLEBRITE DIGITAL FORENSICS BETWEEN THE VILLAGE OF WILMETTE AND CARAHSOFT TECHNOLOGY CORP.

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for a five-year subscription for Cellebrite digital forensics (Cellebrite InsEYEts Pro) by and between the Village of Wilmette and Carahsoft Technology Corp.; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract for Carahsoft Technology Corp. attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution and this Resolution shall be in full force and effect from and after its passage.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on **March 10, 2026**, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSTAIN: _____
ABSENT: _____

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

FIVE-YEAR SUBSCRIPTION FOR CELLEBRITE DIGITAL FORENSICS

MINUTES OF THE MEETING OF THE JUDICIARY COMMITTEE OF THE BOARD OF TRUSTEES OF THE VILLAGE OF WILMETTE, TUESDAY, NOVEMBER 4, 2025 AT 11:00 A.M., THE COMMITTEE MEETING ROOM, 2ND FLOOR OF VILLAGE HALL, 1200 WILMETTE AVENUE, WILMETTE, ILLINOIS.

Members Present: Trustee Mike Lieber, Chair
Trustee Steve Leonard
Trustee Gerry Smith

Staff Present: Jeffrey Stein, Corporation Counsel

Guests Present: Jin Park, Akai Hana
Jason Sander, The Mette Cocktail Bar & Lounge

I. Call to Order.

Chair Lieber called the meeting to order at 11 a.m. Committee members Lieber, Leonard, Smith and Corporation Counsel Jeff Stein were present.

II. Approval of Minutes: Judiciary Committee Meeting of July 15, 2025.

Chair Lieber directed the Committee’s attention to the draft minutes of the Judiciary Committee meeting of July 15, 2025.

Trustee Smith moved to approve the minutes of July 15, 2025, seconded by Trustee Leonard.

No further discussion occurred on the motion. Upon a call of the roll the following voted:

Ayes Trustee Smith, Leonard and Lieber
Nays: None.

The motion carried.

III. Review of Sugiyama Foods, LLC, dba Akai Hana application for a Class A Liquor License.

Trustee Leonard made a motion to recommend approval of the Class A Liquor License application submitted by Sugiyama Foods, LLC, dba Akai Hana. The motion was seconded by Trustee Smith.

Corporation Counsel Jeffrey Stein said this is a traditional restaurant that has had a previous liquor license. The new owners are looking to upgrade from a Class B-1 license to a Class A license. He said the Class A allows for the sale of hard liquor but does not allow delivery. The hours of operation are code

compliant, and the request is non-complicated. Mr. Stein added that staff have no concerns regarding the proposed operations.

Committee members discussed Mr. Park's plans for the restaurant and the reasons for upgrading the license class. Mr. Park said the restaurant needs a refresh, so they have planned a renovation in the future that will include a bar buildout and an updated menu. He said previous owners only served beer and wine, but Mr. Park sees a demand for mixed drinks, and the upgraded license will allow him to serve saki and other exotic drinks.

Committee members also discussed Mr. Park's restaurant experience, which includes owning the largest Japanese market with a food court in Elk Grove Village and other restaurants in suburban Illinois. Mr. Park said he has many years of experience managing restaurants and bars and employs a fully trained staff.

There was no public comment or further discussion on this matter.

Ayes Trustees Smith, Leonard and Lieber

Nays: None.

The motion carried.

Mr. Stein informed the applicant that his application would be on the November 12, 2025, Village Board agenda for approval and that a representative from the business should be in attendance to answer any questions from Board members.

IV. Review of Barsander, LLC, dba The Mette Cocktail Bar & Lounge application for a new classification of liquor license.

Trustee Smith made a motion to recommend approval of the application for the creation of a new liquor license classification submitted by Barsander, LLC, dba The Mette Cocktail Bar and Lounge. The motion was seconded by Trustee Leonard.

Mr. Stein said this application is a little different in that the alcohol sales will not be incidental to the sale of food. He said the owner has been clear that the main generator of sales will be alcohol, which the Village has not allowed in the past. He said this concept, at the same location, was discussed at a previous Judiciary Committee meeting with a different applicant who wished to maintain a butcher business during the day and a cocktail bar in the evening.

He said if Committee members want to allow this type of license, there are parameters that can be put into place, such as limiting this type of license to certain zoning districts, limiting the square footage, like the sip-n-shop license, or requiring a food component that stipulates food must be prepared and made on site.

He said the proposed hours are within Code regulations and fit into Mr. Sander's business plan. He also added that staff has no major concerns. Because this class of license would be the least restrictive, he recommends increasing the fee above other licenses in the Village. He said the highest fee license is currently a Class M with a fee of \$5,000, and he recommends giving this classification a \$6,000 fee. He concluded by stating the space is good for this type of use and will otherwise be vacant soon.

Jason Sander, owner of The Mette Cocktail Bar & Lounge, said his plan is to open as a cocktail lounge with a kitchen to prepare a light menu, and he shared a list of the proposed food offerings.

Committee members discussed the food offerings and how this type of license may impact neighboring restaurants. Mr. Sander said his goal is to complement local restaurants by offering a cocktail before or after dinner. He said his menu will be robust but not to the point it would replace dinner options at neighboring restaurants. He said while competition is a part of owning any business, he cannot predict how sales will go. He said his goal is to have good relationships with neighboring businesses and believes having this type of use will draw people from other North Shore communities which will benefit all the businesses downtown.

Committee members discussed the ratio of food to alcohol sales. Mr. Sander said he cannot guarantee a specific number but believes it may be a 60/40 or 70/30 split with the higher percentage representing alcohol sales. He said while the food offerings are not cheap, they are in line with the other restaurants in town. He said they are looking for a vintage vibe, catering to Wilmette residents and those in surrounding communities, not college kids.

Committee members agreed that the concept is more than a normal bar and is potentially a good late evening spot. They discussed the concern of setting a precedent in approving this type of license but ultimately felt with good parameters in place within the Ordinance, the risk of setting a precedent is avoided.

Committee members then discussed parameters to add in the Ordinance, including a food component and requirement that all food must be prepared and cooked onsite. They also discussed geographic and square footage restrictions, the requirement there be a dedicated kitchen employee separate from the serving staff and potentially adding specific language describing the cocktails, such as "high-end," "premium" or "expensive" to ensure the intention is clear the license allows for an establishment of a certain caliber.

Mr. Stein added that the Village Board is the deciding body on whether to increase or decrease liquor license classifications, which allows flexibility in reviewing each application.

Trustee Leonard said we need to give this type of license a lot of thought. He said other districts in addition to the downtown could potentially benefit from this type of use. He said he wants to ensure the Judiciary Committee's focus remains on uses for the entire community.

Mr. Stein concurred and said that is why the Judiciary Committee vets each liquor license application. He pointed out that the Board has modified its Code at different times in previous years to accommodate a new classification of liquor license for certain types of businesses. He said it is ultimately the Board's decision whether to create a new classification, but he has no concerns with the application as presented, particularly with strong parameters in the Ordinance. He added that he has spoken with the Police Chief who did not express any concern with this type of license.

Committee members discussed the application for this location that the Judiciary Committee reviewed in the past, which was recommended for approval. They also reviewed Mr. Sander's hospitality experience.

Mr. Sander said he understands his concept is unique and different. He said he has not had much experience in the hospitality industry, but his business partner, Mike Chookaszian, has, and the plan is to hire an experienced full-time manager. He requested to change to the opening times on Friday and Saturday to 4 p.m., instead of 5 p.m., which is listed in the application. There was no objection from Committee members to amend the start time on the application.

Committee members discussed the fee and ultimately agreed upon \$6,000.

Mr. Stein reiterated the agreed upon conditions for the Ordinance as follows:

1. Food components must be prepared on site and offered at all times
2. Designated kitchen
3. Square footage cap
4. Downtown Zoning District restriction
5. Dedicated employees in the kitchen and front of the business
6. Incorporate specific language to indicate high-end cocktails

There was no public comment or further discussion on the matter.

Ayes Trustees Smith, Leonard and Lieber.

Nays: None.

The motion carried.

Mr. Stein said the Ordinance would be on the December 9 Village Board meeting agenda and notified Mr. Sander he would need to be in attendance to answer any questions Board members may have.

V. Recommendation regarding amendments to the Village Code – Tobacco Licensing.

Mr. Stein said tobacco-related products have changed over time and now include flavored vapes and e-cigarettes, which are appealing to kids. He said there are also Delta 8 and Delta 10 products, which are hemp derivatives that have an intoxicating effect. While these Delta products are not regulated by the State, the Village does have two regulations in place – you cannot have it in a food or drink source, and it cannot be sold to anyone under 21 years of age. He said this unregulated market is being capitalized upon and marketed toward children. He said staff recommend putting some regulations in place for packaging and how these products are sold as well as increasing enforcement action. He said the Land Use Committee will be reviewing tobacco shops to better define the use and potentially restrict where they can be located; however, existing shops would be grandfathered in.

Mr. Stein said staff's recommendation is to enhance current regulations and provide for stricter enforcement to avoid these types of products being possessed by anyone under the age of 21.

Chair Lieber asked that the audience members interested in this matter identify themselves for the record.

Binu George, owner of the BP Station at Lake Avenue and Green Bay Road, said he sells tobacco but no Delta 8 or Delta 10 products. He said he has never had a violation and utilizes a scanner to verify IDs and age. He said all his tobacco products are behind the counter.

Robert Swanson said he is from Terraco Development Management Company on behalf of Wilmette Plaza where The Cigary is located.

Mr. Stein said the major change staff is recommending is for new classifications of tobacco licenses to be created with different fees. He said staff recommend the first class to include tobacco, leaf tobacco and regular cigarettes for a \$50 fee. The second class would include e-cigarettes and vapes for \$100, and the third class would allow for the sale of approved cannabinoid products for \$200. He said the increase in fees is to cover the administrative time the police department would incur to conduct enforcement operations.

Chair Lieber asked if there are any known Delta 8 or Delta 10 sellers in the Village.

Mr. Stein said back in 2021, there were 3 known sellers, but he was not sure they are still selling these products.

Committee members discussed the proposed tobacco licensing changes and their intent to protect the community. They also discussed the constant

evolution of the Delta 8 and Delta 10 products and utilizing specific language within the Village Code to mitigate impacts from future changes to the way these products are produced or marketed.

Committee members also discussed tobacco regulation violations and the fine structures. It was ultimately decided to let the Administrative Adjudication Officer process those violations.

Public comment was called on this matter.

Mr. Swanson said as a landlord, he seeks tenants who comply with the laws. He said in his current situation with The Cigary, the State has closed the business due to a tax issue. He said he has another tenant that is willing to take over the space as a cigar store and smoking lounge. However, they would want to change the name. He asked if it is the space that is grandfathered or the business.

Mr. Stein said obtaining a tobacco license would not be an issue but as far as being grandfathered in, that would be a question for the Land Use Committee or Zoning Board. However, The Cigary has been closed for some time and there are code provisions that may consider the property abandoned, which would exclude it from being grandfathered.

Mr. Swanson said The Cigary just recently closed.

Mr. Stein said the Village will work with Terraco to find the best way forward but there is currently a moratorium on new tobacco licenses, which will expire on January 1, 2026.

Committee members discussed allowing the new tenant to operate in the space with the stipulation they receive a license on January 1, 2026. If the tenant wanted the license today, they would need to assume the LLC, which would mean absorbing the tax debt.

Mr. George said he has worked with the Village to be compliant with tobacco laws and will continue to do so. He said they are diligent in confirming identification and age.

Mr. Swanson asked if he could get the process started for a new tenant now.

Mr. Stein said yes.

There was no further public comment or discussion on this matter.

Trustee Smith made the recommendation to approve tobacco regulations as provided in the staff memo and discussed at the meeting, seconded by Trustee Leonard.

Ayes Trustees Smith, Leonard and Lieber.

Nays: None.

The motion carried.

VI. Outsourced legal services update.

Mr. Stein said there are some legal items that are outsourced and he prepares a report every quarter to update Board members on the firms being used and the costs associated with their service. He said there has been a slight change to the rates for some of the firms, and while most are within the Village Manager's authority, Committee members are being updated for informational purposes. Mr. Stein discussed the firms with rate changes and the work they do, stating the rate structures are reasonable, and the firms are excellent in their areas of expertise.

There was consensus among Committee members that the rates were favorable and there was confidence in Mr Stein's choice of firms.

There was no further discussion on this matter.

VII. New Business.

Mr. Stein said the State recently made changes to its liquor regulations, making delivery of cocktails legal. He said his goal for 2026 is to revamp some of the liquor licenses, but in the meantime, he believes he will need to remove the \$100 "add-on" component to the liquor licensing that allowed for delivery of alcoholic beverages. He asked Committee members if they felt now was a good time to review liquor license fees which have not been increased in years. He said staff reviewed the financial impact of losing the \$100 add-on fee, and it equates to \$2,500, which is nominal.

Committee members discussed increasing liquor license fees. Mr. Stein said our current fees are in line with surrounding communities; however, some adjustments could be made to absorb the Village's increasing expenses. Chair Lieber asked about administrative costs, and Mr. Stein said he is not concerned regarding those; however, a full analysis could be done during the liquor license revamp. There was consensus to remove the \$100 "add-on" fee now and conduct a full analysis during the revamp process.

There was no further new business.

VIII. Public Comment.¹

There was no public comment.

IX. Adjournment.

Trustee Smith moved to adjourn, seconded by Trustee Leonard.

Ayes All voted aye.

Nays: None.
The motion carried.

Chair Lieber declared the meeting adjourned at 12:55 p.m.

Respectfully Submitted,

Karen Norwood
Deputy Village Clerk



Law Department

SUBJECT: Increasing the Number of Class M Liquor Licenses – The Henry
MEETING DATE: March 10, 2026
FROM: [Jeffrey M. Stein](#), Corporation Counsel
BUDGET IMPACT: None

Recommended Motion

Move to adopt Ordinance No. 2026-O-13 increasing the Number of Class M Liquor Licenses.

Background

Henry Plaza del Lago LLC, dba The Henry, located at 1600 10th Street, has submitted an application for a Class M Liquor License. Class M Licenses authorize the sale of alcoholic liquor by restaurants with or without a bar when such sale is incidental and complementary to the consumption of a meal. It shall be unlawful for any holder of a Class M License to offer for sale or serve alcoholic liquor by the drink without concurrently offering for sale or serving meals to patrons; except a Class M License also allows patrons to be served alcoholic liquor in a designated bar area where meals *may* be served by the licensee. The licensed premises must have a minimum total area of at least 2,500 square feet. The designated bar area is subject to the following limitations and requirements:

- a. The bar area may include a bar, tables, or combination of both.
- b. The bar area of the restaurant open to patrons either seated or standing shall not exceed 15 percent of the total interior area of restaurant open to patrons, not including restrooms.
- c. The bar area shall not be located in the public right-of-way, in whole or in part, regardless of whether the licensee has an Outdoor Restaurant Seating License.
- d. No alcoholic liquor may be offered for sale or served in the bar area unless the licensee is concurrently offering for sale or serving meals to patrons seated at tables dining outside of the bar area.
- e. Class M Licenses may be issued only to licensed premises located in the following zoning districts as defined in the Wilmette Zoning Ordinance, appendix A, of this Code:
 - 1. Village Center ("VC") zoning district.
 - 2. Planned Commercial Development - 1 ("PCD-1") zoning district.
 - 3. Planned Commercial Development - 2 ("PCD-2") zoning district.
 - 4. General Commercial - 1 ("GC-1") zoning district.

The Henry will operate from 8 a.m. to 10 p.m. on Sunday through Thursday, and 8 a.m. to 11

p.m. on Friday and Saturday. The annual license fee for a Class M license is \$5,000.

There are no available Class M Liquor Licenses. In order for the Village President, as Local Liquor Commissioner to issue such a license, there must be one made available. The application and supporting materials for The Henry's liquor license are attached.

Discussion

The Judiciary Committee reviewed the application at its February 24, 2026 meeting. The applicant indicated that it is prepared to comply in all respects with the conditions for a Class M License. The Committee unanimously recommended that the Village Board increase the number of Class M Liquor Licenses to allow the Village President to issue a Wilmette Liquor License to The Henry.

Budget Impact

There is no budget impact.

Documents Attached

1. Ordinance No. 2026-O-13 – An Ordinance increasing the Number of Class M Liquor Licenses (The Henry).
2. The application and supporting materials submitted by The Henry.

ORDINANCE NO. 2026-O-13

**AN ORDINANCE INCREASING THE NUMBER OF CLASS M LIQUOR LICENSES
(The Henry)**

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government; and

WHEREAS, the Village’s Local Liquor Licenses are issued to specific individuals or entities as the case may be, and are not transferable; and

WHEREAS, the Village President and Board of Trustees (collectively “Village Board”) finds that Henry Plaza del Lago, LLC dba The Henry has applied for a Class M Liquor License which authorizes the retail sale of alcoholic liquor by restaurants and also allows for patrons to be served alcoholic liquor in a designated bar area where meals may be served; and

WHEREAS, the Village Board Judiciary Committee met on February 24, 2026, to review the application and unanimously recommended adoption of this ordinance increasing the number of Class M licenses; and

WHEREAS, the Village Board sees fit to increase the number of authorized Class M liquor licenses as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Wilmette, Cook County, Illinois:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Wilmette Village Code, as amended, is further amended in Chapter 10, Liquor Control, Article I, In General, Section 10-11, “Number of Licenses,” by deleting the text of said Section 10-11 in the manner shown in strikethrough type below and inserting such new

text in the manner shown in underlined bold type below, so that said Section 10-11 shall hereafter provide as follows:

Sec. 10-11 NUMBER OF LICENSES.

The following shall be the number of licenses to be issued in each Class:

(13)a. Class M 0 1

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

PASSED by the President and Board of Trustees of the Village of Wilmette, Illinois, on the **10th** day of **March 2026** according to the following roll call vote:

AYES: _____
NAYS: _____
ABSTAIN: _____
ABSENT: _____

Clerk of the Village of Wilmette, IL

APPROVED by the President of the Village of Wilmette, Illinois, this **10th** day of **March 2026**.

President of the Village of Wilmette, IL

ATTEST:

Clerk of the Village of Wilmette, IL



Liquor Control Commissioner
 Village of Wilmette, Illinois

APPLICATION FOR VILLAGE OF WILMETTE LOCAL LIQUOR LICENSE*

* This Application requests information required under Chapter 10, Liquor Control, Wilmette Village Code 1993, (as amended). Failure to provide any applicable information will result in the automatic denial of a license. The acceptance of the fee herein does not constitute approval by the Village of Wilmette of the Application for a liquor license. If this Application is denied, all fees will be refunded.

Application for CLASS <u> M </u> Liquor License	Fee Tendered: \$ _____
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NOTE: Local liquor licenses allow the licensee to sell or offer for sale alcoholic liquor only at the premises specified in the license. Each license shall terminate one year from the date of issuance. Renewal applications shall be submitted at least 60 days prior to expiration.

Failure of licensee to comply with the liquor control requirements and restrictions set forth in Chapter 10 of the Wilmette Village Code may result in revocation or suspension of the liquor license.

FOR OFFICE USE ONLY	
Date Received: _____, 20__	
Disposition: ___ Denied	Date: _____, 20__
___ Granted	License # _____
	Date License Issued: _____, 20__
	Date License Expires: _____, 20__

PART A. GENERAL APPLICANT INFORMATION: *to be completed by all Applicants.*

Name of Applicant(s): Henry Plaza del Lago LLC
dba The Henry

Check Appropriate Box:

New Application: X
Renewal Application: If Renewal Application, provide the following:
Current Wilmette Liquor License # _____ Date first issued: _____
Current Illinois Liquor License # _____

Name of Business That Will Be Selling Alcohol:
The Henry

*NOTE: Renewal Applicants need only complete the sections of this Application which have changed since the original or last renewal application was submitted.

Status of Business:

<input type="checkbox"/>	Sole Proprietorship	Date Assumed Name Filed: _____
<input type="checkbox"/>	Partnership	Date of Formation: _____
<input type="checkbox"/>	Illinois Corporation	Date of Incorporation: _____
<input type="checkbox"/>	Foreign Corporation	State of Incorporation: <u>Arizona</u> Date Qualified to Do Business in Illinois: <u>10/16/2025</u>
<input checked="" type="checkbox"/>	Limited Liability Company	Date Formed: <u>5/30/2025</u>
<input type="checkbox"/>	Club/Association	Date Formed: _____ Stated Purpose: _____ Summary of Club activities this past year: _____

Address of Business Premises at Which Liquor Will Be Sold:
1600 10th Street, Wilmette, IL 60091

Business Telephone #: TBD

Business Fax #: _____

Business Web Site and/or E-mail address: https://www.thehenryrestaurant.com/locations/wilmette/

Hours of Business Operation:

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
8:00 am - 10:00 pm	8:00 am - 10:00 pm	8:00 am - 10:00 pm	8:00 am - 10:00 pm	8:00 am - 10:00 pm	8:00 am - 11:00 pm	8:00 am - 11:00 pm

Ownership of Premises: Name and address of the owner of the property upon which the business will operate. *(Except for renewal applications, if Applicant does not own the property, a copy of the current lease must be attached. NOTE: The lease must cover the full term of the license.)*

Plaza del Lago Owner LLC, c/o WS Asset Management Inc, 33 Boylston, Suite 3000, Chestnut Hill, MA 02467

Federal Employer Identification Number: 39-2800733

Illinois Business Tax (Sales Tax) Number: 4608-0376

Insurance Policies Covering the Operation of the Business and the Business Premises:

Insurance Company	Type of Policy	Policy #	Co. Phone #
Ace American Ins Company	Commercial, General Liability	XSLG48975781	866-283-7122

Address of any other premises within Wilmette at which liquor may be warehoused:

N/A

Identify the financial/lending institutions from which financial aid will be or has been provided to the Business:

Name of Institution	Address	Account #	Amount of Loan
N/A			

For restaurant applicants only, attach a copy of the floor plans with complete dimensions noted. (Not applicable for renewal applications)

PART B. OWNERSHIP INFORMATION: *to be completed by all Applicants in accordance with the Status of Business stated above in Part A. This information must be provided for each owner/officer/director/partner as well as shareholders with stock interests equal to or exceeding 5% and for any manager or agent that will be conducting the business. If there are shareholders who own less than 5% indicate the aggregate total ownership in the space provided.*

Manager/Agent Conducting Business:

Name (Last, First)	MI	Home Address		City	State	Zip
Silvas, Meg						
Social Security #	Date of Birth	Sex	Title/Position	Telephone #	% Owned	
				()	0%	

Owners/Officers/Directors/Partners/Shareholders:

Name (Last, First)	MI	Home Address		City	State	Zip
Social Security #	Date of Birth	Sex	Title/Position	Telephone #	% Owned	
				()		

Name (Last, First)	MI	Home Address		City	State	Zip
Social Security #	Date of Birth	Sex	Title/Position	Telephone #	% Owned	
				()		

Name (Last, First)	MI	Home Address		City	State	Zip
Social Security #	Date of Birth	Sex	Title/Position	Telephone #	% Owned	
				()		

Name (Last, First)	MI	Home Address		City	State	Zip
Social Security #	Date of Birth	Sex	Title/Position	Telephone #	% Owned	
				()		

Total Percentage of Stock Held by all Persons with less than a 5% interest: 0 _____%.

Clubs/Associations must submit along with this Application, two (2) copies of a list of its members names and addresses.

Provide current and former employment history for the past 10 years:

Employer	Address	Phone #
Immediate Supervisor	Title/Position	From/To
Employer	Address	Phone #
Immediate Supervisor	Title/Position	From/To
Employer	Address	Phone #
Immediate Supervisor	Title/Position	From/To

PART D. LIQUOR LICENSE HISTORY: to be completed by all Applicants and any other person listed above in Part B.

Indicate whether this is your first application for a liquor license: Yes No

If this is not your first application, identify each licensing authority (state, county, municipality) from which a license has been sought and the disposition of each application. If you have ever had a license denied, or if you have ever withdrawn an application, please provide a written statement setting forth the reasons and circumstances.

State/County/Municipality	Granted/Denied/Withdrawn	Issuance Date, if any	Expiration Date, if any

Provide your Federal Tax Stamp Document Control Number showing that your business been approved to sell alcoholic beverages by the Federal Bureau of Alcohol, Tobacco and Firearm.

N/A

PART E. ELIGIBILITY QUESTIONS: *to be completed by all Applicants and any other person listed in Part B. above. If any question is not answered, the Application will be rejected.*

- | | YES | NO | |
|----|--------------------------|-------------------------------------|---|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you delinquent in the payment of any Illinois Business Tax (sales, withholding, etc.)? |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you ever applied for and been denied a liquor license? |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you ever had any previous liquor license revoked? |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you ever been convicted of a felony? |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Do you possess a current federal wagering stamp? |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Do you or any partner, officer, manager, or any stockholder owning directly or indirectly in the aggregate equal to or more than 5% of the corporate stock possess a current federal wagering stamp issued by the United States Internal Revenue Service? |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you ever been convicted of a gambling offense as defined and enumerated in the Illinois Liquor Control Act, 235 ILCS 5/6-2(16)? |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | Are you, other person with an interest in the business, a public official or law enforcement official within the jurisdiction of the Village of Wilmette? |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Except for merchandise credit in the ordinary course of business, have you received or borrowed money, credit or anything of value directly or indirectly from any other licensee, supplier, manufacturer, importer, distributor, or representative thereof, of alcoholic products? |

If the answer to any of the above questions was "yes," a written detailed explanation must be provided below:

For each Manager and/or Agent listed above in Part B, state whether he/she would be qualified to obtain a state and local liquor license. If your answer is No, provide a complete explanation.

Yes No

For each person listed above in Part B, provide the following citizenship information:

United States Other

If a naturalized citizen, provide the date and place of naturalization:

For each person listed above in Part B who is not a U.S. citizen, attach a copy of the documentation which identifies that person's legal status in this country.

PART F. CERTIFICATION: *This Application must be signed by an owner, officer, partner or authorized agent of the business. The signature must be an original—rubber stamps are not acceptable.*

I, the undersigned Applicant or authorized agent thereof, swear, affirm and certify that the matters stated in this Application are true and correct and are made upon my personal knowledge and information for the express purpose of obtaining a liquor license from the Village of Wilmette. Further, I swear, affirm and certify that the Applicant is qualified and eligible to obtain the license applied for and that the Applicant understands and agrees not to violate any of the laws of the United States of America, the State of Illinois or the Village of Wilmette.

It is understood and agreed that the Village of Wilmette will be notified within 30 days of any changes in the information stated herein. It is further agreed that all individuals, partners, officers, or managers, as well as all stockholders owning directly or indirectly in the aggregate equal to or more than 5% of the corporate stock, will be fingerprinted in connection with this Application.

Heather Berry SR. VP of Restaurant Operations 1/19/2026
Print Name of Applicant/Authorized Agent Title/Position Date

Heather Berry
Signature

Subscribed and sworn before me
This 19th day of January, 2026

Lydia Butler Beaulieu
NOTARY PUBLIC



Amended: 8/24/04

Patrick Wartan
312.836.4131
pwartan@taftlaw.com

IN REFERENCE TO:
126820-00001

January 21, 2026

VIA FEDEX

Village of Wilmette
Attn: Ms. Karen Norwood / Deputy Village Clerk
1200 Wilmette Avenue
Wilmette, Illinois 60091

Re: Henry Plaza del Lago LLC – Liquor License Application

Dear Ms. Norwood:

Enclosed please find the Liquor License Application, ownership information, organizational chart, floorplans, copy of the lease and a check for \$5,000.00 for Henry Plaza del Lago LLC to be located at 1600 10th Street, Wilmette, Illinois which will be a neighborhood full-service restaurant serving modern American food, cocktails and beer. Please reach out by phone or email with any questions.

Thank you.

Sincerely,

Taft Stettinius & Hollister LLP

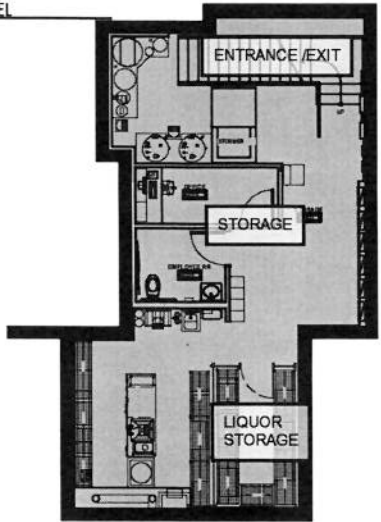


Patrick Wartan

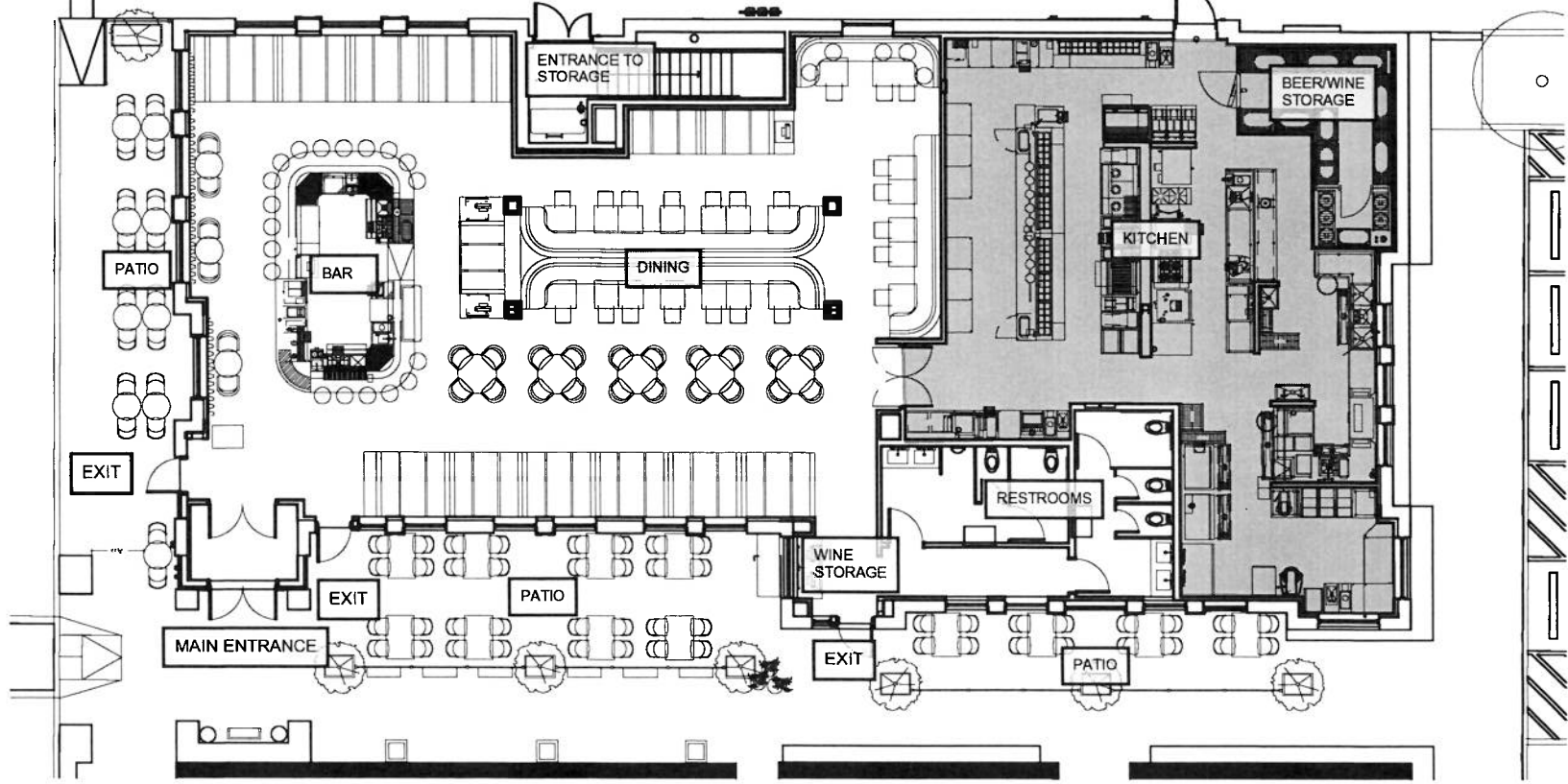
PW:ec
Enclosures

197516463v1

BASEMENT LEVEL



LEVEL 1



1

THE HENRY - CHICAGO (WILMETTE)
 SCALE: NTS
 ADDRESS: 1609 10th Street Wilmette, IL 60091

SQUARE FOOTAGE:
 INTERIOR: 6,191 sqft
 PATIO: 1,157 sqft
 TOTAL: 7,348 sqft

SEAT COUNT:
 INTERIOR: 149 seats
 PATIO: 66 seats
 TOTAL: 215 seats



LEASE (Removed)



Village Manager's Office

SUBJECT: Recognition of the Black History Month Contest Winners

MEETING DATE: March 10, 2026

FROM: Sara Phyfer, Assistant to the Village Manager

BUDGET IMPACT: No Budget Impact

Background

Black History Month is observed throughout the month of February. The Human Relations Commission (HRC) promoted cultural awareness by holding a Black History Month student contest for Wilmette students from grades K-12. Students submitted entries in the following categories: poster, essay/poetry, and multimedia music. The theme for the 2026 contest was "A Century of Black History Commemorations," which seeks to explore the impact and meaning of Black history and life commemorations in transforming the status of Black peoples in the modern world.

Discussion

The Human Relations Commission began organization of the 2026 Black History Month Contest in October 2025. Based upon direction from the Commission, Village Staff began development of flyers and promotional materials in November 2025 (Attachment #1 includes the contest flyer). Village staff sent information to the Chamber of Commerce, Wilmette Library, Park District, New Trier Township, local school districts and art teachers, and religious institutions to help promote the contest. Additionally, Village Staff promoted the contest through E-News, social media, and the Village's website.

Based upon the recommendation of the Commission, the Black History Month contest started on January 19 in conjunction with Dr. Martin Luther King, Jr. Day and the contest ran through February 20.

In 2026, 8 project submissions were entered. Attachment #2 includes the contest submissions.

Included in the contest prizes are certificates of recognition, gift cards, and an invitation to the March 10 Village Board meeting to be recognized for their efforts.

To further recognize the efforts on the contestants, all contest submissions have been posted online at www.wilmette.gov/BlackHistoryMonth and have been shared in the February 27 edition of E-News and via social media. Contest submissions will be on display at the March 10 Village Board meeting and at Village Hall.

Documents Attached

1. Black History Month Contest Flyer
2. Black History Month Contest Submissions



BLACK *History* MONTH CONTEST

In commemorating Black History Month, the Village of Wilmette Human Relations Commission is sponsoring a 2026 poster, essay, poetry, art, video, or music contest.

Submissions should be based on this year's theme **"A Century of Black History Commemorations,"** which seeks to explore the impact and meaning of Black history and life commemorations in transforming the status of Black peoples in the modern world.

Students are invited to submit posters, essays, poetry, art, videos, or music. All contestants must be Wilmette residents or students enrolled in grades K-12.

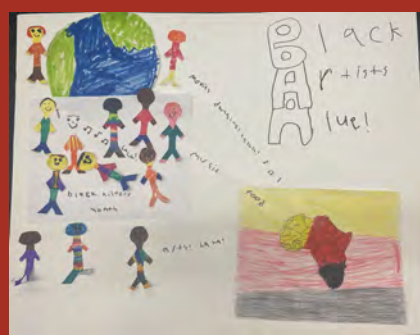
The contest is open from January 19 - February 20, 2026.

Submit your entries multiple ways:

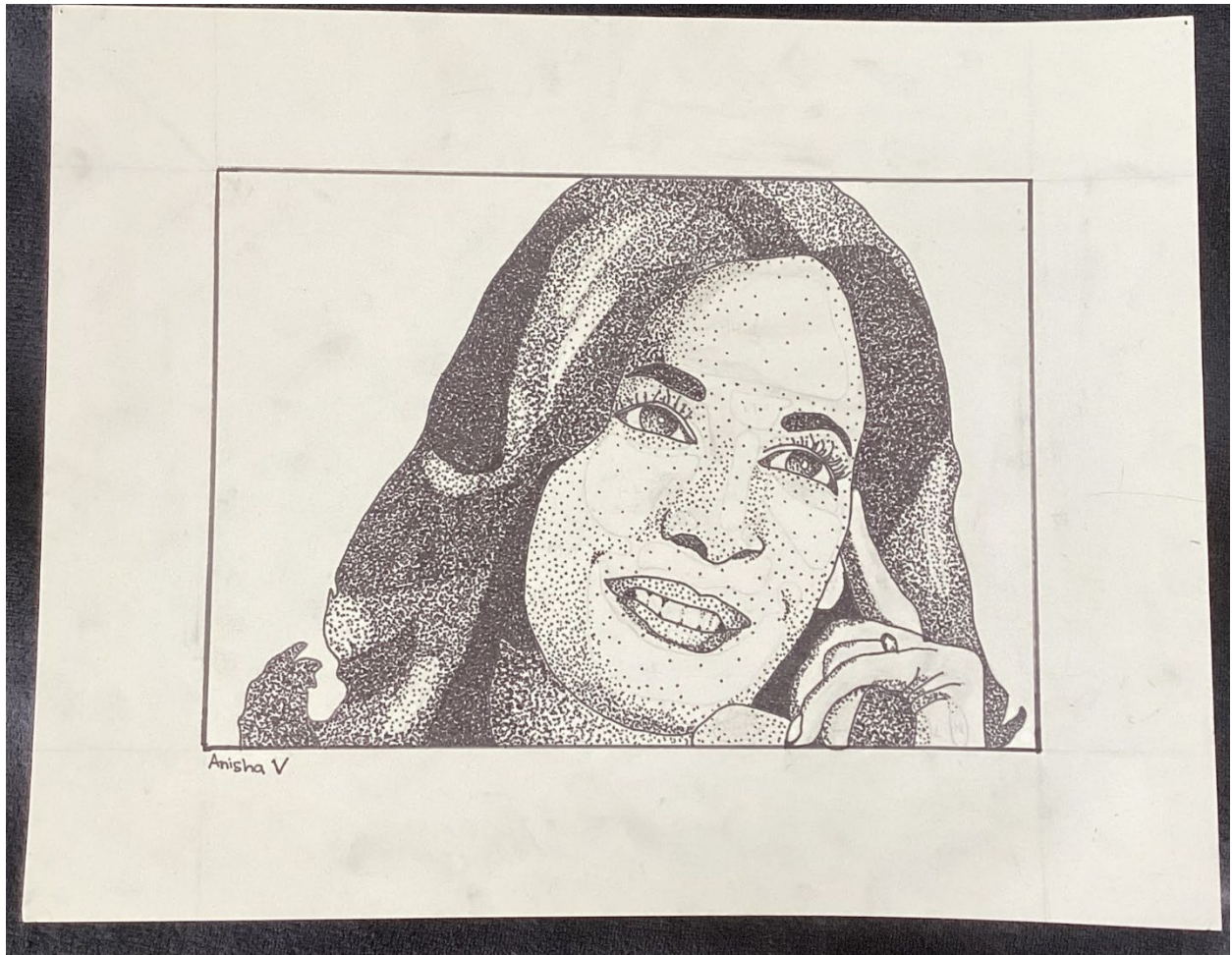
- Email to phyfers@wilmette.com
- Send or bring entries to:
Wilmette Village Hall, 1200 Wilmette Avenue

For more information on the contest including rules, past contest winners, and the 2026 theme, visit Wilmette.gov/BlackHistoryMonth

Contest winners will receive a gift card, be presented a recognition certificate at a Village Board meeting, and have works displayed online and at Village Hall.



SCAN HERE FOR MORE INFORMATION



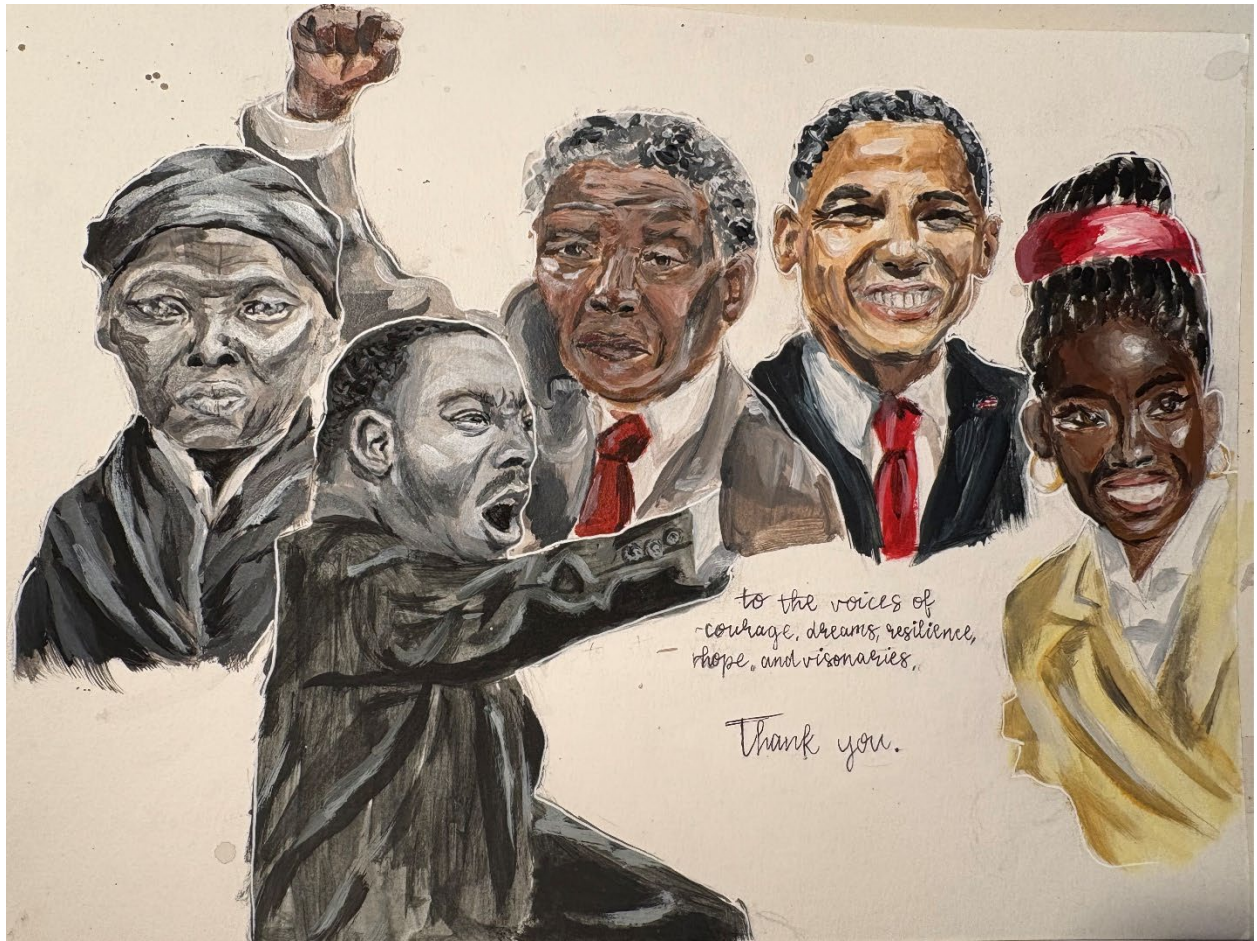
Kamala Harris by Anisha Vasudevan – 11th grade (NTHS)

Trying to Try

A century of black accomplishments By Eve

A century
Of strength
But delve
Beneath the surface
And find
Terror
and
Fear
and Hope
A story
Of people
Cast aside
Left
Thrown away
Over and over again
Because of something
They cannot control
People who were
Fighting
For the right
To be seen
As human
Fighting
To be seen
As who they are
Fighting
To be accepted
By their own kind
Endless lives were changed
Some for better
Most for worse
But still
Protesting
Fighting
For what is right
And now
We see them
As leaders

As fighters
As protecters
As people
People
Who changed
The world



Annabel Choi, 8th grade (WJHS)

I HAVE

Marin Pridmore, 5th grade



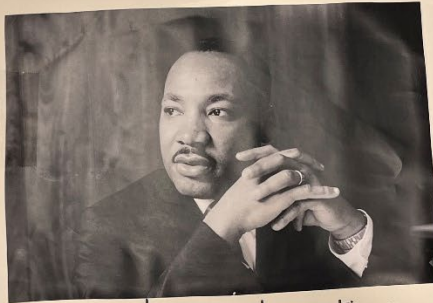
A DREAM



Martin Luther King Jr by Quinn Buckely, 1st grade

Black Lives Matter

MLK facts
Born: Jan 15, 1929 Atlanta, GA
Assassinated: Apr 4, 1968, Lorraine Motel, Memphis, TN
Cause of death: assassination by firearm
Spouse: Coretta Scott King (1958-2005)
Age: 39
Parents: Martin Luther King Sr., Alberta Williams King
Siblings: Christine King Farris, A.D. King
Grandchild: Yolande Renee King
Education: Boston University



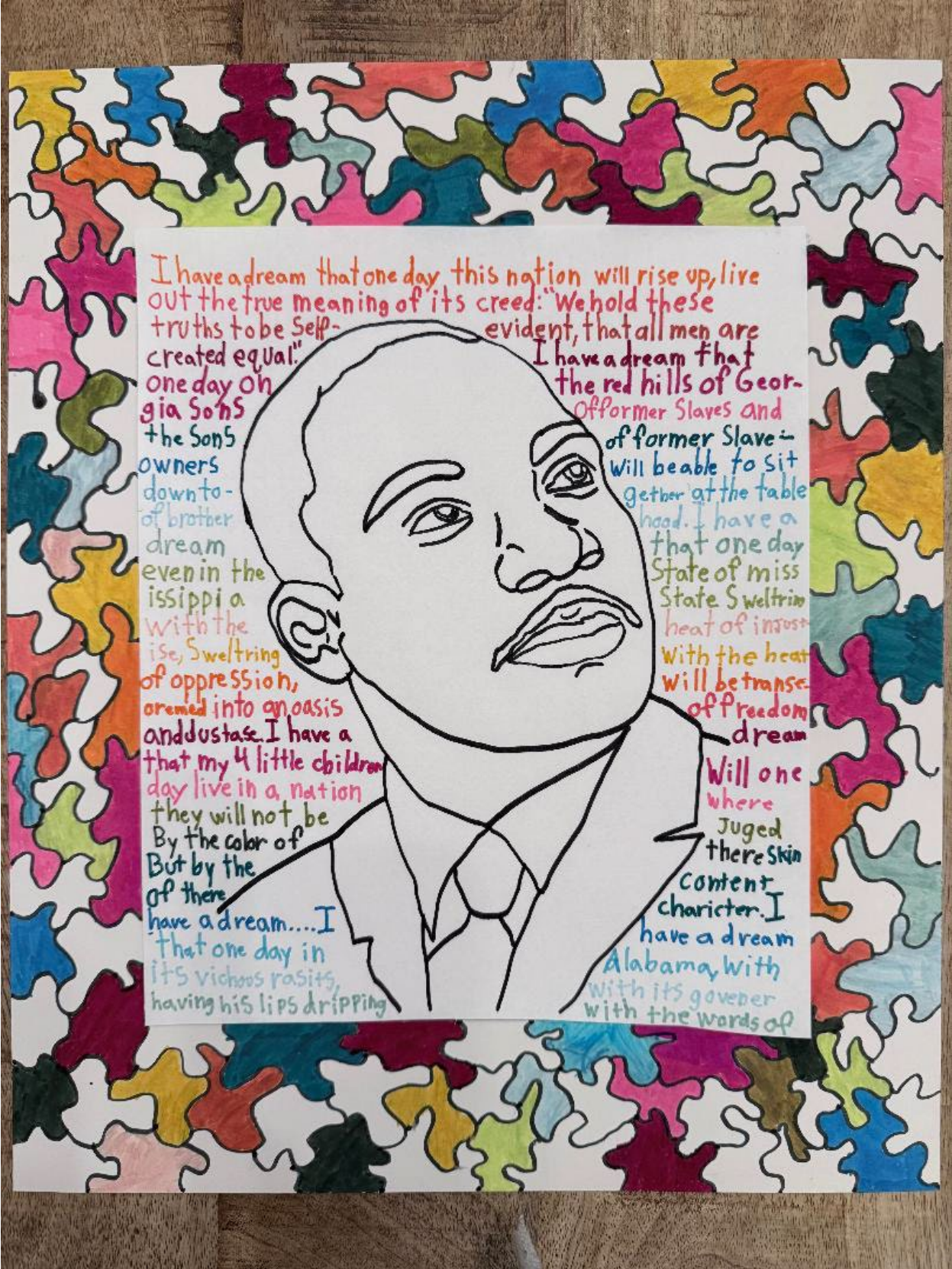
MLK / Martin Luther King Jr.

All about
MLK!!!
Facts
pictures and more

I have a Dream that one day
my four little children will grow up
in a world that will not
judge them by the color of their
skin but by the content of
their character



Black Lives Matter by Sydney Eilhauer – 2nd grade (Central)



I chose to highlight Dr. Martin Luther King Jr. because he was a historical figure to be remembered for his leadership in civil rights.

His “I have a dream” speech is a very interesting piece of history and is inspiring to many people.

Here's how I created my artwork:

First I traced Dr. King’s face so it could be historically accurate.

Then I wrote his speech alongside his picture in different colors to symbolize the diversity in America.

Last, I created a border of “squiggle art” inspired by artist Jen Stark, who is an artist I learned about at Central and Highcrest.

Thank you for having this contest and for celebrating Black History Month in Wilmette.

- Vander Lock (age 10), Highcrest Middle School

A Century of black history poem

A Century ago Remembrance began as a quiet act-
Names spoken softly
So they would not disappear.

It started in classrooms in churches,
In Ink and memory,
Where history refused to stay buried
beneath silence.

Each year became a stitch in time:
Stories of hands that built,
Voices that sang freedom into being,
Feet that marched when standing still
Was safer.

We remember inventors of light,
writers of truth,
leader who bent the arc of justice
with nothing but courage and conviction.

We remember the unnamed too-
the backbone of progress,
the dreamers without monuments,
the brilliance history tried to overlook.

Over decades, the commemoration grew louder,
From a week to a month,
from margins to headlines,
from survival to celebration.

This century is not just about the past—
it is a mirror held to represent,
asking who we honor,
and how boldly we continue the work.

Because remembrance is not an ending.

It is a relay—
a torch passed forward,
lit by resilience,
carried by hope.

And as the next century begins,
history does not rest behind us—
it stands beside us,
still being written.

Zaira Wilson
Mrs.Taylor's Homeroom



Village Manager's Office

SUBJECT: 2026 National Women's History Month Recognition Proclamation

MEETING DATE: March 10, 2026

FROM: Sara Phyfer, Assistant to the Village Manager

BUDGET IMPACT: None

Recommended Motion

Proclamation designating the month of March 2026 as National Women's History Month in the Village of Wilmette.

Background

The Village's Human Relations Commission has endorsed Village proclamations recognizing the celebration of various cultural groups. At their January 15, 2026 meeting, the Human Relations Commission approved the attached Proclamation for Women's History Month. Staff is providing the Village Board with information regarding the history of this celebration.

The observation of Women's History Month started in 1981 when Congress passed Pub. L. 97-28, which authorized and requested the president to proclaim a "Women's History Week". In 1987, the celebration became a month-long event. Since 1995, presidents have issued a series of annual proclamations designating the month of March as "Women's History Month."

Women's History Month is observed annually in March to celebrate the contributions women have made to the United States and recognize the specific achievements women have made over the course of American history. The 2026 theme is "Leading the Change: Women Shaping a Sustainable Future." The theme celebrates the diverse contributions of women who are leading sustainability efforts across environmental, economic, educational, and social justice movements.

In proclaiming Women's History Month, Wilmette residents are encouraged to learn about the contributions of American women to our nation's history and to celebrate this month with appropriate programs and activities. National Women's History Month information and resources can be found at www.womenshistorymonth.gov. Additionally, Wilmette residents can learn local history and local events celebrating Women's Month by visiting the Village's website.

Documents Attached

1. 2026 National Women's History Month Proclamation



1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

Office of the
Village President

(847) 251-2700
FAX (847) 853-7700
TDD (847) 853-7634

PROCLAMATION

WHEREAS, all residents deserve to be treated with dignity, respect, compassion and justice regardless of gender identity, age, race, religion, economic status, sexual orientation, or physical, mental, or sensory ability; and,

WHEREAS, the Village of Wilmette has a history of female leaders, community stewards, professionals, and more that have influenced the community we are today, and the importance that we recognize their accomplishments; and

WHEREAS, March being annually celebrated as National Women’s History Month, this observance calls our attention to the continued need for gender equality and to improve the lives of women; and,

WHEREAS, The National Women’s History Alliance designated the 2026 theme as “Leading the Change: Women Shaping a Sustainable Future,” which celebrates the diverse contributions of women who are leading sustainability efforts across environmental, economic, educational, and social justice movements.

WHEREAS, the Village of Wilmette encourages residents to learn about women’s history in Wilmette and the United States. Resources and local events can be found at www.womenshistorymonth.gov and on the Village of Wilmette website.

NOW, THEREFORE, I, Senta Plunkett, Village President of Wilmette, Illinois, proclaim March 2026 as National Women’s History Month and call upon all people of Wilmette, Illinois, to honor and celebrate the history and contributions of women in our community, our state, and our nation.

Dated this 10th day of March, 2026.

Senta Plunkett
Village President



Community Development Department

SUBJECT: Amendments to the Tree Preservation Ordinance

MEETING DATES: Ordinance Introduction – March 10, 2026
Ordinance Adoption – April 14, 2026

FROM: Joe Hansen, Tree Preservation Officer
Emily Egan, Director of Community Development
Jeffrey Stein, Assistant Village Manager/Corporation Counsel

BUDGET IMPACT: None

Recommended Motion (April 14, 2026)

Move to adopt Ordinance No. 2026-O-16 authorizing text amendments for Chapter 29 – *Tree Regulations* of the Village Code.

Background

On March 8, 2022, the Village Board adopted Ordinance No. 2022-O-20 which revised the Village’s tree preservation ordinance to discourage the removal of healthy trees, require the replacement of trees to maintain the Village’s canopy when healthy trees were removed (or make a payment in lieu of planting trees), and require enhanced protection to mitigate damage to trees during construction. The ordinance also allowed for the creation of new processes including a Tree Regulation Manual, streamlined removal applications, notification forms, approved species list, and tree protection guidelines.

The Land Use Committee reviewed the impacts of the initial ordinance changes in late 2022 and Ordinance No. 2023-O-10 was adopted by the Village Board on February 28, 2023 amending the ordinance. These amendments included updated definitions and enhanced tree protections in the parkway.

On February 18, 2026 the Land Use Committee heard from staff and discussed newly proposed amendments to Chapter 29 which include clarifying definitions, various improvements regarding communication, and a fee adjustment for fees in lieu of planting for the removal of Healthy Heritage Trees. The Committee voted 3-0 to recommend to the Village Board the approval of the proposed changes.

Discussion

The proposed amendments to Chapter 29 include the following key updates:

Definitions & Administrative Clarifications

- Add a formal definition of Arborist Report, specifying required professional credentials (Certified Arborist with TRAQ or Registered Consulting Arborist).
- Define Encroachment as land disturbance within a tree's Critical Root Zone (CRZ).
- Update Tree Survey requirements to:
 - Clearly show all encroachments into the CRZ.
 - Require submission in a standardized format per the Tree Regulations Manual.

Arborist Report & Notification Requirements

- Clarify when an Arborist Report may be required, particularly for:
 - Removal of Healthy Heritage Trees.
 - Construction impacts that may affect retained trees.
- Clarify that Neighbor Notification is required only for removal of Healthy Heritage Trees.

Replacement & Fee Adjustments

- Require one Replacement Tree (or approved fee in lieu) for removal of Healthy Protected Trees measuring 6 - 9 inches DBH.
- Increase the fee in lieu for removal of Healthy Heritage Trees from \$125 per diameter inch to \$250 per diameter inch.

Tree Protection & Construction Standards

- Require signage on tree protection fencing.
- Establish clear limits on permissible encroachments into the Critical Root Zone:
 - Limit new encroachments to less than 25% of remaining Tree Protection Area.
 - Prohibit encroachments closer than one-half of the required CRZ radius, unless supported by an Arborist Report.
- Authorize post-construction mitigation measures, when necessary, to support long-term tree health and structural stability.

Attachment #2 contains more detail on each of the proposed amendments.

The Committee also reviewed images of plantings that are more ornamental like hedgerows and arborvitae to consider regulating these plantings which are currently non-regulated species. The Committee agreed to move forward with the amendments proposed and asked staff to consider changes relative to ornamentals for the Zoning Ordinance rather than Chapter 29 of the Village Code, at a later date.

Documents Attached

1. Ordinance No. 2026-O-16
2. LUC memo from February 18, 2026
3. Presentation

ORDINANCE NO. 2026-O-16

**AN ORDINANCE AMENDING REGULATIONS REGARDING TREES
(Chapter 29 – Tree Regulations)**

WHEREAS, the Village of Wilmette, Cook County, Illinois (“Village”), is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village has reviewed and studied its regulations regarding trees on both public and private property and has determined that certain amendments regarding the Village’s current standards for tree preservation, tree protection and tree removals (hereinafter collectively referred to as “tree regulations”) are desired and doing so is in the best interests of the health, safety and welfare of the public; and

WHEREAS, on March 8, 2022, the Village Board after numerous meetings involving expert opinions and public comments, adopted Ordinance 2022-O-20 which amended existing and created new regulations regarding the trees located on private property; and

WHEREAS, on March 8, 2022, the Village Board, after numerous meetings involving expert opinions and public comments, adopted Ordinance 2022-O-20 which amended existing and created new regulations regarding trees located on private property; and

WHEREAS, the Village’s tree regulations, created by Ordinance 2022-O-20 have been amended from time to time, and are to be further amended as provided in this ordinance; and

WHEREAS, on February 18, 2026, the Land Use Committee of the Village Board (“LUC”) met to discuss further amendments to the Village’s tree regulations; and

WHEREAS, the LUC, recommended amendments to the Village Code in regard to tree regulations, which are reflected in this Ordinance; and

WHEREAS, the Village Board has determined that it is in the best interests of the health, safety and welfare of the public to amend the Village Code provisions for tree regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Wilmette, Cook County, Illinois:

SECTION 1: The above recitals are incorporated in this ordinance as if fully set forth.

SECTION 2: The Wilmette Village Code, as amended, is further amended in Chapter 29, “Tree Regulations” by deleting text of said Chapter 29 in the manner shown in strikethrough type below and inserting such new text in the manner shown in underlined bold type below, so that said Chapter 29 shall hereafter provide as follows:

CHAPTER 29 TREE REGULATIONS

ARTICLE I IN GENERAL

Section 29-1 Policy and Purpose

(a) Policy

While allowing for the reasonable improvement of land within the Village, it is the public policy of the Village to:

- (1) maintain and grow the tree canopy within the Village;
- (2) add to the tree population within the Village where possible;
- (3) maintain existing healthy trees within the Village; and
- (4) minimize the unnecessary Removal of trees.

(b) Purpose. The preservation of existing trees and the planting of additional trees in the Village are intended to accomplish, where possible, the following objectives:

- (1) To preserve trees as an important public resource enhancing the quality of life and the general welfare of the Village and enhancing its unique character and physical, historical, and aesthetic environment;
- (2) To help preserve and enhance the environment;
- (3) To preserve the essential canopy and character throughout the community;

- (4) To preserve, protect and maintain trees as an integral part of the infrastructure of the Village as other critical Village infrastructure;
- (5) To enhance and preserve the air quality of the Village through the filtering effect of trees on air pollutants and replenishing the atmosphere with oxygen;
- (6) To reduce noise within the Village through the baffle and barrier effect of trees on the spread of noise;
- (7) To reduce topsoil erosion through the soil retention effect of tree roots;
- (8) To absorb excess soil moisture, thereby moderating storm water runoff;
- (9) To provide habitat and food for birds and other wildlife, including the preservation and enhancement of nesting areas for birds and other wildlife, which in turn assist in the control of insects;
- (10) To reduce energy consumption through the wind break and shade effects of trees; and
- (11) To maintain and enhance property values throughout the Village by preserving and adding to the aesthetic quality of land.

(c) Exception.

Vegetation that is the subject of the regulations of this Chapter shall not include those species commonly known as woody shrubs or bushes. A list of such species of vegetation that is not to be considered a tree shall be determined by the Director and provided for in a Village manual, that regardless of size shall not be considered to be a tree of any classification. The list of vegetation that is not to be considered a tree for purposes of these regulations may be amended as necessary and as determined by the Director.

Section 29-2 Rules of Construction

All provisions of this Chapter shall prevail as to all matters and questions arising from the subject matter of this Chapter. If there are any contradictory provisions, between another Chapter of the Village Code and this Chapter 29, the provisions of this Chapter, upon the subject matter of this Chapter shall apply.

Section 29-3 Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Aggregate Diameter means the combined diameter of a Multiple Stemmed Tree of each stem that has a diameter of six (6) inches or greater when measured at breast height as follows:

For Multiple Stemmed Trees where the trunk separations begin at lower than four and one-half (4½) feet from the ground, but higher than one (1) foot from the ground, measurement shall be taken one (1) foot below the separation.

For Multiple Stemmed Trees where the trunk separations begin below one (1) foot from the ground, measurement shall be taken at four and one-half (4½) feet above the average ground level at the base of the tree.

Arborist Report means a report which shall contain the information as required in a Village manual, provided and signed by a Certified Arborist who holds either the Tree Risk Assessment Qualification from the International Society of Arboriculture or is a Registered Consulting Arborist through the American Society of Consulting Arborists.

Caliper means the diameter of a tree as measured at a point six (6) inches above the existing grade at the base of the tree. This point of measurement is used only for measuring nursery stock and replacement trees.

Canopy means the area occupied by the live leaves and branches of a tree.

Certified Arborist means an arborist that has a valid International Society of Arboriculture certification.

Certified Arborist Review Certificate or *Certificate* means a certificate provided and signed by a Certified Arborist that shall be filed with a Tree Removal Permit. The certificate shall, in the professional opinion, based upon Best Management Practices of the International Society of Arboriculture, of the signing Certified Arborist identify, the location, size, species, condition and form of each tree, and the purpose of the Removal for the tree sought to be Removed as applied for in the Tree Removal Permit.

Critical Root Zone means that circular area under a tree as determined by a one-foot radius for each one inch in DBH.

Damage means any act that results in the death, likely death, loss in value, loss in aesthetic value, or substantial destruction of a tree, or causes the tree to become diseased or a hazard to persons or property, as determined by the Village Forester/Tree Preservation Officer. “Remove” or “Removal” of a tree shall be considered as “Damage” to a tree.

DBH or *diameter at breast height* means the diameter of the trunk of the tree measured in inches at a point four and one-half (4½) feet above the existing grade at the base of the tree or the Aggregate Diameter of a Multiple Stemmed Tree. This point of measurement is used for measuring mature and established trees.

Director means the Director of Community Development.

Diseased means a severe disease or pest that is known to cause or is causing the death of a tree.

Encroachment means any land disturbing activity that occurs within a Critical Root Zone.

Fee in Lieu means the fee to be paid, in lieu of planting a Replacement Tree, for the Removal of a Protected Tree or Heritage Tree.

Governmental Entity means the United States Government, the State of Illinois, or any Political Subdivision of the State.

Hazardous Tree means a tree or any part of the tree:

- is damaging an existing structure or utility; or
- that because of damage, or because of its deteriorated or damaged state constitutes a possible risk for harm associated with the tree or part of the tree falling on any person or property.

Healthy Tree means a tree that is not dead, dying, diseased, hazardous, or an Invasive Tree.

Heritage Tree means any tree of the following genera or species or size:

- All trees in the genus *Quercus* (Oaks) greater than or equal to 10" DBH;
- All trees in the genus *Carya* (Hickory) greater than or equal to 10" DBH; or
- All trees greater than or equal to 20" DBH except for Invasive Trees, Ornamental Trees and Undesirable Trees.

Invasive Trees shall be those trees as determined by the Director and provided for in a Village manual, that regardless of size shall not be considered to be a Protected Tree or Heritage Tree. The list of Invasive Trees may be amended as necessary and as determined by the Director.

Jointly Owned Tree means a tree that has any portion of its trunk, where that trunk has emerged from the ground, located across two or more property boundary lines when such properties are not owned by the same party.

Multiple Stemmed Tree means a single tree made up of two (2) or more main stems originated below the height used for measuring DBH.

Neighbor Notification means a notice, on a form provided by the Village, to be delivered to the required properties when certain trees are sought to be Removed.

Nuisance Trees means the following types of trees:

- any and all species of Elm Trees that are infected with Dutch Elm Disease;
- any and all species of Ash Trees that are infected with Emerald Ash Borer;
- any tree, including its limbs, that constitutes an immediate or imminent hazard to persons, property or the general public.

Ornamental Tree means a Protected Tree possessing qualities such as flowers or fruit, attractive foliage, bark or shape, with a mature height less than forty (40) feet. Ornamental Trees shall be those trees as determined by the Director and provided for in a Village manual, that regardless of size shall not be considered to be a Heritage Tree. The list of Ornamental Trees may be amended as necessary and as determined by the Director.

Protected Tree means any single trunk tree or any Multiple Stemmed Tree with at least one stem, having a DBH of six (6) inches or more when located on private property, or a tree of any size when planted as a Replacement Tree.

Public Property means any public street, public cul-de-sac, parkway, right-of-way, or any other place owned or controlled by the Village or another Governmental Entity.

Remove or *Removal* means the causing or accomplishing of the actual physical removal of a tree.

Replacement Tree means a tree on the Village's list of approved tree species, planted pursuant to the Removal of a Protected Tree or Heritage Tree. The list of approved tree species appropriate to be planted as a Replacement Tree, as well as the required size and maturity of the Replacement Tree sought to be planted, shall be provided for in a Village manual and may be amended as necessary and as determined by the Director.

Tree Protection Area means the area within the Critical Root Zone of a tree.

Tree Protection Plan means the plan prepared by a Certified Arborist as required by this Chapter.

Tree Removal Permit means the permit required by this Chapter prior to the Removal of a Protected Tree or a Heritage Tree.

Tree Survey means a graphic display of all existing trees upon the property and within fifteen (15) feet of the lot lines on an adjoining property, with a six-inch (6") DBH or greater and existing trees of any size located on the adjacent rights-of-way, which survey shall also contain the approximate outline of the Critical Root Zone **(with indication of any Encroachment)** of each and every tree located upon the subject property, within fifteen (15) feet of the lot lines, and the adjacent rights-of-way. The survey shall also identify the DBH and species of each tree, and an opinion, from a Certified Arborist, of the condition and form of each tree. **The survey shall also provide any information and drawings as required in a Village manual.**

Undesirable Tree means a Protected Tree that is of a species that is:

- not well established for the climate of the region;
- likely to have a high mortality rate for the region;
- likely to become Diseased; or
- predisposed to structural deficiencies.

Undesirable Trees shall be those trees as determined by the Director and provided for in a Village manual, that regardless of size shall not be considered to be a Heritage Tree. The list of Undesirable Trees may be amended as necessary and as determined by the Director.

Yard means the required open, unoccupied space on a lot, unobstructed from the ground to the sky, except for those encroachments allowed by Appendix A of the Village Code. Yard size shall be determined by the yard regulations of the Zoning District as provided for in Appendix A of the Village Code, in which the property is located.

Sec. 29 – 4 – 29.15 – Reserved.

ARTICLE II TREE PRESERVATION

Sec. 29 – 16 General Regulations.

(a) Unlawful to Damage or Remove a Tree.

- (1) It shall be unlawful for any person to Damage any tree within the Village. It shall be unlawful for any person to remove any tree located upon any public property within the Village, unless expressly authorized by a right-of-way permit as provided for in chapter 20 of the Village Code, which may be denied to preserve any tree. It shall be unlawful for any person to remove any tree not located on public property, without first obtaining a Tree Removal Permit from the Village, except as otherwise authorized by this chapter. The property owner, property owners of a Jointly Owned Tree, and any agent of the property owner or owners violating this article shall be jointly and severally liable.
- (2) The provisions of this chapter do not apply to any Governmental Entity Removing a tree from their own property, property that is leased by a Governmental Entity, or for property when the use of that property is granted to a Governmental Entity pursuant to an easement, license or similar grant of authority.
- (3) The provisions of this chapter do not apply to public utilities when a tree is located in a public utility easement on private property and the removal of the tree is necessary to the operation of the utility. Trees located in a public utility easement shall not be removed without a right-of-way permit (or the appropriate permit as determined by the Village Engineer and Director) or as otherwise authorized in a franchise agreement. All tree-trimming and vegetation control performed by a utility shall be performed to the standards set forth in chapter 20.
- (4) The provisions of this Chapter do not apply to the Village of Wilmette when the Village is removing a tree from public property.

(b) Tree Removal Permits

When a Tree Removal Permit is required by this Chapter or any other part of the Village Code, prior to the issuance of a Tree Removal Permit, an applicant shall:

- (1) submit the following information on an application form to be provided by the Village:
 - a. The address of the property where the tree is to be Removed;
 - b. The name, phone number, and email address of the property owner where the tree is to be Removed;
 - c. The name, address, phone number and email address of the entity and/or individual that will be Removing the tree;
 - d. Provide a description of the:
 - i. the species or common name of the tree to be Removed;
 - ii. location of the tree to be Removed which, in the opinion of the Director, may be required to be depicted upon a Plat of Survey or another document acceptable to the Director,
 - iii. the DBH of the tree to be Removed, and
 - iv. a photographic documentation of the tree to be Removed.

- (2) Pay the required Tree Removal Permit Fee of \$75 per tree to be Removed, which shall be in addition to the Fee in Lieu and any other fees or costs required by the Village;
- (3) When required by this Article, shall pay the required Fee in Lieu, which shall be in addition to the Tree Removal Permit Fee and any other fees or costs required by the Village;
- (4) When required by this Article, submit at the time the application is filed, a Certificate, a Tree Survey, **an Arborist Report**, and proof of Neighbor Notification; and
- (5) Determine and disclose if the tree is a Jointly Owned Tree. Prior to the issuance of a Tree Removal Permit for a Jointly Owned Tree, the express authorization to Remove the Jointly Owned Tree from all the owners of the Jointly Owned Tree shall be submitted to the Village as part of the application for the Tree Removal Permit.

(c) Neighbor Notification

When there is a requirement for Neighbor Notification, an applicant shall provide notice of the Removal to the property owners of the following properties:

- any contiguous property;
- the property or properties directly on the other side of the street; and
- the property directly on the other side of the alley

in the form to be provided by the village. Proof of said notice, by means of a signed affidavit form, shall be submitted at the time the application is filed. Neighbor Notification shall be required in addition to any other notice required by the Appendix A of the Village Code.

Neighbor Notification shall be provided at least five (5) business days prior to the Removal of ~~any trees~~ **Heritage Trees (except if the Heritage Tree is not a Healthy Tree)**.

(d) Replacement Trees and Fee in Lieu

When a Protected Tree or a Heritage Tree is Removed, the applicant shall plant the required number of Replacement Trees, or if authorized by the Director, pay the Fee in Lieu or a combination thereof as provided for below.

- (1) The following Table 1 shall be used to determine, based upon the size of the Protected Tree, Undesirable Tree, and Ornamental Tree Removed, the required number of Replacement Trees to be planted on the property where the Protected Tree was Removed or the Fee in Lieu, or a combination thereof. Any Fee in Lieu authorized to be paid by the applicant shall be in addition to any other fees or costs charged by the Village.

(b) Table 1

Protected Trees (including Undesirable Trees)		
Size of Tree Removed (DBH)	Replacements Trees	Fee in Lieu
<u>Greater or equal to 6" but less than 10"</u>	<u>1</u>	<u>In the amount set forth in section 2-1340 of this Code</u>
Greater or equal to 10" but less than 12"	2	In the amount set forth in section 2-1340 of this Code
Greater or equal to 12" but less than 16"	3	In the amount set forth in section 2-1340 of this Code
Greater or equal to 16" but less than 20"	4	In the amount set forth in section 2-1340 of this Code
Undesirable Trees equal to or greater than 20"	4	In the amount set forth in section 2-1340 of this Code
Ornamental Trees		
Greater or equal to 6" but less than 12"	1	In the amount set forth in section 2-1340 of this Code
Greater or equal to 12"	2	In the amount set forth in section 2-1340 of this Code

- (2) Based upon the size of the Heritage Tree Removed, the applicant shall plant the required Replacement Trees on the property where the Heritage Tree was Removed as calculated by an inch for inch basis, or if authorized, pay a fee in lieu in the amount set forth in section 2-1340 of this Code per inch removed, or a combination thereof. Any fee in lieu authorized to be paid by the applicant shall be in addition to any other fees or costs charged by the Village.

Sec. 29 – 17 Tree Removal – General

(a) Removal of Dead, Dying, Diseased, Hazardous Trees, or Invasive Trees

- (1) The owner of any property within the Village shall Remove or caused to have Removed any tree that is dead, dying, diseased, or a Hazardous Tree from their property. The owner of any property within the Village may Remove an otherwise healthy Invasive Tree from their property.
- (2) The property owner or the property owner’s agent may not Remove a Protected Tree or a Heritage Tree that is also a dead, dying, diseased, or a Hazardous Tree, or an Invasive Tree without first obtaining a Tree Removal Permit.
- (3) The Tree Removal Permit fee, the Replacement Tree requirements, and the Fee in Lieu of replacement shall not apply to the Removal of any dead, dying, diseased tree, or a Hazardous Tree, or an Invasive Tree.
- (4) The health and potential viability of a dead, dying or diseased tree and the danger posed by a Hazardous Tree shall be determined by the Village Forester/Tree Preservation Officer prior to the issuance of a Tree Removal Permit.

(b) Removal of Nuisance Trees – General

The owner of any property within the Village containing a Nuisance Tree, shall Remove promptly, but in no case less than ten (10) days, such trees and limbs upon notice from the Director.

In the event of an emergency requiring the Removal of a Nuisance Tree, an applicant may Remove a Nuisance Tree prior to a Tree Removal Permit being issued. In such situations, the owner shall obtain photographic evidence of the condition of the Nuisance Tree and an opinion from a Certified Arborist or contractor provided for the imminent or immediate need for the Removal. A Tree Removal Permit shall be applied for the following business day, or as soon thereafter as authorized by the Director, after the tree was Removed and shall be accompanied by the photographic evidence and opinion required.

In situations where a Nuisance Tree is a nuisance solely because of a limb or limbs of the tree are causing an immediate or imminent hazard, said limb or limbs of the tree causing the nuisance may be cut, trimmed or pruned in a manner that abates said nuisance, but does not otherwise Damage the tree.

(c) Removal of Heritage Trees – General

Unless otherwise authorized in this Subsection (c), the Removal of a Heritage Tree is prohibited except upon approval of a Variation.

In addition to any other requirements of this Subsection (c) a Heritage Tree may only be Removed upon the submittal and approval of a Tree Removal Permit and all Replacement Trees have been planted, Fee in Lieu paid in full, or any combination thereof. For those Replacement Trees that cannot be planted prior to Removal of the Heritage Tree, the Director may provide for a schedule for the planting of the Replacement Trees.

(1) Definition applicable to this Subsection (c)

For purposes of this Subsection (c), the term “Construction” shall mean the demolition of a Principal Structure (as defined in Appendix A of this Code), the construction of a new Principal Structure, the construction of an addition to a Principal Structure, or the construction of a new detached garage.

(2) When in this Subsection (c), there is a requirement for any approval or review, the following procedures, requirements and standards shall apply:

a. Zoning Board of Appeals Review

A request to Remove a Heritage Tree that requires a Variation before the Zoning Board of Appeals shall follow the procedures and requirements of Appendix A of this Code except as provided herein. As part of the application for a Variation before the Zoning Board of Appeals, an applicant shall provide the notice required for the Variation process in lieu of Neighbor Notification **and an Arborist Report.**

No Variation may be recommended for approval by the Zoning Board of Appeals unless findings have been made, based upon the evidence presented at the public hearing, to support the conclusion that:

- i. the particular physical condition and location of the Heritage Tree would impose upon the owner a hardship or practical difficulty if the Heritage Tree were not to be Removed; and
- ii. there are no other reasonable alternatives to Removing the Heritage Tree

The Zoning Board of Appeals may consider the specific attributes of the existing Heritage Tree and its likelihood to remain as a Healthy Tree. The Zoning Board of Appeals may also take into account other trees currently located or to be planted upon the property.

b. Administrative Zoning Review

A request to Remove a Heritage Tree that requires an approval as part of an Administrative Zoning Review shall follow the procedures and requirements of Appendix A **of this Code**, except as provided herein. As part of the application for such Administrative Zoning Review, an applicant shall provide the Neighbor Notification in lieu of the required notice for the Administrative Zoning Review.

No Administrative Zoning Review approval shall be given by the Zoning Administrator unless findings have been made, based upon the application and a review of the Construction plans **and an Arborist Report**, to support the conclusion that:

- i. a hardship or practical difficulty exists because the existing Heritage Tree makes it impossible and/or impractical to perform the Construction in a size and configuration allowed by right on a lot of similar size;
- ii. there are no reasonable alternative methods to perform the Construction that would preserve the condition of the Heritage Tree; and
- iii. the Heritage Tree to be Removed is not expected to remain as a Healthy Tree, if it remains in place, because of the Construction.

An approval by the Zoning Administrator of an application for Administrative Zoning Review pursuant to this subsection shall be considered a final decision, not appealable to the any Village Board or Commission.

A denial by the Zoning Administrator of an application for Administrative Zoning Review pursuant to this subsection shall be considered a final decision except only an applicant may apply for a Variation seeking the same relief sought through the Administrative Zoning Review in the manner provided for in this subsection.

c. Director Review

A request to Remove a Heritage Tree that requires an approval from the Director shall follow the procedures and requirements of this subsection. As part of the application for approval from the Director, an applicant shall provide the Neighbor Notification **and an Arborist Report**.

No Director approval shall be given by the Director unless findings have been made, based upon the application and a review of the Construction plans, to support the conclusion that:

- i. The Heritage Tree to be Removed is not expected to remain as a Healthy Tree, if it remains in place, because of the Construction.

An approval by the Director of an application for Removal of a Heritage Tree pursuant to this subsection shall be considered a final decision, not appealable to the any Village Board or Commission.

A denial by the Director of an application for Removal of Heritage Tree pursuant to this subsection shall be considered a final decision except only an applicant may apply for a Variation seeking the same relief sought from the Director in the manner provided for in this subsection.

(3) Removal of Heritage Trees – not in the Required Yard

A Heritage Tree located on a property that is not in the required Yard may only be Removed as provided for in this subsection and upon submittal of proof of Neighbor Notification.

(4) Removal of Heritage Trees during Construction

- a. Removal of Heritage Trees during Construction – Required Yard, except Yard, Interior Side

A Heritage Tree located in the required Yard, except the required Yard, Interior Side (as defined in Appendix A of this Code), of a property is prohibited from being Removed, except when the Removal is performed as a necessary part of Construction and is approved by the Zoning Administrator as part of the Administrative Zoning Review.

- b. Removal of Heritage Trees during Construction – Required Yard, Interior Side

A Heritage Tree located in the required Yard, Interior Side of a property is prohibited from being Removed, except when the Removal is performed as a necessary part of Construction and is reviewed and approved by the Director as part of the Director Review.

(d) Removal of Protected Trees

- (1) A Protected Tree located on a property may only be Removed upon the following:

- a. Submittal and approval of a Tree Removal Permit; and
- b. All Replacement Trees have been planted, Fee in Lieu paid in full, or any combination thereof. For those Replacement Trees that cannot be planted prior to Removal of the Protected Tree, the Director may provide for a schedule for the planting of the Replacement Trees.

(e) Removal of Trees without a Tree Removal Permit

A tree may be Removed without a Tree Removal Permit when the tree is not otherwise classified as a Protected Tree or as a Heritage Tree.

Sec. 29 – 18 Penalty

- (a) Any person who violates any of the provisions of this Article, shall be guilty of a violation punishable by a fine of not less than \$50.00 and not more than \$7,500.00 for each offense. A separate offense shall be deemed committed for each day that an offense continues.
- (b) The fine imposed shall not include any fees or Fees in Lieu imposed in this Article, which shall be charged in addition and separate of any fine.
- (c) Any Damage or Removal of a tree located upon Village owned property or right-of-way under the jurisdiction of the Village, the value of the Damaged or Removed tree as determined by industry standard, plus the cost of the replacement of the tree of species and size as determined by the Village, shall be charged in addition and separate of any fine.
- (d) Village Manager authority.

Upon an individualized assessment of an application, the Village Manager, may, upon good cause shown, waive or reduce the Tree Replacement requirements or the Fee in Lieu in cases where imposing such requirements would be excessive or otherwise unjust.

Sec. 29-19 – 29-29. Reserved.

ARTICLE III TREE PROTECTION

Sec. 29-30. - General regulation.

Except as otherwise provided or as authorized by the Director, all trees located on private property and upon adjacent rights-of-way or public property, where construction work is occurring pursuant to a Building Permit or another permit issued by the Village, shall be protected from damage by means of the requirements stated herein. Both the property owner and the agent of the property owner violating this Article shall be jointly liable.

Sec. 29-31 - Tree Protection Requirements.

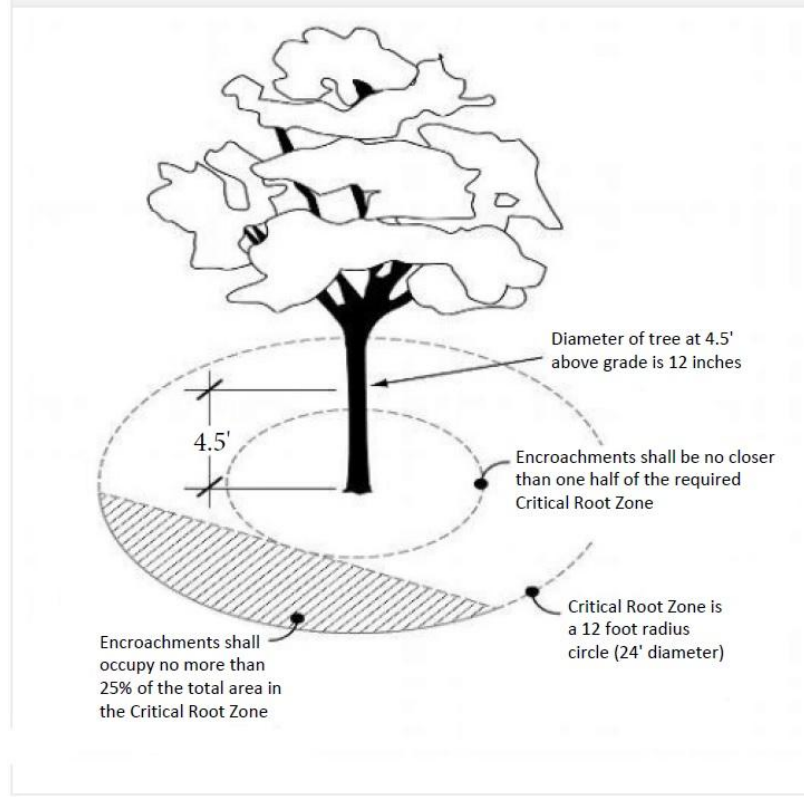
- (a) All protected trees shall be protected with temporary fencing placed along the Tree Protection Area. The temporary fencing shall be made of plastic, wood or metal, and shall be secured with metal posts set no farther apart than three feet on center. Where the applicant of the permit has demonstrated to the Village that it is not reasonably practical to install a temporary fence along the entire Tree Protection Area, the Director shall have the authority and discretion to modify the requirements stated herein, including requiring that a surface barrier such as mulch or plywood be placed on those areas unprotected by fencing. The entire parkway must be fenced and maintained for the period of the construction whether trees are present or not. The existing drive or the proposed drive may remain

open for vehicular access during construction. **Signage designating the Tree Protection Area shall be secured in a prominent location on each protection fence approved by the Village Forester/Tree Preservation Officer and in a format provided by the Village.**

- (1) **Existing Encroachments into the Critical Root Zone, including structures, paved surfaces and utilities, may remain. New Encroachments into the Critical Root Zone are allowed provided:**
- a. **the area of all new Encroachments is less than 25 percent of the remaining Tree Protection Area when existing Encroachments are subtracted and no new Encroachment is closer than 1/2 the required radius distance (see Figure 29-1); or**
 - b. **an Arborist Report determines that an Encroachment beyond the specified allowable amount is acceptable, based on the examination of the specific tree's size, location, and extent of root cover, the tree's tolerance to construction impact based on its species and health, and identifies any past impacts that have occurred within the Critical Root Zone, that the tree is likely to not be substantially damaged and will remain structurally stable as a result of the proposed Encroachment.**

Figure 29-1

Permissible Critical Root Zone Encroachments



- (b) Construction materials shall not be stored within the fenced Tree Protection Area and shall not be stored on the construction site so as to cause the natural drainage flow to be diverted toward the protected trees.
- (c) A Tree Survey and Tree Protection Plan shall be provided to the Director prior to the demolition of a structure, new construction of a structure, or construction of an addition to a structure which will result in an increase of 50 percent or more of lot coverage (as defined in Section 30-2.1.3 of Appendix A of this Code) on the property or upon the request of the Director.
- (1) The Tree Protection Plan shall include an accurate depiction of:
- a. the location, species, DBH and Critical Root Zones of all protected trees on the subject property, adjacent rights-of-way, and within fifteen (15) feet of the lot lines;
 - b. the location and type of protective fencing to be placed on the property and adjacent rights-of-way;
 - c. the location of Critical Root Zone **(which shall include the identification and measurement of the Encroachment)** areas and the types and locations of protection to be provided to minimize damage to tree roots in such areas, such as wood chips and exterior plywood;
 - d. a description of other required tree preservation procedures, such as root pruning, crown pruning, and the like;
 - e. the location, shape, and spatial arrangement of all temporary and permanent driveways, parking areas, and temporary material storage sites and access ways; and
 - f. the location of any new utility services, including water, sanitary sewer, storm sewer, gas, electric, telecommunications or any modification to existing utility services, that may impact existing private or public trees.
- (2) If a Grading and Drainage Plan is required by some other provision of this code, the Tree Protection Plan shall either be incorporated into the required Grading and Drainage Plan or the Tree Protection Plan shall depict the limits of land disturbing activities and the existing and proposed grading of the development, showing spot elevations and/or contour lines at one-foot intervals.
- (3) The Director may require the applicant to provide any additional information the Director deems necessary to determine whether the tree protection plan complies with the requirements and the stated policy and purpose of this Article.
- (4) **Tree protection procedures following construction may be required in order to maximize the long-term survivability and growth of Protected Trees or Heritage Trees. The Director may require post-construction measures to be undertaken on a site prior to final inspection.**
- (d) Upon a showing of good cause by the property owner, the Director shall have the authority and discretion to modify the requirements stated herein.

Sec. 29-32. - Notification to Adjacent Property Owners.

Prior to the issuance of any Building Permit for construction work which would change the footprint of the structure, the property owner shall provide written notice of the intended construction work, in a form to be provided by the Village, to any adjacent property owner whose property contains a tree within 15 feet of the property line. Proof of notice shall be the submission of an affidavit, signed by the property owner, stating that written notice has been served and received by all adjacent property owners. No Building Permit shall be issued until five (5) business days after receipt of notice by the adjacent property owners.

Sec. 29-33. - Violations and Penalties.

- (a) It shall be unlawful for any person to Damage, Remove, partially Remove, or fail to maintain any tree protection required under this Article.
- (b) Any person who violates any of the provisions of this Article shall be guilty of a violation punishable by a fine of not less than \$50.00 and not more than \$750.00 for each offense. A separate offense shall be deemed committed for each day that an offense continues.

SECTION 2: The Wilmette Village Code, as amended, is further amended in Section 2-1340, by deleting the text of said Section 2-1340 in the manner shown in strikethrough type below and inserting such new text in the manner shown in underlined bold type below, so that said Section 2-1340 shall hereafter provide as follows:

Sec. 2-1340 Fees, Rates, and Charges:

Section	Fee, Rate, and Charge Description	Current Fee
29-16(d)(2)	Fee in Lieu - Heritage Tree	<u>\$250.00</u> \$125.00 (per inch removed)

SECTION 3: The Wilmette Village Code, as amended, is further amended in Section 2-1340 (footnote 5 Table 1), by deleting the text of said Section 2-1340 (footnote 5 Table 1) in the manner shown in strikethrough type below and inserting such new text in the manner shown in underlined bold type below, so that said Section 2-1340 (footnote 5 Table 1) shall hereafter provide as follows:

Sec. 2-1340 Fees, Rates, and Charges:

Table 1	
Protected Trees (including Undesirable Trees)	
Size of Tree Removed (DBH)	Fee in Lieu
<u>Greater or equal to 6” but less than 10”</u>	<u>\$500</u>

Greater or equal to 10" but less than 12"	\$1,000.00
Greater or equal to 12" but less than 16"	\$1,500.00
Greater or equal to 16" but less than 20"	\$2,000.00
Undesirable Trees equal to or greater than 20"	\$2,000.00
Ornamental Trees	
Size of Tree Removed (DBH)	
Greater or equal to 6" but less than 12"	\$500.00
Greater or equal to 12"	\$1,000.00

SECTION 4: Codifier’s Authority. The Village’s codifier is authorized and hereby directed, to adjust section and paragraph numbering as may be necessary to render this ordinance consistent with the numbering of the Village Code.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED by the President and Board of Trustees of the Village of Wilmette, Illinois, on the **10th** day of **March 2026** according to the following roll call vote:

AYES: _____
NAYS: _____
ABSTAIN: _____
ABSENT: _____

Clerk of the Village of Wilmette, IL

APPROVED by the President of the Village of Wilmette, Illinois, this **10th** day of **March 2026**.

President of the Village of Wilmette, IL

ATTEST:

Clerk of the Village of Wilmette, IL

Published in Pamphlet Form on **10th** day of **March 2026**.



2026 Tree Preservation Ordinance Updates

VILLAGE BOARD MEETING

MARCH 10, 2026

Tree Preservation Ordinance Background

Ordinance No. 2022-O-20 adopted on March 8, 2022

- Discourage the removal of healthy trees
- Require the replacement of trees to maintain the Village's canopy when healthy trees were removed
 - *or make a payment in lieu of planting trees*
- Require enhanced protection to mitigate damage to trees during construction
- Creation of new processes including a Tree Regulation Manual, streamlined removal applications, notification forms, approved species list, and tree protection guidelines.

Ordinance No. 2023-O-10 adopted February 28, 2023

- After review of impacts by Land Use Committee
 - Updated definitions
 - Enhanced tree protections in the parkway

Land Use Committee Review on February 18, 2026

- Newly proposed amendments
- The Committee voted 3-0 to recommend to the Village Board the approval of the proposed changes

Tree Removal Permit Data

April 1, 2022 through November 30, 2025

Approved Tree Removals by Category									
	Tree Removal Permit Applications Reviewed	Total Trees Approved for Removal	Healthy Trees	Healthy Heritage/Protected	Dead	Dying	Diseased	Hazardous	Invasive
2022	422	534	87	8/79	85	173	40	115	34
2023	431	610	78	14/64	114	215	31	115	57
2024	424	633	81	11/70	107	242	33	140	30
2025	423	548	91	19/72	68	198	42	122	27
Totals	1,700	2,325	337	52/285	374	828	146	492	148

Tree Data – April 1, 2022 to Nov. 30, 2025

TREES SAVED

	Protected/ Heritage	Total
2022	35/32	67
2023	6/18	24
2024	8/6	14
	Total	105

HEALTHY HERITAGE TREE REMOVALS

New Home Construction	23
Additions	2
Garages	1
Misc. Site Improvements*	9
Elective Residential (No Construction)**	7

*Golf course, private school & shoreline work

**Trees located in Buildable Area – Variation not required

Clarifying Definitions

Arborist Report

- A report prepared by a Certified Arborist who also holds either the Tree Risk Assessment Qualification (TRAQ) from the International Society of Arboriculture or is a Registered Consulting Arborist through the American Society of Consulting Arborists. The report shall include the information specified in a Village manual.

Encroachment

- Any land disturbing activity that takes place within a trees Critical Root Zone.

Tree Survey

- Ensure that Encroachments are clearly indicated on Tree Surveys
- Tree Surveys must be submitted in a standardized format, as outlined in the Tree Regulations Manual.

Proposed Code Updates

Section 29-16 & 29-17 – Arborist Report

- Specifies when an Arborist Report would be required when associated with Tree Removal Permit applications which would include:
 - Zoning Board of Appeals Review
 - Administrative Zoning Review
 - Director Review

Section 29-16(c) – Neighbor Notification

- Specify that Neighbor Notification is only required for the removal of Healthy Heritage Trees

Section 29-16(d)(1) – Replacement Tree Requirements

- Require one replacement tree, or fee in lieu if approved by the Director, when removing healthy Protected trees measuring great than 6” DBH but less than 10” DBH

Section 29-16(d)(2) – Heritage Tree Fee in Lieu

- Increase the fee in lieu of planting to \$250 per diameter inch of Healthy Heritage Tree being removed

Neighboring Communities

Examples Requirements for Removal of 20” DBH Healthy Tree

	Replanting Requirement	Fee-In-Lieu Requirement	Grand Total Fee-In-Lieu
Wilmette	20” of Replacement Trees	\$125/inch	\$2,500
Wilmette (Proposed)	20” of Replacement Trees	\$250/inch	\$5,000
Glenview	7 Replacement Trees	\$1,250 replacement tree	\$8,750
Evanston	10 Replacement Trees @ 100% coefficient	\$250 replacement tree	\$2,500
	12.5 Replacement Trees @ 125% coefficient	\$250 replacement tree	\$3,125
Winnetka	20” of Replacement Trees	\$300/inch	\$6,000

Proposed Code Updates

Section 29-31(a) – Signage

- Add a requirement to the ordinance which states:
 - Signage designating the Tree Protection Area shall be secured in a prominent location on each protection fence approved by the Village Forester/Tree Preservation Officer and in a format provided by the Village.

Section 29-31(a)(4) - Post Construction Requirements

- *Specify that:* Tree protection procedures following construction may be required in order to maximize the long-term survivability and growth of Protected Trees or Heritage Trees. The Director may require post-construction measures to be undertaken on a site prior to final inspection.

Section 29-31(a)(1) – Permissible Encroachment

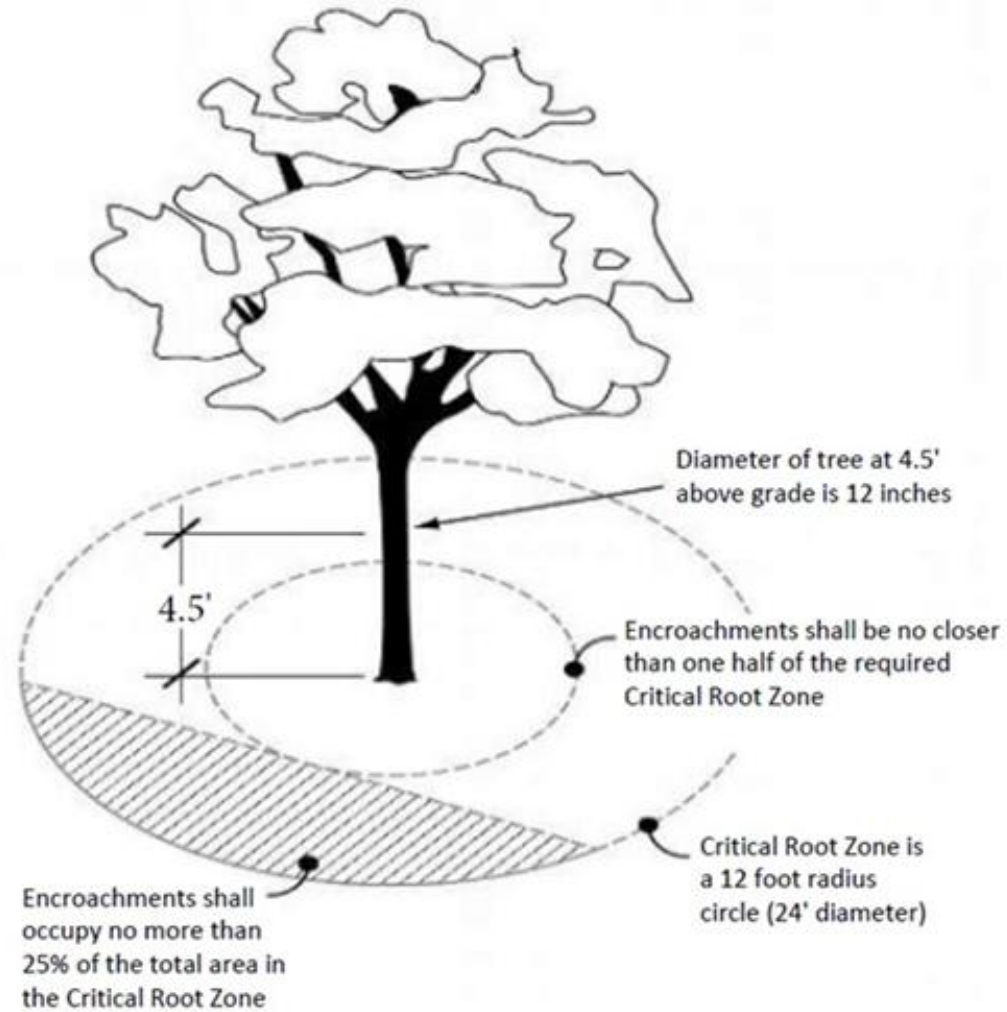
- Adds requirements which specify permitted encroachments in a trees Critical Root Zones and a process for how to address them

Existing Encroachments into the Critical Root Zone, including structures, paved surfaces and utilities, may remain. New Encroachments into the Critical Root Zone are allowed provided:

- A. the area of all new Encroachments is less than 25 percent of the remaining Tree Protection Area when existing Encroachments are subtracted;
- B. no new Encroachment is closer than 1/2 the required radius distance (see Figure 29-1); or
- C. an Arborist Report determines that an Encroachment beyond the specified allowable amount is acceptable, based on the examination of the specific tree's size, location, and extent of root cover, the tree's tolerance to construction impact based on its species and health, and identifies any past impacts that have occurred within the Critical Root Zone, that the tree is likely to not be substantially damaged and will remain structurally stable as a result of the proposed Encroachment.

Figure 29-1

Permissible Critical Root Zone Encroachments



Questions?



Community Development Department

SUBJECT: Case 2025-Z-04 – 1200 Hibbard Road

MEETING DATE: March 10, 2026

FROM: Emily Egan, Director of Community Development
Lisa Roberts, Senior Planner

BUDGET IMPACT: None

Background

On February 11, 2026 the Zoning Board of Appeals (ZBA) held a public hearing to hear a request for a 74.0' side yard setback variation and a 66.0' height variation to allow a 6' increase in height to the steeple at 1200 Hibbard Road. The ZBA voted 0-7 recommending denial of the request.

Discussion

The subject property, 1200 Hibbard Road, is an existing church that is located on the northeast corner of Illinois Road and Hibbard Road. The subject property is located in a R-Single-family Detached Residence Zoning District, and the surrounding properties are single-family residential located in Wilmette and unincorporated Cook County.

The existing use being a church currently has a steeple with a cross affixed to the top that totals 120 feet in height, which is an existing non-conforming structure as the zoning Ordinance currently limits height to 60 feet. The petitioner is proposing to replace the existing cross with a bigger cross that will result in an additional six (6) feet in height from 120' to 126'. That additional six (6) feet is just the height of the newly affixed cross, and not the steeple itself which is to remain.

The ZBA did not find the standards of review were met and voted 0-7 recommending denial of the request. There were no comments from the public about this case.

Documents Attached

1. Case 2026-Z-04 for 1200 Hibbard Road ZBA Staff Report and Application

**REPORT TO THE BOARD OF TRUSTEES
FROM THE
ZONING BOARD OF APPEALS**

5.12
3-10-26

Recommendation: The Zoning Board of Appeals recommends denying a request for a 74.0' side yard setback variation and a 66.0' height variation to allow an addition to the church steeple on a legal non-conforming structure at 1200 Hibbard Road, in accordance with the plans submitted.

Case Number: 2026-Z-04

Property: 1200 Hibbard Road

Zoning District: R, Single-Family Detached Residence

Applicant: Steve Kanda for Evangelical Covenant Church of Winnetka

Nature of Application: Request for a 74.0' side yard setback variation and a 66.0' height variation to allow an addition to the church steeple on a legal non-conforming structure

Applicable Provisions of the Zoning Ordinance: Section 5.4
Section 8.3
Section 8.3.A.3

Hearing Date: February 11, 2026

Date of Application: December 9, 2025

Zoning Board Vote:

Chair Maria Urban	No
Karl Camillucci	No
Brad Falkof	No
Didier Glattard	No
Christine Norrick	No
Ryrie Pellaton	No
Marcy Sullivan	No

Notices: Notice of public hearing to the applicant, January 20, 2026. Notice of public hearing published in the Wilmette Life, January 22, 2026. Posted on the property, January 22, 2026. Affidavit of compliance with notice requirements dated January 31, 2026.

Report Prepared By: Lisa Roberts, AICP
Senior Planner
Minutes transcribed by Gale Cerabona

**Report Approved and
Submitted By:**

Chair Maria Urban

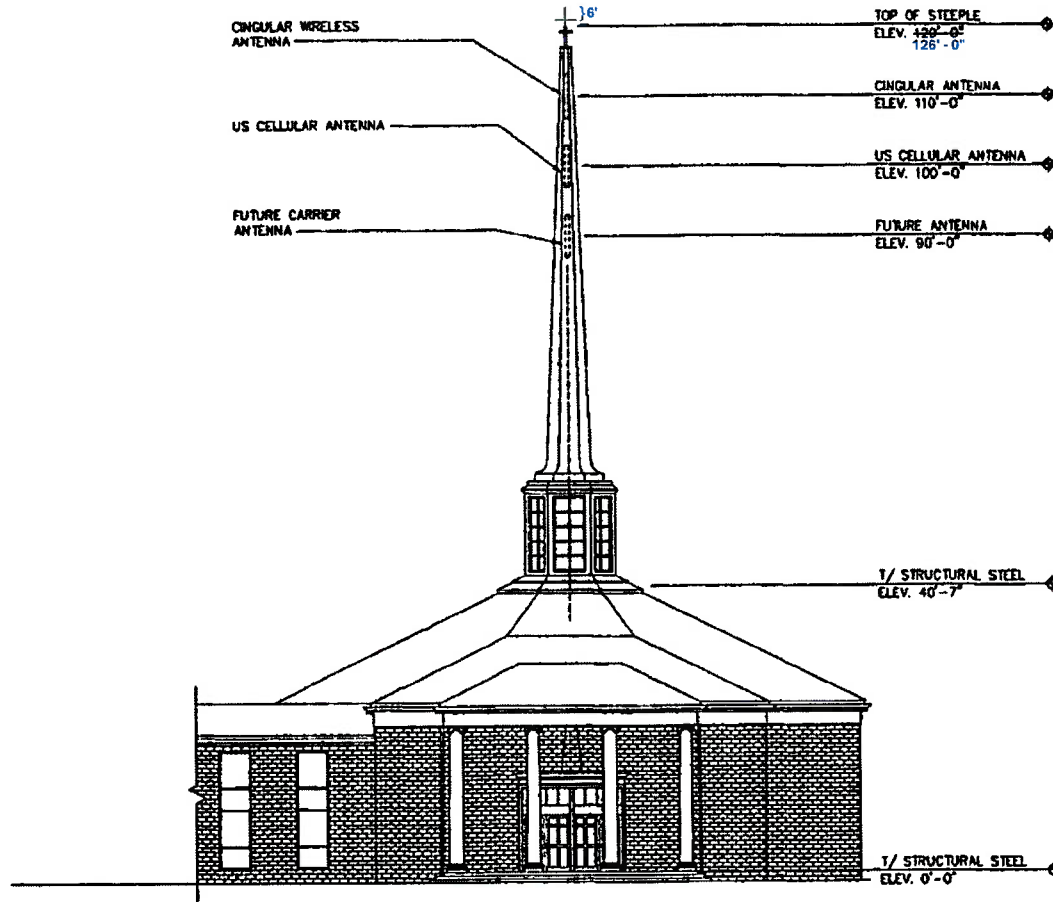


Chair Maria Urban

2/18/2026

Date

1.5



PARTIAL WEST ELEVATION

SCALE 1/8" = 1'-0" 1

cingular
WIRELESS

CINGULAR WIRELESS
SAC & STATE OFFICES
CHICAGO, ILL. 60677
OFFICE (847) 303-3400
Fax (847) 303-3700

PROJECT INFORMATION:
WINNETKA COVENANT CHURCH
SITE # 422
1250 HIGHLAND ROAD
WILMETTE, IL 60091
COOK COUNTY

CURRENT ISSUE DATE:
09/18/03

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
0	9/18/03	ZONING	JFB

PLANS PREPARED BY:
Velocitel
MONITORING AND ENGINEERING SERVICE
1015 N. CLARK ST. SUITE 200
CHICAGO, IL 60610
TEL: (773) 344-1111
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CONSULTANT:
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CHICAGO, ILL. • WILMETTE, ILL. • CHICAGO, ILL.
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DRAWN BY: JFB
CHECKED BY: JNO

SHEET TITLE:
PARTIAL WEST ELEVATION

SHEET NUMBER:
Z-3

STAFF INFORMATION AS PRESENTED TO THE ZONING BOARD OF APPEALS

Description of Property

The Subject Property is located on the northeast corner of Illinois Road and Hibbard Road. The property has approximately 258.72' of frontage on Illinois Road, 622.04' of frontage on Hibbard Road and has an area of approximately 155,665 square feet. The property is improved with a two-story church. A parking lot located to the north of the church building serves the property.

To the east and north are properties in unincorporated Cook County zoned R3, Single-Family Residence and improved with single-family homes. To the west are properties within the corporate limits of the Village of Northfield zoned R1, Countryside Residential District, and improved with single-family homes. To the south are properties located within Wilmette, zoned R-A, Single-Family Detached Residence, and improved with single-family homes.

Proposal

The petitioner is proposing to increase the height of the existing church steeple from 120' to 126' by replacing the existing cross with a taller one.

The steeple maintains a setback from the east side lot line of 67'. Because the Zoning Ordinance establishes a side yard setback of 141.0' for a non-habitable architectural feature 126' in height, a 74.0' side yard setback variation is necessary. Because the Zoning Ordinance limits the height of non-habitable architectural features to 60.0', a 66.0' height variation is necessary for the steeple.

Other Requests at the Subject Property

1200 Hibbard Road Case 2003-Z-71 ZBA: Grant VB: Granted
Request for a special use for a public utility service use (personal wireless telecommunications facility), a 68' side yard setback variation, and a 60' height variation to allow for the reconstruction and expansion of a church steeple and the installation of personal wireless antennae in the steeple on a legal nonconforming structure.

1200 Hibbard Road Case 1996-Z-39 ZBA: Grant VB: Granted
Request for a special use, upon annexation, as a place of worship, a part-time child care facility, and a 25' minimum side yard setback variation for the construction of a two-story addition

Other requests are provided for reference. Each request has unique circumstances and approval of the subject request should not be assumed based on its similarity to previous cases.

Other Place of Worship Variation Requests

2126 Wilmette Avenue Case 2015-Z-01 ZBA: Grant VB: Granted
Request for a 15.0' front yard ramp setback variation and a 471.13 square foot (13.36%) front yard impervious surface coverage variation to permit the installation of a ramp on the legal non-conforming structure

2904-2908 Old Glenview Road Case 2011-Z-51 ZBA: Grant VB: Granted
Request for a special use for a place of worship, a 20.0' side yard setback variation, a 9.08' side

yard adjoining a street setback variation, a 27.54' rear yard setback variation, a 25.0' front yard parking space setback variation, a 20.0' side yard adjoining a street parking space setback variation, a 5.0' side yard parking space setback variation, a 60 parking space variation, an 875 square foot (70%) front yard impervious surface coverage variation, a 655.0 square foot (38.89%) side yard adjoining a street impervious surface coverage variation, a 490.0 square foot (40%) side yard impervious surface coverage variation, a 402.0 square foot (33.5%) rear yard total impervious surface coverage variation, and a 417.0 square foot (34.75%) rear yard structure impervious surface coverage variation on Lot 3 and a special use for a place of worship, a 20.0' side yard setback variation, a 16.42' rear yard setback variation, a 468.4 square foot (40%) side yard impervious surface coverage variation, a 905.0 square foot (39.78%) rear yard total impervious surface coverage variation, a 688.75 square foot (30.27%) rear yard structure impervious surface coverage variation, and a 102.5 square foot (4.51%) rear yard pavement impervious surface coverage variation on Lot "A" to permit the construction of a new place of worship building

1001 Central Avenue Case 2011-Z-32 ZBA: Grant VB: Granted

Request for a 15.92' side yard adjoining a street ramp setback variation, a 37.94 square foot (0.87%) side yard adjoining a street impervious surface coverage variation, and a variation to alter a nonconforming structure to permit expanded window openings

1125 Wilmette Avenue Case 2009-Z-14 ZBA: Grant VB: Granted

Request for a special use to expand a place of worship, a 14,636.98 square foot (46.76%) total floor area variation, a 17.29' side yard adjoining a street setback variation, a one-half story height variation to permit the construction of an addition, and a 2.0' gate height and openness variation and a 2.0' fence height and openness variation to permit the construction of a fence, gate and trash enclosure on the legal nonconforming structure

2904-2908 Old Glenview Road Case 2009-Z-10 ZBA: Grant VB: Granted

Request for a special use (place of worship), a 20' minimum side yard setback variation, an 8.58' rear yard setback variation, a 3.91' side yard parking setback variation, a 41 space parking variation, a 663.52 square foot rear yard pavement impervious surface coverage variation, and a 172.99 square foot total rear yard impervious surface coverage variation on Lot "A" and a special use (place of worship), a 16.5' front yard setback variation, a 20' minimum side yard setback variation, a 4.09' side yard adjoining the street setback variation, a 23.58' rear yard setback variation, a 2,176.97 square foot floor area variation, a 5.09' side yard adjoining the street below grade stair setback variation, a 3.09' side yard adjoining the street eave setback variation, a 3.09' side yard adjoining the street awning setback variation, a 146.6 square foot front yard impervious surface coverage variation, a 454 square foot minimum side yard impervious surface coverage variation, a 399.93 square foot side yard adjoining the street impervious surface coverage variation, and a 103.84 square foot rear yard structure impervious surface coverage variation on Lot 3 to permit the construction of a new place of worship building. (Note: approved but not built)

Zoning Ordinance Provisions Involved

Section 5.4 outlines the variation procedures.

Section 8.3 references Table 8-2, which establishes a 25.0' front yard setback and a 50.0' interior side yard setback on the Subject Property.

Section 8.3.A.3 states that non-habitable features on institutional use principal buildings shall not exceed a height of 60' provided that all side and rear yards shall be increased by 1' for each addition foot of height over 35'.

Action Required

Move to recommend granting a request for a 74.0' side yard setback variation and a 66.0' height variation to allow an addition to the church steeple on a legal non-conforming structure at 1200 Hibbard Road, in accordance with the plans submitted.

(After the vote on the request)

Move to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2026-Z-04.

CASE FILE DOCUMENTS

<u>Doc. No.</u>	<u>Documents</u>
Location Maps And Plans	
1.0	Zoning Map
1.1	GIS Map
1.2	Sidwell Tax Map
1.3	Plat of Survey
1.4	Site Plan
1.5	Partial West Elevation
1.6	Proposed Rendering
1.7	Photographs of Existing Condition
1.8	Photographs of Other Steeples
Written Correspondence and Documentation	
2.0	Completed application form
2.1	Letter of application
2.2	Proof of ownership
2.3	Notice of Public Hearing as prepared for the petitioner, dated January 20, 2026
2.4	Notice of Public Hearing as published in the <u>Wilmette Life</u> , January 22, 2026
2.5	Certificate of publication
2.6	Certificate of posting, dated January 22, 2026
2.7	Affidavit of compliance with notice requirements, filed by applicant, January 31, 2026

3.0 COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Steve Kanda, applicant & chair of the Board of Trustees
Evangelical Covenant Church of Winnetka
1200 Hibbard Road

3.2 Summary of presentations

3.21 Ms. Roberts said this is a request for a 74.0' side yard setback variation and a 66.0' height variation to allow an addition to the church steeple on a legal non-conforming structure. The Village Board will hear this case on February 24, 2026.

3.22 Mr. Kanda said the church is on the corner of Illinois and Hibbard Roads. They are requesting a 6' increase in the height of their steeple. It was installed in 2003, in partnership with the Village, to provide a discreet cellular tower for 3 different carriers to serve the North Shore. That diminished their hope for an appropriately-sized cross. The intent is to install a cross, make it visible 22 years later (photos were shown), and complete the architectural vision.

He said a key idea behind this is, they are seeing people come into their church seeking services. People are unsure as to what type of institution this is. There are no markers to indicate they are a Christian organization.

3.23 Mr. Falkof asked, since there isn't a large enough cross, if they are losing opportunities for membership.

Mr. Kanda said people who drive/pass by do not know what type of organization it is. There is 1 sign in front behind a tree.

3.24 Ms. Sullivan identified the steeple and said it looks, unmistakably, like a church. She had a hard time seeing the steeple from her car, so however large the cross is, she is unsure people would see it.

Mr. Kanda said they are not looking to make it huge; counter to what they want to achieve. They want to make it large enough so it could be seen from the road.

3.25 Mr. Pellaton referenced the letter where it indicates restoring the steeple. He asked if there was a steeple there before and asked for an explanation about partnering with the Village.

Mr. Kanda said there was one smaller in size with an appropriately-sized cross on top. In 2003, cellular companies wanted to hide cellular towers in that steeple as is currently. The area was underserved from a signal standpoint.

3.26 Mr. Falkof asked if the church earns income from leasing the space on the steeple to cellular companies.

Mr. Kanda said yes, but that wasn't well-negotiated, as it is up to \$1,000 per year.

- 3.27 Chair Urban asked if the church explored other locations for a cross.

Mr. Kanda said they have. The property is heavily wooded. Something at eye level or on the building hasn't been the right combination – or architecturally or visibly appealing due to all of the foliage.

- 3.28 Mr. Pellaton asked if it was considered to reduce the size of the steeple and restore what was there.

Mr. Kanda said they could at a significant cost to the church, which it doesn't have.

- 3.29 Chair Urban asked how large the current cross is. She noted the proposed cross would be 9'.

Mr. Kanda said 3'. He concurred it would be a 9' cross on a 120' steeple.

- 3.30 Mr. Camillucci referenced the letter and rationale for standards where the Trustees (presumably of the church) made a sacrifice for the Village to accommodate tower height and visibility for cell service. He'd like to know more about changing the original agreement.

Mr. Kanda said, from talking to church staff that are still around, folks wanted to get towers in place, and the placement of an appropriately-sized cross was put on the back burner.

- 3.31 Mr. Pellaton asked what changed from the previously-installed cross to this newly-requested one.

Mr. Kanda said it happened at a time where the previous steeple was in decline and needed to be replaced. It coincided with the opportunity for the cell antenna.

- 3.32 Mr. Falkof asked who paid for the steeple.

Mr. Kanda said it was his understanding is it was a combination of initial funding from cellular companies and the church's own funds.

- 3.33 Ms. Sullivan asked if there are any structural issues with installing a larger cross.

Mr. Kanda said no, the plan is to install a white cross where wind would pass through it; will not increase weight.

- 3.34 Chair Urban said, while she sympathizes with the church to have a cross properly displayed to accommodate the mission, she is having a hard time finding the hardship. There likely are other locations where a cross could be located and not exceed height limits per code.

Mr. Kanda said they explored placing a cross over each of the entryway doors; though, they would be obscured. They want it to be visible from the road. Post-Covid has been a learning curve for a lot of religious organizations – much like the workplace; it has changed forms. They are seeing a considerable drop-off; a 40% reduction in attendance. Part of the ask is to help draw people in.

3.35 Mr. Glattard asked if people are watching services from their home.

Mr. Kanda said to a certain degree. Those watching are no longer giving. Many have not returned to organized religion.

3.36 Mr. Pellaton said a 9' cross could be placed on the corner where the sign is; would be more visible for vehicular traffic. From a far distance, an advantage is having the cross high on the steeple.

Mr. Kanda said he understands that point. There is a committee within the church managing the curb appeal/marketing. They have given that consideration and would like to keep lines as clean as possible with views from the road. The proposed request is something the whole congregation is behind and is the preferred option.

3.37 Mr. Glattard said it currently doesn't look like a steeple. It looks like a tower on top of a church; a cellular tower. He referenced the rendering on Exhibit 1.6. One doesn't tend to look up at a church. A tiny cross is not visible. He doesn't see the hardship.

Mr. Kanda concurred it is not visible at all.

3.38 Mr. Falkof said this is a beautiful church with classic architectural features, beautiful windows. He lives close by and didn't know there was a steeple.

3.39 Ms. Norrick said the church steeple already has a height variation. This agreement was done to benefit the Village. She likes that the cell tower is hidden in the steeple. It was likely an oversight that an appropriately-sized cross wasn't installed there at the time. The petitioner said it was tabled, and they didn't realize they had to come to the Village for approval. She doesn't see a hardship but is supportive of this request. Even though there is size and scale to the steeple, the church wants it, so she is supportive.

3.40 Mr. Pellaton asked about the plight not being created by the owner.

3.41 Ms. Norrick said this is viewed as a partnership. When cell service was needed, the church stepped up and said it could be housed there.

3.42 Chair Urban said she was under the impression the church was approached by the cell companies. The Village approved the height variation for the public good.

Mr. Kanda concurred. He noted it wasn't the Village's idea, but it jumped on board very quickly.

- 3.43 Chair Urban said she doesn't see a hardship and rather sees a desire for a cross to facilitate more attendance. She doesn't believe a cross will accomplish that, as religion is in a period of decline in our country.

Mr. Kanda said he understands what's been said. They respectfully disagree and believe it will help.

- 3.44 Mr. Pellaton said he believes it appears the church created this problem. There is no evidence of a hardship. There are other options. That makes him lean toward not supporting this.

- 3.45 Chair Urban added that denial of this does not prohibit the owner from making reasonable use of their property. There are 2-3 standards that are not met.

- 3.46 Mr. Camillucci identified the plan and wireless facility. He believes there is some space at the highest installation above the steeple. Mr. Camillucci wondered if it is possible to take a few feet off of the steeple and input a larger cross atop that while maintaining the height of the overall structure. That may not incur any variations. The cellular equipment could be left in the same place. The drawing shows the exterior/cone of the steeple being a few feet higher than the top of the highest wireless facility. If the cone was removed and placement of the cross on top of that, the height would be maintained without seeking an additional variance.

Mr. Kanda said the circumference of the cellular units drove the placement while allowing for a taper of the steeple. The cellular equipment can't be moved, as it is too wide now. He would give the suggestion some thought. The cost is unknown if a crew were to go up there and saw off 3'.

- 3.47 Chair Urban advised the applicant of options, as this is not being fully supported. She noted the ZBA's vote is advisory, and final decisions are made by the Village Board. They are restrained by the ordinance and standards of review.

Mr. Kanda asked what the constraints are.

- 3.48 Chair Urban said: the hardship, plight created by the owner, still making reasonable use of the property; 3 standards are not met.

Mr. Kanda said the congregation feels very strongly that when they initially undertook the steeple project, they did it as a partner of the Village, so that should be taken into account.

- 3.49 Chairman Urban asked if there was anyone wishing to speak on this matter. There was no one in the audience to speak on this case. There was no additional communication on this case.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Mr. Falkof said the reasons have been mentioned. He will not support this due to a

hardship not being identified. This was not a charitable offer, as money from the cellular company was initially and subsequently provided. The plight was created by the owner. The owner can continue to make reasonable use of the property. A lot of people he spoke to didn't know there was a steeple. It is not a feature that may help build attendance.

- 5.2 Mr. Pellaton concurred, and added how the church chooses to market appears different than that of the thoughts of ZBA members. A larger cross at the top would be more proportionate, as what's there now is very difficult to see. There are other options. He has a hard time supporting this.
- 5.3 Ms. Sullivan concurred and said she will not support it.
- 5.4 Mr. Glattard concurred and said he had nothing to add.
- 5.5 Mr. Camillucci said a hardship typically relates to some aspect of the property that would justify a code departure. An organizational hardship with declining membership or adequate recognition/identification does not apply. If this was obscured, that could justify a variance. He doesn't believe there is a hardship. There are operational hardships to be sympathized with. As noted in the letter, the undersized cross being a concession may or may not be correct. The approval was initially given on height with a limit. Mr. Camillucci feels uncomfortable undoing an agreement where the Village Board may not. He believes the building is readily identifiable as a Christian church. It is not for the ZBA to fix the marketing of the church. Aesthetically, he has no problem with a large cross if it met code requirements. The standards aren't satisfied, so he will not support this.
- 5.6 Ms. Norrick said she wants to support this, but knows the ZBA's purview is to review the standards. She reluctantly will not support this.
- 5.7 Chair Urban said she will not support this.

6.0 DECISION

6.1 Mr. Falkof moved to recommend granting a request for a 74.0' side yard setback variation and a 66.0' height variation to allow an addition to the church steeple on a legal non-conforming structure at 1200 Hibbard Road, in accordance with the plans submitted.

6.11 Mr. Pellaton seconded the motion, and the vote was as follows:

Chair Maria Urban	No
Karl Camillucci	No
Brad Falkof	No
Didier Glattard	No
Christine Norrick	No
Ryrie Pellaton	No
Marcy Sullivan	No

Motion failed.

6.2 Mr. Camillucci moved to authorize the Chairman to prepare the report and recommendation for case number 2026-Z-04.

6.21 Mr. Pellaton seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

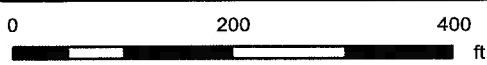
The Zoning Board of Appeals finds that the request does not meet the variation standards of Section 5.4.F of the Zoning Ordinance. Specifically, there is no condition of the property that is creating a practical difficulty or a particular hardship. The property is large and there are likely conforming locations for such a feature. The plight of the owner was created by the owner with the initial expansion of the steeple. The property owner is able to make reasonable use of the property without the variation being granted.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting a request for a 74.0' side yard setback variation and a 66.0' height variation to allow an addition to the church steeple on a legal non-conforming structure at 1200 Hibbard Road, in accordance with the plans submitted.



- Legend**
- Zoning and Development
- Zoning
- R: Single-Family Det Residence
 - R-A: Residential Sub District
 - R1-A: Residential Su District

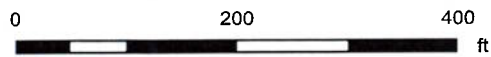
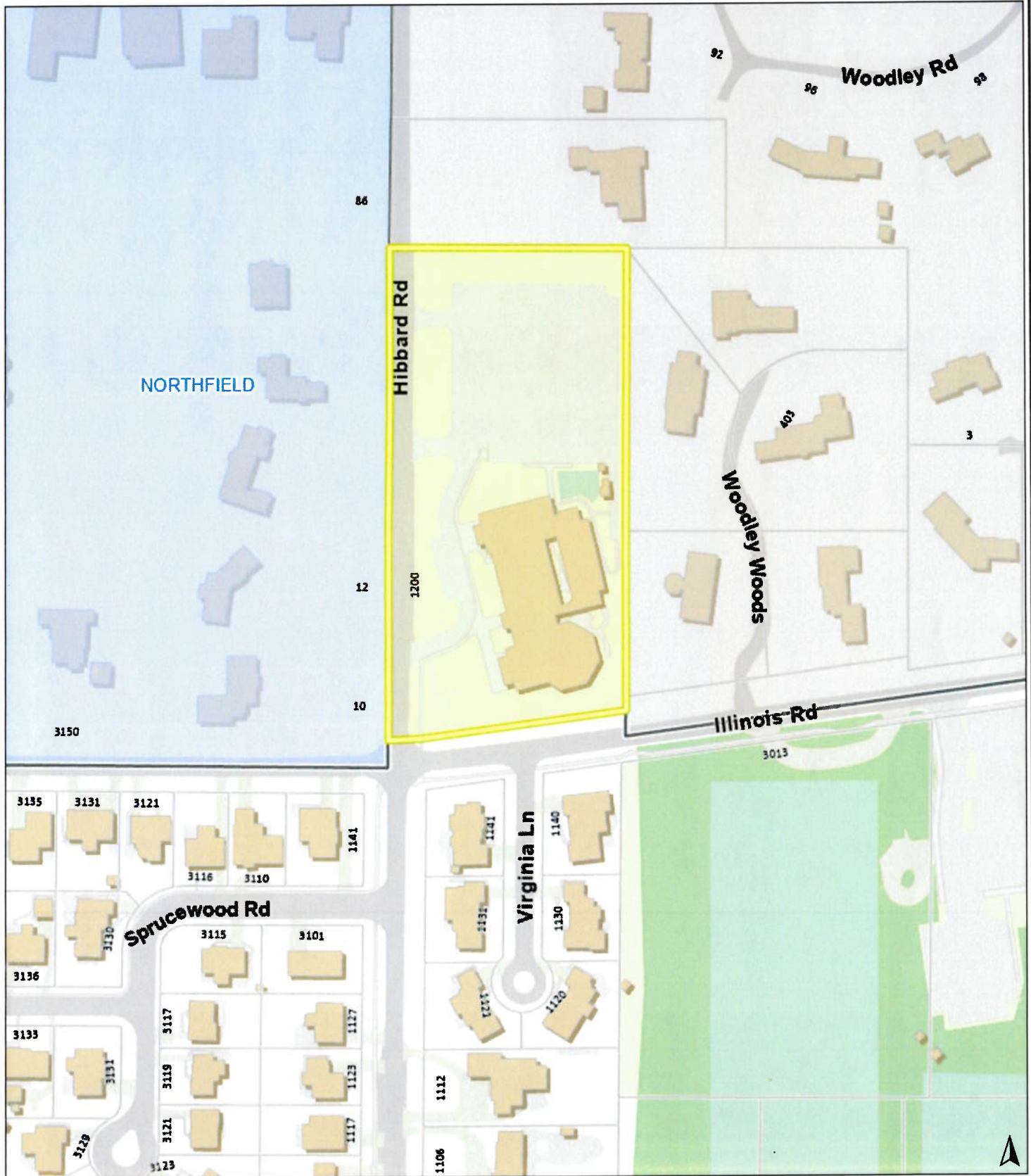


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Print Date: 1/27/2026

Notes

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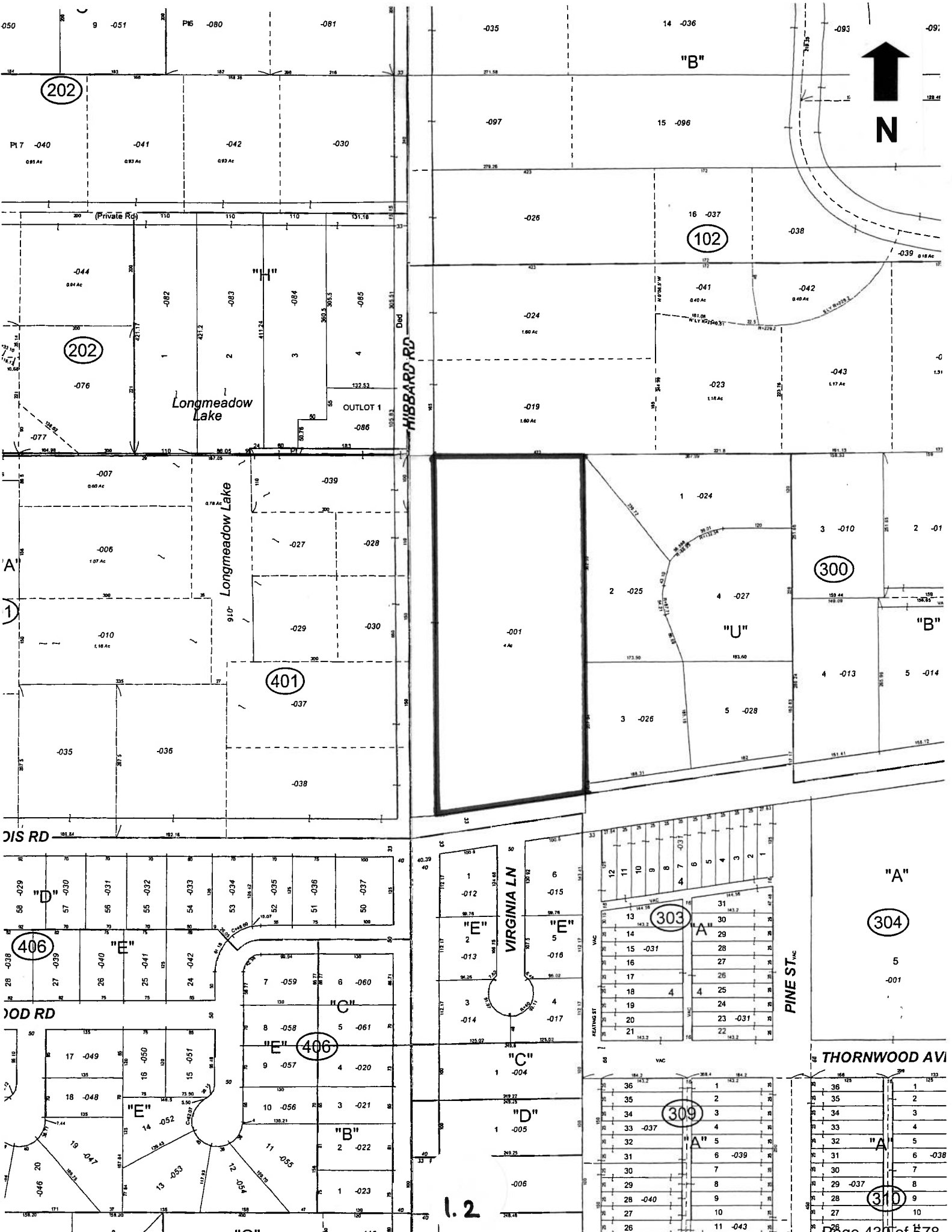


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Print Date: 2/5/2026

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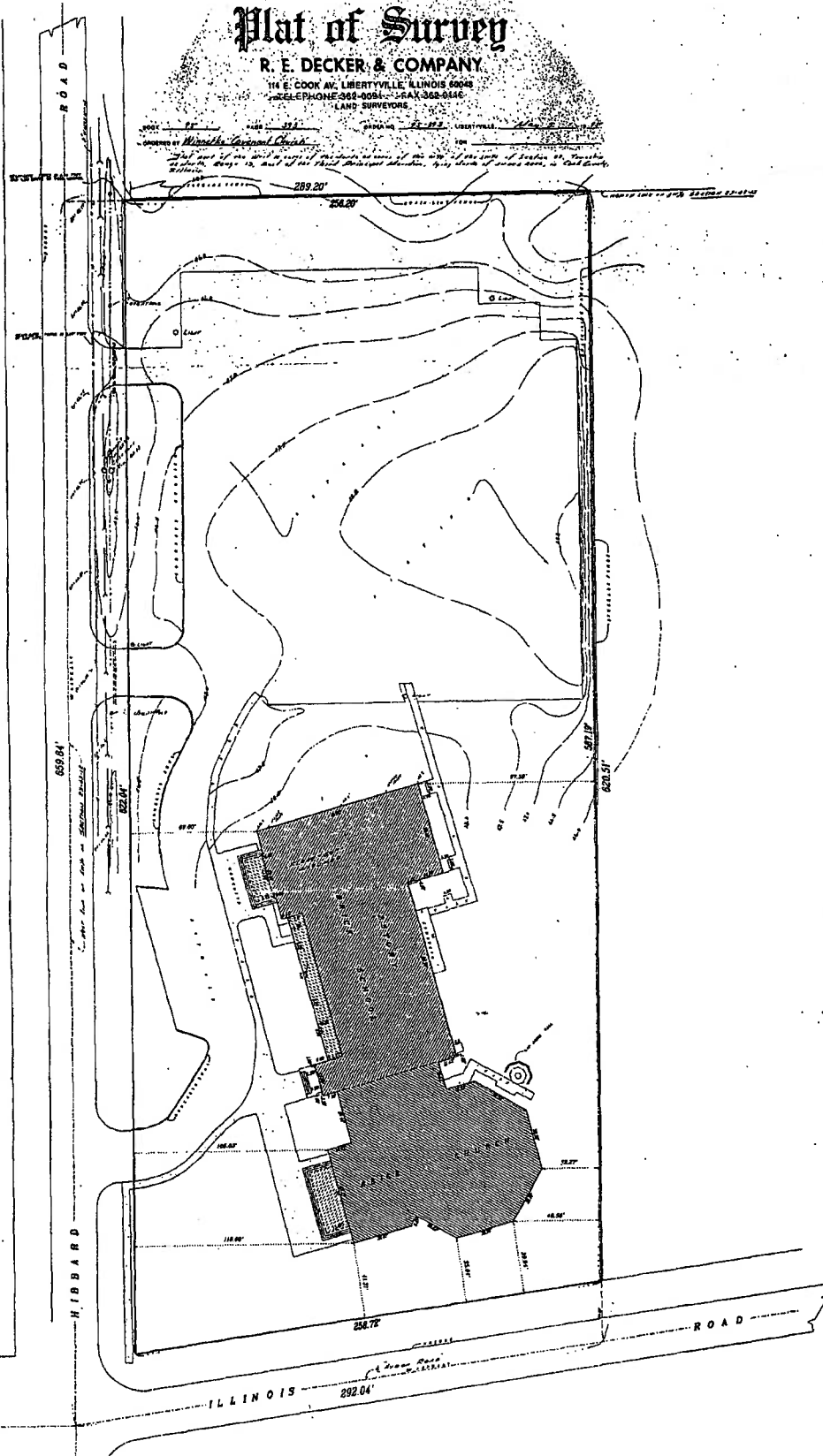
1.2

Plat of Survey

R. E. DECKER & COMPANY

114 E. COOK AV. LIBERTYVILLE, ILLINOIS 62448
 TELEPHONE 368-0084 FAX 368-0446
 LAND SURVEYORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE, ILLINOIS, ON MAY 5, 1925.
 ATTEST: CLERK OF THE BOARD OF SUPERVISORS, COUNTY OF LAKE, ILLINOIS.



Record under 22,300; Corrected Copy being referred to and by of Dec. 1917.

<p>STATE OF ILLINOIS, COUNTY OF LAKE.</p> <p>Know all men by these presents, that R. E. Decker & Company, the undersigned, do hereby certify that the plat hereon set forth is a true and correct copy of the original plat on file in the office of the Clerk of the Board of Supervisors of the County of Lake, Illinois, and that the same has been approved by the Board of Supervisors of the County of Lake, Illinois, on the 5th day of May, 1925.</p> <p><i>R. E. Decker</i> Surveyor</p>	<p>STATE OF ILLINOIS, COUNTY OF LAKE.</p> <p>This is to certify that the plat hereon set forth is a true and correct copy of the original plat on file in the office of the Clerk of the Board of Supervisors of the County of Lake, Illinois, and that the same has been approved by the Board of Supervisors of the County of Lake, Illinois, on the 5th day of May, 1925.</p> <p><i>R. E. Decker</i> Surveyor</p>
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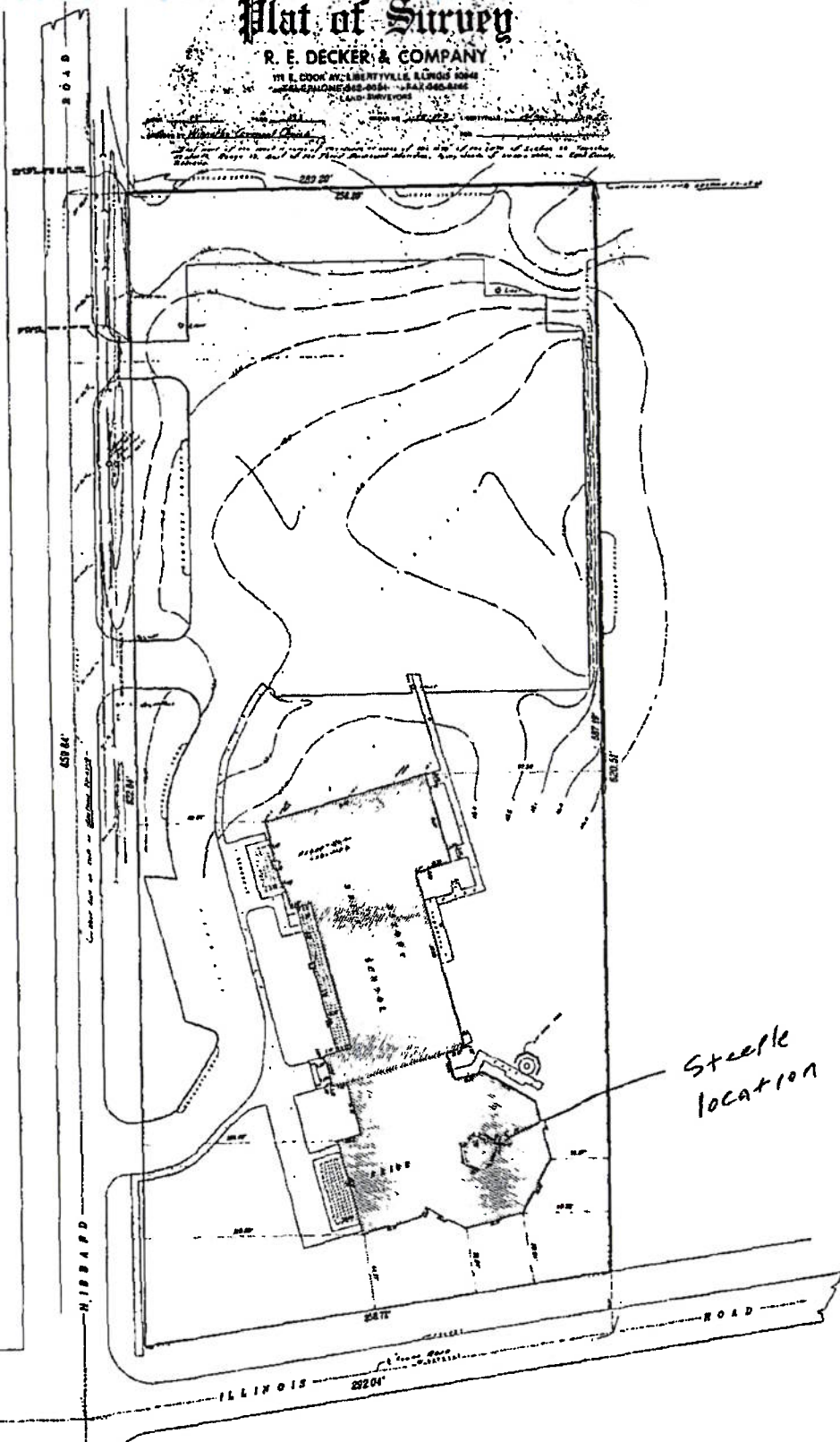
Plat of Survey

R. E. DECKER & COMPANY

171 E. COOK ST. LIBERTYVILLE, ILLINOIS 62441

LIBERTYVILLE, ILLINOIS

LIBERTYVILLE, ILLINOIS



Approved under the 1900 Act, Chapter 13, Section 1, Article 1, Section 1, Act of Dec. 1917

STATE OF ILLINOIS
COUNTY OF LAKE

STATE OF ILLINOIS
COUNTY OF LAKE

R. E. DECKER & COMPANY
By: *[Signature]*



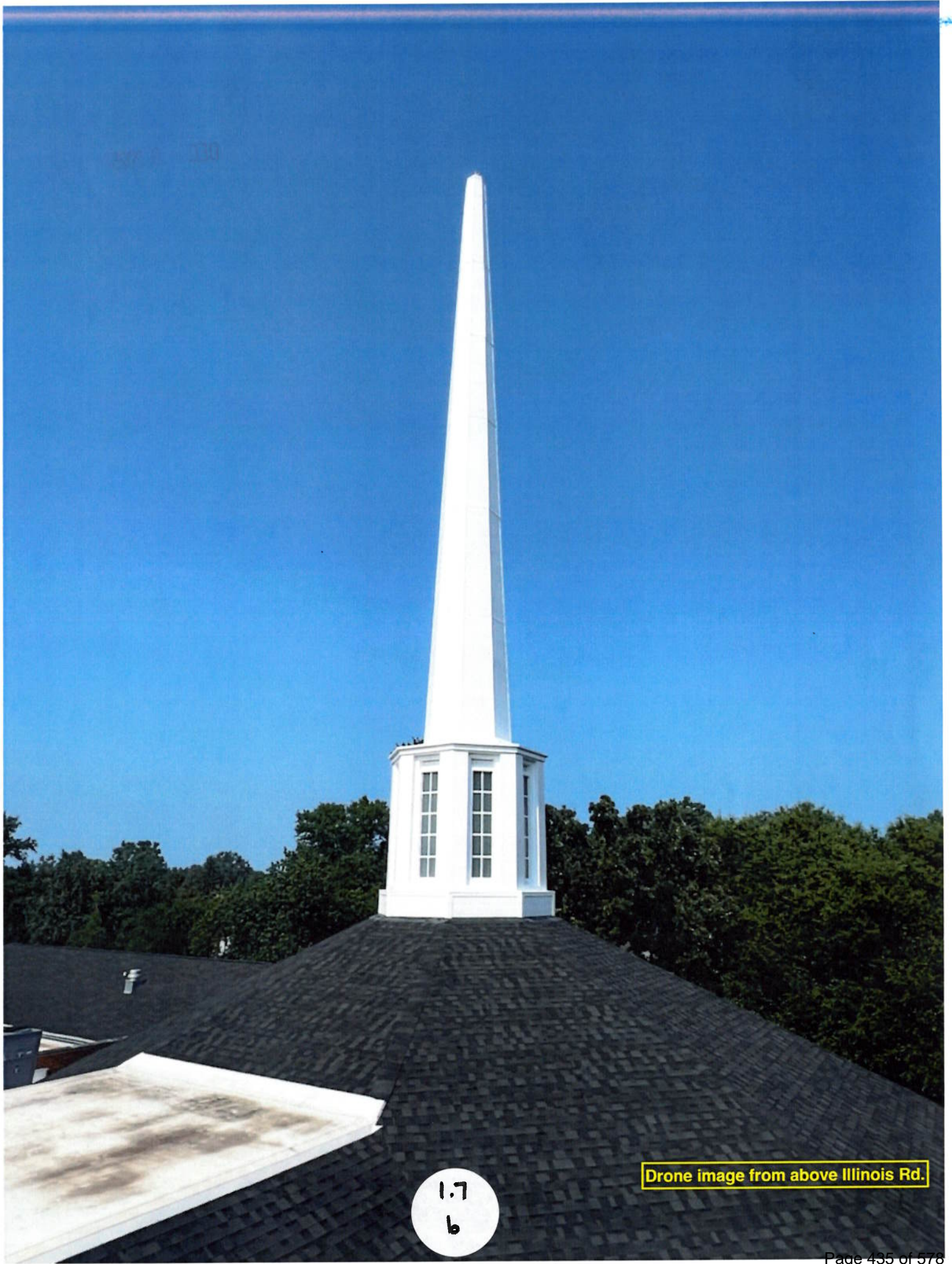
Artist's Rendering



1.7
a

Facing East from Hibbard Rd.

Google Maps



1.7
b

Drone image from above Illinois Rd.



Facing North from Illinois Road



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L1

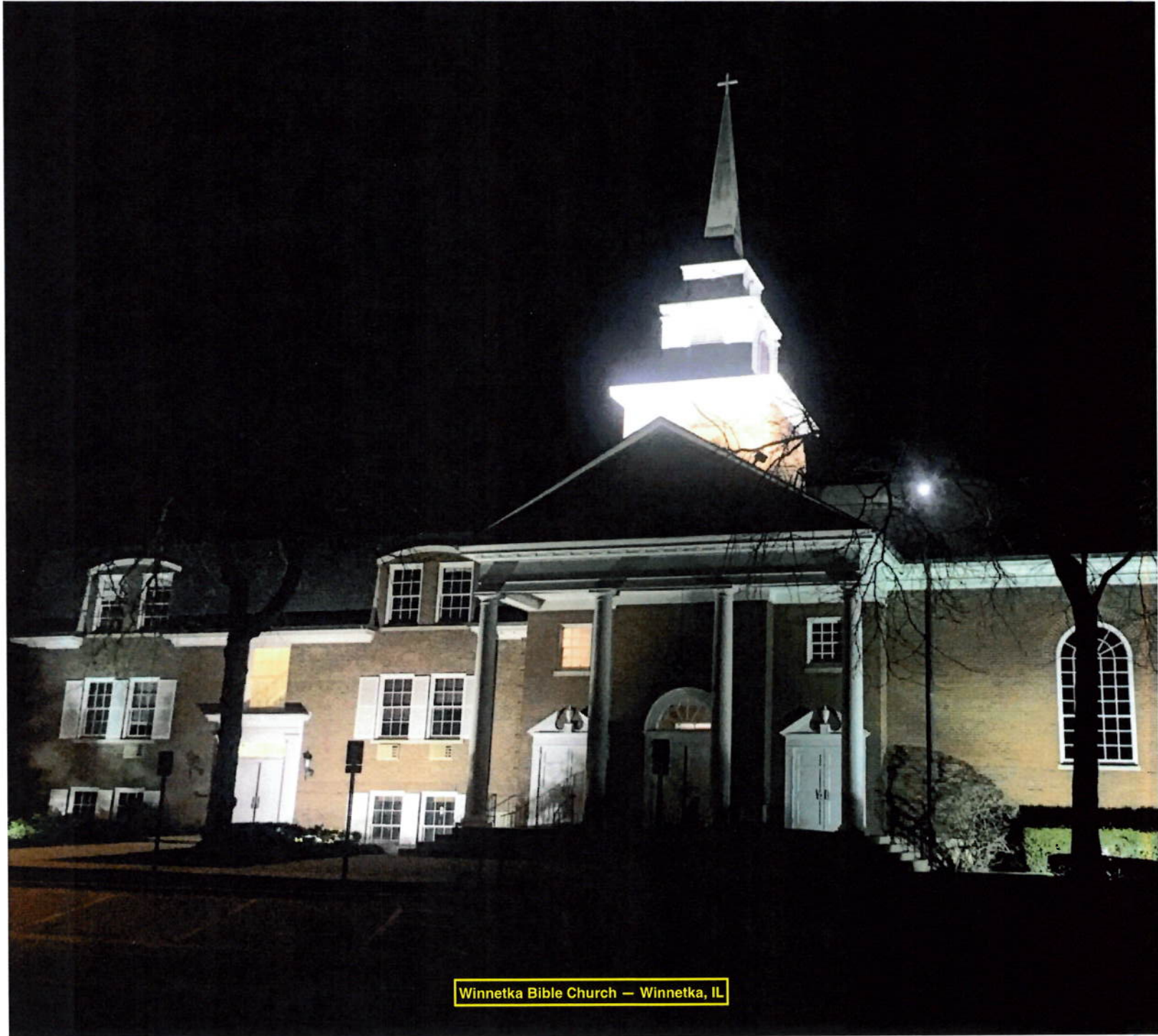
Facing East from Hibbard Rd.



St. Joseph's
Catholic Church
— Wilmette, IL

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9

18
9

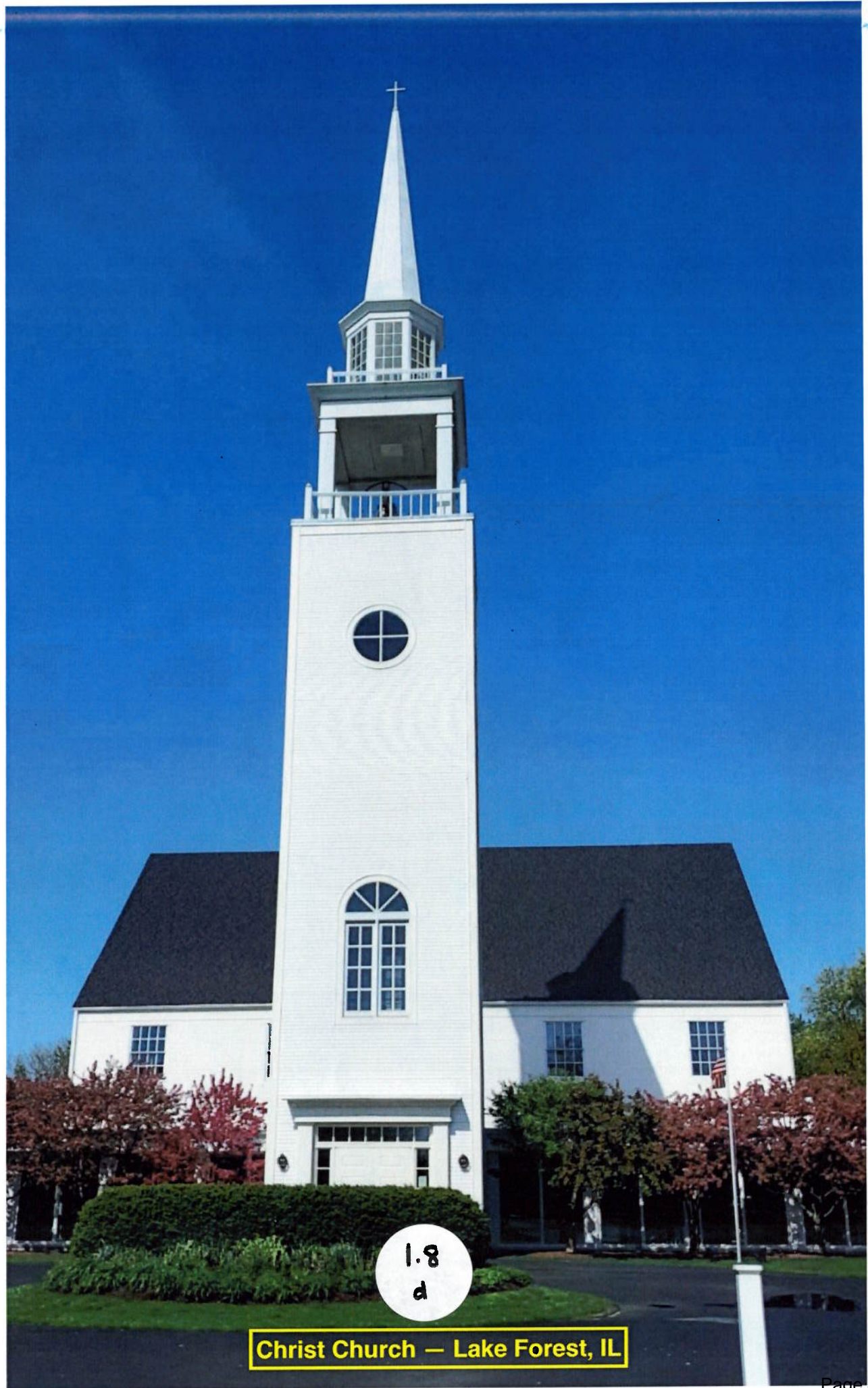


Winnetka Bible Church — Winnetka, IL

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Our Lady of Perpetual Help — Glenview, IL

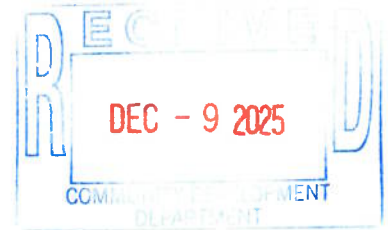


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Christ Church — Lake Forest, IL

December 9, 2025

Zoning Board of Appeals
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091



Re: Height Variation Request – Winnetka Covenant Church Steeple
Property Address: 1200 Hibbard Road, Wilmette, IL

Dear Members of the Zoning Board of Appeals,

I am writing on behalf of Winnetka Covenant Church, where I serve as Chair of the Board of Trustees. We are requesting a modest height variation to allow our existing steeple to increase from **120 feet to 126 feet** in order to install a proportionally appropriate cross at its peak. This cross replaces the undersized version installed in 2003, when the church received the original height variance to permit the cellular infrastructure incorporated within the steeple.

Our congregation's request is simple in scope: no changes to the cellular equipment, no massing changes, no lighting, and no changes to the building footprint. The proposal affects only the very topmost decorative element. Our intention is to restore the steeple to a visually balanced, architecturally coherent form that clearly communicates the building's identity and purpose within the Wilmette community.

In accordance with **Section 30-5.4.F** of the **Wilmette Zoning Ordinance**, we respectfully submit the following responses to the required standards of review:

- a. **The particular physical conditions, shape, or surroundings of the property would impose upon the owner a practical difficulty or particular hardship, as opposed to a mere inconvenience, if the requirements of the Zoning Ordinance were strictly enforced.**

The unique design of our building—specifically the tall, slender steeple originally conceived of as a way to extend cellular service in the area without the visual intrusions that usually accompany cellular towers—creates a practical hardship when applying the standard height limit. The church cannot display a properly scaled cross, the universal symbol of our faith, without exceeding the height limit for institutional architectural features by an additional 72 inches. The 2003 variance allowed the height necessary for the concealed cell tower but resulted in a cross that is disproportionate and barely visible from the ground (see accompanying images).

Without this variation, the church is unable to install an appropriately sized religious symbol consistent with both architectural convention and the intended design of the steeple. This prevents the building from communicating its fundamental identity to the community it serves.

- b. **The plight of the property owner was not created by the owner and is due to unique circumstances.**

The current circumstances were not created by the church. The original trustees made a compromise in 2003 out of respect for the Village's concerns at the time regarding tower height and visibility. Wireless coverage was a pressing community need and, at the time, the church was evaluating options for a new steeple. After some discussion, the project looked to be beneficial to the community as well as the church. The undersized

cross was a concession made solely to ensure approval of the height variance—not an aesthetic or religious preference.

Today, the church is simply seeking to complete the original architectural intent in a way that was deferred due to the constraints of that earlier process.

- c. **The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes. This includes the need to accommodate desirable existing site landscape or reflect unique conditions created by the age and character of the property**

Winnetka Covenant Church is the only property in the area with a multi-story institutional steeple engineered specifically to enclose telecommunications equipment. This creates circumstances entirely unlike those of other institutional buildings in the district. Very few properties have a structure whose form and height are dictated by the dual purpose of religious architecture and public-benefit telecommunications equipment.

No other nearby properties face a conflict between architectural identity and a height limit shaped by concealed infrastructure. This hardship is unique to our building.

- d. **The difficulty or hardship resulting from the application of the Zoning Ordinance would prevent the owner from making a reasonable use of the property.**

Without the ability to install a proportionate cross, the church is unable to fully use its structure for its intended religious and community-serving purpose. A church's steeple is not merely ornamental—it serves as a visual anchor that identifies the building's role in the neighborhood (see examples from other churches in the area that accompany this letter). A barely visible, undersized cross hinders the church's ability to be recognized by residents, newcomers, and those seeking community support.

This is especially important in today's environment. Like many churches, we continue to navigate the realities of the post-COVID landscape: significantly reduced attendance, decreased giving, and an increased need for the spiritual, emotional, and practical support we provide to our congregants and to the broader community. Clear visibility and recognition of who we are is essential to maintaining our ability to serve Wilmette's residents.

The variation is therefore necessary for the church to reasonably fulfill its mission.

- e. **The proposed variation will not impair an adequate supply of light and air to adjacent property or otherwise injure other property or its use, will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare, and will not substantially diminish or impair property values within the neighborhood.**

The proposed 6-foot addition is negligible in scale compared to the existing height and will have no effect on light, air, views, or privacy for any adjacent properties. The steeple already stands at 120 feet with no history of complaints or impacts on neighboring homes. The addition does not increase building footprint, shadowing, or traffic, and does not alter the function of the concealed cellular equipment.

Furthermore, the cross will not create any lighting, noise, or safety issues. Structural integrity will be confirmed with stamped architectural and engineering plans. The modest change will not diminish property values and will not alter neighboring use or enjoyment in any way.

- f. **The variation, if granted, will not alter the essential character of the neighborhood and will be consistent with the goals, objectives and policies set forth in the Comprehensive Plan.**

A proportionate cross atop a church steeple is fully consistent with the architectural character of surrounding neighborhoods and with Wilmette’s long-standing identity as a community with diverse, well-maintained institutional buildings. The church has been a stable, responsible presence at this location for more than 70 years, and the updated steeple will remain harmonious with its surroundings.

The Comprehensive Plan emphasizes strong community institutions and high-quality design. Restoring the steeple’s architectural balance and enhancing recognition of the church’s presence both support those goals.

Closing Perspective

Over the last several years, our congregation—like many across the country—has experienced significant shifts in post-pandemic engagement. Yet our commitment to serving the community has only deepened. We host programs, gatherings, youth events, counseling, and outreach that benefit not just our members but families throughout the Village.

A steeple topped with a properly scaled cross helps people know who we are, what we offer, and that we are here as a welcoming resource for anyone seeking connection or support. It is a modest request with meaningful impact.

We appreciate the Village’s past partnership in bringing improved wireless coverage to this area through the original steeple construction, and we hope to again work collaboratively to complete this long-intended architectural element.

Thank you for your thoughtful consideration. We welcome any questions and look forward to participating in the hearing process.

Sincerely,



Steve Kanda
Chair, Board of Trustees
Winnetka Covenant Church
sjkanda@me.com
847-877-4022

CHICAGO TRIBUNE

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NOTICE OF PUBLIC HEARING

Notice is hereby given that on Wednesday, February 11, 2026 at 7:00 P.M., the Zoning Board of Appeals of the Village of Wilmette will conduct a public hearing in the Council Chambers of Village Hall, 1200 Wilmette Avenue, Wilmette, Illinois when matters listed below will be considered:

2024-Z-33 1034 Elmwood Avenue

A revised request by Ryan and Anna O'Donnell for a special use for unusual recreation equipment to permit the retention of netting around a sport court, a 382.75 square foot (14.44%) rear yard structure coverage variation, and a setback variation to permit the retention of a sport court on the property identified as Property Index Number 05-27-312-014-0000.

2026-Z-04 1200 Hibbard Road

A request by Steve Kanda for Evangelical Covenant Church of Winnetka for a 74.0' side yard setback variation and a 66.0' height variation to allow an addition to the church steeple on a legal non-conforming structure on the property identified as Property Index Number 05-29-300-001-0000.

2026-Z-05 2300 Old Glenview Road

A request by Wilmette Park District for 13.5' wall height variation and a 5.08' accessory structure separation variation to permit the construction of a sound attenuating enclosure around an at-grade evaporative cooling tower on the property identified as Property Index Number 05-32-401-057-0000.

2026-Z-06 728 Laverne Avenue

A request by Gary Bogart for a 6.85' side yard air conditioner condenser setback variation to permit the replacement of an air conditioner condenser on the property identified as Property Index Number 05-31-210-009-0000.

Maria Urban, Chair, Karl Camilucci, Brad Falkot, Didier Glatard, Christine Norrick, Ryrie Pellaton, Marcy Sullivan

(Constituting the Zoning Board of Appeals of the Village of Wilmette, Illinois)

If you are a person with a disability and need special accommodations to participate in and/or attend a Village of Wilmette public meeting, please notify the Village Manager's Office at (847) 853-7509 or TDD 7-1-1 as soon as possible.

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160 N Stetson Avenue, Chicago, IL 60601
(312) 222-2222 - Fax: (312) 222-4014

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January 2026 in the Wilmette
Life.
1/22/2026 7921416



Community Development Department

SUBJECT: Case 2024-Z-33 – 1034 Elmwood Avenue

MEETING DATE: March 10, 2026

FROM: Emily Egan, Director of Community Development
Lisa Roberts, Senior Planner

BUDGET IMPACT: None

Background

On February 11, 2026, the Zoning Board of Appeals (ZBA) held a public hearing to hear a revised request for a special use permit for unusual recreation equipment use and a 327.66 square foot (12.39%) rear yard structure coverage variation to permit the retention of a sport court in accordance with the plans submitted. The ZBA voted 1-6, recommending denial of the request.

Discussion

The subject property, 1034 Elmwood Ave., is in the R1-G, Single Family Detached Residence zoning district. In 2022, the applicant applied for a permit for installation of a sport court (without netting) sized 24 x 15 (360 sq. ft). The permit application was in compliance with the zoning regulations at the time and was approved in April 2022.

The applicant completed construction in summer 2022. It was later determined that the applicant constructed the court larger than was permitted (760 sq. ft constructed with netting around the court vs. 360 sq. ft approved without netting). The size of the court and the height of the netting would have required variations under the zoning regulations at that time.

On July 11, 2023, the Village Board approved a text amendment to clarify sport court regulations which categorize such courts with netting taller than 6.5 feet as unusual recreation uses in residential districts allowed with a special use permit. Before 2023, netting for a sport court which was higher than 6.5 feet (fence height maximum for residential) would have required a variation rather than a special use.

In this case, the applicant is proposing to reduce the court to 19.0' by 37.0' (703 sq. ft.) with netting around the court at a height of ten (10) feet. As the netting of the proposed use exceeds the standards set forth in the Zoning Ordinance (the standard is 'the allowance fence height,' which is six and a half (6.5') feet), the proposed netting is considered "unusual recreation use" and requires a special use permit.

Additionally, because the sport court flooring material is technically considered a structure and not flatwork, it exceeds the square footage allowance of the Zoning Ordinance and therefore a variation for the rear yard sport court structure is required (this variation is the same whether it would fall under the pre-July 11, 2023 zoning requirements or the current sport court requirements).

As there are multiple factors impacting this application, including the height of the netting and the flooring material, Staff have provided the table below to show different scenarios in which a special use and/or a surface area variation would be required. As the table indicates, the Zoning Code would allow the applicant to construct a pad at the same size as is proposed if the material used was concrete instead of sport court flooring, thereby eliminating the surface area variation.

	Netting	Sport Court	Sport Court Special Use Needed	Surface Area Variation Needed	Allowed By Right
Proposed Sport Court with netting	10.0'	703 sq. ft. Sport Court Structure	Yes	Yes	6.5' tall netting and 375.34 sq. ft.
Sport Court without netting	6.5' or less	703 sq. ft. Sport Court Structure	No	Yes	6.5' tall netting and 375.34 sq. ft.
Concrete/flatwork with netting	10.0'	703 sq. ft. concrete or other flatwork	Yes	No	6.5' tall netting and 703 sq. ft.
Concrete/flatwork without netting	6.5' or less	703 sq. ft. concrete or other flatwork	No	No	6.5' tall netting and 703 sq. ft.

Documents Attached

1. Case 2024-Z-33 for 1034 Elmwood Avenue ZBA Report and Application

**REPORT TO THE BOARD OF TRUSTEES
FROM THE
ZONING BOARD OF APPEALS**

5.13
3-10-26

Recommendation: The Zoning Board of Appeals recommends denying a revised request for a special use for unusual recreation equipment and a 327.66 square foot (12.39%) rear yard structure coverage variation to permit the retention of a sport court at 1034 Elmwood Avenue in accordance with the plans submitted. The use shall run with the use.

Case Number: 2024-Z-33

Property: 1034 Elmwood Avenue

Zoning District: R1-G, Single-Family Detached Residence

Applicant: Ryan and Anna O'Donnell

Nature of Application: Revised request for a special use for unusual recreation equipment and a 327.66 square foot (12.39%) rear yard structure coverage variation to permit the retention of a sport court

Applicable Provisions of the Zoning Ordinance: Section 5.3
Section 5.4
Section 8.3
Section 8.3.E
Section 13.4.I.2.b
Section 13.4.V.4
Section 13.4.Z.1

Hearing Date: February 11, 2026
February 4, 2026
December 17, 2025
September 17, 2025
August 21, 2024
June 20, 2024

Date of Application: April 26, 2024

Zoning Board Vote:	Chair Maria Urban	No
	Karl Camillucci	No
	Brad Falkof	No
	Didier Glattard	Yes
	Christine Norrick	No
	Ryrie Pellaton	No
	Marcy Sullivan	No

Notices:

Notice of public hearing to the applicant, August 26, 2025.
Notice of public hearing published in the Wilmette Life,
August 28, 2025. Posted on the property, September 2, 2025.
Affidavit of compliance with notice requirements dated
August 26, 2025.

Report Prepared By:

Lisa Roberts, AICP
Senior Planner
Minutes transcribed by Gale Cerabona

**Report Approved and
Submitted By:**

Chair Maria Urban



Chair Maria Urban

2/18/2026

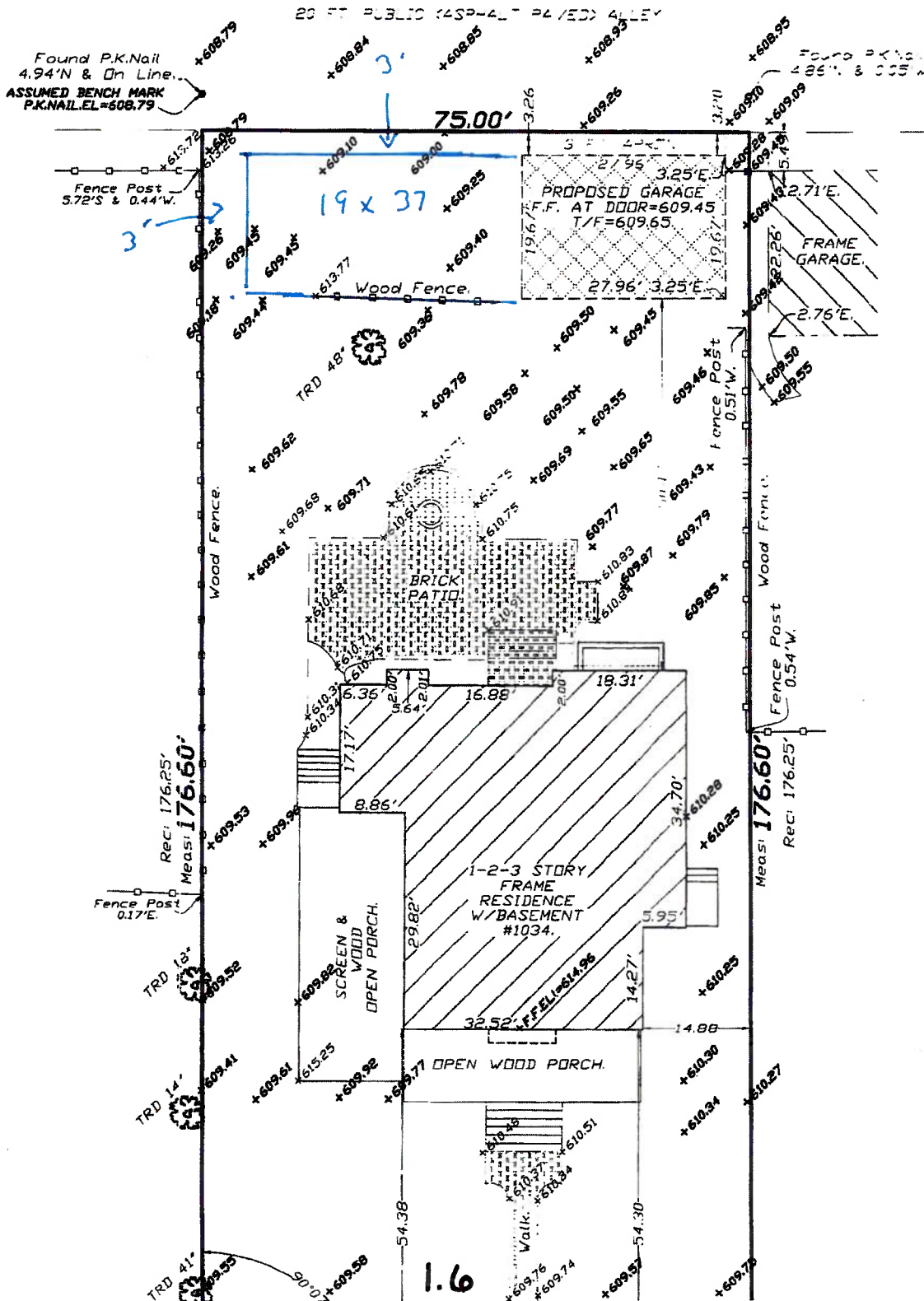
Date

PLAT OF SURVEY

OF

THE EAST 75 FEET OF THE WEST 235 FEET OF THE SOUTH HALF OF BLOCK 21 IN GAGE'S ADDITION TO THE VILLAGE OF WILMETTE, IN SECTIONS 27 AND 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART THEREOF TAKEN OR USED FOR STREETS OR ALLEYS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1034 ELMWOOD AVENUE, WILMETTE, ILLINOIS.



STAFF INFORMATION AS PRESENTED TO THE ZONING BOARD OF APPEALS

Description of Property

The Subject Property is located on the north side of Elmwood Avenue, approximately 160' east of 11th Street. The property has 75.0' of frontage on Elmwood Avenue and is approximately 176.25' in depth. The lot is approximately 13,218.75 square feet in area. The property is improved with a two-story residence and detached three-car garage. The garage was built in 2020. The sport court was built in 2022.

To the east, north, and west are properties zoned R1-G, Single-Family Detached Residence, and improved with single-family homes. To the south are properties zoned R1-H, Single-Family Detached Residence, and improved with single-family homes.

Original Proposal

The petitioners originally requested to retain an existing sport court. The sport court measures 19.0' x 40.0' and has a 0' (zero foot) west side yard setback and a 3.0' rear yard (north) setback. The petitioners installed netting around the sport court at a height of 10.0'. Because the Zoning Ordinance states that a sport court with netting in excess of the allowable fence height shall be considered unusual recreation use, and the Zoning Ordinance further states that unusual recreation use is a special use, special use approval is required to retain the netting around the sport court.

Because the Zoning Ordinance requires a minimum 3.0' side yard sport court setback and a 0' (zero foot) setback is provided, a 3.0' side yard sport court setback variation is required.

The sport court in combination with the existing garage, results in a rear yard structure impervious surface of 1,309.97 square feet. Because the Zoning Ordinance limits rear yard structure impervious surface coverage to 925.31 square feet (35%), a 384.66 square foot (14.55%) rear yard structure impervious surface coverage variation is required.

In response to the trend of installing fencing/netting around sport courts, in 2023, the Zoning Ordinance was amended to classify sport courts with fencing in excess of the zoning limit as an Unusual Recreation Use and requiring special use approval. In addition, because of the size of some sport courts heard through the Zoning Board, the ordinance was also amended to place size limitations on sport courts on a property and within the buildable area. The updated ordinance sections (13.4.V and 13.4.Z) are attached as Exhibit 2.8.

Revised Proposal

The Zoning Board heard the above request on August 21, 2024 and voted to make a negative recommendation (the minutes are at the end of this report). The request was forwarded to the Village Board, originally scheduled for September 10, 2024, however the matter was tabled indefinitely at the applicant's request.

The applicant has now modified their request, eliminating the side yard and rear yard setback variations. A revised application letter is attached as Exhibit 2.1.

The petitioners are requesting to retain an existing sport court. The revised sport court measures 19' x 37' and has a 3.0' west side yard setback and a 3.0' rear yard (north) setback. The petitioners installed netting around the sport court at a height of 10.0'. Because the Zoning Ordinance states that a sport court with netting in excess of the allowable fence height shall be considered unusual recreation use, and the Zoning Ordinance further states that unusual recreation use is a special use, special use approval is required to retain the netting around the sport court.

The revised sport court in combination with the existing garage, results in a rear yard structure impervious surface of 1,252.97 square feet. Because the Zoning Ordinance limits rear yard structure impervious surface coverage to 925.31 square feet (35%), a 327.66 square foot (12.39%) rear yard structure impervious surface coverage variation is required.

Rear Yard Impervious Surface Calculations

Rear Yard = 35.25' x 75.0' = 2,643.75 square feet

2,643.75 s.f. x .35 = 1,370.7 s.f. permitted rear yard structure impervious surface coverage

Proposed rear yard structure impervious coverage = 1,252.97 s.f.*

1,252.97 – 1,370.7 = 327.66 s.f. rear yard structure impervious surface coverage variation

* Non-conforming

Other Requests at the Subject Property

There is no record of a previous Zoning Board request at 1034 Elmwood Avenue.

Other Unusual Recreation Special Use Requests

1007 Greenwood Avenue Case 2024-Z-39 ZBA: Grant VB: Granted

Request for a special use for unusual recreation equipment to permit the retention of netting for a sport court use

1014 Elmwood Avenue Case 2024-Z-34 ZBA: Grant VB: Granted

Request for a special use for unusual recreation use to permit the retention of netting around a sport court

301 Sheridan Road Case 2022-Z-35 ZBA: Grant VB: Granted

Request for a special use for unusual recreation equipment to permit the retention of a sport court [Note: for the netting around an approved sport court]

1006 Forest Avenue Case 2021-Z-11 ZBA: Grant VB: Granted

Request for a special use for unusual recreation equipment, a 5.0' side yard adjoining a street setback variation, and a 4.53' side yard setback variation to permit the retention of a batting cage

1111 Sheridan Road Case 2020-Z-22 ZBA: Grant VB: Granted**
Request for a special use for unusual recreation equipment, a 17.8' rear yard of a double-frontage lot setback variation, and a 180.99 (5.35%) square foot rear yard of a double-frontage lot impervious surface coverage variation to permit the retention of a seasonal batting cage (**granted with conditions)

835 16th Street Case 2013-Z-09 ZBA: Deny VB: Granted
Request for a special use for unusual recreation equipment (all season hockey rink)

414 Sandy Lane Case 2010-Z-30 ZBA: Deny VB: Granted**
Request for a special use for unusual recreation equipment (batting cage), a 1.0' side yard setback variation, a 0.17' side yard setback variation, a 0.08' rear yard setback variation, and a 323.75 square foot (17.27%) rear yard structure impervious surface coverage variation to retain a batting cage (**granted with conditions)

404 Lavergne Avenue Case 2009-Z-57 ZBA: Deny VB: Granted
Request for a special use for unusual recreation equipment to retain an existing skate board pipe

Other Impervious Surface Coverage Variations for Unusual Recreation Use/Equipment and Sport Courts

945 Michigan Avenue Case 2022-Z-69 ZBA: Grant VB: Granted
Request for a 27.08' side yard adjoining a street sport court setback variation and a 547.33 square foot (14.12%) side yard adjoining a street impervious surface coverage variation to permit the installation of a sport court

1530 Central Avenue Case 2022-Z-33 ZBA: Deny VB: Granted
Request for a 5.0' side yard sport court setback variation, a 3.0' side yard artificial turf setback variation, a 564.16 square foot (36.14%) rear yard structure impervious surface coverage variation, a 318.47 square foot (20.4%) rear yard total impervious surface coverage variation, and a variation to allow the installation of a sport court and fencing on a lot without a principal structure

1526 Central Avenue Case 2022-Z-32 ZBA: Deny VB: Granted
Request for a 5.0' side yard sport court setback variation, a 542.45 square foot (34.77%) rear yard structure impervious surface coverage variation, and a 318.86 square foot (20.44%) rear yard total impervious surface coverage variation to permit the construction of a sport court

1111 Sheridan Road Case 2020-Z-22 ZBA: Grant VB: Granted**
Request for a special use for unusual recreation equipment, a 17.8' rear yard of a double-frontage lot setback variation, and a 180.99 (5.35%) square foot rear yard of a double-frontage lot impervious surface coverage variation to permit the retention of a seasonal batting cage (**granted with conditions)

1716 Forest Avenue Case 2009-Z-41 ZBA: Grant VB: Granted
Request for a 768.37 square foot (36.46%) rear yard structure impervious surface coverage variation, a 241.5 square foot (11.46%) rear yard total impervious surface coverage variation and a variation to allow the installation of a sport court and the retention of fencing on a lot without a

principal structure

Zoning Ordinance Provisions Involved

Section 5.3 outlines the special use procedures.

Section 5.4 outlines the variation procedures.

Section 8.3 references Table 8-2, which establishes a minimum rear yard setback of 35.25’ on the Subject Property.

Section 8.3.E. establishes a maximum rear yard structure impervious surface coverage of 925.31 square feet (35%) on the Subject Property.

Section 13.4.I.2.b states that solid fences are permitted in interior side yards and rear yards and are limited to 6.5’ in height.

Section 13.4.V.4 states that any sport court that is an Unusual Recreation Use shall be a special use.

Section 13.4.Z.1 states that sport courts with fencing or netting at a height in excess of that permitted by Section 13.4.I shall be considered Unusual Recreation Uses.

Action Required

Move to recommend granting a revised request for a special use for unusual recreation equipment and a 327.66 square foot (12.39%) rear yard structure coverage variation to permit the retention of a sport court at 1034 Elmwood Avenue, in accordance with the plans submitted. The Zoning Board must determine if the special use should run with the land or the use.

(After the vote on the request)

Move to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2024-Z-33.

CASE FILE DOCUMENTS

<u>Doc. No.</u>	<u>Documents</u>
Location Maps And Plans	
1.0	Zoning Map
1.1	GIS Map
1.2	Sidwell Tax Map
1.3	Plat of Survey
1.4	Plat of Survey As Built Site Plan
1.5	Approved Site Plan from 2022 Permit
1.6	Revised 2025 Site Plan

Written Correspondence and Documentation

- 2.0 Completed application form
- 2.1 New Letter of application and original letter of application
- 2.2 Proof of ownership
- 2.3 Notice of Public Hearing as prepared for the petitioner, dated August 26, 2025
- 2.4 Notice of Public Hearing as published in the Wilmette Life, August 28, 2025
- 2.5 Certificate of publication
- 2.6 Certificate of posting, dated September 2, 2024
- 2.7 Affidavit of compliance with notice requirements, filed by applicant, August 26, 2025
- 2.8 Ordinance sections 13.4.V Sport Courts and 13.4.Z Unusual Recreational Use
- 2.9 Email from Leslie Weyhrich, 1018 Elmwood Avenue, dated June 18, 2024
- 2.10 Email from Jennifer and Ned Turney, 1040 Elmwood Avenue, dated September 5, 2025
- 2.11 Email from Scott Girard, 1015 Greenwood Avenue, dated September 6, 2025
- 2.12 Email from Jono and Piper Rothschild, 1046 Elmwood Avenue, dated September 8, 2025
- 2.13 Email from Laura Kraus, 1100 Elmwood Avenue, dated September 8, 2025
- 2.14 Email from Eric Lorge, 1014 Elmwood Avenue, dated September 16, 2025

The Zoning Board of Appeals meeting scheduled for June 20, 2024 was cancelled due to lack of quorum. This case was continued to July 17, 2024.

Minutes from the July 17, 2024 meeting

3.0 TESTIMONY, COMMENTS, AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 None

3.2 Summary of presentations

3.21 Ms. Roberts said that the applicant was unable to attend the meeting and requested that the case be tabled to the August 21, 2024 meeting.

6.0 DECISION

6.1 Mr. Camillucci moved to continue this case to the August 21, 2024 meeting.

6.11 Ms. Norrick seconded the motion and the vote was as follows:

Chairman Reinhard Schneider	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Not Present
Maria Urban	Yes

Motion carried.

Minutes from the August 21, 2024 meeting

3.0 COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Christopher Canning, attorney
Canning & Canning LLC
1000 Skokie Boulevard, Suite 355
Wilmette, IL 60091

3.2 Summary of presentations

3.21 Ms. Roberts said this is a request for a special use for unusual recreation use to permit the retention of netting around a sport court, a 3.0' side yard sport court setback variation, and a 384.66 square foot (14.55%) rear yard structure impervious surface coverage variation to permit the retention of a sport court with netting. The Village Board will hear this case on September 10, 2024.

3.22 Mr. Canning said the homeowners applied for and received a building permit in the spring of 2022 to install a sport court. He said the available netting height at that time was 4' or 10', so a 10' net was selected. Mr. Canning said at that time there were no restrictions on netting height. He said in December of 2022, staff was made aware of this installation and other residential sport court netting sizes. Mr. Canning said from that time into 2023, the Land Use Committee reviewed such items and an amendment to the zoning code was approved. He said this sport court is a permitted use and the special use relates to netting only. Mr. Canning discussed not wanting to impact an Oak tree. The sport court provides a level playing area different from the permit size/area. It was installed with crushed stone/drywell as it is in a depressed location. The court is approximately up to the lot line to

accommodate space under and around the hoop. The basketball pole is 2' from lot line.

- 3.23 Mr. Falkof asked if the 24' x 15' approved sport court was expanded at the request of the homeowners.

Mr. Canning concurred.

- 3.24 Mr. Falkof asked if the petitioner would have to come before the ZBA if the court ended up being 24' x 15'.

Mr. Canning said no.

- 3.25 Mr. Falkof asked what the hardship is of a 24' x 15' sport court.

Mr. Canning said there is no hardship with a court of that size. He said the hardship for the larger 40' x 19' court is to have a safe level-playing surface that also addresses water in the northwest corner. Mr. Canning explained if it were 24' x 15', the sport court would stop in the middle of the yard and would not be full or even half-size.

- 3.26 Mr. Pellaton said crushed stone is not gravel and therefore holds far less water; an inefficient drywell. He said large gravel would solve a water problem.

Mr. Canning said the installer recommended crushed stone for the base, which was also noted on the permit.

- 3.27 Mr. Pellaton asked if the original permitted court included the back corner where the water previously pooled.

Ms. Roberts said it doesn't look like it from the approved plan.

- 3.28 Chair Urban said the sport court section of the Zoning Ordinance allows the owners to build, by-right, a 760 square foot sport court, which would have to comply with the setback and impervious surface coverage requirements.

Mr. Canning said he understood and explained when this was brought to staff's attention who then brought it to the homeowners' and his attention, they were only focused on the netting. He said in the process he read there could be a 1,000 square-foot sport court, and for the special use aspect, it only applies to the netting because in that sense the sport court complies with the requirement of the special use. Mr. Canning further explained the current size triggers two variations.

- 3.29 Mr. Camillucci said it doesn't appear as if the actual sports court is any farther away from the Oak tree.

Mr. Canning said the side yard has to do with the sport court going all the way to

the lot line where a landing spot is located behind and under the basket.

- 3.30 Mr. Pellaton raised the issue that one of the baskets 2' from the lot line would need a permit of its own.

Mr. Canning said he and staff were trying to determine what the encroachment is, what item is in fact the encroachment (the surface, the basket pole further into the yard), and their finding was 3' was the correct variation amount to request.

- 3.31 Chair Urban asked if there is anyone in the audience to speak on this case. There was no additional communication on this case.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Mr. Falkof said it is a beautiful backyard, with a fairly modest sport court. He has noticed whenever a sport court has been denied by the ZBA, it was granted by the Village Board as he believes outdoor activities are encouraged. He said he believes the netting is very tasteful, makes sense, and is as inconspicuous as possible. Regarding the impervious surface, he agreed it is not an engineered solution, said he believes the ZBA doesn't want an unengineered solution nor sees a hardship. He said if the court were made shorter, the side yard setback variation wouldn't be needed. Mr. Falkof said he is inclined to not vote in favor.

- 5.2 Mr. Camillucci said he has no problem with the netting as it faces the alley and satisfies the standards. He said he is also focused on the impervious surface and the side yard setback. Mr. Camillucci said in the Zoning Ordinance, a condition on the property is what poses the hardship, and he said he doesn't see that here. His belief is the sport court could still be enjoyable if it wasn't 3' from the side yard and doesn't believe drainage is relative to the impervious surface variation. Mr. Camillucci said this is a case where the homeowner was trying to do something nice and inadvertently triggered variations; and if granted, it sets a precedent where homeowners can request forgiveness rather than comply as originally approved.

- 5.3 Mr. Pellaton reminded the ZBA is supposed to review this as if it were newly built, which would require variances. He believes a sports court is a good thing, but the ordinance doesn't warrant a variance.

- 5.4 Ms. Sullivan said she concurs with what's been said. She said her concern is the placement and lack of hardship, and noted thirsty bushes could eliminate the drainage problem.

- 5.5 Chair Urban referred to Mr. Canning's letter where the 48" Oak tree was a difficulty in locating the sport court, though Oak trees are not unique to this property. She said the hardship has not been substantiated by what's been presented.

- 5.6 Mr. Pellaton said letters of support indicate a landscaping screen is preferable to having screening up against the alley atop a fence. He said this warrants thought as

to what is permissible.

6.0 DECISION

6.1 Mr. Falkof moved to recommend granting a request for a special use for unusual recreation use to permit the retention of netting around a sport court, a 3.0' side yard sport court setback variation, and a 384.66 square foot (14.55%) rear yard structure impervious surface coverage variation to permit the retention of a sport court with netting at 1034 Elmwood Avenue in accordance with the plans submitted. The use shall run with the use.

6.11 Mr. Camillucci seconded the motion, and the vote was as follows:

Chair Maria Urban	No
Karl Camillucci	No
Brad Falkof	No
Didier Glattard	Not Present
Christine Norrick	Not Present
Ryrie Pellaton	No
Marci Sullivan	No

Motion failed.

6.2 Mr. Pellaton moved to authorize the Chairman to prepare the report and recommendation for case number 2024-Z-33.

6.21 Mr. Falkof seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Not Present
Christine Norrick	Not Present
Ryrie Pellaton	Yes
Marci Sullivan	Yes

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

The Zoning Board of Appeals finds that the request does not meet the special use standards of Section 5.3.E and the variation standards of Section 5.4.F of the Zoning Ordinance. Specifically, there is no hardship of the property that necessitates a variation for side yard setback and impervious coverage. The owner created their own plight by constructing the sport court larger than what was approved by permit. The Zoning Board did not have any issue with the special use for the sport court netting and would likely have supported the request if not for the necessary variations.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommend denying a request for a special use for unusual recreation use to permit the retention of netting around a sport court, a 3.0' side yard sport court setback variation, and a 384.66 square foot (14.55%) rear yard structure impervious surface coverage variation to permit the retention of a sport court with netting at 1034 Elmwood Avenue in accordance with the plans submitted. The use shall run with the use.

Minutes from the September 17, 2025 meeting

3.0 TESTIMONY, COMMENTS, AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 None

3.2 Summary of presentations

3.21 Ms. Roberts said that the applicant had requested that the case be continued to the December 17, 2025 meeting.

6.0 DECISION

6.1 Mr. Pellaton moved to continue this case to the December 17, 2025 meeting.

6.11 Ms. Norrick seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Yes
Brad Falkof	Not Present
Didier Glattard	Not Present
Christine Norrick	Yes
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

Minutes from the December 17, 2025 meeting

3.0 TESTIMONY, COMMENTS, AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 None

3.2 Summary of presentations

3.21 Ms. Roberts said that the applicant had requested that the case be continued to the February 4, 2026 meeting.

6.0 DECISION

6.1 Ms. Sullivan moved to continue this case to the February 4, 2026 meeting.

6.11 Ms. Norrick seconded the motion, and the vote was as follows:

Acting Chair Brad Falkof	Yes
Chair Maria Urban	Not Present
Karl Camillucci	Not Present
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

Minutes from the February 4, 2026 meeting

3.0 TESTIMONY, COMMENTS, AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 None

3.2 Summary of presentations

3.21 Ms. Roberts said that it was requested that the case be continued to the February 11, 2026 meeting.

6.0 DECISION

6.1 Mr. Pellaton moved to continue this case to the February 11, 2026 meeting.

6.11 Mr. Falkof seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

Minutes from the February 11, 2026 meeting

3.0 COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Christopher Canning, attorney
Canning & Canning LLC
1000 Skokie Boulevard, Suite 355

3.2 Summary of presentations

3.21 Ms. Roberts said this is a revised request for a special use for unusual recreation equipment and a 327.66 square foot (12.39%) rear yard structure coverage variation to permit the retention of a sport court. The Village Board will hear this case on February 24, 2026.

3.22 Mr. Canning said this is an amended application regarding netting around a sport court. There is 10'-high netting that's higher than a 6.5' fence. This is the third of 3 cases on the alley. Variances were granted for the other 2 cases. The theory is when netting is high, it prohibits balls from bouncing in the alley. The side and rear yard setback requests have been removed. The only variation request is for impervious coverage.

At the last ZBA meeting for this case, there was a negative recommendation. He referenced his letter noting the discussions that took place following their denial and the way how to best proceed.

Mr. Canning said there is a situation as to if the sport court is impervious surface or not. He read an excerpt of the code where a sport court is deemed impervious.

Mr. Kordek, with the Engineering Department at the Village, believes it's permeable. Mr. Parsons, the installer, said the sport courts don't need maintenance.

- 3.23 Chair Urban said she understands the ZBA is voting on a structure coverage variation, not whether it's impervious surface or not.

Ms. Roberts said it's an impervious surface coverage variation.

- 3.24 Mr. Glattard said many are in agreement that these impervious surfaces being developed should be considered in some way in the zoning code. However, they are not. He said it is a surface the ZBA cannot consider as impervious.

Mr. Canning reiterated the installer is stating sport courts do not require routine maintenance. He, therefore, said that does not meet the definition of impervious.

- 3.25 Mr. Glattard asked what the material is.

- 3.26 Mr. Pellaton said there's gravel and drainage underneath the playing surface.

- 3.27 Ms. Sullivan said there's also a hard surface there.

- 3.28 Mr. Canning said this is the equivalence of a dry well. They learned staff in Community Development consider the surface impervious while staff in Engineering find it permeable. More fascinating is the idea that one could remove the sport court tomorrow and install a parking pad that's almost the same size. A building permit is needed, but with no zoning relief. The fence would be fixed to drive a car in. He referenced another case where the owners installed a parking pad then basketball hoops. When netting was added, that's when it became a special use for unusual recreation equipment.

The petitioner's intent tonight is to keep the permeable surface that's there now rather than install a parking pad and doors; a 1-2 square-foot difference from what's there now for a sport court versus a parking pad.

- 3.29 Mr. Glattard asked staff if, the owners removed the sport court and installed concrete parking pads permitted by code, they could return to the ZBA, fence in the area, and make it into what it is now without a zoning variance.

Ms. Roberts said they'd still need the special use.

- 3.30 Mr. Camillucci said, if a parking pad is installed with basketball hoops and used only for recreation, it's not a parking pad. It's a recreational use. If it's a parking pad where people park on regularly, and incidentally has a basketball hoop, there may be some ambiguity there. One can't call something a parking pad, install it with concrete, add hoops, and use it primarily as a sport court (being permitted). There may be rational reasons why the Village would want to treat a sport court differently than a parking pad both for the purpose of impervious surface and for

other reasons, including that a parking pad is a much more essential facility for a single-family home especially without a garage. A sport court is a nicety.

- 3.31 Mr. Canning said his understanding is the condition described above is elsewhere in the Village. If the netting is not over 6.5', it wouldn't come to the ZBA.
- 3.32 Mr. Camillucci said the petitioner built something that wasn't conforming without obtaining a variance.

Mr. Canning said the mix-up was that there's a part of the code pertaining to how large a sport court can be on a lot of this size. A sport court of this size is allowable as it pertains to sports courts. It is not allowable as it pertains to impervious coverage.

- 3.33 Mr. Falkof said he agreed with everything. This may be used more for cars and less to play basketball. Per the ordinance, Section 5.4.F, which provides the standards, he asked that Mr. Canning advise what the hardship is, why this is unique to this property, and how this condition was not created by the homeowner.
Mr. Canning said the hardship is the way the definition is imposed upon this property. The installer vs. engineering's interpretation. He doesn't believe the definition applies to what's there. A reason to use permeable pavers is because the northwest corner of the lot has flooding. It's a hardship solved by having a permeable surface. The court was moved to avoid the critical root zone of the Oak tree. Anytime something is installed, a hardship occurs as the owner decided to do something (add a dormer, etc.). The plight may be the thought of putting something there by accident. It was realized later it couldn't be installed, as it was considered impervious. It is peculiar to anyone who has a situation like this; the question as to whether something is permeable or impermeable.
- 3.34 Mr. Falkof said this is unique to all the properties in Wilmette because of the ordinance.

Mr. Canning said for those who are trying to do something like this.

- 3.35 Mr. Pellaton said permeable pavers do require maintenance. Silt, dust, and dirt get tracked onto them. He is not necessarily in agreement with the sales person, as he has a vested interest. Mr. Pellaton asked who Mr. Kordek in Engineering is.

Ms. Roberts said he's the primary Engineering inspector/plan reviewer.

- 3.36 Mr. Canning said the sales person is also the company owner, installer and brought material for illustration purposes. He reiterated routine maintenance doesn't have to be done.
- 3.37 Mr. Glattard said moving this 3' from the alley line would help. Neighbors are in support. Previously, he was disturbed that it was right on the property line. The modifications are a good step.

Mr. Canning said the net helps balls not enter the alley.

- 3.38 Ms. Norrick said she is curious as to how the sport court will come into conformity and if the owner is willing.

Mr. Canning said they discussed removing panels/squares, which will take place; about 60 square feet (and smaller than the original request).

- 3.39 Mr. Glattard said it would be made 3' shorter and therefore less square footage.

Mr. Canning concurred, reduced to 19' x 37'.

- 3.40 Chairman Urban asked if there was anyone wishing to speak on this matter. There was no one in the audience to speak on this case. There was no additional communication on this case.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Mr. Falkof said he will not support this, as he doesn't believe the standards have been met, especially the hardship, plight, and difficulty shared by other properties. He is persuaded by the petitioner's comments about permeability and is convinced this proposal may not fairly be described as creating an impervious surface. Mr. Falkof quoted the definition. Evidence is lacking that this surface doesn't require routine maintenance. If this goes to the Village Board, he hopes the applicant brings the installer who can testify as such.

- 5.2 Mr. Glattard said he appreciates the above comments. He said he was viewing this differently and agreed standards a. through d. are not satisfied. However, standard e. is important. Being on the alley, neighbors are in support. Mr. Glattard identified standard f., and said since this is on an alley, that is also met. If it was concrete pavement, permeability wouldn't be an issue. Maybe it's a zoning issue that needs to be addressed. This doesn't impact the neighborhood in a negative way. He said he will support this.

- 5.3 Mr. Camillucci said Mr. Canning has a tough case. There were creative arguments, but there is no hardship related to the property that justifies a variance. The property owner contributed to the plight. The public policy questions raised should be reviewed by the Village Board. He is skeptical that any surface of this type would not lose its permeability over time due to weather, dirt, silt and compaction of the surface underneath. Statements of the installer/company owner are self-serving. Mr. Camillucci said he is not an engineer, so people with technical expertise could review this, present to the Village Board, and the code can perhaps be changed. The code treats different types of uses differently, routinely. There is no issue with the netting. He said he will not support this and appreciates the applicant reducing the variation requests.

- 5.4 Mr. Pellaton concurred with Mr. Camillucci. There is a lack of a hardship.

- 5.5 Ms. Sullivan said she believes this should be reviewed by the Village Board, not the ZBA. It doesn't meet the hardship standard. Netting is not an issue. There are inconsistencies that the Village Board should consider.
- 5.6 Ms. Norrick concurred and said she didn't have a problem with the netting. The size of the sports court is totally created by the property owner. They could remove more panels. There is nothing peculiar about this lot, and the hardship standard isn't met.
- 5.7 Chair Urban concurred that the hardship, plight, peculiarity, and making reasonable use are standards not met. There are inconsistencies between the code, the Engineering staff's opinion on permeability, and the way sport courts and parking pads are being treated. Even if a greater value is placed on parking, though it exceeds impervious space, it should be explicitly stated, which it is not. She will not support this.

6.0 DECISION

- 6.1 Mr. Falkof moved to recommend granting a revised request for a special use for unusual recreation equipment and a 327.66 square foot (12.39%) rear yard structure coverage variation to permit the retention of a sport court at 1034 Elmwood Avenue in accordance with the plans submitted. The use shall run with the use.

- 6.11 Mr. Glattard seconded the motion, and the vote was as follows:

Chair Maria Urban	No
Karl Camillucci	No
Brad Falkof	No
Didier Glattard	Yes
Christine Norrick	No
Ryrie Pellaton	No
Marcy Sullivan	No

Motion failed.

- 6.2 Mr. Camillucci moved to authorize the Chairman to prepare the report and recommendation for case number 2024-Z-34.

- 6.21 Mr. Pellaton seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Yes
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes

Marcy Sullivan

Yes

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

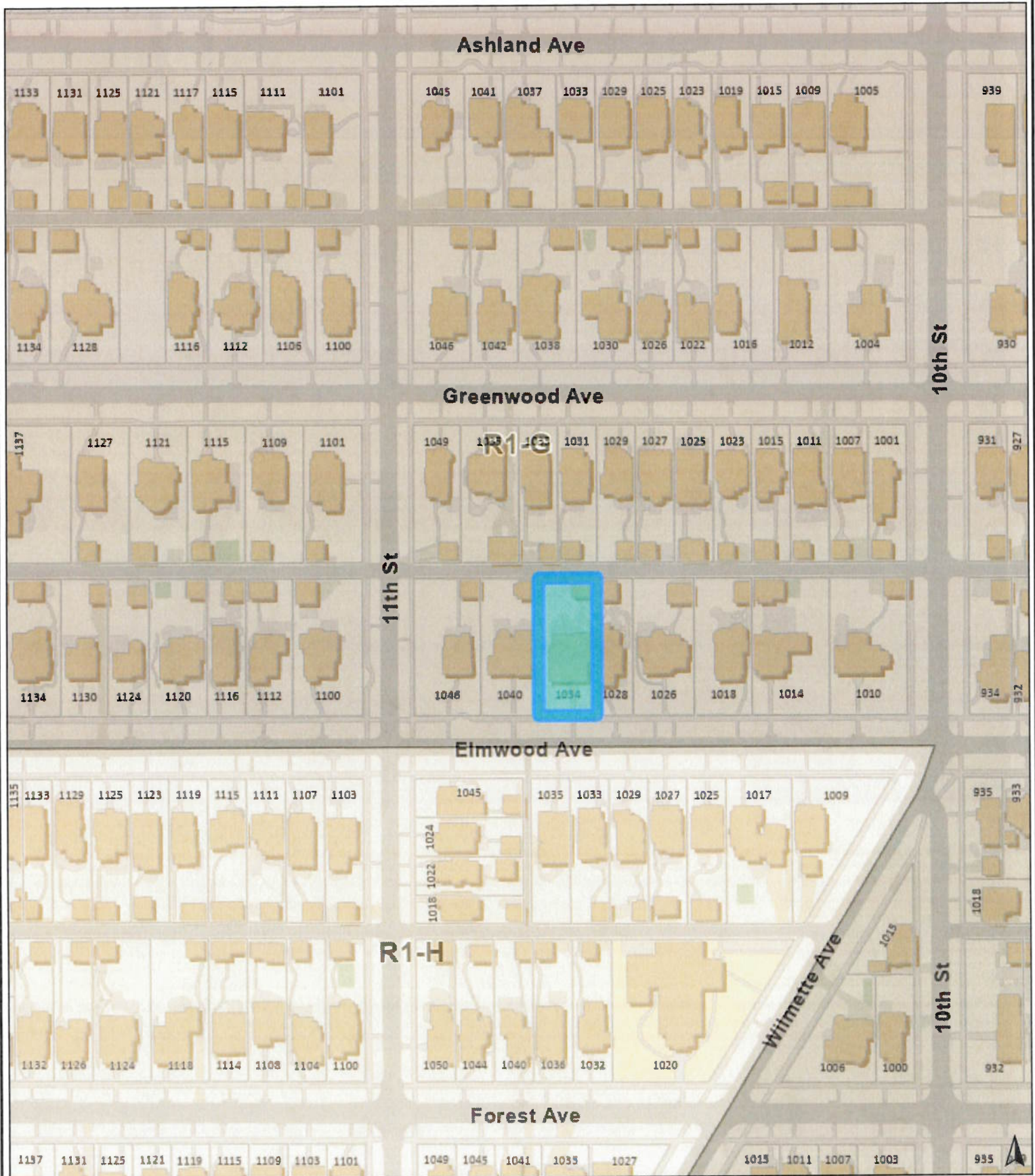
A majority of the Zoning Board of Appeals finds that the request does not meet the special use standards of Section 5.3.E and the variation standards of Section 5.4.F of the Zoning Ordinance. Specifically, a majority finds that the variation standards are not met, specifically, there is no condition of the property that is creating a practical difficulty or a particular hardship. The lot is wider than a standard and the applicant could reduce the size of the sport court or locate it differently on the lot to conform to the impervious surface requirement. The plight of the owner was created by the owner with the installation of a sport court larger than approved by the permit. The Zoning Board appreciates that the applicant has revised the request to meet the setback requirements, but the proposed reduction still necessitates impervious coverage relief. The property owner is able to make reasonable use of the property without the variation being granted.

One member of the Zoning Board of Appeals finds that the request meets the special use standards of Section 5.3.E and the variation standards of Section 5.4.F of the Zoning Ordinance. Regarding the special use, the proposed use of netting around a sport court is consistent with the goals and policies of the Comprehensive Plan regarding single-family property and its use. The establishment, maintenance or operation of the proposed use will not be detrimental to or endanger the public health, safety and welfare. The proposed use will not be injurious to the use or enjoyment of other property. The proposed netting allows for the safe use of the sport court, keeping balls from going into the alley and neighboring yards. As such, the netting will prevent a nuisance and not be injurious to neighboring properties. All the surrounding properties are fully developed and the installation the netting will not impede normal and orderly development and redevelopment. The netting is not likely to have an impact on the property values of adjoining properties. No additional utilities, road access or other facilities are needed nor will there be any measures impacting property ingress and egress and traffic congestion. There will be no impact on the community character. There are no known archaeological, historical or cultural resources impacted by the netting. There are no additional requirements for buffers or landscaping and no additional standards of Article 12 of the Zoning Ordinance apply.

Regarding the variation, the minority emphasized that the proposed variation will not impair an adequate supply of light and air or otherwise injure adjacent property. The sport court surface is pervious by the Engineering department standards and will therefore not create a problem for adjacent properties. The variation, if granted, will not alter the essential character of the neighborhood. The sport court is at the rear of the property adjacent to the alley, and will not be visible from the public street. With the removal of the setback variation, the sport court will be set back a conforming distance from the alley and the neighbor, reducing any impact on those sides.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends denying a revised request for a special use for unusual recreation equipment and a 327.66 square foot (12.39%) rear yard structure coverage variation to permit the retention of a sport court at 1034 Elmwood Avenue in accordance with the plans submitted. The use shall run with the use.

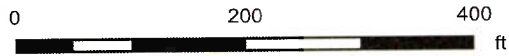


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Print Date: 5/29/2024

Notes

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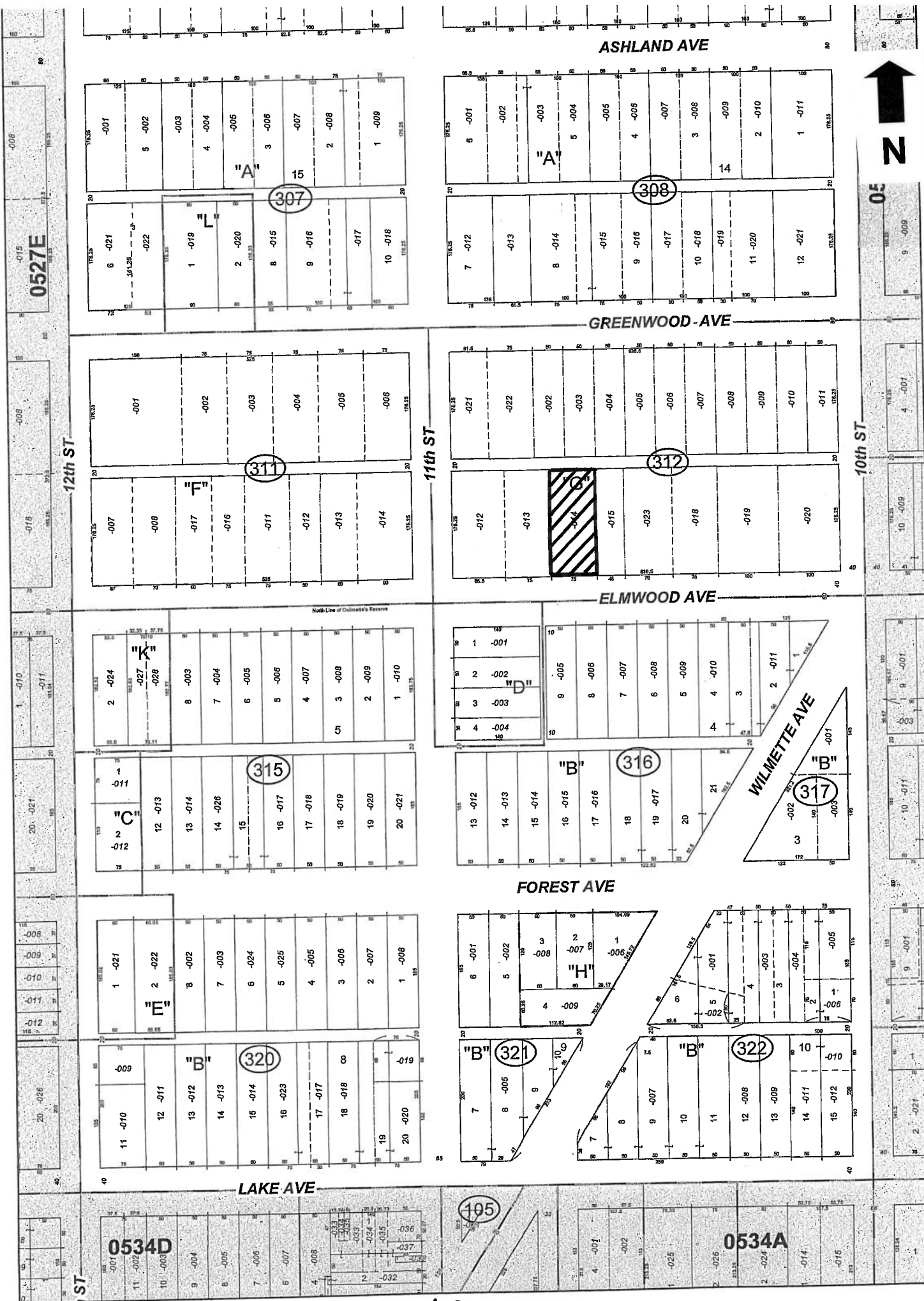


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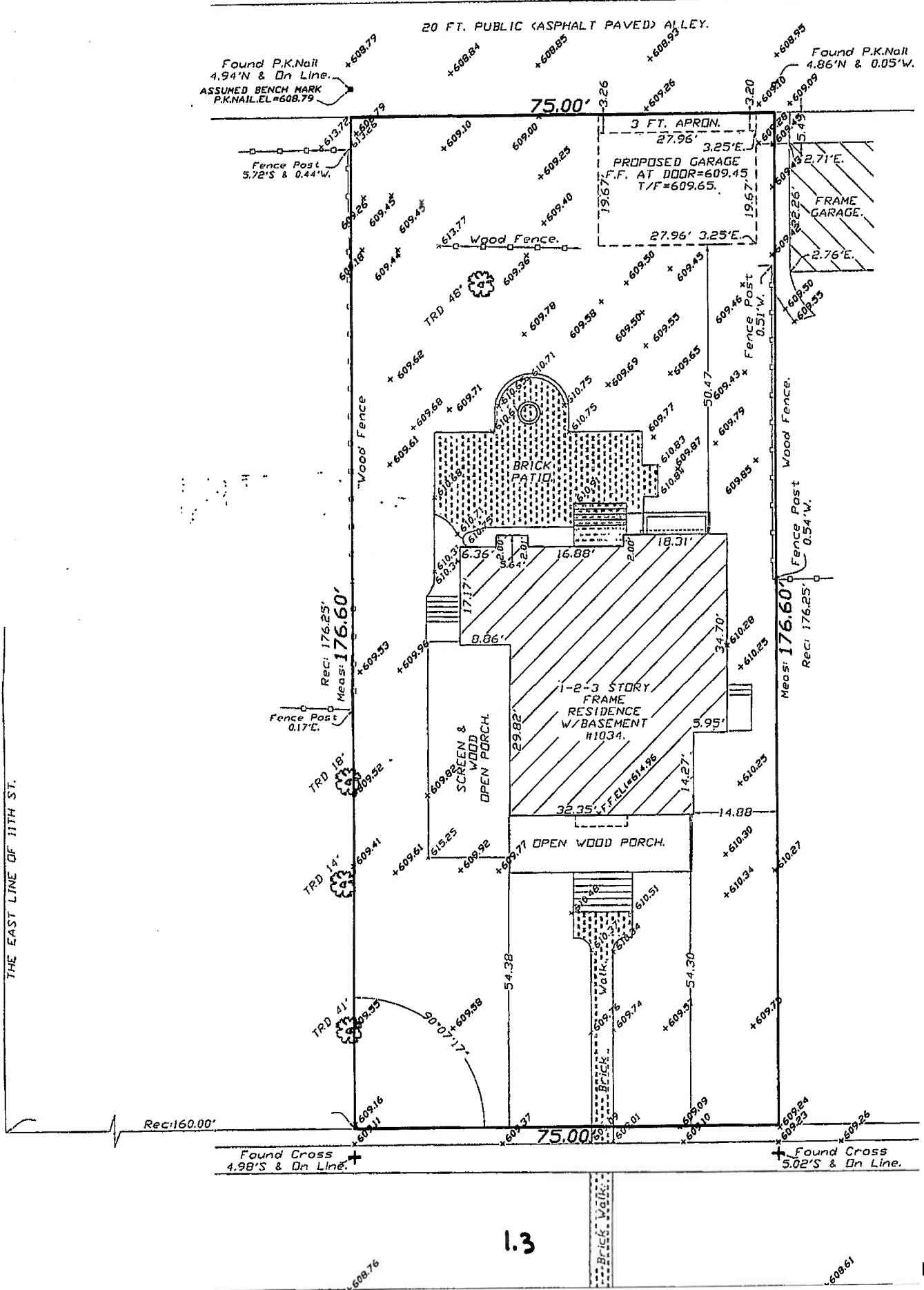
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OF

THE EAST 75 FEET OF THE WEST 235 FEET OF THE SOUTH HALF OF BLOCK 21 IN GAGE'S ADDITION TO THE VILLAGE OF WILMETTE, IN SECTIONS 27 AND 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART THEREOF TAKEN OR USED FOR STREETS OR ALLEYS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1034 ELMWOOD AVENUE, WILMETTE, ILLINOIS.

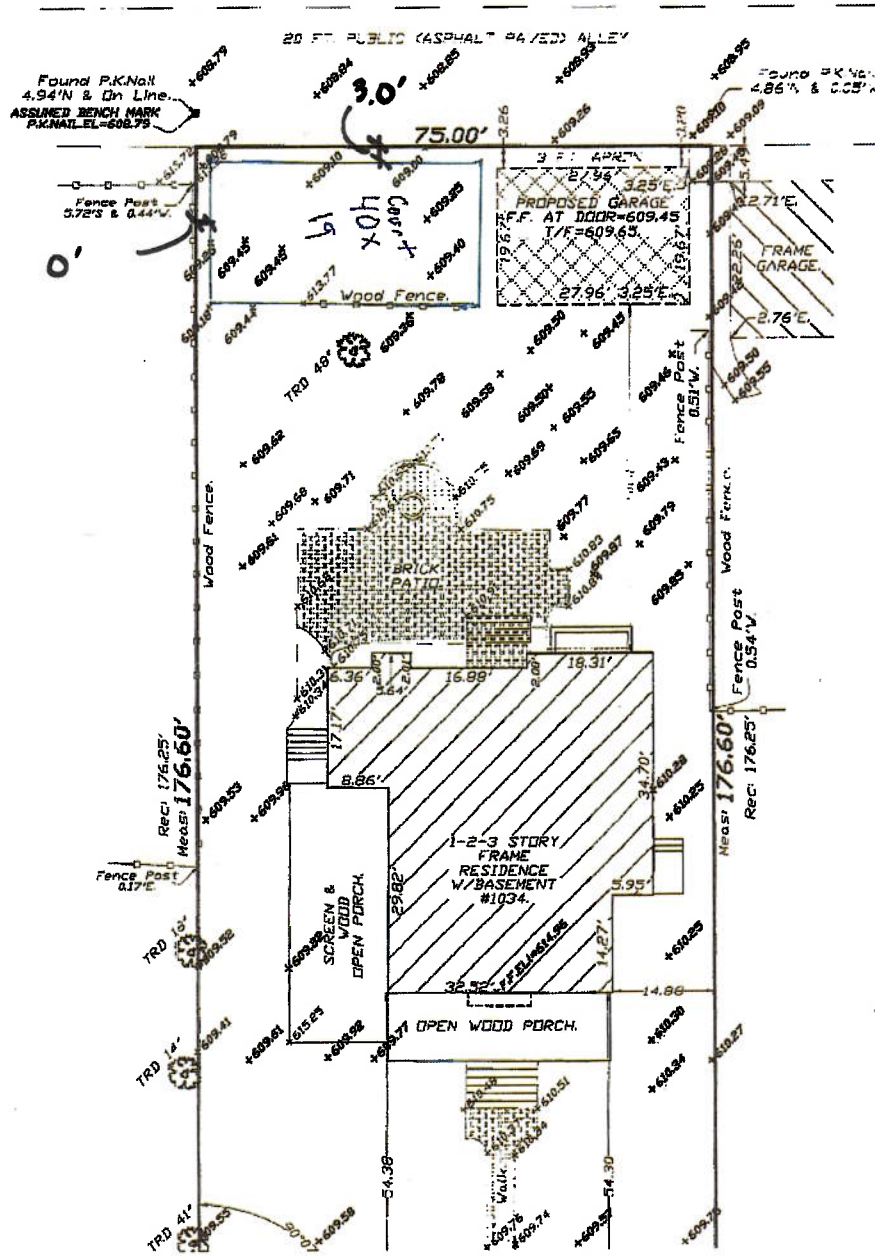


PLAT OF SURVEY

OF

THE EAST 7/8 FEET OF THE WEST 235 FEET OF THE SOUTH HALF OF BLOCK 21 IN GAGE'S ADDITION TO THE VILLAGE OF WILMETTE, IN SECTIONS 27 AND 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART THEREOF TAKEN OR USED FOR STREETS OR ALLEYS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1034 ELMWOOD AVENUE, WILMETTE, ILLINOIS.



PLAT OF SURVEY

OF

THE EAST 75 FEET OF THE WEST 235 FEET OF THE SOUTH HALF OF BLOCK 21 IN GAGE'S ADDITION TO THE VILLAGE OF WILMETTE, IN SECTIONS 27 AND 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART THEREOF TAKEN OR USED FOR STREETS OR ALLEYS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1034 ELMWOOD AVENUE, WILMETTE, ILLINOIS.

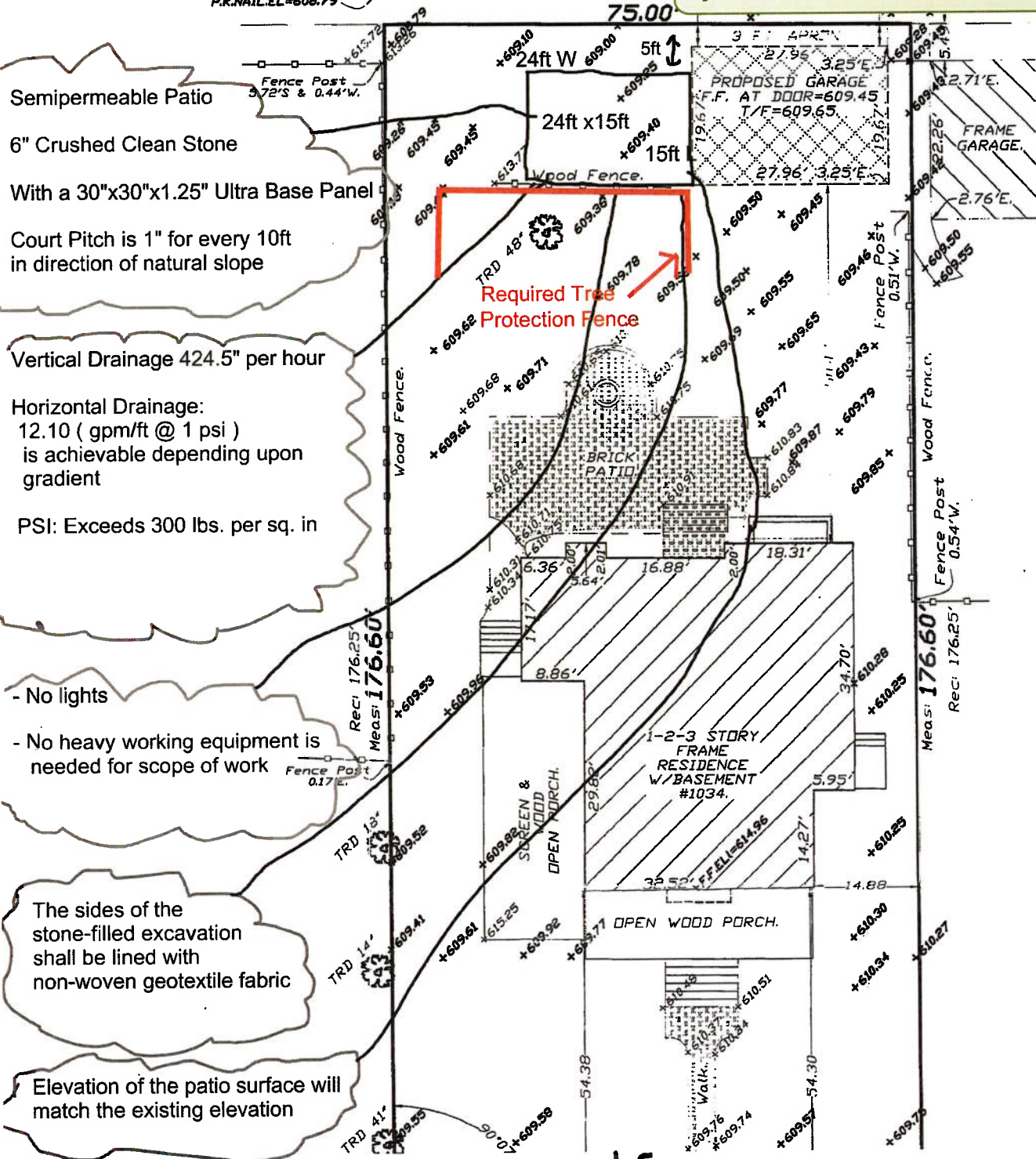
APPROVED

By Scott A Berg at 10:53 am, Apr 21, 2022

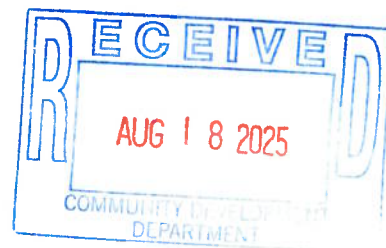
APPROVED

By Kate McManus at 2:27 pm, Apr 19, 2022

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**CANNING & CANNING LLC
1000 SKOKIE BOULEVARD, SUITE 355
WILMETTE, ILLINOIS 60091**



CHRISTOPHER S. CANNING
DIRECT DIAL NUMBER
(847) 853-7040
chris@canninglegal.com

August 18, 2025

VIA EMAIL

Zoning Board of Appeals
Village of Wilmette
c/o Lisa Roberts
Deputy Director of Community Development
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091

Re: Special Use Application for Unusual Recreation Equipment Use at 1034 Elmwood Avenue and Variations.

Dear Chair Urban and Members of the Zoning Board:

I am writing on behalf of Ryan and Anna O'Donnell to request a Special Use Permit to retain Unusual Recreation Equipment Use at 1034 Elmwood Avenue in Wilmette ("Subject Property"). In addition, due to the placement of the sport court, the Ryan and Anna respectfully request a rear yard impervious surface coverage variation. The Zoning Board heard the initial application on August 21, 2024, and the Zoning Board recommended denial of the application. The O'Donnells withdrew the application and have now filed a new application seeking only the Special Use permit for the Unusual Recreation Equipment and the surface coverage variation. There is no request for a side yard setback variation. For the reasons set forth below, O'Donnells respectfully request that the Village of Wilmette grant its request for the Special Use and variation.

I. The Subject Property.

The Subject Property is located within the R 1-G Zoning District. The Subject Property is located on the north side of Elmwood Avenue. The Subject Property has approximately 75 feet of frontage on Elmwood Avenue and a depth of 176.60 feet. The Subject Property has a lot area

of 13,245 square feet and is improved with a single-family home and a detached garage. The Subject Property is surrounded by properties zoned R 1-G. There is a public alley directly behind the Subject Property and adjacent to the sport court.

II. Unusual Recreation Equipment Use at the Subject Property.

Ryan and Anna bought the Subject Property in 2020. In the spring of 2022, they applied for and received a building permit to install a sport court. A portion of the proposal for the sport court included having Ball Containment Netting (“Netting”). The available sizes for the Netting are 4 feet and 10 feet. To make sure that balls did not leave their yard and land in the adjacent alley, O’Donnell’s chose the 10-foot Netting. In or about December 2022, Village staff was made aware of the 10-foot Netting at the Subject Property. Under the Zoning Ordinance, rear yard fences are permitted to be a maximum of 6.5 feet. As of December 2022, there was no restriction on the height of Netting per se in the Zoning Ordinance. In July 2023, the Village Board adopted Ordinance 2023-O-33 which added new definitions to the Zoning Ordinance and created a new Section pertaining to Accessory Structures and Uses.

Relevant to the Netting is the definition of “Unusual Recreation Equipment Use” which includes a “Sport court with fencing or netting at height in excess of that permitted by Section 13.4.H.” Under Section 13.4.H of the Zoning Ordinance, the maximum height of a fence in the rear yard is 6.5 feet. Because the Netting at the Subject Property is taller than 6.5 feet, it meets the new definition of “Unusual Recreation Equipment Use.” Under the new definition of sport courts in Section 30-13.4, sport courts are a permitted use unless, “(4) Any sport court that is an unusual recreational use, even if such sport court meets the permitted use standards of this Section, shall be a special use.” Therefore, because Ryan and Anna desire to retain the 10-foot Netting, they request a Special Use permit.

III. Standards of Review for Special Use for Unusual Recreational Equipment.

Pursuant to the Zoning Ordinance, Unusual Recreation Equipment, specifically Netting taller than 6.5 feet requires a Special Use permit. Any Special Use application must establish how the proposed occupancy and its operation comply with the following standards.

Section 20-5.3. E Approval Standards for Special Uses

1. No special use may be recommended for approval by the Zoning Board of Appeals and approved by the Village Board unless findings have been made, based upon the evidence presented at the public hearing, to support each of the following conclusions:
 - a. *The proposed use in the specific location will be consistent with the goals and policies of the Comprehensive Plan.*

Goal One of Chapter Three the Comprehensive Plan is to “maintain a predominately single-family residential community.”

The sport court with Netting of 10 feet is consistent with many other single-family homes in Wilmette. The sport court allow for recreation and exercise on the Subject Property, and the Netting prevents balls from leaving the court and entering the alley where a ball may strike a pedestrian or vehicle. Ryan, Anna and their guests use the sport court to play basketball. Countless games involving children from the neighborhood are precisely what the Village should want in a single-family residential community.

b. The establishment, maintenance, or operation of the proposed use in the specific location will not be detrimental to or endanger the public health, safety, and welfare.

The retention of the Netting at a height of 10 feet will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare. On the contrary, lowering the Netting would increase the likelihood of a ball leaving the sport court and landing in the alley.

c. The proposed use in the specific location will not be injurious to the use and enjoyment of other property in the neighborhood for the purposes permitted in the district;

The retention of the Netting will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, which are permitted by right in the district, nor will the establishment substantially diminish or impair property values in the immediate vicinity. In fact, children from the neighborhood often use the sport court at O'Donnell's home contributing to the enjoyment of the neighborhood.

d. The establishment of the special use in the specific location will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district;

The retention of the Netting at 10 feet will not impede the normal and orderly development or improvement of other property in the immediate vicinity for use permitted by right in the district. The neighborhood is fully developed.

e. The proposed use in the specific location will not substantially diminish property values in the neighborhood;

The proposed use in the specific location will not substantially diminish property values in the neighborhood. The current level of activity at the Subject Property will not change with the retention of the Netting and thus will have no impact on property values in the neighborhood.

- f. Adequate utilities, road access, drainage, and other necessary facilities already exist or will be provided to serve the proposed use;*

Adequate parking, utilities, road access, drainage, and other facilities necessary for the operation of the special use exist and no additional facilities are necessary.

- g. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner which minimizes traffic congestion in the public streets.*

This standard is inapplicable.

- h. The proposed use in the specific location will be consistent with the community character of the neighborhood of the parcel proposed for the special use.*

Playing basketball in alleys in Wilmette has gone on for decades and is consistent with the community character of the neighborhood. Moving the basketball playing from an alley to a sport court creates a safer environment. Installing Netting around a sport court seeks to create a safe environment both on the Subject Property and the adjacent alley.

- i. Development of the proposed use will not substantially adversely affect a known archaeological, historical, or cultural resource located on or off of the proposed site.*

The retention of the Netting at the Subject Property will not adversely affect a known archaeological, historical or culture resource and the Subject Property does not contain any structures that are listed on the National Register of Historic Places, or which are local landmarks or historically significant structures.

- j. The applicant has made adequate legal provision to guarantee the provision and development of any buffers, landscaping, public open space, and other improvements associated with the proposed use.*

The necessary buffers exist, and the Special Use will not infringe on those buffers.

- k. The proposed use will meet any and all additional use standards specified in Article 12 of the Zoning Ordinance for such a use.*

The proposed Special Use meets all additional standards specified in Article 12 of the Zoning Ordinance. As a matter of precedent, the Zoning Board recommended approval for two other 10' Nettings at 1007 Greenwood Avenue and 1014 Elmwood Avenue. The Village Board approved the 10' Netting at 1007 Greenwood Avenue (2024-O-61) and at 1014 Elmwood Avenue (24-O-56).

IV. Standards of Review for Variations.

The size and the location of the sport court gives rise to the requests for a single variation, specifically a rear yard impervious surface coverage is required. Unlike the prior application, the O'Donnells do not seek a side yard setback variation for whatever will ultimately be in the yard.

Since the denial of the prior application, counsel for the O'Donnells and the Village staff have worked towards a resolution of this matter. As a threshold matter, there is a question whether the sport court as it exists is impervious. The Zoning Ordinance defines impervious as follows:

impervious surface. A measure of intensity of land use that represents the portion of a site that is occupied by buildings, structures, pavement, and other improved surfaces. This includes any surface, whether considered by industry standard to be permeable, if such surface requires routine maintenance to maintain the permeability of the surface.

The installer of the sport court, Nate Parsons, the Owner, and Chief Executive Officer of Home Court Advantage will testify that water drains through the sport court because it is semi-permeable. Moreover, the surface once installed does not require routine maintenance to maintain the permeability of the surface. Finally, when counsel for the O'Donnells spoke with the Engineering Department, they believed the surface was permeable, not impervious. Therefore, Ryan and Anna respectfully request the Zoning Board and ultimately the Village Board to determine whether the sport court is in fact "impervious surface" and that a variation is needed for the sport court.

A second matter that was discussed with staff is a matter of public policy. Based on the staff report the rear yard coverage is 2,643.75 sq. ft. The structures in the rear yard are the garage (549.97 sq. ft.) and the sport court (760 sq. ft.) for a total rear yard structure impervious surface of 1,309.97 sq. ft. If you remove the current three-foot encroachment into the side yard setback, the sport court become 703 sq. ft. Because the Zoning Ordinance limits rear yard structure impervious surface coverage to 925.31 sq. ft. (35%), a 384.66 sq. ft. (for the existing sport court), or a 327.66 sq. ft. (removing the area in the side yard setback). variation is needed.

Rather than going through the zoning process, Ryan and Anna could remove the entire sport court, apply for, and obtain a building permit to install in a parking pad in the rear yard in almost the exact location of the sport court. The size of that parking pad could be 702.82 sq. ft., effectively the same size as the sport court existing today without the encroachment into the side yard. The parking pad would be approximately 22'x31.9'. It would be impervious, unlike the sport court. Like the home at 1007 Greenwood, the fence would need to be changed to allow cars to enter onto the parking pad, but the parking pad would be used as a sport court. The installation of the parking pad of that size in a conforming location would not require any relief. Ryan and Anna prefer to go through the zoning process rather than engage in an end around by installing a

parking pad. Ryan and Anna believe that the current sport court is better for their home, their neighborhood and the Village than installing a parking pad.

Pursuant to the Village of Wilmette Village Code and Zoning Ordinance, any application for a variation must meet the requirements of Section 20 of the Zoning Ordinance. As set forth more fully below, Ryan and Anna's application meets each element of the Standards of Review.

Section 20-5.4. F Approval Standards for Variations

1. No variation may be recommended for approval by the board or commission and approved by the Village Board unless findings have been made, based upon the evidence presented at the public hearing, to support each of the following conclusions:

- a. The particular physical conditions, shape, or surroundings of the property would impose upon the owner a practical difficulty or particular hardship, as opposed to a mere inconvenience, if the requirements of the Zoning Ordinance were strictly enforced.*

Response: If the requirements of the Zoning Ordinance were strictly enforced, the O'Donnells could not install a permeable sport court but they could install an impervious parking pad of approximately the same use that could be used in the same manner as the sport court.

- b. The plight of the property owner was not created by the owner and is due to unique circumstances.*

Response: The unique circumstances related to the impervious coverage variation arises because sport court under the Zoning Ordinance the sport court is deemed 'impervious' although it is designed to provide both vertical and horizontal drainage.

- c. The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes. This includes the need to accommodate desirable existing site landscape or reflect unique conditions created by the age and character of the property.*

Response: The O'Donnells' difficulty is in fact shared by other properties in the Village who have opted to install parking pad that are effectively sport courts rather than seek zoning relief.

- d. The difficulty or hardship resulting from the application of the Zoning Ordinance would prevent the owner from making a reasonable use of the property. However,*

the fact the property could be utilized more profitably with the variation than without the variation is not considered as grounds for granting the variation.

Response: The difficulty resulting from the application of the Zoning Ordinance is that while the sport court is deemed “impervious surface” under the Ordinance, as a practical matter, the construction of the court and the materials used were intended so that the court would function as a “pervious surface.” To date, Ryan and Anna have not received any communication from any adjoining neighbors or across the alley neighbors that the addition of the sport court has caused any storm water to leave the Subject Property.

- e. The proposed variation will not impair an adequate supply of light and air to adjacent property or otherwise injure other property or its use, will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare, and will not substantially diminish or impair property values within the neighborhood.***

Response: The proposed variation will not impair an adequate supply of light and air to the adjacent property or otherwise injure the other properties. The proposed variation will not endanger the public health, safety or welfare in the neighborhood and will not diminish or impair property values.

- f. The variation, if granted, will not alter the essential character of the neighborhood and will be consistent with the goals, objectives and policies set forth in the Comprehensive Plan.***

Response: The variation will not alter the essential character of the neighborhood and will be consistent with the goals, objectives and policies set forth in the Comprehensive Plan. Permitting the O’Donnells to retain the existing sport court in the current size and location will maintain the essential character of the neighborhood far more than a parking pad of approximately the same size in the same location.

August 18, 2025
Page 8

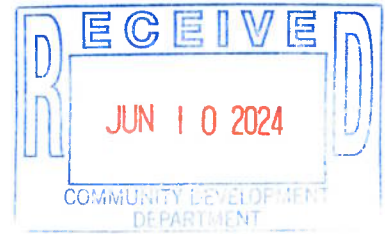
Ryan and Anna look forward to the opportunity to appear at the Public Hearing on the application and answer any questions you may have. Thank you for your consideration of this request.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Christopher S. Canning". The signature is fluid and cursive, with a long, sweeping underline.

Christopher S. Canning

**CANNING & CANNING LLC
1000 SKOKIE BOULEVARD, SUITE 355
WILMETTE, ILLINOIS 60091
(847) 853-7042 - FAX**



CHRISTOPHER S. CANNING
DIRECT DIAL NUMBER
(847) 853-7040
canningchris@comcast.net

June 10, 2024

VIA EMAIL

Zoning Board of Appeals
Village of Wilmette
c/o Lisa Roberts
Deputy Director of Community Development
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091

Re: Special Use Application for Unusual Recreation Equipment Use at 1034 Elmwood Avenue and Variations.

Dear Chairman Schneider and Members of the Zoning Board:

I am writing on behalf of Ryan and Anna O'Donnell to request a Special Use Permit to retain Unusual Recreation Equipment Use at 1034 Elmwood Avenue in Wilmette ("Subject Property"). In addition, due to the placement of the sport court, the O'Donnell's respectfully request a variation from the side yard sport court setback requirement and a rear yard impervious surface coverage. For the reasons set forth below, O'Donnell's respectfully request that the Village of Wilmette grant its request to retain the existing Special Use.

I. Unusual Recreation Equipment Use at the Subject Property.

O'Donnell's bought the Subject Property in 2020. In the spring of 2022, O'Donnell's applied for and received a building permit to install a sport court. A portion of the proposal for the sport court included having Ball Containment Netting ("Netting"). The available sizes for the Netting are 4 feet and 10 feet. To make sure that balls did not leave their yard and land in the adjacent alley, O'Donnell's chose the 10-foot Netting. In or about December 2022, Village staff was made aware of the 10-foot Netting at the Subject Property. Under the Zoning Ordinance, rear yard fences are permitted to be a maximum of 6.5 feet. As of December 2022, there was no

restriction on the height of Netting per se in the Zoning Ordinance. In late 2022 and early 2023, the Land Use Committee of the Village Board, sitting as a Special Zoning Committee collaborated with staff to hold public hearings on a variety of Zoning topics including sport courts. In July 2023, the Village Board adopted Ordinance 2023-O-33 which added new definitions to the Zoning Ordinance and created a new Section pertaining to Accessory Structures and Uses.

Relevant to the Netting is the definition of “Unusual Recreation Equipment Use” which includes a “Sport court with fencing or netting at height in excess of that permitted by Section 13.4.H.” Under Section 13.4.H of the Zoning Ordinance, the maximum height of a fence in the rear yard is 6.5 feet. Because the Netting at the Subject Property is taller than 6.5 feet, it meets the new definition of “Unusual Recreation Equipment Use.” Under the new definition of sport courts in Section 30-13.4, sport courts are a permitted use unless, “(4) Any sport court that is an unusual recreational use, even if such sport court meets the permitted use standards of this Section, shall be a special use.” Here, the sport court is 760 sq. ft., well below the maximum 1,000 sq. ft. permitted under the Ordinance and absent the Netting, would be a permitted use. Therefore, because O’Donnell’s desire to retain the 10-foot Netting, they request a Special Use permit.

II. The Subject Property.

The Subject Property is located within the R 1-G Zoning District. The Subject Property is located on the north side of Elmwood Avenue. The Subject Property has approximately 75 feet of frontage on Elmwood Avenue and a depth of 176.60 feet. The Subject Property has a lot area of 13,245 square feet and is improved with a single-family home and a detached garage. The Subject Property is surrounded by properties zoned R 1-G. There is a public alley directly behind the Subject Property and adjacent to the sport court.

III. Standards of Review for Special Use.

Pursuant to the Zoning Ordinance, Unusual Recreation Equipment, specifically Netting taller than 6.5 feet requires a Special Use permit. Any Special Use application must establish how the proposed occupancy and its operation comply with the following standards.

Section 20-5.3. E Approval Standards for Special Uses

1. No special use may be recommended for approval by the Zoning Board of Appeals and approved by the Village Board unless findings have been made, based upon the evidence presented at the public hearing, to support each of the following conclusions:

- a. *The proposed use in the specific location will be consistent with the goals and policies of the Comprehensive Plan.*

Goal One of Chapter Three the Comprehensive Plan is to “maintain a predominately single-family residential community.”

The sport court with Netting of 10 feet is consistent with many other single-family homes in Wilmette. The sport court allow for recreation and exercise on the Subject Property and the Netting prevents balls from leaving the court and entering the alley where a ball may strike a pedestrian or vehicle. O'Donnell's and their guests use the sport court to play basketball. Countless games involving children from the neighborhood are precisely what the Village should want in a single-family residential community.

- b. *The establishment, maintenance, or operation of the proposed use in the specific location will not be detrimental to or endanger the public health, safety, and welfare.*

The retention of the Netting at a height of 10 feet will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare. On the contrary, lowering the Netting would increase the likelihood of a ball leaving the sport court and landing in the alley.

- c. *The proposes use in the specific location will not be injurious to the use and enjoyment of other property in the neighborhood for the purposes permitted in the district;*

The retention of the Netting will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, which are permitted by right in the district, nor will the establishment substantially diminish or impair property values in the immediate vicinity. In fact, children from the neighborhood often are using the sport court at O'Donnell's contributing to the enjoyment of the neighborhood.

- d. *The establishment of the special use in the specific location will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district;*

The retention of the Netting at 10 feet will not impede the normal and orderly development or improvement of other property in the immediate vicinity for use permitted by right in the district. The neighborhood is fully developed.

- e. *The proposed use in the specific location will not substantially diminish property values in the neighborhood;*

The proposed use in the specific location will not substantially diminish property values in the neighborhood. The current level of activity at the Subject Property will not change with

the retention of the Netting and thus will have no impact on property values in the neighborhood.

- f. Adequate utilities, road access, drainage, and other necessary facilities already exist or will be provided to serve the proposed use;*

Adequate parking, utilities, road access, drainage, and other facilities necessary for the operation of the special use exist and no additional facilities are necessary.

- g. Adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner which minimizes traffic congestion in the public streets.*

This standard is inapplicable.

- h. The proposed use in the specific location will be consistent with the community character of the neighborhood of the parcel proposed for the special use.*

Playing basketball in alleys in Wilmette has gone on for decades and is consistent with the community character of the neighborhood. Moving the basketball playing from an alley to a sport court creates a safer environment. Installing Netting around a sport court seeks to create a safe environment both on the Subject Property and the adjacent alley.

- i. Development of the proposed use will not substantially adversely affect a known archaeological, historical, or cultural resource located on or off of the proposed site.*

The retention of the Netting at the Subject Property will not adversely affect a known archaeological, historical or culture resource and the Subject Property does not contain any structures that are listed on the National Register of Historic Places, or which are local landmarks or historically significant structures.

- j. The applicant has made adequate legal provision to guarantee the provision and development of any buffers, landscaping, public open space, and other improvements associated with the proposed use.*

The necessary buffers exist, and the Special Use will not infringe on those buffers.

- k. The proposed use will meet any and all additional use standards specified in Article 12 of the Zoning Ordinance for such a use.*

The proposed Special Use meets all additional standards specified in Article 12 of the Zoning Ordinance.

IV. Standards of Review for Variations.

The size and the location of the sport court gives rise to the requests for the two variations. First, due to the size of the court combined with the size of the garage, a rear yard impervious surface coverage is required. The square footage of the court is permissible on the Subject Property in accordance with Ordinance 2023-O-33. Second, due to the size of the court, a side yard setback variation is required.

Pursuant to the Village of Wilmette Village Code and Zoning Ordinance, any application for a variation must meet the requirements of Section 20 of the Zoning Ordinance. As set forth more fully below, the O'Donnell's Application meets each element of the Standards of Review.

Section 20-5.4. F Approval Standards for Variations

1. No variation may be recommended for approval by the board or commission and approved by the Village Board unless findings have been made, based upon the evidence presented at the public hearing, to support each of the following conclusions:
 - a. *The particular physical conditions, shape, or surroundings of the property would impose upon the owner a practical difficulty or particular hardship, as opposed to a mere inconvenience, if the requirements of the Zoning Ordinance were strictly enforced.*

Response: The O'Donnell's and their contractor chose the location of the court and the materials for the court to avoid doing any damage to the 48" oak tree on the Subject Property. The court was placed in the rear yard to avoid any damage to the root system of the oak tree. The DuraCourt material is semipermeable and allows for drainage. The location of of the court in the side yard setback is solely due to safety concerns. It is safer that the area around the stanchion both under and behind the backboard be level rather than a drop off to an uneven surface.

- b. *The plight of the property owner was not created by the owner and is due to unique circumstances.*

Response: The unique circumstances at the Subject Property arise from the location of the oak tree and the desire to install a sport court yet have no impact on the oak tree. The unique circumstances related to the impervious coverage variation arises because sport court under the Zoning Ordinance the sport court is deemed "impervious" although it is designed to provide both vertical and horizontal drainage.

- c. *The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes. This includes the need to accommodate desirable*

existing site landscape or reflect unique conditions created by the age and character of the property.

Response: The O'Donnell's face a hardship that is peculiar to the Subject Property, namely, the location of the oak tree. The court was placed in the rear yard to avoid any damage to the root system of the oak tree. The DuraCourt material is semipermeable and allows for drainage. The location of the court in the side yard setback is solely due to safety concerns. It is safer that the area around the stanchion both under and behind the backboard be level rather than a drop off to an uneven surface.

- d. The difficulty or hardship resulting from the application of the Zoning Ordinance would prevent the owner from making a reasonable use of the property. However, the fact the property could be utilized more profitably with the variation than without the variation is not considered as grounds for granting the variation.*

Response: The difficulty resulting from the application of the Zoning Ordinance is that while the sport court is deemed "impervious surface" under the Ordinance, as a practical matter, the construction of the court and the materials used were intended so that the court would function as a "pervious surface." To date, the O'Donnell's have not received any communication from any adjoining neighbors or across the alley neighbors that the addition of the sport court has caused any storm water to leave the Subject Property. In addition, if the court material were to be removed from the required side yard setback, it would create a safety issue under the stanchion and backboard since a player may land on an uneven surface of land rather than the even court surface.

- e. The proposed variation will not impair an adequate supply of light and air to adjacent property or otherwise injure other property or its use, will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare, and will not substantially diminish or impair property values within the neighborhood.*

Response: Neither of the proposed variations will impair an adequate supply of light and air to the adjacent property or otherwise injure the other properties. The proposed variation will not endanger the public health, safety or welfare in the neighborhood and will not diminish or impair property values. If the sport court were removed from the side yard setback it may lead to injury for the family or their guests.

- f. The variation, if granted, will not alter the essential character of the neighborhood and will be consistent with the goals, objectives and policies set forth in the Comprehensive Plan.*

June 10, 2024
Page 7

Response: The variation will not alter the essential character of the neighborhood and will be consistent with the goals, objectives and policies set forth in the Comprehensive Plan. Permitting the O'Donnell's to retain the existing sport court in the current size and location will maintain the essential character.

Ryan and Anna look forward to the opportunity to appear at the Public Hearing on the application and answer any questions you may have.

Thank you for your consideration of this request.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Christopher S. Canning". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Christopher S. Canning

CHICAGO TRIBUNE

media group

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Wednesday, September 17, 2025 at 7:00 P.M., the Zoning Board of Appeals of the Village of Wilmette will conduct a public hearing in the Council Chambers of Village Hall, 1200 Wilmette Avenue, Wilmette, Illinois when matters listed below will be considered:

2024-Z-33 1034 Elmwood Avenue

A request by Ryan and Anna O'Donnell for a special use for unusual recreation equipment to permit the retention of netting around a sport court, a 382.75 square foot (14.44%) rear yard structure coverage variation, and a setback variation to permit the retention of a sport court on the property identified as Property Index Number 05-27-312-014-0000.

2025-Z-25 2133 Greenwood Avenue

A request by Michael Murdock for a 0.02' side yard setback variation and a variation from the requirement that a single-family dwelling with two or more enclosed parking spaces maintain at least two enclosed parking spaces to permit the subdivision of the property and retention of the existing home on the property identified as Property Index Numbers 05-28-307-016-0000 and 05-28-307-017-0000.

2025-Z-44 1100 Central Avenue Unit C

A request by Trey Srygley and John Pircon for a special use for a personal services establishment to permit a wellness studio (Pause Studio) on the property identified as Property Index Number 05-34-106-019-0000.

2025-Z-45 1141 Chestnut Avenue

A request by John and Felicia O'Malley for a special use for a detached garage in excess of 600 square feet and a 1.25' garage height variation to permit the construction of a detached garage addition on the property identified as Property Index Number 05-27-303-001-0000.

2025-Z-46 221 Linden Avenue

A request by Jennifer Obel for a 21.17 square foot (1.57%) front yard impervious surface coverage variation, a variation to permit a parking space in a required front yard, and a variation to modify a non-conforming accessory structure (detached garage) on the property identified as Property Index Number 05-35-116-009-0000.

2025-Z-47 2428 Pomona Lane

Chicago Tribune - chicagotribune.com
160 N Stetson Avenue, Chicago, IL 60601
(312) 222-2222 - Fax: (312) 222-4014

CHICAGO TRIBUNE

media group

A request by Andrew Danowski, Dano Luxury Homes LLC, for a 2,104.29 square foot (15.49%) total floor area variation and a 0.93' first floor height variation to permit the retention of a new home on the property identified as Property Index Number 05-32-200-190-0000.

Maria Urban, Chair
Karl Camillucci
Brad Falkof
Didier Glattard
Christine Norrick
Ryrie Pellaton
Marcy Sullivan

(Constituting the Zoning Board of Appeals of the Village of Wilmette, Illinois)

If you are a person with a disability and need special accommodations to participate in and/or attend a Village of Wilmette public meeting, please notify the Village Manager's Office at (847) 853-7509 or TDD 7-1-1 as soon as possible.

Published this 28th day of August 2025 in the Wilmette Life.
8/28/2025 7862227

3. Free Standing Systems

- a. A free standing system is permitted only in the rear yard and must be setback a minimum of five (5) feet from any lot line.
- b. A free standing system must not exceed the maximum fifteen (15) feet above adjacent grade.
- c. Single-family residential lots twenty thousand (20,000) square feet or less in size are limited to a total of one-hundred (100) square feet in area of panels. Single-family residential lots over twenty thousand (20,000) square feet are limited to a total of two-hundred (200) square feet in area of panels.

V. Sport Courts

- 1. Sport courts for all lots where the principal use is not a single-family dwelling are permitted uses, except as provided in this Section.
- 2. Sport courts where the principal use is a single-family dwelling area special use, except as provided in this Section.
- 3. Sport courts are a permitted use for lots where the principal use is a single-family dwelling, and the maximum size of a sport court does not exceed the square footage as follows:
 - a. For lots with an area of less than seven-thousand, five hundred (7,500) square feet, a sport court shall not exceed five hundred (500) square feet.
 - b. For lots with an area of seven-thousand, five hundred (7,500) to nine-thousand, nine-hundred ninety-nine (9,999) square feet, a sport court shall not exceed seven hundred and fifty (750) square feet.
 - c. For lots with an area of ten-thousand (10,000) to fourteen thousand nine-hundred ninety-nine (14,999) square feet, a sport court shall not exceed one-thousand (1,000) square feet.
 - d. For lots with an area of fifteen-thousand (15,000) square feet or more, a sport court shall not exceed one-thousand, five hundred (1,500) square feet.
 - e. A sport court, no matter the square footage of the lot, where the principal use is a single-family dwelling, shall not be located in more than twenty-five percent (25%) of the buildable area of the lot.
- 4. Any sport court that is an unusual recreational use, even if such sport court meets the permitted use standards of this Section, shall be a special use.

2. Tree houses and play houses are limited to fifteen (15) feet in height above adjacent grade and may not exceed one-hundred fifty (150) square feet in area.
3. Play houses must be located a minimum of ten (10) feet from the principal building and a minimum of four (4) feet from any other roofed accessory structure.

Z. Unusual Recreational Use

The following shall be considered unusual recreational uses:

1. Sport courts with fencing or netting at a height in excess of that permitted by Section 13.4.H.
2. Batting cages of any size, regardless if the use of the batting cage has a mechanical component or not.
3. Pickleball, when such activity is:
 - a. occurring more than four (4) hours within a day; or
 - b. occurring on a location where the surface is striped, marked, or netted for such use.
4. Ice skating or hockey rinks are customarily installed as a non-temporary structure, which are not easily removed or altered without addition equipment or workforce.
5. Any ice skating or hockey rink, including temporary rinks, with surrounding boards greater than one foot (1') height.
6. Any equipment whereby the installation and character of the equipment does not reflect the scale and location of facilities generally accepted as usual and customary in single-family detached residence districts.
7. Any use or activity whereby the level and duration of noise produced by the equipment, use of such equipment, or activity, that does not reflect that which is accepted as usual and customary in single-family detached residence districts.

AA.Wind Turbines

1. General Requirements

- a. The sound levels of the wind turbine may not exceed the decibel sound limits in the zoning district in which the wind turbine is located.
- b. Wind turbines must be sited in a manner that does not result in significant shadow flicker impacts. Significant shadow flicker is defined as more than

Roberts, Lisa

From: Leslie Weyhrich <weyhrich@comcast.net>
Sent: Tuesday, June 18, 2024 11:55 AM
To: Roberts, Lisa
Subject: Regarding 1034 and 1014 Cage variance requests

This message originated from an external source. Please use caution in handling it.

Lisa can you please forward?

Dear Zoning Board Members:

Just wanted to share a few thoughts about the notice I received regarding a variance request on sport courts.

First, I am concerned we are now hiring lawyers to represent us in what should be community conversations. Not clear on why it has gotten to that point. Second, I support the zoning requirements as the board set out, requesting setbacks around sport courts allows for landscape screening, which is a good thing. I am not sure why a special use is needed when both of the properties in question are larger than average lots, in particular 1014 is a double lot. It seems that the sport court could be oriented in such a way on the lot to accommodate the village's zoning without asking for a variance. I am very concerned about precedent here, both of these requests are for ten foot cages on the back of the property facing the alley. I would not want these 10ft cages with zero set back, alongside my fence line. If this exception is allowed, will future requests be approved that aren't along the alley but between houses?

I am all for property owner rights, but often we are focused on the owner that wants variances for their own property and not the neighbors, who also have rights. The neighbors are in and out of the alley multiple times a day, by vehicle, bike or walking our dogs. Beautiful landscaping trees and nature are much more pleasing to the eye than ten foot cages.

There is a difference between this...





And this.....



Thank you for the time and concern you take with these decisions. I appreciate your volunteerism and commitment to the village's aesthetic. Many of us moved to Wilmette for its small treelined village feel. And its open space. I am really not taking a firm position on the special use request, just raising some issues I would like you to consider.

Best,
Leslie Weyhrich
1018 Elmwood

Roberts, Lisa

From: Ned Turney <ned.turney@gmail.com>
Sent: Friday, September 5, 2025 12:18 PM
To: Roberts, Lisa
Subject: Letter of Support of ZBA Application at 1034 Elmwood

This message originated from an external source. Please use caution in handling it.

Dear Chair Urban and members of the Zoning Board of Appeals,

We are writing in support of Anna and Ryan O'Donnell's application to maintain their existing sports court. We live at 1040 Elmwood, directly next door to the West and we have had no problems or concerns about the court since it was installed.

We have not experienced any flooding from the court. We are also pleased that they have 10' high netting to keep the balls in the yard and not have the balls and the children in the alley. We hope that you will grant their request. Thank you for your consideration.

Thanks,
Jennifer & Ned Turney

Roberts, Lisa

From: Scott Girard <scottgirard1@gmail.com>
Sent: Saturday, September 6, 2025 2:44 PM
To: Roberts, Lisa
Cc: Chris Oakes; Jack Cameron; Claire Hickey; Alison Girard; ryanod2424@gmail.com; apossley@gmail.com
Subject: O'Donnell Residence 1034 Elmwood

This message originated from an external source. Please use caution in handling it.

Hello Lisa and members of the Zoning Board of Appeals,

Our family and neighbors are writing to ask that the Zoning Board approve Anna and Ryan O'Donnell's application to maintain their backyard sport court. We live at 1015 Greenwood and share an alley with the O'Donnell's. Our 4 children and their friends from school and the neighborhood have spent countless hours at the O'Donnell's sport court since it was built. It quickly became a destination for our kids to gather and play and we can't imagine our summer's without it. We like to know that the children are playing in the yard and not in the alley and that they are under the supervision of Anna/Ryan. If the court had to be reduced, it certainly would impact not only the enjoyment of Anna and Ryan's family but our family and the families that Anna and Ryan have graciously welcomed to their backyard. We ask that you grant Anna and Ryan's application and share this with the other members of the Zoning Board.

I've also cc'd the Cameron Family (3 children) 1023 Greenwood and the Oakes Family (2 children) @ 1027 Greenwood as they too have enjoyed the O'Donnell's sport court over the years.

Thanks for your consideration.

Scott Girard
773-454-9697

Roberts, Lisa

From: Jonathan Rothschild <rothj@rbmchicago.com>
Sent: Monday, September 8, 2025 9:40 AM
To: Roberts, Lisa
Subject: Anna and Ryan O'Donnell

This message originated from an external source. Please use caution in handling it.

Dear Chair Urban and members of the Zoning Board of Appeals:

We fully support Anna and Ryan O'Donnell's application to maintain their existing sports court. We live at 1046 Elmwood Ave., which is 2 houses west of the O'Donnell's house. We have had no problems with or concerns about the court since it was installed. We have not experienced any flooding from the court. We appreciate that they have 10' high netting to keep the balls in the yard. We hope that you will grant their request. Thank you.

Jono and Piper Rothschild

Roberts, Lisa

From: Laura Kraus <lauramariakraus@gmail.com>
Sent: Monday, September 8, 2025 10:03 AM
To: Roberts, Lisa
Subject: O'Donnell Sport Court

This message originated from an external source. Please use caution in handling it.

Dear Chair Urban and members of the Zoning Board of Appeals,

Hello, my name is Laura Kraus. My husband, Ryan and I live with our 3 children at 1100 Elmwood Ave. We are writing to ask that the Zoning Board approve Anna and Ryan O'Donnell's application to maintain their sport court. For the 5 years that we have lived in Wilmette, our children play on the sport court and in the O'Donnells year frequently. We love our neighborhood and that it is full of families who welcome the kids to play in their yards and at their homes. We value that the neighborhood kids have places like the O'Donnells to play with the safety of the high fence and the supervision of Anna or Ryan. If the court size were to be reduced, it certainly would impact not only the enjoyment of Anna and Ryan's family but our family and the families that Anna and Ryan have welcomed to their backyard. We ask that the village grant approval to Anna and Ryan's application.

Thanks very much,
Laura Kraus
1100 Elmwood Ave

Roberts, Lisa

From: Lorge, Eric <elorge@alvarezandmarsal.com>
Sent: Tuesday, September 16, 2025 9:24 AM
To: Roberts, Lisa
Subject: 1034 Elmwood / O'Donnel sport court support

This message originated from an external source. Please use caution in handling it.

Dear Chair Urban and members of the Zoning Board of Appeals,

We are writing in support of Anna and Ryan O'Donnell's application to maintain their existing sports court. We live at 1014 Elmwood Avenue (a couple houses east of the O'Donnell residence) and we have had no problems or concerns about the court since it was installed. We have not experienced any flooding from the court, nor have we seen any flooding in the alley caused by the court. We are also very happy that they have 10' high netting to keep the balls in the yard and not have the balls and the children in the alley. We also love the sound of the neighborhood kids playing on the court. We hope that you will grant their request.

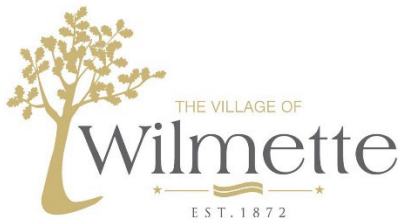
We would be grateful if you could share this email with the members of the Zoning Borad.

Thank you in advance for your consideration.

Eric and Michelle Lorge



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Engineering and Public Works Department

SUBJECT: 2026 Capital Program –Alley, Brick Street, and Road Projects

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E., Director of Engineering and Public Works
[Ron Milanesio](#), P.E., CFM, Village Engineer
[Jorge Cruz](#), P.E., Assistant Village Engineer
[Ryan Kearney](#), P.E., Assistant Village Engineer

Village Board Action

This memo provides an executive summary of three (3) construction contract awards on the Village Board agenda on March 10, 2026. These contract awards, each including a detailed memo, accomplish the majority of the Village’s planned alley, brick street, and road projects for 2026. There is one primary decision point for consideration.

1. Concurrence with staff recommendation to include Alternate 1 Bid (16th Street, Dartmouth Street, and Hartzell Street) as part of the Road Program contract.

Background

The table below highlights the General Fund budget and award allocations to the alley, brick street, and road projects based on recent bid results.

Description	Item	Agenda Item	2026 Budget	Recommended Award	Over/ (Under)
Brick Street Renovation	Brick Purchase	3.10	\$307,000	\$20,400	(\$48,749)
	Construction	5.42		\$237,851	
Asphalt to Brick Reconstruction	Brick Purchase	3.10	\$415,000	\$25,500	(\$53,125)
	Construction	5.42		\$336,375	
Alley Reconstruction	Construction	5.42	\$1,633,000	\$1,365,368	(\$267,632)
Road Program	Construction	5.41	\$3,720,000	\$3,302,662	(\$417,338)
TOTALS			\$6,075,000	\$5,288,156	(\$786,844)

The amounts above do not include ancillary contract items like Master Bike and Active Transportation Plan (MBATP) Implementation and Brick Street Maintenance.

Discussion

Overall, the road, alley, and brick street projects are projected to be \$786,844 (13%) under budget. This budget difference is due to extremely competitive construction bid pricing.

Alley Reconstruction Program

Since 2024, the Village Board has targeted six (6) alley replacements (about 43,200 square feet of pavement) per year to steadily improve the overall condition rating of the alley network. This replacement rate is scheduled to be reduced to the historical rate of four (4) alleys per year in 2035.

The 2026 bid was designed to accomplish this alley rehabilitation goal and allow the Village to reduce the total award from six to four alleys if pricing was not competitive. 2026 bid prices for alley reconstruction were 6% lower when compared to 2025 and the total project is under budget. Therefore, **staff recommend the replacement of all six alleys.**

Road Program

A primary objective for 2026 was to design the project with a base bid amount that rehabilitates 3% of the network pavement area and an alternate bid amount to construct an additional 1% of the network. This bid structure allows the Village to either maintain the resurfacing rate from 2020-2025 or scale up to the budgeted program rate of 4% if construction unit pricing was favorable.

The 2026 bid was designed to accomplish this road rehabilitation goal by bidding 16th Street, Dartmouth Street and Hartzell Street in the Alternate 1 Bid. The 2026 prices for roads were 0.3% higher than 2025 but the total project cost based on plan quantities would be under budget by 11%. Therefore, **staff recommend the rehabilitation of the Base Bid plus Alternate 1 Bid.**

Attachments

1. Alley, Brick Street, and Road Projects Presentation



Alley, Brick Street, and Road Projects

VILLAGE BOARD MEETING

MARCH 10, 2026

Agenda Items

Three primary construction contracts on the agenda

- Support the Village's planned alley, brick street, and road projects
 - Agenda Item 3.10 – Brick Purchase
 - Agenda Item 5.42 – Alley and Brick Street construction
 - Agenda Item 5.41 – Road Program construction
- Primary Decision Point
 - Concurrence with staff recommendation to include Alternate 1 Bid as part of the road program contract.
 - 16th Street, Dartmouth Street, and Hartzell Street

Wilmette Roadway Assets

ROADWAY ASSETS

Village maintains several asset networks

- Non-Brick Streets – 70%
- Brick Streets – 15%
- Alleys – 12%
- Parking Lots – 3%

EVALUATION CYCLE

- Evaluation of one asset network annually
- 2025 was Non-Brick Streets
- 2026 is Brick Streets/Parking Lots
- 2027 is Alleys

Historical Work – Mileages

▪ **Additional Work Completed**

- 2021 – Central Ave. & Neighborhood Storage
- 2022 – Neighborhood Storage
- 2023 – Wilmette Ave. (federal funds)
- 2024 – Old Glenview Rd. (federal funds)
- 2025 – Manor Dr. Water Main Replacement

Year	Base Bid	Alternate Bids	Additional Work / Asphalt over Brick	Total Mileage
2021	1.25	0.17	4.97	6.39
2022	2.10	-	1.94	4.04
2023	1.39	-	1.26	2.65
2024	1.57	0.21	1.36	3.14
2025	1.72	0.34	0.47	2.53

Funding Strategy

ALLEY NETWORK

- Goal of 43,200 square feet per year
 - Equivalent to 6 alleys
- Prior to 2024, goal was 4 alleys per year
- More aggressive approach through 2034
 - Many of the alleys in need of replacement are asphalt (42% of total inventory), which only have a 20-year projected useful life

ASPHALT & CONCRETE

2019 Plan, reaffirmed in 2022

- Maintain 'Fair' rating through 2025 by resurfacing about 2.1 miles annually – Goal achieved
- Increase funding in 2026+ to reach 'Good' rating and eliminate 'Serious' streets – Resurface about 2.7 equivalent miles annually

2026 budgeted rehabilitation (incl. alternate)

- Asphalt & concrete – 2.44 equivalent miles
- Asphalt overlaid brick – 0.10 equivalent miles
- **2.54 miles total** (based on design pavement area)

2026 Road Candidates

Street	From	To	Condition
Base Bid			
5 th St	Maple Ave	Greenleaf Ave	Serious
Central Ave	17 th St	15 th St	Very Poor
Cornell St	Lake Ave	Cul-de-sac	Serious
Cranston Ct	Cul-de-sac	Hibbard Rd	Serious
Elmwood Ave	Manor Dr	Laramie Ave	Serious
Forest Ave	Manor Dr	Laramie Ave	Very Poor
Greenwood Ave	Manor Dr	Laramie Ave	Very Poor
Harvard Ln	Lake Ave	Cul-de-sac	Serious
Oxford Ln	Lake Ave	Cul-de-sac	Very Poor
Pawnee Rd	Lake Ave	Iroquois Rd	Serious
Romona Rd	Wilmette Ave	Lake Ave	Serious
Thornwood Ave	Manor Dr	Laramie Ave	Serious
Walnut Ave	Manor Dr	Laramie Ave	Very Poor
Washington Ave	Lawler Ave	Lavergne Ave	Serious
Washington Ave	Lamon Ave	Hibbard Rd	Serious
Yale St	Lake Ave	Cul-de-sac	Very Poor
Alternate Bid			
16 th St	Isabella St	Wilmette Ave	Very Poor
Dartmouth St	Thornwood Ave	Kenilworth Ave	Very Poor
Hartzell St	Hibbard Rd	Cul-de-sac	Very Poor

2026 Pricing Information

- **Alley Network**

- Pricing is \$24.68/sq. ft.
 - 8% less than 2025

- **Asphalt & Concrete**

- Pricing is \$10.02/sq. ft.
 - 0.3% higher than 2025

- **Brick Street**

- Reconstruction pricing is \$31.41/sq. ft.
 - 2% less than 2025
- Renovation pricing is \$31.92/sq. ft.
 - 0.1% less than 2025

Year	Alleys	Asphalt & Concrete	Brick Reconstruct	Brick Renovation
2021	\$17.81	\$6.58	\$22.25	\$17.58
2022	\$22.03	\$8.31	\$26.03	\$29.42
2023	\$24.42	\$10.37	\$28.25	\$30.04
2024	\$28.50	\$11.75	\$30.18	\$32.02
2025	\$26.83	\$9.99	\$31.98	\$32.13
2026	\$24.68	\$10.02	\$31.41	\$31.92

**All prices are per square foot*

2026 Road Program Options

AWARD OPTIONS

- **Option #1 – Award Base Bid**
 - 16 asphalt road segments
 - Rehabilitates an estimated 3% of network
 - Rehabilitates 1.92 miles
 - Cost of \$2.72 million

- **Option #2 – Award Base + Alternate 1 Bid**
 - 19 asphalt road segments
 - Rehabilitates an estimated 4% of network
 - Rehabilitates 2.44 miles
 - Incremental cost of \$593,097

COMPARISON – MILEAGE/ PCI

Project	Option #1	Option #2
Road Program – Base Bid	1.92	1.92
Road Program – Alt. 1 Bid	-	0.52
Asphalt Overlaid Brick	0.10	0.10
Total Equivalent Miles	2.02	2.54

Option #2 recommended based on favorable construction bid pricing

General Fund Impacts

Description	Item	2026 Budget	Recommended Award	Over/ (Under)
Brick Street Renovation	Brick Purchase	307,000	20,400	(48,749)
	Construction		237,851	
Asphalt to Brick Reconstruction	Brick Purchase	415,000	25,500	(53,125)
	Construction		336,375	
Alley Reconstruction	Construction	1,633,000	1,365,368	(267,632)
Road Program	Construction	3,720,000	3,302,662	(417,338)
TOTALS		\$6,075,000	\$5,288,156	(\$786,844)

Questions?



**Engineering & Public Works
Department**

SUBJECT: 2026 Road Program

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E., Director of Engineering and Public Works
[Ron Milanesio](#), P.E., CFM, Village Engineer
[Ryan Kearney](#), P.E., Assistant Village Engineer

BUDGET IMPACT: Total Contract Value.....\$3,317,493

Recommended Motion

Move to approve Resolution #2026-R-57 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$3,317,493 with Schroeder Asphalt Services, Inc., Huntley, IL, for the 2026 Road Program.

Background

The annual Road Program is included as part of the Village’s 10-Year Capital Improvement Program (CIP).

The annual Road Program rehabilitates local streets in poor or worse condition. The typical scope of work consists of pavement surface removal and resurfacing, intermittent curb and sidewalk replacements, utility structure repairs, pavement patching, and parkway restoration.

Based on the budgeted funding for 2026, the target pavement rehabilitation goal is comprised of two primary projects: the Road Program and the Asphalt to Brick Street Reconstruction (AOB) Program. These projects combined were budgeted to rehabilitate an estimated 4% of pavement area. Staff developed a base bid that rehabilitated an estimated 3% of pavement area, consistent with 2020-25 funding levels, and an alternate bid of 1% of pavement area to meet the full program goal for 2026.

The AOB program is being awarded as part of Agenda Item 5.42, the 2026 Alley and Brick Street Program, at a cost of \$336,374, and is funded by the General Fund. This award for the Road Program and includes funding from the Illinois Motor Fuel Tax and dedicated General Fund revenues. The Road Program bid also included the installation of bike boulevard improvements on 6th Street as part of Master Bike and Active Transportation Plan (MBATP).

Local asphalt and concrete roadway assets are managed using pavement evaluation software and field inspections to prioritize rehabilitation needs. The following streets were selected for full resurfacing consideration under the 2026 program.

Street	From	To	Condition
Base Bid			
5 th St	Maple Ave	Greenleaf Ave	Serious
Central Ave	17 th St	15 th St	Very Poor
Cornell St	Lake Ave	Cul-de-sac	Serious
Cranston Ct	Cul-de-sac	Hibbard Rd	Serious
Elmwood Ave	Manor Dr	Laramie Ave	Serious
Forest Ave	Manor Dr	Laramie Ave	Very Poor
Greenwood Ave	Manor Dr	Laramie Ave	Very Poor
Harvard Ln	Lake Ave	Cul-de-sac	Serious
Oxford Ln	Lake Ave	Cul-de-sac	Very Poor
Pawnee Rd	Lake Ave	Iroquois Rd	Serious
Romona Rd	Wilmette Ave	Lake Ave	Serious
Thornwood Ave	Manor Dr	Laramie Ave	Serious
Walnut Ave	Manor Dr	Laramie Ave	Very Poor
Washington Ave	Lawler Ave	Lavergne Ave	Serious
Washington Ave	Lamon Ave	Hibbard Rd	Serious
Yale St	Lake Ave	Cul-de-sac	Very Poor
Alternate 1 Bid			
16 th St	Isabella St	Wilmette Ave	Very Poor
Dartmouth St	Thornwood Ave	Kenilworth Ave	Very Poor
Hartzell St	Hibbard Rd	Cul-de-sac	Very Poor

Candidates for this award were determined using pavement condition ratings from 2022. The ratings in the table above represent current assessments from the recent evaluations in 2025. Remaining street segments in “Serious” from the 2025 assessment will be resurfaced in 2027.

Discussion

The 2026 Road Program construction bid package was published on the Village website and DemandStar.com on January 14, 2026. The bid was also advertised in the weekly Illinois Department of Transportation (IDOT) Contractor’s Bulletin. Bids were opened on February 5, 2026. There were six (6) qualified bidders for the project. The results are summarized below:

Company	Base Bid	Alt. 1 Bid	Base + Alt. 1
A Lamp Concrete Contractors, Inc.	\$2,787,688.36	\$609,275.22	\$3,396,963.58
Builders Paving, LLC	\$2,887,412.72	\$628,451.27	\$3,515,863.99
Everlast Blacktop	\$3,112,941.95	\$686,295.55	\$3,799,237.50
Peter Baker & Son Co.	\$2,729,940.11	\$610,861.07	\$3,340,801.18
Schroeder & Schroeder, Inc.	\$2,727,000.00	\$607,000.00	\$3,334,000.00
Schroeder Asphalt Services, Inc.	\$2,724,396.36	\$593,095.92	\$3,317,492.28
<i>Engineer’s Estimate</i>	\$3,418,861.86	\$784,877.82	\$4,203,739.68

Schroeder Asphalt Services, Inc. submitted the lowest bid. This Contractor most recently served as general contractor for the 2019 Road Program with satisfactory results. Based on

their competitive bid and successful past performance, staff recommend awarding this contract to Schroeder Asphalt, Inc.

If approved, construction would begin in April and be completed in September 2026.

Historical Pricing

To provide historical context on pricing, the table below compares current and prior year pricing based on the total construction cost divided by the area of rehabilitated pavement.

Description	2022	2023	2024	2025	2026
Unit Cost (\$/sq ft)	\$8.31	\$10.37	\$11.75	\$9.99	\$10.02

The low Base Bid was 20% below the Engineer’s Base Bid Estimate, and the Alternate 1 Bid was 24% below the Engineer’s Alternate 1 Estimate.

The primary factor contributing to these lower totals was reduced unit pricing for concrete sidewalk and curb replacement compared to the Engineer’s Estimate. Additionally, the favorable pricing is partially attributed to the earlier bidding schedule, which began in January.

Program Options

The total estimated rehabilitation length in 2026, inclusive of the alternate bid, is 2.54 equivalent miles. Equivalent miles are based on the total rehabilitated pavement area divided by the average local street pavement width of 26 feet. The table below highlights total pavement rehabilitation miles over the last five years.

Description	2022	2023	2024	2025	2026 Award
Rehabilitated Pavement (equivalent miles)	4.04	2.65	3.14	2.49	2.54

The 2026 total is broken down as follows:

- Base Bid for this contract includes 1.92 miles of asphalt streets. Rehabilitates ~3% of the network pavement area.
- The Alternate Bid for this contract includes 0.52 miles of asphalt streets. Rehabilitates an incremental ~1% of the network pavement area, bringing the total pavement rehabilitation percentage to ~4% of the network. *This was included to provide flexibility to scale the program.*
- The AOB program contract includes ~0.10 miles of asphalt to brick street conversion (Forest Avenue).

Below are the two options to consider for this contract award:

- **Option #1 – Award Base Bid**
 - 16 total asphalt road segments
 - Rehabilitates ~3% of the network pavement area, maintaining “fair” network condition
 - Costs \$2,709,565 + \$14,831 for MBATP improvements

- **Option #2 – Award Base Bid + Alternate 1 Bid (Recommended)**

- 19 total asphalt road segments
- Rehabilitates ~ 4% of the network pavement area
- Costs \$3,302,662 + \$14,831 for MBATP improvements
- The construction cost for Alternate 1 Bid locations is projected to increase by 3%, from \$593,096 to \$610,889, if deferred to 2027.

Staff recommend awarding Option 2 to take advantage of favorable bid pricing.

Budget Impact

This contract is allocated to the accounts below within the General and Motor Fuel Tax Funds. The remaining balance under Bike Plan Implementation will be used for future MBATP design and construction services.

Description	2026 Budget	Available Budget for Contract	Contract Award	Account Number
General Fund – Street Resurfacing Program	\$2,320,000	\$2,320,000	\$1,902,662	11202035-425250
General Fund – Bike Plan Implementation	\$175,000	\$174,053	\$14,831	11202035-425247
General Fund – Infrastructure-Roads-MFT	\$1,400,000	\$1,400,000	\$1,400,000	22632070-470100-80190

Documents Attached

1. Resolution No. 2026-R-57 – 2026 Road Program (Contract attached as Exhibit A)
2. 2026 CIP Budget Page – Road Program
3. 2026 CIP Budget Page – Active Transportation Plan Implementation
4. Location Map
5. Detailed Bid Tabulation

RESOLUTION NO. 2026-R-57

**A RESOLUTION APPROVING A CONTRACT FOR 2026 ROAD PROGRAM
BETWEEN THE VILLAGE OF WILMETTE AND SCHROEDER ASPHALT
SERVICES, INC.**

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for 2026 Road Program by and between the Village of Wilmette and Schroeder Asphalt Services, Inc.; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract for 2026 Road Program attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on March 10, 2026, pursuant to the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A
CONTRACT FOR 2026 ROAD PROGRAM



Road Program (MFT)

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
Motor Fuel Tax Fund	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	7,000,000	4,200,000
General Fund	2,320,000	520,000	2,560,000	790,000	2,850,000	9,040,000	6,760,000
Total	3,720,000	1,920,000	3,960,000	2,190,000	4,250,000	\$16,040,000	10,960,000

Project Status

Critical	Recommended	Contingent
	X	

Funding History

Year	Amount
2025	\$2,713,494
2024	\$2,725,328
2023	\$1,898,924
2022	\$2,421,668
2021	\$2,866,713

Project Description and Justification

The purpose of this program is to rehabilitate local streets in very poor or worse condition using Motor Fuel Tax (MFT) funding and other local funding sources. The typical scope of work consists of pavement surface removal and resurfacing, intermittent curb and sidewalk replacement, utility structure repairs, pavement patching, and parkway restoration.

Road Program Background

The Village maintains approximately 65 centerline miles of non-brick roadways. The network consists of the following pavement surface types:

Surface Type	Total Miles
Asphalt (A)	50 miles
Asphalt Over Brick (ABR)	5 miles
Asphalt Over Concrete (AC)	6 miles
Concrete (C)	4 miles





Pavement Rehabilitation Strategy

In 2019, the Village Board approved a new funding plan for the Road Program to increase the overall pavement condition of Village streets. From 2020-2025, the Road Program received enough funding to maintain an overall roadway network rating of “fair” or better condition. Starting in 2026, after a significant decrease in debt service, the Village will fully-fund the Road Program to achieve an overall “good” pavement condition rating. The Village Board reaffirmed these goals in 2022, focusing on a funding strategy based on meeting target pavement areas instead of target dollar amounts.

The table below highlights the target program and actual pavement areas rehabilitated over the last five years:

Rehabilitation Strategy	2021	2022	2023	2024	2025
Pavement Area Targets (sq. ft.)	287,500	287,500	287,500	287,500	287,500
Pavement Area Actuals (sq. ft.)	877,713 ^A	555,250 ^B	364,304 ^C	431,481 ^D	338,592 ^E

^A Includes Central Ave Downtown Streetscape, Neighborhood Storage – Phase 2, and 2021 Street Resurfacing Project

^B Includes Neighborhood Storage – Phase 3

^C Includes Wilmette Ave Street Resurfacing

^D Includes Old Glenview Rd Street Resurfacing

^E Estimate

Beginning in 2026, the target pavement area for a fully funded program is 375,600 square feet per year. The Department will allocate funding to various construction contracts to accomplish this annual rehabilitation goal. The table below highlights the anticipated pavement area allocations (in sq. ft.) over the next five years:

Project Contracts	2026	2027	2028	2029	2030
Road Program (MFT)	361,600	181,300	363,100	195,100	369,900
Asphalt to Brick Reconstruction	14,000	16,100	12,500	8,400	5,700
Water Main Replacement Program	-	-	-	-	-
Illinois Rd Street Resurfacing	-	178,200	-	-	-
Lake Ave Corridor Improvements	-	-	-	172,000	-
<i>Total Pavement Area (sq. ft.)</i>	<i>375,600</i>	<i>375,600</i>	<i>375,600</i>	<i>375,600</i>	<i>375,600</i>

The table below highlights the anticipated funding requirements to rehabilitate the roads under each contract. Each program has a dedicated CIP page with additional funding details. The Water Main Replacement Program is scheduled to be fully funded starting in 2029.

Project Contracts	2026	2027	2028	2029	2030
Road Program (MFT)	3,720,000	1,920,000	3,960,000	2,190,000	4,250,000
Asphalt to Brick Reconstruction	415,000	593,000	474,000	326,000	227,000
Water Main Replacement Program	-	-	-	-	-
Illinois Rd Resurfacing (Local Share)	-	274,819	-	-	-
Lake Ave Corridor Improvements (Local Share)	-	-	-	1,662,447	-
<i>Total Pavement Rehabilitation Budget*</i>	<i>4,135,000</i>	<i>2,787,819</i>	<i>4,434,000</i>	<i>4,178,447</i>	<i>4,477,000</i>

* Estimated budget amounts meet the pavement area targets for rehabilitation.

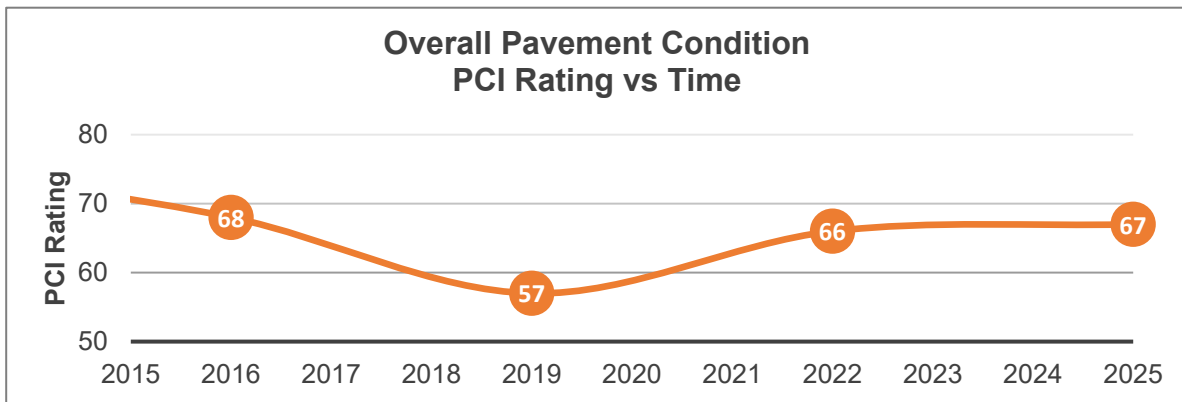


Road Program Candidates

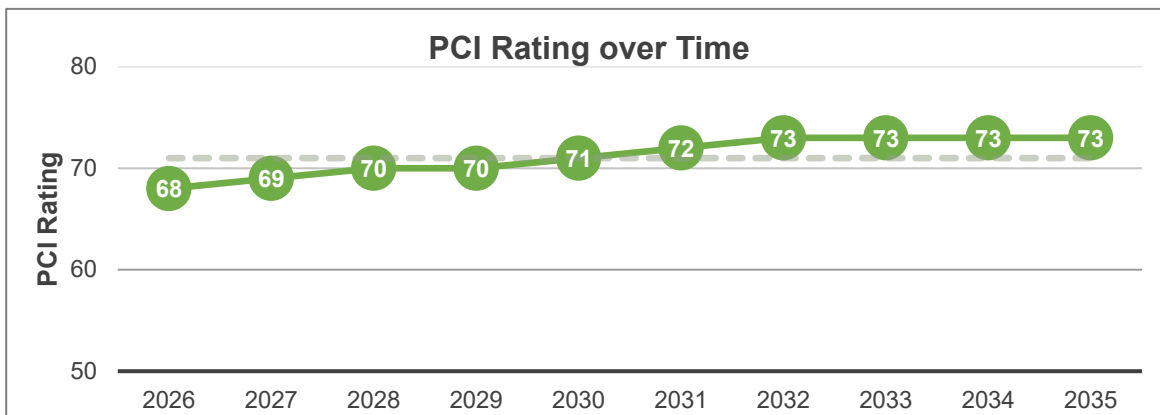
To identify candidates for rehabilitation, the engineering team will conduct triannual inspections of the entire roadway network. Staff will enter the data collected from these inspections into the PAVER software. This software will use this data to calculate a numeric value for each street segment, known as a pavement condition index (PCI) rating. These ratings correspond to the following pavement surface conditions:

Surface Condition	PCI Rating	Total After 2022 Inspection
Excellent	100-86	28%
Good	85-71	12%
Fair	70-56	22%
Poor	55-41	21%
Very Poor	40-26	13%
Serious	25-0	4%

The last pavement evaluation occurred in 2022. The assessment found that the average PCI rating for the network was 66, indicating that the local roads are in “fair” condition. Based on this rating, the current funding level is not adequate to maintain the roadway assets over time. Staff will complete the next pavement assessment in late 2025 and present the results to the Village Board for review in February 2026. The chart below highlights the average PCI rating over the last 10 years, up to an estimate for 2025:



The chart below highlights the average PCI rating projected over the next 10 years:





Project Update

Updated funding amounts for 2026-2035.

Project Alternative

An alternative is to postpone roadway maintenance, which will result in total pavement failure. Once the roadway base fails due to a lack of surface maintenance, the roadway will need to be reconstructed at about four times the cost of resurfacing.

The Village Board approved a Special Service Areas (SSA) policy in 2016 which allows residents to petition for their street rehabilitation to be accelerated at a shared cost.

Budget Impact

This is a Non-Recurring Expense

There are no additional costs associated with this project.



Active Transportation Plan Implementation

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
General Fund	175,000	285,000	220,000	355,300	590,000	\$1,625,300	1,500,000

Project Status

Critical	Recommended	Contingent
	X	

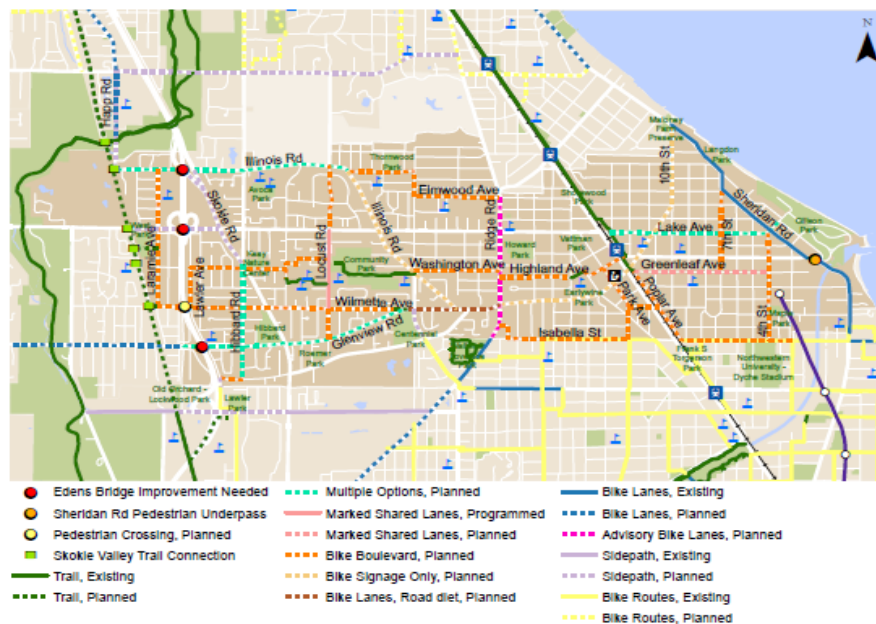
Funding History

Year	Amount
2025	\$214,005
2024	\$213,032
2023	\$135,375
2022	\$93,248
2021	\$28,612

Project Description and Justification

The Master Bike and Active Transportation Plan (MBATP) was approved by the Village Board in February 2021, after an extensive public engagement and approval process by the Transportation Commission. A 5-Year Implementation Plan of the MBATP was then approved by the Transportation Commission in March 2022. This plan serves as a road map for bicycle and pedestrian improvements.

PLANNED BIKE NETWORK RECOMMENDATION MAP





The implementation plan will ensure that currently planned capital infrastructure improvements are coordinated with bicycle and pedestrian improvements identified in the MBATP, as well as identifying standalone high impact bicycle and pedestrian improvements to program early in the implementation of the MBATP. In addition, grants and other funding alternatives can be sought to help offset some of the costs of larger projects. Projects identified in each phase of the plan will be reviewed on an annual basis and approved by the Transportation Commission after opportunities for the public to view and comment.

The Year 1 through 4 Implementation Plans were budgeted in 2022 through 2025, respectively. Below is the funding request for Year 5 projects in 2026:

Project	Limits	Phase	Proposed MBATP Improvement	Funding Amount (\$)
Birchwood Ave	Romona Rd to Locust Rd	Design	Bike Boulevard	15,000
Elmwood/Hunter/Thornwood	Illinois Rd to Ridge Rd	Design	Bike Boulevard	20,000
Highland Ave	Ridge Rd to 17th St	Design	Bike Boulevard	15,000
Lake Avenue (STP)	Green Bay to Sheridan	Phase II Design	Multiple Options	Included*
Lake Avenue (Gillson)	Sheridan Ave to Michigan Ave	Design	Bike Boulevard	15,000
Skokie Valley Trail	South Village Limit to North Village Limit	Phase II Design	Trail	Included*
6th / 7th Street	Greenleaf Ave to Sheridan Rd	Construction	Bike Boulevard	40,000
Locust Road	Glenview Ave to Wilmette Ave	Construction	Bike Boulevard	5,000
Ridge Road Crosswalk Improvement	Schiller Ave	Construction	Pedestrian Crossing Improvements	65,000
Skokie Boulevard	Lake to Illinois	Phase III Construction	Side path	Included*
			2026 Total	\$175,000

* MBATP improvements incorporated in overall project budget.

In addition to the projects in the table above, the 2026 budget has several projects that incorporate Active Transportation improvements. Those projects are listed below for reference; refer to their separate CIP pages for more details.



Project	Limits	Phase	Proposed MBATP Improvement	Village Cost (\$)
Green Bay Road	Village Limits to Village Limits	Phase I Study	Ped/Bike crossing improvements	Included*
Hibbard Road	Glenview Rd. to Skokie Blvd	Phase I Study	Bike and Ped accommodations	Included*
Skokie Boulevard	Lake Ave to Illinois Rd	Phase III Construction (Local Share only)	Multi-Use Trail	274,890
Skokie Valley Trail	Skokie to Northbrook	Phase II Design (Local Share only)	Multi-Use Trail	5,000

* MBATP improvements incorporated in overall project budget.

The following tables outline the planned projects and their associated costs for the years 2027 through 2030. These tables provide a detailed breakdown of each project, including the limits, phase, proposed improvements, and the estimated funding amount for each year.

Project	Limits	Phase	Proposed MBATP Improvement	Village Cost (\$)
Isabella Street	McDaniel/Poplar	Feasibility Study	Bike Boulevard	20,000
4th Street	Isabella to Lake	Design	Bike Boulevard	15,000
Glenview/Wilmette	West Village Limits to Ridge	Phase II Design	Bike Lanes	Included*
Green Bay Road	South Village Limits to North Village Limits	Phase II Design	Intersection Improvements	Included*
Illinois Road	Illinois to Ridge	Design	Side path	50,000
Lake Avenue (STP)	Green Bay to Sheridan	Phase II Design	Multiple Options	Included*
Laramie Avenue	West Village Limits to Ridge	Design	Bike Boulevard	15,000
Locust Road	Ridge to 17th	Design	Bike Boulevard	15,000
Ridge Rd	South Village Limits to Elmwood	Phase II Design	Advisory Bike Lanes	Included*
Wilmette Ave	Lawler to Glenview	Phase I Design	Bike Boulevard	Included*
Ridge Road Crosswalk Improvement	Birchwood Ave	Construction	Crosswalk Improvement	60,000
Birchwood Ave	McDaniel/Poplar to Sterling/Asbury	Construction	Bike Boulevard	20,000
Elmwood/Hunter/Thornwood	Sheridan to Michigan	Construction	Bike Boulevard	50,000
Highland Ave	Green Bay to Sheridan	Construction	Bike Boulevard	20,000
Lake Avenue (Gillson)	South Village Limit to Elmwood	Construction	Bike Boulevard	20,000
2027 Total				\$285,000

* MBATP improvements incorporated in overall project budget.



Project	Limits	Phase	Proposed MBATP Improvement	Village Cost (\$)
Glenview/Wilmette	West Village Limit to Ridge	Phase II Design	Bike Lanes	Included*
Green Bay Road	South Village Limit to North Village Limit	Phase II Design	Intersection Improvements	Included*
Hibbard Road	South Village Limit to Skokie Blvd	Phase II Design	Multiple Options	Included*
Illinois Road	Skokie to Hibbard	Design	Side path	50,000
Isabella Street	Poplar to Asbury	Design	Bike Boulevard	15,000
Isabella Street	Sterling to Park	Design	Bike Boulevard	15,000
Sterling Lane	Isabella to Ridge	Design	Bike Boulevard	20,000
Ridge Road	South Village Limit to Elmwood	Phase II Design	Advisory Bike Lanes	Included*
Wilmette Avenue	Lawler to Glenview	Phase I Design	Bike Boulevard	Included*
4th Street	Isabella to Lake	Construction	Bike Boulevard	50,000
Laramie Avenue	Lake to Wilmette	Construction	Bike Boulevard	40,000
Locust Road	Illinois to Lake	Construction	Bike Boulevard	30,000
2028 Total				\$220,000

* MBATP improvements will be incorporated in overall project budget.

Project	Limits	Phase	Proposed MBATP Improvement	Village Cost (\$)
Park/Oakwood/Central	Multiple Locations	Feasibility Study	Bike Boulevard	20,000
Hibbard Rd	South Village Limit to North Village Limit	Design	Multiple Options	Included*
Illinois Road	Skokie to Hibbard	Design	Side path	50,000
Lake Avenue (Edens)	Skokie Valley Trail to Skokie Blvd	Design	Side path	100,000
Romona Road	Birchwood to Ramona and Regina Path	Design	Bike Boulevard	15,000
Washington Avenue	Skokie Blvd	Design	Bike Boulevard	25,000
Glenview/Wilmette	West Village Limits to Ridge	Construction	Bike Lanes	Included*
Isabella Street	Poplar to Asbury	Construction	Bike Boulevard	40,000
Isabella Street	Sterling to Park	Construction	Bike Boulevard	40,000
Lake Avenue (STP)	Green Bay to Sheridan	Construction	Multiple Options	Included*
Sterling Lane	Isabella to Ridge	Construction	Bike Boulevard	25,000
Ridge Rd	South Village Limits to Elmwood	Construction	Advisory Bike Lanes	40,300
2029 Total				\$355,300

* MBATP improvements will be incorporated in overall project budget.



Project	Limits	Phase	Proposed MBATP Improvement	Village Cost (\$)
Crawford Ave	South Village Limit to Wilmette	Design	Side path	20000
Illinois Road	Happ Rd to Loyola Academy	Design	Multiple Options	Included*
Lake Avenue (Edens)	Skokie Valley Trail to Skokie Blvd	Design	Side path	100000
Wilmette Avenue	Lawler to Glenview	Design	Bike Boulevard	Included*
Hibbard Rd	South Village Limit to Skokie Blvd	Construction	Multiple Options	Included*
Illinois Road	Skokie to Hibbard	Construction	Side path	350000
Romona Road	Birchwood to Ramona and Regina Path	Construction	Bike Boulevard	30000
Washington Avenue	Skokie Blvd to Romona	Construction	Bike Boulevard	65000
Green Bay Road	South Village Limit to North Village Limit	Construction	Intersection Improvements	Included*
2030 Total				\$590,000

* MBATP improvements will be incorporated in overall project budget.

Project Update

Updated funding amounts for 2026-2035; certain projects previously programmed for 2026 have been reallocated to different years.

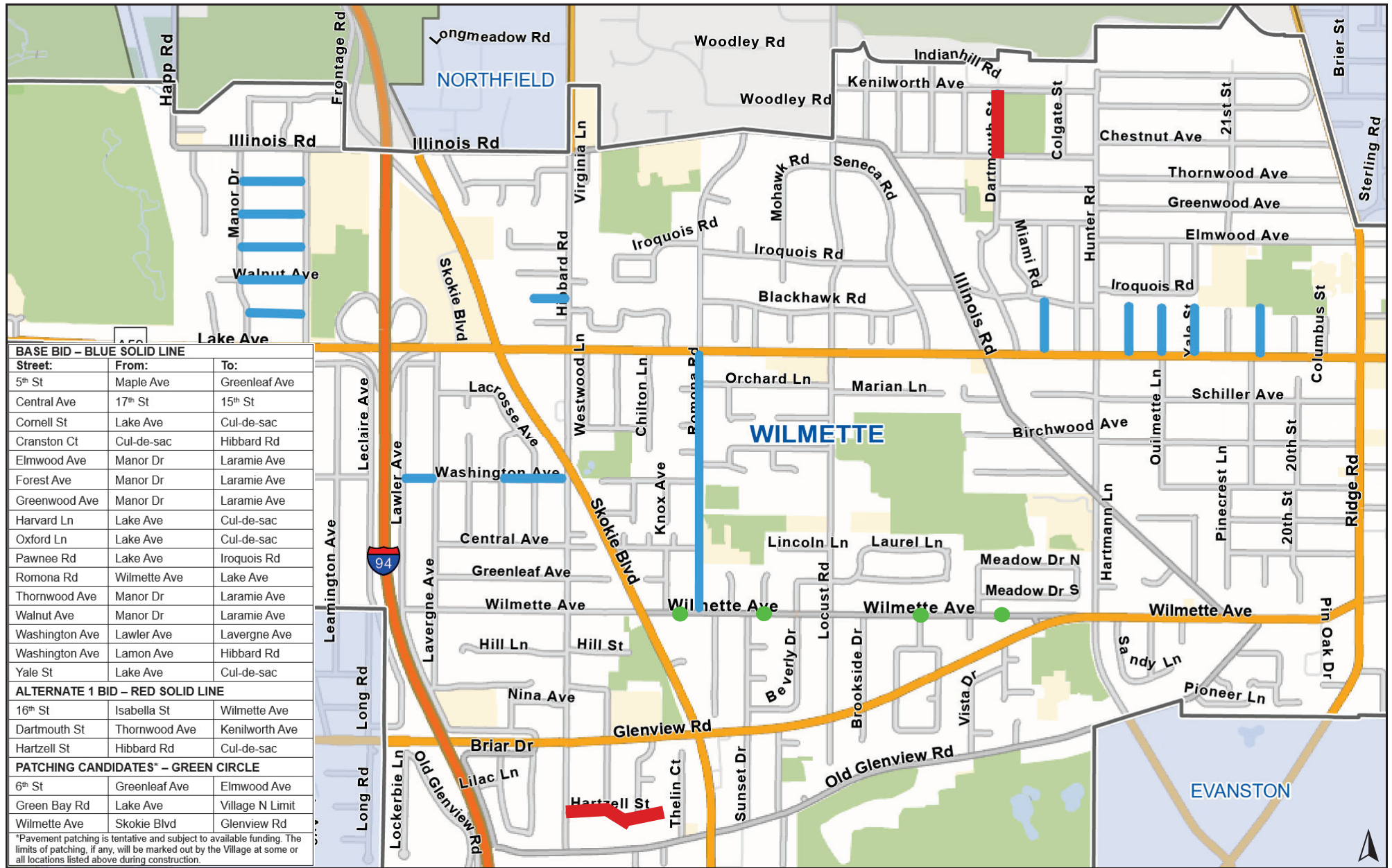
Project Alternative

The alternative to funding this project is to apply for grants and other funding sources to fund the improvements.

Budget Impact

This is a Recurring Expense

These are Village facilities, so there will be maintenance costs included in future budgets.



BASE BID – BLUE SOLID LINE		
Street:	From:	To:
5th St	Maple Ave	Greenleaf Ave
Central Ave	17th St	15th St
Cornell St	Lake Ave	Cul-de-sac
Cranston Ct	Cul-de-sac	Hibbard Rd
Elmwood Ave	Manor Dr	Laramie Ave
Forest Ave	Manor Dr	Laramie Ave
Greenwood Ave	Manor Dr	Laramie Ave
Harvard Ln	Lake Ave	Cul-de-sac
Oxford Ln	Lake Ave	Cul-de-sac
Pawnee Rd	Lake Ave	Iroquois Rd
Romona Rd	Wilmette Ave	Lake Ave
Thornwood Ave	Manor Dr	Laramie Ave
Walnut Ave	Manor Dr	Laramie Ave
Washington Ave	Lawler Ave	Lavergne Ave
Washington Ave	Lamon Ave	Hibbard Rd
Yale St	Lake Ave	Cul-de-sac
ALTERNATE 1 BID – RED SOLID LINE		
16th St	Isabella St	Wilmette Ave
Dartmouth St	Thornwood Ave	Kenilworth Ave
Hartzell St	Hibbard Rd	Cul-de-sac
PATCHING CANDIDATES* – GREEN CIRCLE		
6th St	Greenleaf Ave	Elmwood Ave
Green Bay Rd	Lake Ave	Village N Limit
Wilmette Ave	Skokie Blvd	Glenview Rd

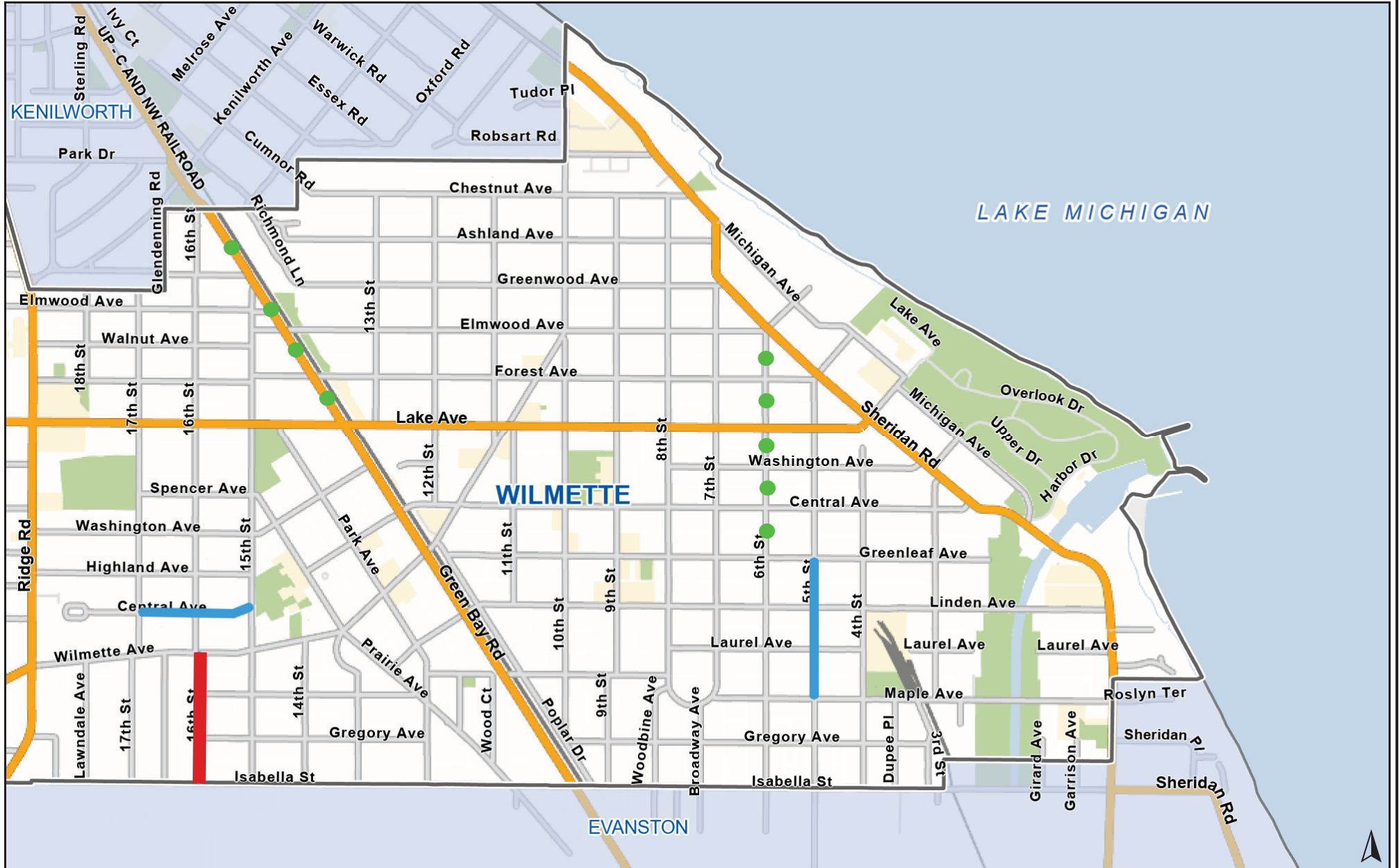
*Pavement patching is tentative and subject to available funding. The limits of patching, if any, will be marked out by the Village at some or all locations listed above during construction.



Print Date: 1/13/2026

Notes
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Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Print Date: 1/13/2026

Notes

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VILLAGE OF WILMETTE - TABULATION OF BIDS
 2026 ROAD PROGRAM (#26004), SECTION NO. 25-00222-00-PV
 LETTING DATE: FEBRUARY 5, 2026

BASE BID

BIDDER'S NAME	A LAMP CONCRETE CONTRACTORS, INC.	BUILDERS PAVING, LLC	EVERLAST BLACKTOP	PETER BAKER & SON CO.	SCHROEDER & SCHROEDER, INC.	SCHROEDER ASPHALT SERVICES, INC.
BIDDER'S ADDRESS CITY, STATE, ZIP	1900 WRIGHT BLVD. SCHAUMBURG, IL 60193	4401 ROOSEVELT RD. HILLSIDE, IL 60162	7N540 IL. ROUTE 25 ELGIN, IL 60120	1349 ROCKLAND RD. LAKE BLUFF, IL 60044	7306 CENTRAL PARK AVE SKOKIE, IL 60076	P.O. BOX 831 HUNTLEY, IL 60142
PROPOSAL GUARANTEE	YES	YES	YES	YES	YES	YES

NO.	ITEM NO.	ITEMS	UNIT	QUANTITY	ENGINEER'S ESTIMATE		BIDDER'S ESTIMATE		BIDDER'S ESTIMATE		BIDDER'S ESTIMATE		BIDDER'S ESTIMATE		BIDDER'S ESTIMATE		BIDDER'S ESTIMATE	
					UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1		TEMPORARY FENCE	FOOT	11,856	\$ 4.00	\$ 46,624.00	\$ 1.00	\$ 11,856.00	\$ 3.25	\$ 37,882.00	\$ 2.00	\$ 23,312.00	\$ 3.25	\$ 37,882.00	\$ 3.25	\$ 37,882.00	\$ 3.70	\$ 43,127.20
2	20101100	TREE TRUNK PROTECTION	EACH	30	\$ 95.00	\$ 2,850.00	\$ 50.00	\$ 1,500.00	\$ 150.00	\$ 4,500.00	\$ 160.00	\$ 4,800.00	\$ 150.00	\$ 4,500.00	\$ 150.00	\$ 4,500.00	\$ 168.00	\$ 5,040.00
3		TREE ROOT PRUNING	EACH	96	\$ 90.00	\$ 8,640.00	\$ 50.00	\$ 4,800.00	\$ 100.00	\$ 9,600.00	\$ 160.00	\$ 15,360.00	\$ 100.00	\$ 9,600.00	\$ 100.00	\$ 9,600.00	\$ 90.00	\$ 8,640.00
4		TREE PRUN 1-10	EACH	30	\$ 145.00	\$ 4,350.00	\$ 225.00	\$ 6,750.00	\$ 100.00	\$ 3,000.00	\$ 1.00	\$ 30.00	\$ 100.00	\$ 3,000.00	\$ 100.00	\$ 3,000.00	\$ 90.00	\$ 2,700.00
5		EARTH EXCAVATION	CU YD	84	\$ 85.00	\$ 7,140.00	\$ 78.00	\$ 6,552.00	\$ 1.00	\$ 84.00	\$ 45.00	\$ 3,780.00	\$ 75.00	\$ 6,300.00	\$ 1.00	\$ 84.00	\$ 80.00	\$ 6,720.00
6		TRENCH BACKFILL	CU YD	41	\$ 55.00	\$ 2,255.00	\$ 80.00	\$ 3,280.00	\$ 23.00	\$ 943.00	\$ 68.00	\$ 2,788.00	\$ 92.00	\$ 3,772.00	\$ 25.00	\$ 1,025.00	\$ 30.00	\$ 1,230.00
7		TOPSOIL F & P VAR DP	CU YD	51	\$ 90.00	\$ 4,590.00	\$ 25.00	\$ 1,275.00	\$ 65.00	\$ 3,315.00	\$ 70.00	\$ 3,570.00	\$ 65.00	\$ 3,315.00	\$ 65.00	\$ 3,315.00	\$ 73.00	\$ 3,723.00
8		SEEDING, SPECIAL	SQ YD	1,166	\$ 13.00	\$ 15,158.00	\$ 5.00	\$ 5,830.00	\$ 13.25	\$ 15,449.50	\$ 2.00	\$ 2,332.00	\$ 13.25	\$ 15,449.50	\$ 13.25	\$ 15,449.50	\$ 14.70	\$ 17,140.20
9		SODDING, SPECIAL	SQ YD	7,414	\$ 17.00	\$ 126,038.00	\$ 9.00	\$ 66,726.00	\$ 16.00	\$ 118,624.00	\$ 13.00	\$ 96,382.00	\$ 16.00	\$ 118,624.00	\$ 16.00	\$ 118,624.00	\$ 17.80	\$ 131,969.20
10	28000510	INLET FILTERS	EACH	122	\$ 75.00	\$ 9,150.00	\$ 15.00	\$ 1,830.00	\$ 100.00	\$ 12,200.00	\$ 1.00	\$ 122.00	\$ 130.00	\$ 15,860.00	\$ 100.00	\$ 12,200.00	\$ 120.00	\$ 14,640.00
11		AGG SUBGRADE IMPROVE	CU YD	95	\$ 35.00	\$ 3,325.00	\$ 38.00	\$ 3,610.00	\$ 115.00	\$ 10,925.00	\$ 68.00	\$ 6,460.00	\$ 75.00	\$ 7,125.00	\$ 90.00	\$ 8,550.00	\$ 80.00	\$ 7,600.00
12		AGG BASE C&G	CU YD	151	\$ 25.00	\$ 3,775.00	\$ 33.00	\$ 4,983.00	\$ 105.00	\$ 15,855.00	\$ 68.00	\$ 10,268.00	\$ 75.00	\$ 11,325.00	\$ 90.00	\$ 13,590.00	\$ 70.00	\$ 10,570.00
13		PREPARATION OF BASE	SQ YD	1,437	\$ 1.00	\$ 1,437.00	\$ 1.50	\$ 2,155.50	\$ 3.00	\$ 4,311.00	\$ 2.10	\$ 3,017.70	\$ 2.75	\$ 3,951.75	\$ 5.00	\$ 7,185.00	\$ 4.00	\$ 5,748.00
14	40600275	BIT MATLS PR CT	POUND	3,232	\$ 0.01	\$ 32.32	\$ 0.01	\$ 32.32	\$ 0.01	\$ 32.32	\$ 0.01	\$ 32.32	\$ 0.01	\$ 32.32	\$ 0.01	\$ 32.32	\$ 0.01	\$ 32.32
15	40600290	BIT MATLS TACK CT	POUND	25,704	\$ 0.01	\$ 257.04	\$ 0.01	\$ 257.04	\$ 0.01	\$ 257.04	\$ 0.01	\$ 257.04	\$ 0.01	\$ 257.04	\$ 0.01	\$ 257.04	\$ 0.01	\$ 257.04
16	40600982	HMA SURF REM BUTT JT	SQ YD	402	\$ 20.00	\$ 8,040.00	\$ 17.00	\$ 6,834.00	\$ 10.00	\$ 4,020.00	\$ 27.00	\$ 10,854.00	\$ 1.00	\$ 402.00	\$ 8.00	\$ 3,216.00	\$ 7.00	\$ 2,814.00
17	40602978	HMA BC IL-9.5 N50	TON	2,340	\$ 108.00	\$ 252,720.00	\$ 96.00	\$ 224,640.00	\$ 95.00	\$ 222,300.00	\$ 117.39	\$ 274,692.60	\$ 101.00	\$ 236,340.00	\$ 100.00	\$ 234,000.00	\$ 96.00	\$ 224,640.00
18	40603080	HMA BC IL-19.0 N50	TON	242	\$ 102.00	\$ 24,684.00	\$ 103.00	\$ 24,926.00	\$ 85.00	\$ 20,570.00	\$ 136.00	\$ 33,212.00	\$ 90.00	\$ 21,780.00	\$ 99.00	\$ 23,958.00	\$ 96.00	\$ 23,322.00
19	40604060	HMA SC IL-9.5 D N50	TON	2,460	\$ 108.00	\$ 265,680.00	\$ 96.00	\$ 236,160.00	\$ 95.00	\$ 233,700.00	\$ 118.00	\$ 290,280.00	\$ 101.00	\$ 248,460.00	\$ 100.00	\$ 246,000.00	\$ 96.00	\$ 236,160.00
20	42300400	PCC DRIVEWAY PAVT 8	SQ YD	334	\$ 125.00	\$ 41,750.00	\$ 127.00	\$ 42,418.00	\$ 90.00	\$ 30,060.00	\$ 109.00	\$ 36,406.00	\$ 90.00	\$ 30,060.00	\$ 90.00	\$ 30,060.00	\$ 93.50	\$ 31,229.00
21	42400200	PC CONC SIDEWALK 5	SQ FT	50,478	\$ 11.00	\$ 555,258.00	\$ 8.85	\$ 446,730.30	\$ 9.75	\$ 492,160.50	\$ 9.50	\$ 479,541.00	\$ 9.50	\$ 479,541.00	\$ 10.00	\$ 504,780.00	\$ 7.85	\$ 396,252.30
22	42400300	PC CONC SIDEWALK 6	SQ FT	7,338	\$ 12.00	\$ 88,056.00	\$ 11.25	\$ 82,552.50	\$ 9.75	\$ 71,545.50	\$ 10.50	\$ 77,049.00	\$ 10.00	\$ 73,380.00	\$ 10.00	\$ 73,380.00	\$ 8.25	\$ 60,538.50
23		DETECTABLE WARNINGS	SQ FT	490	\$ 50.00	\$ 24,500.00	\$ 35.00	\$ 17,150.00	\$ 35.00	\$ 17,150.00	\$ 35.00	\$ 17,150.00	\$ 35.00	\$ 17,150.00	\$ 35.00	\$ 17,150.00	\$ 24.00	\$ 11,760.00
24		PAVEMENT REM	SQ YD	1,437	\$ 7.50	\$ 10,777.50	\$ 6.30	\$ 9,053.10	\$ 8.00	\$ 8,622.00	\$ 18.00	\$ 25,866.00	\$ 8.00	\$ 12,645.60	\$ 8.00	\$ 11,496.00	\$ 7.50	\$ 10,777.50
25		HMA SURF REM 2 75	SQ YD	20,810	\$ 5.00	\$ 104,050.00	\$ 4.00	\$ 83,240.00	\$ 7.50	\$ 156,075.00	\$ 3.77	\$ 78,453.70	\$ 6.85	\$ 138,396.50	\$ 3.85	\$ 80,118.50	\$ 3.65	\$ 75,968.50
26	44000200	DRIVE PAVEMENT REM	SQ YD	390	\$ 15.00	\$ 5,850.00	\$ 10.25	\$ 3,997.50	\$ 15.00	\$ 5,850.00	\$ 16.00	\$ 6,240.00	\$ 15.00	\$ 5,850.00	\$ 15.00	\$ 5,850.00	\$ 15.50	\$ 6,045.00
27		COMB CURB GUTTER REM	FOOT	5,098	\$ 7.00	\$ 35,686.00	\$ 5.15	\$ 26,254.70	\$ 6.00	\$ 30,588.00	\$ 8.00	\$ 40,784.00	\$ 6.00	\$ 30,588.00	\$ 6.00	\$ 30,588.00	\$ 4.40	\$ 22,421.00
28		SIDEWALK REM	SQ FT	57,816	\$ 2.00	\$ 115,632.00	\$ 1.00	\$ 57,816.00	\$ 1.00	\$ 57,816.00	\$ 1.80	\$ 104,068.80	\$ 1.15	\$ 66,488.40	\$ 1.00	\$ 57,816.00	\$ 1.50	\$ 86,724.00
29		CL B PATCH T1 6	SQ YD	10	\$ 160.00	\$ 1,600.00	\$ 300.00	\$ 3,000.00	\$ 80.00	\$ 800.00	\$ 109.00	\$ 1,090.00	\$ 135.00	\$ 1,350.00	\$ 80.00	\$ 800.00	\$ 88.00	\$ 880.00
30	44200905	CL B PATCH T2 6	SQ YD	30	\$ 135.00	\$ 4,050.00	\$ 130.00	\$ 3,900.00	\$ 80.00	\$ 2,400.00	\$ 109.00	\$ 3,270.00	\$ 125.00	\$ 3,750.00	\$ 80.00	\$ 2,400.00	\$ 88.00	\$ 2,640.00
31	44200909	CL B PATCH T3 6	SQ YD	50	\$ 120.00	\$ 6,000.00	\$ 130.00	\$ 6,500.00	\$ 80.00	\$ 4,000.00	\$ 109.00	\$ 5,450.00	\$ 120.00	\$ 6,000.00	\$ 80.00	\$ 4,000.00	\$ 88.00	\$ 4,400.00
32	44200911	CL B PATCH T4 6	SQ YD	100	\$ 100.00	\$ 10,000.00	\$ 125.00	\$ 12,500.00	\$ 80.00	\$ 8,000.00	\$ 109.00	\$ 10,900.00	\$ 110.00	\$ 11,000.00	\$ 80.00	\$ 8,000.00	\$ 88.00	\$ 8,800.00
33	44201670	CL D PATCH T1 2	SQ YD	75	\$ 40.00	\$ 3,000.00	\$ 70.00	\$ 5,250.00	\$ 25.00	\$ 1,875.00	\$ 29.00	\$ 2,175.00	\$ 20.00	\$ 1,500.00	\$ 30.00	\$ 2,250.00	\$ 27.00	\$ 2,025.00
34	44201672	CL D PATCH T2 2	SQ YD	150	\$ 40.00	\$ 6,000.00	\$ 48.00	\$ 7,200.00	\$ 25.00	\$ 3,750.00	\$ 27.00	\$ 4,050.00	\$ 20.00	\$ 3,000.00	\$ 30.00	\$ 4,500.00	\$ 27.00	\$ 4,050.00
35	44201674	CL D PATCH T3 2	SQ YD	300	\$ 34.00	\$ 10,200.00	\$ 45.00	\$ 13,500.00	\$ 25.00	\$ 7,500.00	\$ 25.00	\$ 7,500.00	\$ 20.00	\$ 6,000.00	\$ 28.00	\$ 8,400.00	\$ 26.00	\$ 7,800.00
36	44201676	CL D PATCH T4 2	SQ YD	1,000	\$ 30.00	\$ 30,000.00	\$ 27.00	\$ 27,000.00	\$ 25.00	\$ 25,000.00	\$ 22.50	\$ 22,500.00	\$ 20.00	\$ 20,000.00	\$ 28.00	\$ 28,000.00	\$ 26.00	\$ 26,000.00
37	44201713	CL D PATCH T1 6	SQ YD	80	\$ 65.00	\$ 5,200.00	\$ 73.00	\$ 5,840.00	\$ 77.00	\$ 6,160.00	\$ 70.00	\$ 5,600.00	\$ 50.00	\$ 4,000.00	\$ 70.00	\$ 5,600.00	\$ 65.00	\$ 5,200.00
38	44201717	CL D PATCH T2 6	SQ YD	155	\$ 65.00	\$ 10,075.00	\$ 61.00	\$ 9,455.00	\$ 77.00	\$ 11,935.00	\$ 65.00	\$ 10,075.00	\$ 50.00	\$ 7,750.00	\$ 70.00	\$ 10,850.00	\$ 65.00	\$ 10,075.00
39	44201721	CL D PATCH T3 6	SQ YD	325	\$ 60.00	\$ 19,500.00	\$ 53.00	\$ 17,225.00	\$ 77.00	\$ 25,025.00	\$ 60.00	\$ 19,500.00	\$ 50.00	\$ 16,250.00	\$ 68.00	\$ 22,100.00	\$ 63.00	\$ 20,475.00
40	44201723	CL D PATCH T4 6	SQ YD	600	\$ 55.00	\$ 33,000.00	\$ 49.00	\$ 29,400.00	\$ 77.00	\$ 46,200.00	\$ 54.00	\$ 32,400.00	\$ 50.00	\$ 30,000.00	\$ 68.00	\$ 40,800.00	\$ 63.00	\$ 37,800.00
41		CB TC 2 DIA T1F L	EACH	1	\$ 4,000.00	\$ 4,000.00	\$ 2,147.00	\$ 2,147.00	\$ 3,500.00	\$ 3,500.00	\$ 3,000.00	\$ 3,000.00	\$ 2,147.00	\$ 2,147.00	\$ 3,500.00	\$ 3,500.00	\$ 3,900.00	\$ 3,900.00
42		MAN TA 4 DIA T1F CL	EACH	1	\$ 13,000.00	\$ 13,000.00	\$ 3,260.00	\$ 3,260.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 3,260.00	\$ 3,260.00	\$ 4,200.00	\$ 4,200.00	\$ 4,700.00	\$ 4,700.00
43		FR & GRATES T3	EACH	15	\$ 750.00	\$ 11,250.00	\$ 615.00	\$ 9,225.00	\$ 675.00	\$ 10,125.00	\$ 750.00	\$ 11,250.00	\$ 615.00	\$ 9,225.00	\$ 675.00	\$ 10,125.00	\$ 750.00	\$ 11,250.00
44		FR & LIDS T1 OL	EACH	6	\$ 600.00	\$ 3,600.00	\$ 420.00	\$ 2,520.00	\$ 450.00	\$ 2,700.00	\$ 750.00	\$ 4,500.00	\$ 420.00	\$ 2,520.00	\$ 450.00	\$ 2,700.00	\$ 500.00	\$ 3,000.00
45		FR & LIDS T1 CL	EACH	80	\$ 600.00	\$ 48,000.00	\$ 420.00	\$ 33,600.00	\$ 500.00	\$ 40,000.00	\$ 750.00	\$ 60,000.00	\$ 420.00	\$ 33,600.00	\$ 500.00	\$ 40,000.00	\$ 550.00	\$ 44,000.00
46	60500040	REMOV MANHOLES	EACH	1	\$ 750.00	\$ 750.00	\$ 770.00	\$ 770.00	\$ 900.00	\$ 900.00	\$ 500.00	\$ 500.00	\$ 770.00	\$ 770.00	\$ 892.43	\$ 892.43	\$ 1,000.00	\$ 1,000.00
47	60500050	REMOV CURB BAS	EACH	1	\$ 500.00	\$ 500.00	\$ 770.00	\$ 770.00	\$ 850.00									

VILLAGE OF WILMETTE - TABULATION OF BIDS

2026 ROAD PROGRAM (#26004), SECTION NO. 25-00222-00-PV
 LETTING DATE: FEBRUARY 5, 2026

BASE BID

BIDDER'S NAME	A LAMP CONCRETE CONTRACTORS, INC.	BUILDERS PAVING, LLC	EVERLAST BLACKTOP	PETER BAKER & SON CO.	SCHROEDER & SCHROEDER, INC.	SCHROEDER ASPHALT SERVICES, INC.
BIDDER'S ADDRESS	1900 WRIGHT BLVD.	4401 ROOSEVELT RD.	7N540 IL. ROUTE 25	1349 ROCKLAND RD.	7306 CENTRAL PARK AVE	P.O. BOX 831
CITY, STATE, ZIP	SCHAUMBURG, IL 60193	HILLSIDE, IL 60162	ELGIN, IL 60120	LAKE BLUFF, IL 60044	SKOKIE, IL 60076	HUNTLEY, IL 60142
PROPOSAL GUARANTEE	YES	YES	YES	YES	YES	YES

NO.		ITEM NO.	ITEMS	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL		
ENGINEER'S ESTIMATE																			
79			CONCRETE RIBBON	FOOT	25	\$ 60.00	\$ 1,500.00	\$ 50.00	\$ 1,250.00	\$ 40.00	\$ 1,000.00	\$ 60.00	\$ 1,500.00	\$ 40.00	\$ 1,000.00	\$ 40.00	\$ 1,000.00	\$ 35.00	\$ 875.00
80			SPRINKLER SYSTEM HEAD	EACH	526	\$ 55.00	\$ 28,930.00	\$ 25.00	\$ 13,150.00	\$ 20.00	\$ 10,520.00	\$ 45.00	\$ 23,670.00	\$ 30.00	\$ 15,780.00	\$ 25.00	\$ 13,150.00	\$ 33.50	\$ 17,621.00
81			SPRINKLER SYSTEM LINE	FOOT	2,080	\$ 10.00	\$ 20,800.00	\$ 8.00	\$ 16,640.00	\$ 3.00	\$ 6,240.00	\$ 14.00	\$ 29,120.00	\$ 12.00	\$ 24,960.00	\$ 10.00	\$ 20,800.00	\$ 13.25	\$ 27,560.00
82			BRICK PAVT PATCH	SQ FT	130	\$ 45.00	\$ 5,850.00	\$ 22.00	\$ 2,860.00	\$ 20.00	\$ 2,600.00	\$ 15.00	\$ 1,950.00	\$ 20.00	\$ 2,600.00	\$ 25.00	\$ 3,250.00	\$ 22.00	\$ 2,860.00
Notes:						AS READ:	\$ 3,418,861.86	\$ 2,787,688.36	\$ 2,887,412.72	\$ 3,112,941.95	\$ 2,729,940.11	\$ 2,727,000.00	\$ 2,724,396.36						
Everlast left the unit price field blank for Item 51; used total price to establish unit price.						AS CALCULATED:	\$ 3,418,861.86	\$ 2,787,688.36	\$ 2,887,412.72	\$ 3,112,941.95	\$ 2,729,940.11	\$ 2,727,000.00	\$ 2,724,396.36						
						% OVER/UNDER:		-18.46%	-15.54%	-8.95%	-20.15%	-20.24%	-20.31%						

VILLAGE OF WILMETTE - TABULATION OF BIDS
 2026 ROAD PROGRAM (#26004), SECTION NO. 25-00222-00-PV
 LETTING DATE: FEBRUARY 5, 2026

ALTERNATE 1 BID

BIDDER'S NAME	A LAMP CONCRETE CONTRACTORS, INC.	BUILDERS PAVING, LLC	EVERLAST BLACKTOP	PETER BAKER & SON CO.	SCHROEDER & SCHROEDER, INC.	SCHROEDER ASPHALT SERVICES, INC.
BIDDER'S ADDRESS	1900 WRIGHT BLVD. SCHAUMBURG, IL 60193	4401 ROOSEVELT RD. HILLSIDE, IL 60162	7N540 IL. ROUTE 25 ELGIN, IL 60120	1349 ROCKLAND RD. LAKE BLUFF, IL 60044	7306 CENTRAL PARK AVE SKOKIE, IL 60076	P.O. BOX 831 HUNTLEY, IL 60142
CITY, STATE, ZIP						
PROPOSAL GUARANTEE	YES	YES	YES	YES	YES	YES
ENGINEER'S ESTIMATE						

NO.	ITEM NO.	ITEMS	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
A-01		TEMPORARY FENCE	FOOT	2,927	\$ 4.00	\$ 11,708.00	\$ 1.00	\$ 2,927.00	\$ 3.25	\$ 9,512.75	\$ 2.00	\$ 5,854.00	\$ 3.25	\$ 9,512.75	\$ 3.70	\$ 10,829.90
A-02	20101100	TREE TRUNK PROTECTION	EACH	7	\$ 95.00	\$ 665.00	\$ 50.00	\$ 350.00	\$ 150.00	\$ 1,050.00	\$ 160.00	\$ 1,120.00	\$ 150.00	\$ 1,050.00	\$ 168.00	\$ 1,176.00
A-03		TREE ROOT PRUNING	EACH	22	\$ 90.00	\$ 1,980.00	\$ 50.00	\$ 1,100.00	\$ 115.00	\$ 2,530.00	\$ 160.00	\$ 3,520.00	\$ 115.00	\$ 2,530.00	\$ 90.00	\$ 1,980.00
A-04		TREE PRUN 1-10	EACH	7	\$ 145.00	\$ 1,015.00	\$ 325.00	\$ 2,275.00	\$ 150.00	\$ 1,050.00	\$ 1.00	\$ 7.00	\$ 150.00	\$ 1,050.00	\$ 90.00	\$ 630.00
A-05		EARTH EXCAVATION	CU YD	21	\$ 85.00	\$ 1,785.00	\$ 78.00	\$ 1,638.00	\$ 1.00	\$ 21.00	\$ 45.00	\$ 945.00	\$ 75.00	\$ 1,575.00	\$ 1.00	\$ 21.00
A-06		TRENCH BACKFILL	CU YD	9	\$ 55.00	\$ 495.00	\$ 101.20	\$ 910.80	\$ 23.00	\$ 207.00	\$ 68.00	\$ 612.00	\$ 80.00	\$ 720.00	\$ 26.00	\$ 234.00
A-07		TOPSOIL F & P VAR DP	CU YD	10	\$ 90.00	\$ 900.00	\$ 25.00	\$ 250.00	\$ 65.00	\$ 650.00	\$ 70.00	\$ 700.00	\$ 65.00	\$ 650.00	\$ 73.00	\$ 730.00
A-08		SEEDING, SPECIAL	SQ YD	246	\$ 13.00	\$ 3,198.00	\$ 5.00	\$ 1,230.00	\$ 13.25	\$ 3,259.50	\$ 2.00	\$ 492.00	\$ 13.25	\$ 3,259.50	\$ 13.25	\$ 3,259.50
A-09		SODDING, SPECIAL	SQ YD	1,572	\$ 17.00	\$ 26,724.00	\$ 9.00	\$ 14,148.00	\$ 16.00	\$ 25,152.00	\$ 20.00	\$ 31,440.00	\$ 16.00	\$ 25,152.00	\$ 17.80	\$ 27,981.60
A-10	28000510	INLET FILTERS	EACH	30	\$ 75.00	\$ 2,250.00	\$ 15.00	\$ 450.00	\$ 8.00	\$ 240.00	\$ 1.00	\$ 30.00	\$ 150.00	\$ 4,500.00	\$ 20.00	\$ 600.00
A-11		AGG SUBGRADE IMPROVE	CU YD	12	\$ 35.00	\$ 420.00	\$ 38.00	\$ 456.00	\$ 115.00	\$ 1,380.00	\$ 68.00	\$ 816.00	\$ 75.00	\$ 900.00	\$ 90.00	\$ 1,080.00
A-12		AGG BASE CSE B	CU YD	19	\$ 25.00	\$ 475.00	\$ 33.00	\$ 627.00	\$ 105.00	\$ 1,995.00	\$ 68.00	\$ 1,292.00	\$ 75.00	\$ 1,425.00	\$ 90.00	\$ 1,710.00
A-13	40600290	BIT MATLS TACK CT	POUND	3,382	\$ 0.01	\$ 33.82	\$ 0.01	\$ 33.82	\$ 0.01	\$ 33.82	\$ 0.01	\$ 33.82	\$ 0.01	\$ 33.82	\$ 0.01	\$ 33.82
A-14	40600982	HMA SURF REM BUTT JT	SQ YD	66	\$ 20.00	\$ 1,320.00	\$ 17.00	\$ 1,122.00	\$ 10.00	\$ 660.00	\$ 27.00	\$ 1,782.00	\$ 1.00	\$ 66.00	\$ 15.00	\$ 990.00
A-15	40602978	HMA BC IL-9.5 N50	TON	632	\$ 108.00	\$ 68,256.00	\$ 96.00	\$ 60,672.00	\$ 95.00	\$ 60,040.00	\$ 117.39	\$ 74,190.48	\$ 98.00	\$ 61,936.00	\$ 100.00	\$ 63,200.00
A-16	40604060	HMA SC IL-9.5 D N50	TON	632	\$ 108.00	\$ 68,256.00	\$ 96.00	\$ 60,672.00	\$ 95.00	\$ 60,040.00	\$ 118.00	\$ 74,576.00	\$ 98.00	\$ 61,936.00	\$ 100.00	\$ 63,200.00
A-17	42400200	PC CONC SIDEWALK 5	SQ FT	10,669	\$ 11.00	\$ 117,359.00	\$ 8.85	\$ 94,110.65	\$ 9.75	\$ 98,172.75	\$ 9.50	\$ 95,655.50	\$ 9.50	\$ 95,655.50	\$ 10.00	\$ 106,200.00
A-18	42400300	PC CONC SIDEWALK 6	SQ FT	1,299	\$ 12.00	\$ 15,588.00	\$ 11.25	\$ 14,613.75	\$ 9.75	\$ 12,665.25	\$ 10.50	\$ 13,639.50	\$ 10.00	\$ 12,990.00	\$ 10.00	\$ 12,990.00
A-19		DETECTABLE WARNINGS	SQ FT	140	\$ 50.00	\$ 7,000.00	\$ 35.00	\$ 4,900.00	\$ 35.00	\$ 4,900.00	\$ 47.00	\$ 6,590.00	\$ 35.00	\$ 4,900.00	\$ 35.00	\$ 4,900.00
A-20		HMA SURF REM 2.75	SQ YD	7,517	\$ 5.00	\$ 37,585.00	\$ 4.00	\$ 30,068.00	\$ 6.00	\$ 45,102.00	\$ 3.77	\$ 28,339.09	\$ 6.30	\$ 47,357.10	\$ 3.85	\$ 28,940.45
A-21		SIDEWALK REM	SQ FT	11,368	\$ 2.00	\$ 22,736.00	\$ 1.00	\$ 11,368.00	\$ 1.00	\$ 11,368.00	\$ 1.80	\$ 20,462.40	\$ 1.15	\$ 13,073.20	\$ 1.00	\$ 11,368.00
A-22	44200901	CL B PATCH T1 6	SQ YD	12	\$ 135.00	\$ 1,620.00	\$ 300.00	\$ 3,600.00	\$ 80.00	\$ 960.00	\$ 109.00	\$ 1,308.00	\$ 135.00	\$ 1,620.00	\$ 80.00	\$ 960.00
A-23	44200905	CL B PATCH T2 6	SQ YD	22	\$ 160.00	\$ 3,520.00	\$ 130.00	\$ 2,860.00	\$ 80.00	\$ 1,760.00	\$ 109.00	\$ 2,398.00	\$ 125.00	\$ 2,750.00	\$ 80.00	\$ 1,760.00
A-24	44200909	CL B PATCH T3 6	SQ YD	44	\$ 120.00	\$ 5,280.00	\$ 130.00	\$ 5,720.00	\$ 80.00	\$ 3,520.00	\$ 109.00	\$ 4,796.00	\$ 120.00	\$ 5,280.00	\$ 80.00	\$ 3,520.00
A-25	44200911	CL B PATCH T4 6	SQ YD	61	\$ 100.00	\$ 6,100.00	\$ 125.00	\$ 7,625.00	\$ 80.00	\$ 4,880.00	\$ 109.00	\$ 6,649.00	\$ 110.00	\$ 6,710.00	\$ 80.00	\$ 4,880.00
A-26	44201670	CL D PATCH T1 2	SQ YD	13	\$ 40.00	\$ 520.00	\$ 70.00	\$ 910.00	\$ 60.00	\$ 780.00	\$ 29.00	\$ 377.00	\$ 20.00	\$ 260.00	\$ 37.00	\$ 481.00
A-27	44201672	CL D PATCH T2 2	SQ YD	27	\$ 40.00	\$ 1,080.00	\$ 48.00	\$ 1,296.00	\$ 60.00	\$ 1,620.00	\$ 27.00	\$ 729.00	\$ 20.00	\$ 540.00	\$ 33.00	\$ 891.00
A-28	44201674	CL D PATCH T3 2	SQ YD	47	\$ 34.00	\$ 1,598.00	\$ 45.00	\$ 2,115.00	\$ 60.00	\$ 2,820.00	\$ 25.00	\$ 1,175.00	\$ 20.00	\$ 940.00	\$ 33.00	\$ 1,551.00
A-29	44201676	CL D PATCH T4 2	SQ YD	633	\$ 30.00	\$ 18,990.00	\$ 27.00	\$ 17,091.00	\$ 25.00	\$ 15,825.00	\$ 22.50	\$ 14,242.50	\$ 20.00	\$ 12,660.00	\$ 29.00	\$ 18,357.00
A-30	44201713	CL D PATCH T1 6	SQ YD	9	\$ 65.00	\$ 585.00	\$ 73.00	\$ 657.00	\$ 77.00	\$ 693.00	\$ 70.00	\$ 630.00	\$ 50.00	\$ 450.00	\$ 75.00	\$ 675.00
A-31	44201717	CL D PATCH T2 6	SQ YD	17	\$ 65.00	\$ 1,105.00	\$ 61.00	\$ 1,037.00	\$ 77.00	\$ 1,309.00	\$ 65.00	\$ 1,105.00	\$ 50.00	\$ 850.00	\$ 75.00	\$ 1,275.00
A-32	44201721	CL D PATCH T3 6	SQ YD	34	\$ 60.00	\$ 2,040.00	\$ 53.00	\$ 1,802.00	\$ 77.00	\$ 2,618.00	\$ 60.00	\$ 2,040.00	\$ 50.00	\$ 1,700.00	\$ 75.00	\$ 2,550.00
A-33	44201723	CL D PATCH T4 6	SQ YD	42	\$ 55.00	\$ 2,310.00	\$ 49.00	\$ 2,058.00	\$ 77.00	\$ 3,234.00	\$ 54.00	\$ 2,268.00	\$ 50.00	\$ 2,100.00	\$ 75.00	\$ 3,150.00
A-34		MAN TA 4 DIA T1F CL	EACH	1	\$ 13,000.00	\$ 13,000.00	\$ 3,750.00	\$ 3,750.00	\$ 3,773.00	\$ 3,773.00	\$ 4,200.00	\$ 4,200.00	\$ 3,750.00	\$ 3,750.00	\$ 3,773.00	\$ 4,200.00
A-35		INLET TA T1F L	EACH	1	\$ 3,500.00	\$ 3,500.00	\$ 1,825.00	\$ 1,825.00	\$ 2,200.00	\$ 2,200.00	\$ 4,200.00	\$ 4,200.00	\$ 1,825.00	\$ 1,825.00	\$ 2,200.00	\$ 2,450.00
A-36		FR & GRATES T3	EACH	1	\$ 750.00	\$ 750.00	\$ 575.00	\$ 575.00	\$ 675.00	\$ 675.00	\$ 750.00	\$ 750.00	\$ 575.00	\$ 575.00	\$ 675.00	\$ 750.00
A-37		FR & LIDS T1 OL	EACH	1	\$ 600.00	\$ 600.00	\$ 425.00	\$ 425.00	\$ 500.00	\$ 500.00	\$ 600.00	\$ 600.00	\$ 425.00	\$ 425.00	\$ 500.00	\$ 500.00
A-38		FR & LIDS T1 CL	EACH	17	\$ 600.00	\$ 10,200.00	\$ 425.00	\$ 7,225.00	\$ 450.00	\$ 8,500.00	\$ 750.00	\$ 12,750.00	\$ 425.00	\$ 7,225.00	\$ 500.00	\$ 8,500.00
A-39	60500040	REMOV MANHOLES	EACH	1	\$ 750.00	\$ 750.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00
A-40	60500060	REMOV INLETS	EACH	1	\$ 350.00	\$ 350.00	\$ 580.00	\$ 580.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 580.00	\$ 580.00	\$ 500.00	\$ 500.00
A-41		CONC CURB TB	FOOT	35	\$ 55.00	\$ 1,925.00	\$ 42.00	\$ 1,470.00	\$ 40.00	\$ 1,400.00	\$ 59.00	\$ 2,065.00	\$ 40.00	\$ 1,400.00	\$ 29.00	\$ 1,015.00
A-42		MOBILIZATION	L SUM	1	\$ 65,000.00	\$ 65,000.00	\$ 36,000.00	\$ 36,000.00	\$ 30,000.00	\$ 30,000.00	\$ 45.00	\$ 45.00	\$ 14,000.00	\$ 14,000.00	\$ 24,907.28	\$ 24,907.28
A-43	70102620	TRAF CONT & PROT 701501	L SUM	1	\$ 45,000.00	\$ 45,000.00	\$ 18,000.00	\$ 18,000.00	\$ 12,000.00	\$ 12,000.00	\$ 26,395.98	\$ 26,395.98	\$ 7,000.00	\$ 7,000.00	\$ 6,772.00	\$ 6,772.00
A-44	70102635	TRAF CONT & PROT 701701	L SUM	1	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 5,500.00	\$ 5,500.00	\$ 100.00	\$ 100.00	\$ 1.00	\$ 1.00
A-45	70102640	TRAF CONT & PROT 701801	L SUM	1	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 5,000.00	\$ 5,000.00	\$ 550.00	\$ 550.00	\$ 2,600.00	\$ 2,600.00	\$ 2,572.00	\$ 2,572.00
A-46	78000200	THPL PVT MK LINE 4	FOOT	552	\$ 1.50	\$ 828.00	\$ 4.40	\$ 2,428.80	\$ 1.10	\$ 607.20	\$ 3.25	\$ 1,794.00	\$ 1.10	\$ 607.20	\$ 4.90	\$ 2,704.80
A-47	78000400	THPL PVT MK LINE 6	FOOT	122	\$ 2.00	\$ 244.00	\$ 5.60	\$ 683.20	\$ 1.50	\$ 183.00	\$ 3.03	\$ 369.66	\$ 1.50	\$ 183.00	\$ 6.10	\$ 744.20
A-48	78000600	THPL PVT MK LINE 12	FOOT	42	\$ 4.00	\$ 168.00	\$ 10.40	\$ 436.80	\$ 3.10	\$ 130.20	\$ 5.23	\$ 219.66	\$ 3.10	\$ 130.20	\$ 11.20	\$ 470.40
A-49	78000650	THPL PVT MK LINE 24	FOOT	56	\$ 8.00	\$ 448.00	\$ 18.65	\$ 1,044.40	\$ 6.00	\$ 336.00	\$ 7.15	\$ 400.40	\$ 6.00	\$ 336.00	\$ 20.75	\$ 1,162.00
A-50	78011035	GRV RCSD PM MRKG 7	FOOT	122	\$ 1.50	\$ 183.00	\$ 3.45	\$ 420.90	\$ 0.90	\$ 109.80	\$ 1.38	\$ 168.36	\$ 0.90	\$ 109.80	\$ 3.80	\$ 463.60
A-51	78011065	GRV RCSD PM MRKG 13	FOOT	42	\$ 3.00	\$ 126.00	\$ 6.80	\$ 285.60	\$ 3.00	\$ 126.00	\$ 2.20	\$ 92.40	\$ 3.00	\$ 126.00	\$ 7.50	\$ 315.00
A-52	78011125	GRV RCSD PM MRKG 25	FOOT	56	\$ 6.00	\$ 336.00	\$ 18.00	\$ 1,008.00	\$ 6.00	\$ 336.00	\$ 3.30	\$ 184.80	\$ 6.00	\$ 336.00	\$ 20.00	\$ 1,120.00
A-53		STRUCTURE ADJ	EACH	25	\$ 500.00	\$ 12,500.00	\$ 435.00	\$ 10,875.00	\$ 300.00	\$ 7,500.00	\$ 600.00	\$ 15,000.00	\$ 435.00	\$ 10,875.00	\$ 300.00	\$ 7,500.00
A-54		STRUCTURE ADJ SPL	EACH	17	\$ 1,000.00	\$ 17,000.00	\$ 900.00	\$ 15,300.00	\$ 700.00	\$ 11,900.00	\$ 850.00	\$ 14,450.00				



Engineering & Public Works Department

SUBJECT: 2026 Alley and Brick Street Program

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E. Director of Engineering and Public Works
[Ron Milanesio](#), P.E., CFM, Village Engineer
[Jorge Cruz](#), P.E., Assistant Village Engineer

BUDGET IMPACT:	Budget Amount	\$2,716,100
	Contract Cost	\$2,337,777
	Over/(Under) Budget	(\$378,323)

Recommended Motion

Move to approve Resolution No. 2026-R-58 authorizing the Village Manager to execute a contract in the amount not-to-exceed \$2,337,777 with Schroeder & Schroeder, Inc., Skokie, IL, for the 2026 Alley and Brick Street Reconstruction Program.

Background

The alley and brick street reconstruction program is included as part of the Village’s 10-Year Capital Improvement Program (CIP).

This contract is comprised of eight separate projects as further-described below:

Alley Reconstruction

The annual Alley Program reconstructs alleys that are in very poor or serious condition. The typical scope of work consists of removing the existing pavement section and pouring concrete over a new gravel base. The work also includes sewer repairs or installation when needed, driveway apron replacements, intermittent curb and sidewalk repairs, pavement patching, and parkway restoration.

The Village maintains 231 alleys and alley rehabilitation needs are prioritized by field inspections. Based upon the condition assessment, staff developed a list of alleys for 2026 to meet the budget target of six equivalent alleys. The locations of the proposed alleys are shown in Attachment 10 and summarized in the table below:

Alley Number	Location	Limits
110	North of Elmwood Ave	Between 11th and 12th
226	North of Oakwood Ave	Between 9th and 10th
238	North of Maple Ave	Between 5th and 6th
241*	North of Maple Ave	Between 3rd and Driftwood
323	South of Lake Ave	Between 15th and 16th
371	East of Catalpa Pl	Between Prairie and Oakwood
381*	North of Isabella St	Between Isabella and Catalpa

**equivalent to ½ a typical alley segment*

Asphalt to Brick Street Reconstruction

The purpose of this project is to restore a brick street block that currently has an asphalt overlay with a condition assessment of very poor or serious. The typical scope of work consists of removing the asphalt surface, replacing the concrete curb, placing a new stone base, and relaying the existing bricks. The work also includes intermittent sidewalk repairs, minor sewer repairs, and parkway restoration.

The asphalt-to-brick reconstruction of Forest Avenue (UPRR east Right-of-Way to 13th Street) was included in the bid and is scheduled for reconstruction in 2026.

Brick Street Renovation

The purpose of this project is to rehabilitate an existing brick street block that is rated in very poor condition. The scope of work consists of removing the existing brick pavers, replacing the concrete curb, placing new stone, and relaying the existing bricks. The work also includes intermittent sidewalk repairs, minor sewer repairs, and parkway restoration.

14th Street from Isabella Avenue to Gregory Avenue is included in the bid and scheduled for renovation in 2026.

Brick Street Maintenance

Repairs areas of settled brick street pavers at various locations with the goal of improving rideability and safety and reduce liability. The contract includes an estimated 14,000 square feet of brick street restoration.

Supplemental Work

The award also includes a variety of supplemental work items described below:

- *Ridge Road Crosswalk* – This work involves installing curb extension (bump-outs) on Ridge Road at Schiller Avenue. This improvement will enhance pedestrian safety by reducing the crossing distance on Ridge Road, improving visibility, and providing traffic calming benefits. The scope includes construction of new concrete curb and gutter, sidewalk ramps, and parkway restoration.
- *Girard-Garrison Avenue Sidewalk Repair* – This project is intended to improve the drainage of the sidewalk and alley at the north end of Girard Ave. and Garrison Ave. The scope of work includes removal and replacement of approximately 1,550 square feet of sidewalk, removal and replacement of approximately 40 square yards of alley pavement, and the adjustment of one drainage structure.

- *PACE Bus Stop Pad Repair* – This project will repair the deteriorated bus pad at the PACE Bus stop near the Metra Station on Green Bay Road. The existing pad has extensive cracking throughout and is in poor condition. The scope of work includes replacement of the concrete pad and associated curb and gutter of the bus stop. Green Bay Road is scheduled for resurfacing in 2031.
- *Brick Sidewalk Maintenance* – Repairs areas of settled decorative brick sidewalk pavers in the business districts to improve walkway safety and reduce liability. The contract includes an estimated 1,000 square feet of brick sidewalk restoration.
- *Brick Street Patching for Utility Repairs* – Patches brick paver areas that were disturbed by sewer or water utility repairs and reactive lead service line replacements. The contract includes an estimated 650 square feet of brick patching.

Discussion

The bid document for the Alley, Brick Streets/Sidewalks Reconstruction was published on the Village website on January 21, 2026. The bid was also published on DemandStar.com. Bids were opened on February 10, 2026. The project had six (6) qualified bidders. The bid results are summarized in the following table:

Company	Bid Amount
Schroeder & Schroeder, Inc.	\$2,337,777.00
A. Lamp Concrete Contractors, Inc.	\$2,484,782.29
D’Land Construction	\$2,664,350.33
ACURA Inc.	\$2,777,512.10
Copenhaver Construction, Inc.	\$3,635,331.30
Alliance Contractors, Inc.	\$4,264,046.52
<i>Engineer’s Estimate</i>	<i>\$2,820,137.60</i>

Schroeder & Schroeder, Inc. submitted the lowest bid. This contractor recently served as the general contractor for the 2024 Alley and Brick Street Program with satisfactory results. Based on their competitive bid and successful past performance, staff recommends awarding the 2026 Alley & Brick Street Reconstruction Program to Schroeder & Schroeder, Inc.

This work is expected to begin in April and be substantially completed in September 2026.

Program Options

Staff built in flexibility to reduce the number of alleys if bid pricing was not favorable. Since the bid results are within budget, staff recommend awarding the total bid of \$2,337,777 as shown in the following table.

Project Description	Award Amounts
Alley program (6 alleys)	1,365,368
Asphalt to brick reconstruction	336,374
Brick street renovation	237,850
Brick sidewalk/street repairs	223,350
Sidewalk Drainage Repair	33,198

Ridge Road bump-out	64,864
PACE Bus Pullout	62,472
Water/sewer utility patching	14,300
Total	2,337,777

Below is an overview of historical pricing information that provides the basis for staff's recommendation.

Historical Pricing

To provide historical context on pricing, the table below compares current year pricing with prior year pricing based upon cost per square foot. Alley reconstruction, which represented the largest component of this bid, decreased about 8% from 2025 pricing.

Description	2022	2023	2024	2025	2026
Alley Program	\$22.03	\$24.42	\$28.50	\$26.83	\$24.68
Brick Street Renovation	\$29.42	\$30.04	\$32.02	\$32.13	\$31.41
Asphalt to Brick Reconstruction	\$26.03	\$28.25	\$30.18	\$31.98	\$31.92

Budget Impact

This contract is allocated to the accounts below within the General, Water and Sewer Funds. The brick purchase expenses presented in agenda item 3.10 are reflected in the available budget amounts for the Asphalt to Brick Street Reconstruction, the Brick Street Renovation, and the Brick Street Maintenance accounts.

Description	2026 Available Budget	Contract Award	Account Number
Alley Reconstruction	\$1,633,000	\$1,365,368	11202035-425200
Asphalt to Brick Street Recon.	\$389,500	\$336,375	11202035-425250
Brick Street Renovation	\$286,600	\$237,850	11202035-425210
Brick Street Maintenance	\$204,000	\$207,350	11202035-425230
Decorative Brick Repairs	\$15,000	\$16,000	11202035-425000-80120
Ridge Road Bump-out	\$65,000	\$64,864	11202035-425247
Girard Ave Sidewalk	\$30,000	\$33,198	11202035-425000
PACE Bus Pullout	\$70,000	\$62,472	23753090-470350
Utility Street Patching – Sewer	\$4,000	\$5,000	40807090-421000
Utility Street Patching – Water	\$15,000	\$5,300	41838090-421000
Utility Street Patching – Lead	\$4,000	\$4,000	41958090-470550-80852
Total	\$2,716,100	\$2,337,777	

Documents Attached

1. Resolution No. 2026-R-58 – Alley, Brick Streets/Sidewalks Reconstruction, Road Patching (Contract attached as Exhibit A)

2. 2026 CIP Budget Page – Alley Reconstruction Program
3. 2026 CIP Budget Page – Asphalt to Brick Street Reconstruction Program
4. 2026 CIP Budget Page – Brick Street Renovation Program
5. 2026 CIP Budget Page – Brick Street Maintenance Program
6. 2026 CIP Budget Page – Decorative Brick Repairs
7. 2026 CIP Budget Page – Parking Lot Paving
8. 2026 CIP Budget Page – Sidewalk Maintenance Repairs
9. 2026 CIP Budget Page – Active Transportation Plan Implementation
10. Location Map
11. Bid Tabulation

RESOLUTION NO. 2026-R-58

A RESOLUTION APPROVING A CONTRACT FOR 2026 ALLEY AND BRICK STREET PROGRAM BETWEEN THE VILLAGE OF WILMETTE AND SCHROEDER & SCHROEDER, INC.

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract for 2026 Alley and Brick Street Program by and between the Village of Wilmette and Schroeder & Schroeder, Inc.; a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract for 2026 Alley and Brick Street Program attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract. Prior to executing the Contract, the Village Manager is authorized to make changes to the form of the Contract at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on March 10, 2026, pursuant to the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Village Clerk

Approved on **March 10, 2026**.

Village President

Attest:

Village Clerk

EXHIBIT A

CONTRACT FOR 2026 ALLEY AND BRICK STREET PROGRAM



Alley Reconstruction Program

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
General Fund	1,633,000	1,345,000	1,385,000	1,425,000	1,470,000	\$7,258,000	8,801,000

Project Status

Critical	Recommended	Contingent
	X	

Funding History

Year	Amount
2025	\$1,210,440
2024	\$1,294,034
2023	\$1,156,567
2022	\$651,795
2021	\$479,911

Project Description and Justification

The purpose of this program is to reconstruct alleys that are in very poor or serious condition. The typical scope of work consists of removing the existing pavement section and pouring concrete over a new stone base. The work also includes sewer repairs or installation as needed, driveway apron replacements, intermittent curb and sidewalk replacement, pavement patching, and parkway restoration.



Example of a Serious Asphalt Alley



Example of a Serious Concrete Alley

Background

The Village maintains 231 alley segments with the following pavement surface types:

Surface Type	Alleys
Asphalt	83
Brick Paver	1
Concrete	135
Combination	8
Green Paver	4



The Department uses a rating system based on visual inspections to identify pavement defects and prioritize alley rehabilitation needs. The ratings correspond to different surface condition severities shown in the table below. The last pavement condition assessment occurred in 2024.

Surface Condition	Rating	Number of Segments	Percent of Segments
Excellent	10-8.6	69	29.9%
Good	8.5-7.1	43	18.6%
Fair	7.0-5.6	47	20.3%
Poor	5.5-4.1	35	15.1%
Very Poor	4.0-2.6	26	11.3%
Serious	2.5-0	11	4.8%

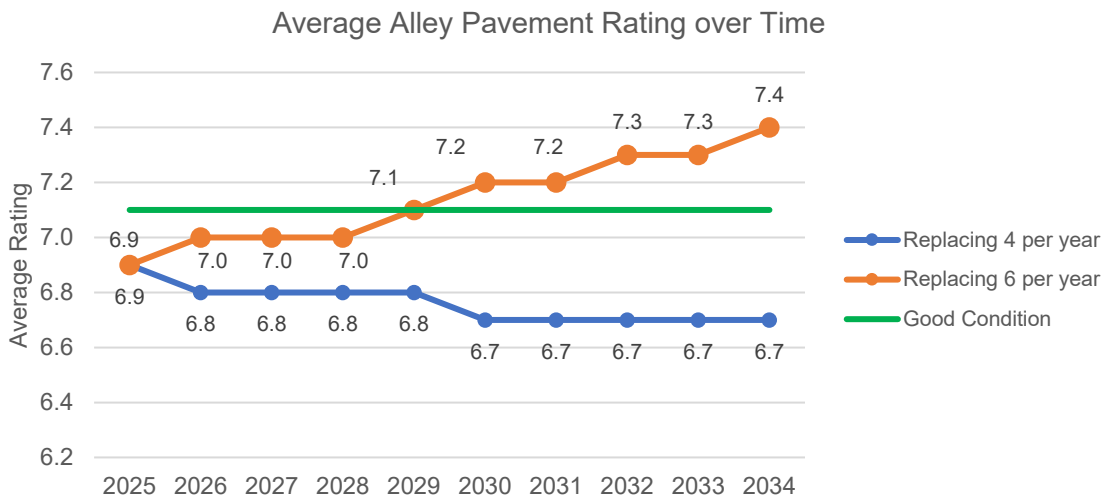
The average alley pavement condition rating is 6.9 based on the 2024 survey results. This rating indicates that the overall alley network is in fair condition. Identified alley segments are typically re-surveyed the year prior for upcoming program consideration.

Pavement Rehabilitation Strategy

Candidates for reconstruction are typically in very poor or serious condition and are selected for rehabilitation on a “worst-first” basis. The program will replace the alley pavement with concrete, which has an average service life of 50 years and provides better drainage options compared to asphalt. The primary design for alley drainage is overland flow towards the adjacent street(s). In cases where existing conditions cannot permit overland flow, the designs will utilize underground storm sewer improvements.

Prior to 2024, the goal for this program was to reconstruct four alleys per year. This schedule is just below the typical replacement rate for concrete pavement based on the size of the Village’s alley network (4.5 alleys per year). However, asphalt alleys have a typical pavement service life of 20 years and require more frequent rehabilitation compared to concrete. To reduce the impact of these deteriorating asphalt alleys, the Board agreed to replace six alleys per year until 2034.

The chart below estimates the average pavement condition rating for the alley network up to 2034. Estimates are based on uniform surface deterioration per pavement type and replacing alleys on a worst-first basis.





To provide maximum flexibility, staff will include an additional alley or pavement area patching quantity as alternatives in the bid document to take advantage of favorable construction pricing.

Project Update

Updated funding amounts for 2026-2035. While 2025 unit prices were lower than forecasted, Staff proposes maintaining the 2024 pricing to allow for increases related to sewer work which is unknown until design begins.

Project Alternative

The alternative is to temporarily patch the alleys with cold-mix asphalt. This material would need to be replaced on an annual or more frequent basis. Another alternative is to patch the alleys using hot-mix asphalt (by Public Works) or concrete (by an outside contractor). Asphalt patches can last about five to ten years on a stable base; concrete patches can last for decades or until the remaining pavement needs replacement. Pavement patching cannot address most drainage issues.

Budget Impact

This is a Recurring Expense

There are no additional costs associated with this project.



Asphalt to Brick Street Reconstruction Program

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
General Fund	415,000	593,000	474,000	326,000	227,000	\$2,035,000	2,258,000

Project Status

Critical	Recommended	Contingent
	X	

Funding History

Year	Amount
2025	\$463,529
2024	\$528,046
2023	\$422,300
2022	\$673,459
2021	\$264,757

Project Description and Justification

The purpose of this program is to restore asphalt overlaid brick streets in poor or worse condition.

In 2002, the Village adopted a policy on rehabilitating brick streets that have been overlaid with asphalt. The scope of work consists of removing the asphalt surface, replacing the concrete curb, placing a new stone base, and relaying the existing bricks. Like the Road Program, the improvements also include intermittent sidewalk repairs, minor sewer repairs, and parkway restoration. This policy was last reviewed by the Municipal Services Committee in 2022.



Existing Asphalt Overlay



Brick Paver Reconstruction



A street must meet the following requirements to qualify for the program:

- The street must contain original, clay-fired bricks.
- The street must be included in a given year’s annual road rehabilitation program, which is based on pavement ratings.
- A minimum of a three-block segment, if applicable, must endorse the brick paver surface.
- More than 60% of the residents must be in favor of the brick paver surface.
- The eligible streets must be rehabilitated in shorter segments so as not to dominate one year’s road program budget.

The following blocks have been converted back to brick pavers over the last five years:

Year	Street	From	To
2025	Forest Ave	13th St	12th St
2024	Forest Ave	12th St	11th St
2023	Forest Ave	11th St	Wilmette Ave
2023	Michigan Ave	Brick Limit	Lake Ave
2022	Forest Ave	Wilmette Ave	9th St

The Village has 1.26 miles of asphalt overlaid brick streets remaining that are eligible for this program. The table below highlights the candidates over the next five years. The pavement condition ratings were calculated in 2022.

Year	Street	From	To	Construction Cost	Pavement Condition	Brick Purchase Cost	Total Cost
2026	Forest Ave	Green Bay Rd*	13th St	395,000	Very Poor	20,000	\$415,000
2027	15th St	Wilmette Ave	Highland Ave	547,000	Very Poor	46,000	\$593,000
2028	Forest Ave	15th St	Green Bay Rd	438,000	Very Poor	36,000	\$474,000
2029	Linden Ave	Prairie Ave	Park Ave	302,000	Fair	24,000	\$326,000
2030	Elmwood Ave	15 th St	Green Bay Rd	211,000	Fair	16,000	\$227,000

*West brick improvement limit approximately 350-feet east of Green Bay Road.

Project Update

Updated funding amounts for 2026-2035.

Project Alternative

An alternative is to construct asphalt area patches on an emergency basis.

Budget Impact

This is a Non-Recurring Expense

There are no additional costs associated with this project.



Brick Street Renovation Program

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
General Fund	307,000	433,000	515,000	967,000	612,000	\$2,834,000	3,057,000

Project Status

Critical	Recommended	Contingent
	X	

Funding History

Year	Amount
2025	\$399,293
2024	\$304,127
2023	\$344,928
2022	\$489,701
2021	\$218,138

Project Description and Justification

The Village maintains approximately 15 miles of local brick paver streets. These roadways were constructed in the early 1900s and the bricks were re-laid during the 1930s.

The purpose of this program is to rehabilitate existing brick streets rated in poor condition. The scope of work consists of removing the existing brick pavers, replacing the concrete curb, and relaying the existing brick pavers over a new stone base. Like the Road Program, the work also includes intermittent sidewalk repairs, minor sewer repairs, and parkway restoration. The program will renovate at least one block per year.



The Department conducts visual inspections of the entire brick street network on a tri-annual basis. Each brick street block receives a pavement surface condition rating. Staff will use these rating to identify candidates for the renovation program. The last network inspection occurred in 2023. The results are shown in the table below. The next network inspection is scheduled for 2026.

Surface Condition	Number of Segments
Excellent	23
Good	34
Fair	69
Poor	33
Very Poor	4
Serious	0



The following blocks are candidates for the program over the next five years. The budget totals include the construction and brick purchase costs for each street. Engineering design and construction oversight services will be completed in-house.

Year	Street	From	To	Condition	Construction (\$)	Brick Purchase (\$)	Total Cost (\$)
2026	14th St	Isabella St	Gregory Ave	Very Poor	282,000	25,000	307,000
2027	Maple Ave	Park Ave	13th St	Very Poor	399,000	34,000	433,000
2028	Oak Cir	Maple Ave	Prairie Ave	Very Poor	475,000	40,000	515,000
2029	Washington Av	17th St	Ridge Rd	Very Poor	894,000	73,000	967,000
2030	Ashland Ave	11 th St	10 th St	Poor	567,000	45,000	612,000

Project Update

Updated funding amounts for 2026-2035.

Project Alternative

The alternative is not to renovate brick streets. It would result in continued deterioration, increased liability, and deferred cost in the future. Removing the bricks and rebuilding the street in asphalt would be cost prohibitive.

Budget Impact

This is a Recurring Expense

Additional costs associated with this project include a nominal amount per block to add sand when necessary.



Brick Street Maintenance Program

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
General Fund	204,000	210,000	217,000	224,000	231,000	\$1,086,000	1,261,000

Project Status

Critical	Recommended	Contingent
	X	

Funding History

Year	Amount
2025	\$269,600
2024	\$169,787
2023	\$65,078
2022	\$104,012
2021	\$113,000

Project Description and Justification

The purpose of this program is to repair and relay brick pavers that have settled in various locations throughout the Village. This settlement can lead to trip hazards, drainage problems, and, in the worst cases, vehicle damage. Eligible candidates are prioritized based on condition assessments and resident requests. Below are different types of brick street defects.



Depression



Rutting



Localized Edge Settlement

The table below outlines the funding requests for each component of the program.

Maintenance	2026	2027	2028	2029	2030	Total	2031-2035
Brick Street Maintenance	148,000	152,000	157,000	162,000	167,000	786,000	911,000
Brick Street Edge Repairs	56,000	58,000	60,000	62,000	64,000	300,000	350,000
Totals	204,000	210,000	217,000	224,000	231,000	1,086,000	1,261,000



Brick Street Maintenance

This project consists of repairing localized areas of settled brick street pavers at various locations throughout the Village. The goal of this work is to improve rideability and safety, as well as reduce liability, on local brick streets. The projected area of brick street maintenance in 2025 is 9,600 square feet. The estimated area of brick street maintenance in 2026 is 10,640 square feet.

Brick Street Edge Repairs

In 2023, the Department requested additional funds to pilot a brick street edge repair project. The repairs focused on streets where the gutter edge is higher than the brick paver surface and where the overall pavement condition does not qualify for full renovation. These gaps were typically created in advance of the historic practice of asphalt overlays. The Village no longer paves asphalt over brick streets, and these remaining gaps can cause rideability issues, tripping hazards, drainage problems, and vehicle damage. This project relays the brick paver surface along these edges to eliminate the difference in elevation. Below is an example of the before and after brick street edge repairs.



Edge Before Repair



Edge After Repair

The brick streets were surveyed in 2024 where bricks were 3.5-inches or greater below the gutter. Approximately 15,600 feet of brick streets fell into this category. The Department recommends conducting 1,100 feet of annual repairs starting 2025. The program is projected to repair approximately 1,100 linear feet of brick street edges in 2026.

Project Update

Updated funding amounts for 2026-2035.

Project Alternative

The alternative is to defer maintenance, which can lead to increased liability resulting from car damage caused by brick street defects.

Budget Impact

This is a Recurring Expense

There are no additional costs associated with this project



Decorative Brick Repair Program

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
General Fund	15,000	15,000	5,000	5,000	5,000	\$45,000	25,000

Project Status

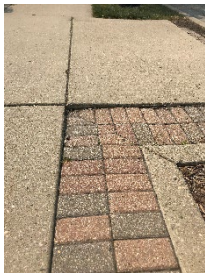
Critical	Recommended	Contingent
	X	

Funding History

Year	Amount
2025	\$15,250
2024	\$18,724
2023	\$30,000

Project Description and Justification

The purpose of this program is to repair brick sidewalks in the Village that are damaged or present potential tripping hazards. These brick sidewalks are often at the corners of an intersection or are a decorative “ribbon” behind the curb. Over time, these decorative bricks can become uneven or break due to weather, tree roots, or other natural factors. Most of these brick sidewalks are in Linden Square and the Green Bay Road corridor.



Brick settlement at sidewalk



Missing brick



Brick settlement behind curb

Decorative Brick Repair History					
Item	2021	2022	2023	2024	2025
Total Square Feet (sq ft)	-	-	2,000	1,000	1,000

The estimated brick sidewalk repair in 2026 is 1,000 square feet.

Project Update

Updated funding amounts for 2026-2035. Beginning in 2028, the Department will allocate \$5,000 to address future decorative brick repair needs.



Project Alternative

The alternative is to patch the bricks with asphalt. This will result in increased maintenance and will cost more to repair in the long term. Furthermore, the asphalt patches are aesthetically unpleasing.

Budget Impact

This is a Recurring Expense

There are no additional costs associated with this project.



Parking Lot Paving Program

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
General Fund	111,000	153,000	88,000	-	-	352,000	109,000
Parking Fund	221,000	89,000	-	684,000	-	994,000	564,000
Total	332,000	242,000	88,000	684,000	-	\$1,346,000	673,000

Project Status

Critical	Recommended	Contingent
	X	

Funding History

Year	Amount
2025	\$0
2024	\$163,000
2023	\$216,275
2022	\$0

Project Description and Justification

The purpose of this program is to rehabilitate local parking lots. The typical scope of work consists of removing the existing pavement surface and paving new hot-mix asphalt. The program also replaces deteriorated sections of the sidewalk and curb, adjusts utility structures, restores adjacent parkways, and installs new pavement markings. The improvement designs include any re-grading and re-striping necessary to improve the overall site drainage and meet ADA requirements. The table below highlights the improvements made to parking lots under this program since 2024.



Year	Parking Lot	Scope of Work
2024	Village Hall Lot	Resurfacing
2024	Post Office No. 1 (South)	Area Patching
2023	CTA East	Resurfacing
2023	CTA West	Area Patching
2023	Post Office No. 2 (North)	Resurfacing
2023	St. Augustine's Lot ¹	Resurfacing

¹ One-time rehabilitation project by agreement.



The most recent assessment of the pavement condition for all 24 local parking lots occurred in 2023. The Department used a rating system based on visual inspections to identify pavement defects and severities. The ratings correspond to different surface conditions referenced on the chart below.

Condition	Rating	Lots After 2023 Inspection	Estimate After 2026 Construction
Excellent	10-8.6	11	15
Good	8.5-7.1	2	2
Fair	7.0-5.6	3	4
Poor	5.5-4.1	3	2
Very Poor	4.0-2.6	2	1
Serious	2.5-0	3	0

The average pavement condition rating for the parking lot inventory was 6.7 in 2023, indicating that these assets are in fair condition. Based on these results, staff identified the candidates below for rehabilitation. The cost estimates are based on 2024 construction pricing and a 3.0% annual inflation rate. The next parking lot inventory assessment will occur in 2026.

Parking Lot Candidates	Area (SF)	Condition	Year	Cost (\$)
Bus Pad at Metra Station	2,250	Serious	2026	70,000
North Poplar Commuter Lot	14,500	Serious	2026	96,000
South Poplar Commuter Lot	18,800	Serious	2026	125,000
History Museum	6,200	Serious	2026	41,000
Atrium North & South Lots	22,500	Very Poor	2027	153,000
Burmeister Parking Lot (Top)	13,000	Poor	2027	89,000
Veterans Parking Lot	5,800	Poor	2028	41,000
11th & Central Lot	6,700	Fair	2028	47,000
Berman/Metra Commuter Lot	94,900	Fair	2029	684,000
CTA West	74,200	Fair	2031	564,000
Post Office No. 1 (South)	13,400	Fair	2033	109,000

In addition to resurfacing the parking lot inventory, the concrete bus pad at the Metra Commuter station is also recommended for repair. The scope of work includes removal and replacement of approximately 250 square yards of concrete pavement, 350 feet of combination curb and gutter, and 150 square yards of asphalt pavement patching. The estimated cost of \$70,000 is based on 2025 construction unit pricing with 3.0% inflation.

Project Update

Updated CIP content and funding amounts for 2026-2034. Added the concrete bus pad improvement at the Metra Commuter station to 2026. Future year costs have been reduced from last year's estimates based on actual construction unit pricing from Village Hall parking lot project with a similar scope of work.

Project Alternative

The alternative is to let the parking lot pavement fail and fund a complete reconstruction in the future at a higher cost.

Budget Impact

This is a Non-Recurring Expense

There are no additional costs associated with this project.





Sidewalk Maintenance Program

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
General Fund	334,000	223,000	217,000	162,000	192,000	\$1,128,000	803,000

Project Status

Critical	Recommended	Contingent
	X	

Funding History

Year	Amount
2025	\$274,000*
2024	\$228,936
2023	\$215,071*
2022	\$56,231*
2021	\$75,000

*No mudjacking program.

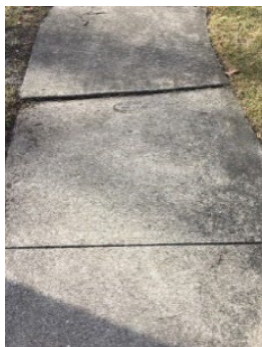
Project Description and Justification

The purpose of this program is to repair local sidewalk squares. This work will ensure that accessible routes are safe for travel and remain compliant with the American with Disabilities Act (ADA). The program includes separate services for sidewalk grinding, sidewalk mudjacking, and sidewalk replacement.

Year	Grinding Budget	Mudjacking Budget	Replacement Budget	Total Budget
2026	61,000	22,000	221,000	\$304,000*
2027	47,000	0	176,000	\$223,000
2028	49,000	23,000	145,000	\$217,000
2029	50,000	0	112,000	\$162,000
2030	52,000	25,000	115,000	\$192,000

*Total budget for maintenance programs; not including drainage improvement project.

Candidate squares for the program have the following defects:



Vertical Separations > 0.5"



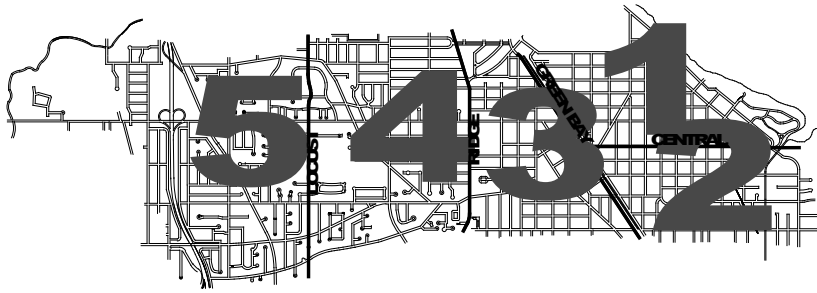
Missing Sections



Cracking with Displacement



The Department will evaluate the sidewalk in one zone per year to identify candidates for these services.



Year	Zone
2026	5
2027	1 and 2
2028	3
2029	4
2030	5

Grinding

Grinding is a cost-effective method of maintaining the safety and operation of public sidewalk squares. The purpose of this service is to remove potential tripping hazards while preserving the existing sidewalk. The process involves removing displaced concrete edges via horizontal saw-cutting or grinding. Ultimately, this program will address vertical separations greater than or equal to 0.5” throughout the Village; however, more hazards exist than budget is available, so grinding in 2025 and 2026 will address vertical separations on a “worst-first” basis. The table below highlights the history of sidewalk grinding.

Sidewalk Grinding History					
Item	2021	2022	2023	2024	2025
Total Length (feet)	866	1708	4,619	3,532	5,330*
No. of Equivalent Squares (5 ft each)	174	174	924	706	1,066*

* Estimate

The sidewalk grinding estimate for 2026 is 5,400 feet, or about 1,080 equivalent sidewalk squares, which is anticipated to address vertical separations greater than or equal to 0.75” in Zone 5.

Mudjacking

Mudjacking is another cost-effective method of maintaining the safety and operation of public sidewalk squares. The purpose of this service is to remove edge displacements and depressions in the sidewalk by leveling out the squares. The process involves pumping mud under sunken sidewalk squares that are in otherwise good condition. This program is especially efficient for resident requests regarding ponding/icing and drainage issues. In 2024, the cost per square foot for mudjacking was less than half of that to replace the sidewalk. Additionally, the mudjacking process is less disruptive than the sidewalk replacement or grinding process. The table below highlights the history of sidewalk mudjacking:

Sidewalk Mudjacking History					
Item	2021	2022	2023	2024	2025
Total Square Feet (sq ft)	2,983	-	-	2,175	-
No. of Equivalent Squares (5 ft each)	119	-	-	87	-

The project will be conducted biannually starting in 2026. Higher quantities are necessary to secure better construction bidding results.

The sidewalk mudjacking estimate for 2026 is 4,000 square feet, or about 160 equivalent sidewalk squares. The 2026 program would address resident requests since the 2024 program and be supplemented by mudjacking in Zone 5.



Replacement

The sidewalk replacement project removes and replaces sidewalk squares that are not candidates for grinding or mudjacking. Sidewalk squares with potential tripping hazards greater than 1.5” or that have heaved or deteriorated are candidates for full replacement. The table below highlights the amount of sidewalk replacement since 2020:

Sidewalk Replacement History					
Item	2021	2022	2023	2024	2025
Total Square Feet (sq ft)	11,520	6,327	18,855	13,254	16,000*
No. of Equivalent Squares (25 sq ft)	461	253	754	530	640*

* Estimate

The estimated sidewalk replacement for 2026 is 16,000 square feet, or about 640 equivalent sidewalk squares. Increases in the budget for 2026-2027 are necessary to fully address the zone replacement candidates per year while also accommodating current resident request levels, about 220 squares per year.

Girard-Garrison Sidewalk-Alley Drainage Improvement

This project aims to improve the drainage of the sidewalk and alley at the north end of Girard Ave. and Garrison Ave. The approximate scope of work includes removal and replacement of approximately 1,390 square feet of sidewalk, removal and replacement of approximately 40 square yards of alley pavement, and the adjustment of one drainage structure. The estimated cost of this project is \$30,000.

Project Update

Updated funding amounts for 2026-2035. Added drainage improvement project between Girard Ave. and Garrison Ave for 2026. Added biennial sidewalk mudjacking is anticipated to resume in 2026.

Project Alternative

The alternative is to patch defective sidewalk squares with cold-mix asphalt. This method would increase the amount of maintenance work. Furthermore, the asphalt patches are not expected to last more than one year and are considered aesthetically displeasing by some residents.

Budget Impact

This is a Recurring Expense

There are no additional costs associated with this project.



Active Transportation Plan Implementation

Budget Projection

Funding Source	2026	2027	2028	2029	2030	Total	2031-2035
General Fund	175,000	285,000	220,000	355,300	590,000	\$1,625,300	1,500,000

Project Status

Critical	Recommended	Contingent
	X	

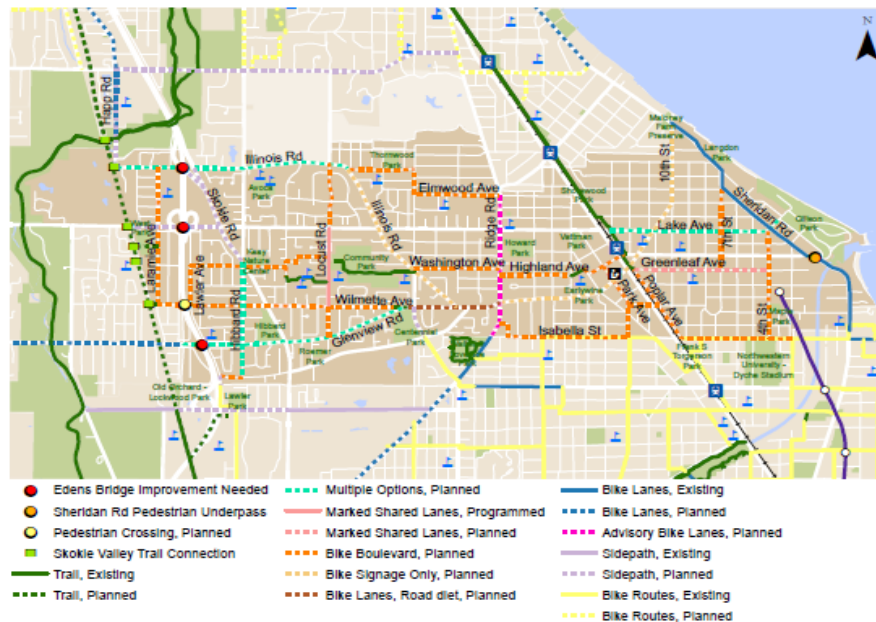
Funding History

Year	Amount
2025	\$214,005
2024	\$213,032
2023	\$135,375
2022	\$93,248
2021	\$28,612

Project Description and Justification

The Master Bike and Active Transportation Plan (MBATP) was approved by the Village Board in February 2021, after an extensive public engagement and approval process by the Transportation Commission. A 5-Year Implementation Plan of the MBATP was then approved by the Transportation Commission in March 2022. This plan serves as a road map for bicycle and pedestrian improvements.

PLANNED BIKE NETWORK RECOMMENDATION MAP





The implementation plan will ensure that currently planned capital infrastructure improvements are coordinated with bicycle and pedestrian improvements identified in the MBATP, as well as identifying standalone high impact bicycle and pedestrian improvements to program early in the implementation of the MBATP. In addition, grants and other funding alternatives can be sought to help offset some of the costs of larger projects. Projects identified in each phase of the plan will be reviewed on an annual basis and approved by the Transportation Commission after opportunities for the public to view and comment.

The Year 1 through 4 Implementation Plans were budgeted in 2022 through 2025, respectively. Below is the funding request for Year 5 projects in 2026:

Project	Limits	Phase	Proposed MBATP Improvement	Funding Amount (\$)
Birchwood Ave	Romona Rd to Locust Rd	Design	Bike Boulevard	15,000
Elmwood/Hunter/Thornwood	Illinois Rd to Ridge Rd	Design	Bike Boulevard	20,000
Highland Ave	Ridge Rd to 17th St	Design	Bike Boulevard	15,000
Lake Avenue (STP)	Green Bay to Sheridan	Phase II Design	Multiple Options	Included*
Lake Avenue (Gillson)	Sheridan Ave to Michigan Ave	Design	Bike Boulevard	15,000
Skokie Valley Trail	South Village Limit to North Village Limit	Phase II Design	Trail	Included*
6th / 7th Street	Greenleaf Ave to Sheridan Rd	Construction	Bike Boulevard	40,000
Locust Road	Glenview Ave to Wilmette Ave	Construction	Bike Boulevard	5,000
Ridge Road Crosswalk Improvement	Schiller Ave	Construction	Pedestrian Crossing Improvements	65,000
Skokie Boulevard	Lake to Illinois	Phase III Construction	Side path	Included*
			2026 Total	\$175,000

* MBATP improvements incorporated in overall project budget.

In addition to the projects in the table above, the 2026 budget has several projects that incorporate Active Transportation improvements. Those projects are listed below for reference; refer to their separate CIP pages for more details.



Project	Limits	Phase	Proposed MBATP Improvement	Village Cost (\$)
Green Bay Road	Village Limits to Village Limits	Phase I Study	Ped/Bike crossing improvements	Included*
Hibbard Road	Glenview Rd. to Skokie Blvd	Phase I Study	Bike and Ped accommodations	Included*
Skokie Boulevard	Lake Ave to Illinois Rd	Phase III Construction (Local Share only)	Multi-Use Trail	274,890
Skokie Valley Trail	Skokie to Northbrook	Phase II Design (Local Share only)	Multi-Use Trail	5,000

* MBATP improvements incorporated in overall project budget.

The following tables outline the planned projects and their associated costs for the years 2027 through 2030. These tables provide a detailed breakdown of each project, including the limits, phase, proposed improvements, and the estimated funding amount for each year.

Project	Limits	Phase	Proposed MBATP Improvement	Village Cost (\$)
Isabella Street	McDaniel/Poplar	Feasibility Study	Bike Boulevard	20,000
4th Street	Isabella to Lake	Design	Bike Boulevard	15,000
Glenview/Wilmette	West Village Limits to Ridge	Phase II Design	Bike Lanes	Included*
Green Bay Road	South Village Limits to North Village Limits	Phase II Design	Intersection Improvements	Included*
Illinois Road	Illinois to Ridge	Design	Side path	50,000
Lake Avenue (STP)	Green Bay to Sheridan	Phase II Design	Multiple Options	Included*
Laramie Avenue	West Village Limits to Ridge	Design	Bike Boulevard	15,000
Locust Road	Ridge to 17th	Design	Bike Boulevard	15,000
Ridge Rd	South Village Limits to Elmwood	Phase II Design	Advisory Bike Lanes	Included*
Wilmette Ave	Lawler to Glenview	Phase I Design	Bike Boulevard	Included*
Ridge Road Crosswalk Improvement	Birchwood Ave	Construction	Crosswalk Improvement	60,000
Birchwood Ave	McDaniel/Poplar to Sterling/Asbury	Construction	Bike Boulevard	20,000
Elmwood/Hunter/Thornwood	Sheridan to Michigan	Construction	Bike Boulevard	50,000
Highland Ave	Green Bay to Sheridan	Construction	Bike Boulevard	20,000
Lake Avenue (Gillson)	South Village Limit to Elmwood	Construction	Bike Boulevard	20,000
2027 Total				\$285,000

* MBATP improvements incorporated in overall project budget.



Project	Limits	Phase	Proposed MBATP Improvement	Village Cost (\$)
Glenview/Wilmette	West Village Limit to Ridge	Phase II Design	Bike Lanes	Included*
Green Bay Road	South Village Limit to North Village Limit	Phase II Design	Intersection Improvements	Included*
Hibbard Road	South Village Limit to Skokie Blvd	Phase II Design	Multiple Options	Included*
Illinois Road	Skokie to Hibbard	Design	Side path	50,000
Isabella Street	Poplar to Asbury	Design	Bike Boulevard	15,000
Isabella Street	Sterling to Park	Design	Bike Boulevard	15,000
Sterling Lane	Isabella to Ridge	Design	Bike Boulevard	20,000
Ridge Road	South Village Limit to Elmwood	Phase II Design	Advisory Bike Lanes	Included*
Wilmette Avenue	Lawler to Glenview	Phase I Design	Bike Boulevard	Included*
4th Street	Isabella to Lake	Construction	Bike Boulevard	50,000
Laramie Avenue	Lake to Wilmette	Construction	Bike Boulevard	40,000
Locust Road	Illinois to Lake	Construction	Bike Boulevard	30,000
2028 Total				\$220,000

* MBATP improvements will be incorporated in overall project budget.

Project	Limits	Phase	Proposed MBATP Improvement	Village Cost (\$)
Park/Oakwood/Central	Multiple Locations	Feasibility Study	Bike Boulevard	20,000
Hibbard Rd	South Village Limit to North Village Limit	Design	Multiple Options	Included*
Illinois Road	Skokie to Hibbard	Design	Side path	50,000
Lake Avenue (Edens)	Skokie Valley Trail to Skokie Blvd	Design	Side path	100,000
Romona Road	Birchwood to Ramona and Regina Path	Design	Bike Boulevard	15,000
Washington Avenue	Skokie Blvd	Design	Bike Boulevard	25,000
Glenview/Wilmette	West Village Limits to Ridge	Construction	Bike Lanes	Included*
Isabella Street	Poplar to Asbury	Construction	Bike Boulevard	40,000
Isabella Street	Sterling to Park	Construction	Bike Boulevard	40,000
Lake Avenue (STP)	Green Bay to Sheridan	Construction	Multiple Options	Included*
Sterling Lane	Isabella to Ridge	Construction	Bike Boulevard	25,000
Ridge Rd	South Village Limits to Elmwood	Construction	Advisory Bike Lanes	40,300
2029 Total				\$355,300

* MBATP improvements will be incorporated in overall project budget.



Project	Limits	Phase	Proposed MBATP Improvement	Village Cost (\$)
Crawford Ave	South Village Limit to Wilmette	Design	Side path	20000
Illinois Road	Happ Rd to Loyola Academy	Design	Multiple Options	Included*
Lake Avenue (Edens)	Skokie Valley Trail to Skokie Blvd	Design	Side path	100000
Wilmette Avenue	Lawler to Glenview	Design	Bike Boulevard	Included*
Hibbard Rd	South Village Limit to Skokie Blvd	Construction	Multiple Options	Included*
Illinois Road	Skokie to Hibbard	Construction	Side path	350000
Romona Road	Birchwood to Ramona and Regina Path	Construction	Bike Boulevard	30000
Washington Avenue	Skokie Blvd to Romona	Construction	Bike Boulevard	65000
Green Bay Road	South Village Limit to North Village Limit	Construction	Intersection Improvements	Included*
2030 Total				\$590,000

* MBATP improvements will be incorporated in overall project budget.

Project Update

Updated funding amounts for 2026-2035; certain projects previously programmed for 2026 have been reallocated to different years.

Project Alternative

The alternative to funding this project is to apply for grants and other funding sources to fund the improvements.

Budget Impact

This is a Recurring Expense

These are Village facilities, so there will be maintenance costs included in future budgets.

2026 Alley Brick Street Reconstruction Project
Contract 26006

Bid Tab			Totals		Engineer's Estimate		Schroeder & Schroeder	
NO.	ITEM NO.	ITEMS	UNIT	Qty	UNIT PRICE	Cost	Unit Price	Cost
1	X2010100	TEMPORARY FENCE	FOOT	2,071.00	\$ 2.25	\$4,659.75	\$4.00	\$ 8,284.00
2	X2010120	TREE ROOT PRUNING	EACH	29.00	\$ 100.00	\$2,900.00	\$125.00	\$ 3,625.00
3	X2020010	EARTH EXCAVATION	CU YD	1,997.00	\$ 59.00	\$117,823.00	\$40.00	\$ 79,880.00
4	20201200	REM & DISP UNS MATL	CU YD	300.00	\$ 55.00	\$16,500.00	\$25.00	\$ 7,500.00
5	X2080015	TRENCH BACKFILL	CU YD	137.50	\$ 41.00	\$5,637.50	\$62.00	\$ 8,525.00
6	X2100100	GEOTECH FAB F/GR STAB	SQ YD	7,931.70	\$ 2.50	\$19,829.25	\$1.00	\$ 7,931.70
7	X2110160	TOPSOIL F & P VAR DP	CU YD	66.00	\$ 52.00	\$3,432.00	\$55.00	\$ 3,630.00
8	X1005421	SEEDING, SPECIAL	SQ YD	80.00	\$ 14.00	\$1,120.00	\$4.00	\$ 320.00
9	X2520700	SODDING, SPECIAL	SQ YD	1,580.50	\$ 20.00	\$31,610.00	\$14.00	\$ 22,127.00
10	28000510	INLET FILTERS	EACH	23.00	\$ 60.00	\$1,380.00	\$150.00	\$ 3,450.00
11	X3030001	AGG SUBGRADE IMPROVE	CU YD	300.00	\$ 50.00	\$15,000.00	\$25.00	\$ 7,500.00
12	35101500	AGG BASE CSE B (RIDGE RD CROSSWALK)	CU YD	34.00	\$ 81.00	\$2,754.00	\$50.00	\$ 1,700.00
13	35101800	AGG BASE CSE B 6	SQ YD	6,228.10	\$ 16.00	\$99,649.60	\$10.00	\$ 62,281.00
14	X3030001	AGG BASE CSE B	CU YD	630.00	\$ 55.00	\$34,650.00	\$40.00	\$ 25,200.00
15	40604060	HMA SC IL-9.5 D N50	TON	45.00	\$ 290.00	\$13,050.00	\$250.00	\$ 11,250.00
16	40602978	HMA BC IL-9.5 N50	TON	67.00	\$ 290.00	\$19,430.00	\$250.00	\$ 16,750.00
17	40603085	HMA BC IL-19.0 N70	TON	8.00	\$ 300.00	\$2,400.00	\$300.00	\$ 2,400.00
18	40604062	HMA SC IL-9.5 D N70	TON	6.00	\$ 300.00	\$1,800.00	\$300.00	\$ 1,800.00
19	X4200030	PCC PVT 8	SQ YD	6,228.10	\$ 109.00	\$678,862.90	\$100.00	\$ 622,810.00
20	X4230020	PCC DRIVEWAY PAVT 6	SQ YD	1,764.00	\$ 91.00	\$160,524.00	\$75.00	\$ 132,300.00
21	42400200	PC CONC SIDEWALK 5	SQ FT	8,642.20	\$ 11.00	\$95,064.20	\$12.00	\$ 103,706.40
22	X4240080	DETECTABLE WARNINGS	SQ FT	76.00	\$ 45.00	\$3,420.00	\$45.00	\$ 3,420.00
23	44000100	PAVEMENT REM	SQ YD	6,832.20	\$ 15.00	\$102,483.00	\$17.00	\$ 116,147.40
24	44000200	DRIVE PAVEMENT REM	SQ YD	1,616.90	\$ 13.00	\$21,019.70	\$12.00	\$ 19,402.80
25	X4400050	COMB CURB GUTTER REM	FOOT	2,803.00	\$ 7.50	\$21,022.50	\$6.00	\$ 16,818.00
26	44000600	SIDEWALK REM	SQ FT	7,753.50	\$ 2.00	\$15,507.00	\$2.25	\$ 17,445.38
27	*X4401198	HOT-MIX ASP SURF REM, VAR DEP	SQ YD	1,581.00	\$ 9.00	\$14,229.00	\$13.25	\$ 20,948.25
28		CL B PATCH T1 8	SQ YD	30.00	\$ 145.00	\$4,350.00	\$100.00	\$ 3,000.00
29	X4420929	CL B PATCH T2 8	SQ YD	30.00	\$ 145.00	\$4,350.00	\$100.00	\$ 3,000.00
30	X4420942	CL B PATCH T3 8	SQ YD	40.00	\$ 140.00	\$5,600.00	\$100.00	\$ 4,000.00
31	X4420668	CL B PATCH T4 8	SQ YD	175.00	\$ 140.00	\$24,500.00	\$100.00	\$ 17,500.00
32		CL B PATCH T4 8, PP-1	SQ YD	261.40	\$ 160.00	\$41,824.00	\$105.00	\$ 27,447.00
33		CL D PATCH T2 2	SQ YD	0.00	\$ 85.00	\$0.00	\$500.00	\$ -
34		CL D PATCH T2 8	SQ YD	36.40	\$ 160.00	\$5,824.00	\$106.00	\$ 3,858.40
35		CL D PATCH T3 2	SQ YD	22.80	\$ 90.00	\$2,052.00	\$111.00	\$ 2,530.80
36		CL D PATCH T4 2	SQ YD	313.30	\$ 90.00	\$28,197.00	\$35.25	\$ 11,043.83
37	X4020500	AGG SURF CSE B 6	SQ YD	179.00	\$ 11.00	\$1,969.00	\$15.00	\$ 2,685.00
38		FR & LIDS T1 OL	EACH	9.00	\$ 530.00	\$4,770.00	\$415.00	\$ 3,735.00
39		FR & LIDS T1 CL	EACH	13.00	\$ 530.00	\$6,890.00	\$440.00	\$ 5,720.00
40	60600605	CONC CURB TB	FOOT	900.00	\$ 45.00	\$40,500.00	\$38.00	\$ 34,200.00
41		COMB CC&G TB4.12	FOOT	114.00	\$ 44.00	\$5,016.00	\$41.50	\$ 4,731.00
42	60603800	COMB CC&G TB6.12	FOOT	636.00	\$ 43.00	\$27,348.00	\$41.50	\$ 26,394.00
43		COMB CC&G TB6.12 PP-1 SPECIAL	FOOT	275.00	\$ 55.00	\$15,125.00	\$43.50	\$ 11,962.50
44	60604400	COMB CC&G TB6.18	FOOT	1,799.00	\$ 47.00	\$84,553.00	\$46.00	\$ 82,754.00
45		COMB CC&G TB6.24	FOOT	31.00	\$ 49.00	\$1,519.00	\$75.00	\$ 2,325.00
46	67100100	MOBILIZATION	L SUM	1.00	\$ 105,000.00	\$105,000.00	\$33,745.58	\$ 33,745.58
47	X67100100	MOBILIZATION (RIDGE RD)	L SUM	1.00	\$ 15,000.00	\$15,000.00	\$3,000.00	\$ 3,000.00
48	X67100100	MOBILIZATION (PACE BUS G.B.R.)	L SUM	1.00	\$ 15,000.00	\$15,000.00	\$3,000.00	\$ 3,000.00
49	X67100100	MOBILIZATION (GIRARD AVE)	L SUM	1.00	\$ 10,000.00	\$10,000.00	\$3,000.00	\$ 3,000.00
50	70102622	TRAFFIC CONT & PROT	L SUM	1.00	\$ 100,000.00	\$100,000.00	\$30,000.00	\$ 30,000.00
51	X7010216	TRAFFIC CONT & PROT (RIDGE RD)	L SUM	1.00	\$ 7,000.00	\$7,000.00	\$1,200.00	\$ 1,200.00
52	X7010216	TRAFFIC CONT & PROT SP (PACE BUS G.B.R.)	L SUM	1.00	\$ 7,000.00	\$7,000.00	\$1,200.00	\$ 1,200.00
53		TRAFFIC CONT & PROT (GIRARD AVE)	L SUM	1.00	\$ 3,000.00	\$3,000.00	\$1,200.00	\$ 1,200.00
54	X0100003	CLEARING AND GRUBBING	SQ YD	70.00	\$ 45.00	\$3,150.00	\$15.00	\$ 1,050.00
55		BRICK PAVT REM & SALV	SQ FT	17,462.00	\$ 4.50	\$78,579.00	\$4.95	\$ 86,436.90
56		BRICK PAVT INSTALL	SQ FT	17,012.00	\$ 8.00	\$136,096.00	\$8.50	\$ 144,602.00
57		BRICK ADJUSTMENT	SQ FT	1,744.60	\$ 18.00	\$31,402.80	\$12.75	\$ 22,243.65
58		BRICK PAVER REM & REPL	SQ FT	1,666.60	\$ 14.00	\$23,332.40	\$14.00	\$ 23,332.40
59		BRICK PAVER REM & REPL BUS. COR.	SQ FT	1,000.00	\$ 16.00	\$16,000.00	\$16.00	\$ 16,000.00
60		STRUCTURE ADJ	EACH	5.00	\$ 540.00	\$2,700.00	\$540.00	\$ 2,700.00
61		HMA DRIVEWAY PAVT 3	SQ YD	104.00	\$ 62.00	\$6,448.00	\$53.00	\$ 5,512.00
62		LANDSCAPE REST ALLOW	UNIT	1.00	\$ 9,000.00	\$9,000.00	\$5,000.00	\$ 5,000.00
63		SPRINKLER SYSTEM HEAD	EACH	10.00	\$ 71.00	\$710.00	\$30.00	\$ 300.00
64		SPRINKLER SYSTEM LINE	FOOT	70.00	\$ 15.00	\$1,050.00	\$25.00	\$ 1,750.00
65		CONSTRUCTION LAYOUT	L SUM	1.00	\$ 22,000.00	\$22,000.00	\$28,900.00	\$ 28,900.00
66		REMOV CATCH BAS	EACH	6.00	\$ 400.00	\$2,400.00	\$300.00	\$ 1,800.00
67		EDGE SLOPE ADJUSTMENT	FOOT	528.00	\$ 35.00	\$18,480.00	\$5.00	\$ 2,640.00
68		BRICK PAVT PATCH	SQ FT	14,000.00	\$ 13.00	\$182,000.00	\$14.25	\$ 199,500.00
69		BRICK PAVT PATCH W/ASP, SPECIAL	SQ FT	650.00	\$ 21.00	\$13,650.00	\$22.00	\$ 14,300.00
70		CONCRETE RIBBON	FOOT	24.00	\$ 80.00	\$1,920.00	\$50.00	\$ 1,200.00
71		STRUCTURE RECONSTR	EACH	4.00	\$ 2,500.00	\$10,000.00	\$1,745.00	\$ 6,980.00
72		STRUCTURE ADJ SPEC	EACH	2.00	\$ 1,000.00	\$2,000.00	\$975.00	\$ 1,950.00
73		STRUCTURE RECONSTR SP	EACH	2.00	\$ 2,950.00	\$5,900.00	\$2,225.00	\$ 4,450.00
74		FR & LIDS T1 SP	EACH	2.00	\$ 500.00	\$1,000.00	\$725.00	\$ 1,450.00
75	40600290	BIT MATLS TACK CT	POUNDS	42.00	\$ 2.00	\$84.00	\$0.01	\$ 0.42
76	60206905	CB TC T1F OL	EACH	3.00	\$ 4,000.00	\$12,000.00	\$2,400.00	\$ 7,200.00
77		CB TA 4 DIA T1F CL	EACH	1.00	\$ 5,000.00	\$5,000.00	\$5,880.00	\$ 5,880.00
78	60200105	CB TA 4 DIA T1F OL	EACH	2.00	\$ 5,000.00	\$10,000.00	\$5,880.00	\$ 11,760.00
79	60201105	CB TA 4 DIA T1F&G	EACH	1.00	\$ 5,050.00	\$5,050.00	\$6,180.00	\$ 6,180.00
80	X6020133	DROP MAN CONNECTION	EACH	1.00	\$ 12,000.00	\$12,000.00	\$16,165.00	\$ 16,165.00
81	72000100	SIGN PANEL T1	SQ FT	68.00	\$ 20.00	\$1,360.00	\$48.00	\$ 3,264.00
82	72400100	REMOV SIN PAN ASSY TA	EACH	1.00	\$ 200.00	\$200.00	\$250.00	\$ 250.00
83	72800100	TELES STL SIN SUPPORT	FOOT	48.00	\$ 25.00	\$1,200.00	\$20.00	\$ 960.00
84	78000400	THPL PVT MK LINE 6	FOOT	72.00	\$ 10.00	\$720.00	\$5.00	\$ 360.00
85	78000650	THPL PVT MK LINE 24	FOOT	140.00	\$ 15.00	\$2,100.00	\$16.50	\$ 2,310.00
86	78001100	PT PVT MK LTRS & SYMB	SQ FT	122.40	\$ 15.00	\$1,836.00	\$16.50	\$ 2,019.60
87	Z0017400	DRAIN UTIL STR ADJ	EACH	4.00	\$ 630.00	\$2,520.00	\$510.00	\$ 2,040.00
88		STORM SEWER CLASS B, TY1, 8	FOOT	163.00	\$ 140.00	\$22,820.00	\$92.00	\$ 14,996.00
89	Z0056604	STORM SEW WM REQ 8	FOOT	251.00	\$ 170.00	\$42,670.00	\$134.00	\$ 33,634.00
90	55100300	STORM SEWER REM 8	FOOT	147.00	\$ 325.00	\$47,775.00	\$9.00	\$ 1,323.00
91		VIDEO INSP OF SEWER	FOOT	414.00	\$ 10.00	\$4,140.00	\$11.00	\$ 4,554.00
92		SEWER CONNECTION	EACH	3.00	\$ 2,900.00	\$8,700.00	\$800.00	\$ 2,400.00

Totals: \$ 2,820,137.60 \$ 2,337,777.00

Totals as bid: \$ 2,337,777.00

2026 Alley Brick Street Reconstruction Project
Contract 26006

Bid Tab	A Lamp Concrete Cont., Inc.		D'Land Construction		ACURA Inc.	
	Unit Price	Cost	Unit Price	Cost	Unit Price	Cost
TEMPORARY FENCE	\$5.00	\$ 10,355.00	\$8.70	\$ 18,017.70	\$5.75	\$ 11,908.25
TREE ROOT PRUNING	\$150.00	\$ 4,350.00	\$75.00	\$ 2,175.00	\$200.00	\$ 5,800.00
EARTH EXCAVATION	\$84.25	\$ 168,247.25	\$69.00	\$ 137,793.00	\$45.00	\$ 89,865.00
REM & DISP UNS MATL	\$10.00	\$ 3,000.00	\$70.00	\$ 21,000.00	\$55.00	\$ 16,500.00
TRENCH BACKFILL	\$23.00	\$ 3,162.50	\$65.00	\$ 8,937.50	\$23.00	\$ 3,162.50
GEOTECH FAB F/GR STAB	\$1.40	\$ 11,104.38	\$4.00	\$ 31,726.80	\$2.50	\$ 19,829.25
TOPSOIL F & P VAR DP	\$60.50	\$ 3,993.00	\$40.00	\$ 2,640.00	\$75.00	\$ 4,950.00
SEEDING, SPECIAL	\$4.40	\$ 352.00	\$16.00	\$ 1,280.00	\$21.00	\$ 1,680.00
SODDING, SPECIAL	\$15.40	\$ 24,339.70	\$24.75	\$ 39,117.38	\$28.00	\$ 44,254.00
INLET FILTERS	\$15.00	\$ 345.00	\$250.00	\$ 5,750.00	\$185.00	\$ 4,255.00
AGG SUBGRADE IMPROVE	\$10.00	\$ 3,000.00	\$55.00	\$ 16,500.00	\$45.00	\$ 13,500.00
AGG BASE CSE B (RIDGE RD CROSSWALK)	\$75.00	\$ 2,550.00	\$45.00	\$ 1,530.00	\$60.00	\$ 2,040.00
AGG BASE CSE B 6	\$9.85	\$ 61,346.79	\$8.00	\$ 49,824.80	\$12.00	\$ 74,737.20
AGG BASE CSE B	\$54.00	\$ 34,020.00	\$45.00	\$ 28,350.00	\$54.00	\$ 34,020.00
HMA SC IL-9.5 D N50	\$225.00	\$ 10,125.00	\$236.00	\$ 10,620.00	\$280.00	\$ 12,600.00
HMA BC IL-9.5 N50	\$240.00	\$ 16,080.00	\$230.00	\$ 15,410.00	\$216.00	\$ 14,472.00
HMA BC IL-19.0 N70	\$300.00	\$ 2,400.00	\$238.00	\$ 1,904.00	\$547.00	\$ 4,376.00
HMA SC IL-9.5 D N70	\$300.00	\$ 1,800.00	\$238.00	\$ 1,428.00	\$709.00	\$ 4,254.00
PCC PVT 8	\$92.50	\$ 576,099.25	\$99.00	\$ 616,581.90	\$90.00	\$ 560,529.00
PCC DRIVEWAY PAVT 6	\$81.00	\$ 142,884.00	\$88.00	\$ 155,232.00	\$72.00	\$ 127,008.00
PC CONC SIDEWALK 5	\$9.00	\$ 77,779.80	\$10.50	\$ 90,743.10	\$9.00	\$ 77,779.80
DETECTABLE WARNINGS	\$35.00	\$ 2,660.00	\$40.00	\$ 3,040.00	\$60.00	\$ 4,560.00
PAVEMENT REM	\$12.75	\$ 87,110.55	\$18.75	\$ 128,103.75	\$20.00	\$ 136,644.00
DRIVE PAVEMENT REM	\$15.00	\$ 24,253.50	\$15.00	\$ 24,253.50	\$15.00	\$ 24,253.50
COMB CURB GUTTER REM	\$6.15	\$ 17,238.45	\$8.00	\$ 22,424.00	\$5.00	\$ 14,015.00
SIDEWALK REM	\$1.00	\$ 7,753.50	\$1.25	\$ 9,691.88	\$3.00	\$ 23,260.50
HOT-MIX ASP SURF REM, VAR DEP	\$13.00	\$ 20,553.00	\$12.00	\$ 18,972.00	\$12.80	\$ 20,236.80
CL B PATCH T1 8	\$245.00	\$ 7,350.00	\$145.00	\$ 4,350.00	\$180.00	\$ 5,400.00
CL B PATCH T2 8	\$215.00	\$ 6,450.00	\$145.00	\$ 4,350.00	\$150.00	\$ 4,500.00
CL B PATCH T3 8	\$195.00	\$ 7,800.00	\$145.00	\$ 5,800.00	\$150.00	\$ 6,000.00
CL B PATCH T4 8	\$165.00	\$ 28,875.00	\$115.00	\$ 20,125.00	\$110.00	\$ 19,250.00
CL B PATCH T4 8, PP-1	\$170.00	\$ 44,438.00	\$125.00	\$ 32,675.00	\$125.00	\$ 32,675.00
CL D PATCH T2 2		\$ -		\$ -		\$ -
CL D PATCH T2 8	\$93.00	\$ 3,385.20	\$200.00	\$ 7,280.00	\$200.00	\$ 7,280.00
CL D PATCH T3 2	\$99.00	\$ 2,257.20	\$43.50	\$ 991.80	\$70.00	\$ 1,596.00
CL D PATCH T4 2	\$33.50	\$ 10,495.55	\$43.50	\$ 13,628.55	\$39.00	\$ 12,218.70
AGG SURF CSE B 6	\$15.50	\$ 2,774.50	\$9.00	\$ 1,611.00	\$15.00	\$ 2,685.00
FR & LIDS T1 OL	\$450.00	\$ 4,050.00	\$556.00	\$ 5,004.00	\$450.00	\$ 4,050.00
FR & LIDS T1 CL	\$450.00	\$ 5,850.00	\$556.00	\$ 7,228.00	\$450.00	\$ 5,850.00
CONC CURB TB	\$35.00	\$ 31,500.00	\$38.00	\$ 34,200.00	\$50.00	\$ 45,000.00
COMB CC&G TB4.12	\$33.50	\$ 3,819.00	\$40.00	\$ 4,560.00	\$35.00	\$ 3,990.00
COMB CC&G TB6.12	\$34.00	\$ 21,624.00	\$40.00	\$ 25,440.00	\$35.00	\$ 22,260.00
COMB CC&G TB6.12 PP-1 SPECIAL	\$30.00	\$ 8,250.00	\$45.00	\$ 12,375.00	\$60.00	\$ 16,500.00
COMB CC&G TB6.18	\$40.50	\$ 72,859.50	\$45.00	\$ 80,955.00	\$45.00	\$ 80,955.00
COMB CC&G TB6.24	\$55.00	\$ 1,705.00	\$50.00	\$ 1,550.00	\$60.00	\$ 1,860.00
MOBILIZATION	\$149,000.00	\$ 149,000.00	\$151,000.00	\$ 151,000.00	\$139,000.00	\$ 139,000.00
MOBILIZATION (RIDGE RD)	\$1.00	\$ 1.00	\$5,000.00	\$ 5,000.00	\$12,500.00	\$ 12,500.00
MOBILIZATION (PACE BUS G.B.R.)	\$1.00	\$ 1.00	\$5,000.00	\$ 5,000.00	\$7,500.00	\$ 7,500.00
MOBILIZATION (GIRARD AVE)	\$1.00	\$ 1.00	\$5,000.00	\$ 5,000.00	\$7,500.00	\$ 7,500.00
TRAFFIC CONT & PROT	\$30,500.00	\$ 30,500.00	\$15,120.00	\$ 15,120.00	\$35,000.00	\$ 35,000.00
TRAFFIC CONT & PROT (RIDGE RD)	\$1.00	\$ 1.00	\$1,500.00	\$ 1,500.00	\$12,500.00	\$ 12,500.00
TRAFFIC CONT & PROT SP (PACE BUS G.B.R.)	\$1.00	\$ 1.00	\$1,500.00	\$ 1,500.00	\$12,500.00	\$ 12,500.00
TRAFFIC CONT & PROT (GIRARD AVE)	\$1.00	\$ 1.00	\$1,500.00	\$ 1,500.00	\$12,500.00	\$ 12,500.00
CLEARING AND GRUBBING	\$25.00	\$ 1,750.00	\$81.00	\$ 5,670.00	\$15.00	\$ 1,050.00
BRICK PAVT REM & SALV	\$4.95	\$ 86,436.90	\$4.60	\$ 80,325.20	\$5.00	\$ 87,310.00
BRICK PAVT INSTALL	\$8.50	\$ 144,602.00	\$8.30	\$ 141,199.60	\$9.00	\$ 153,108.00
BRICK ADJUSTMENT	\$12.75	\$ 22,243.65	\$17.80	\$ 31,053.88	\$25.00	\$ 43,615.00
BRICK PAVER REM & REPL	\$14.00	\$ 23,332.40	\$17.80	\$ 29,665.48	\$25.00	\$ 41,665.00
BRICK PAVER REM & REPL BUS. COR.	\$16.00	\$ 16,000.00	\$17.80	\$ 17,800.00	\$25.00	\$ 25,000.00
STRUCTURE ADJ	\$550.00	\$ 2,750.00	\$750.00	\$ 3,750.00	\$550.00	\$ 2,750.00
HMA DRIVEWAY PAVT 3	\$52.00	\$ 5,408.00	\$70.00	\$ 7,280.00	\$90.00	\$ 9,360.00
LANDSCAPE REST ALLOW	\$5,000.00	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$5,000.00	\$ 5,000.00
SPRINKLER SYSTEM HEAD	\$99.00	\$ 990.00	\$104.00	\$ 1,040.00	\$500.00	\$ 5,000.00
SPRINKLER SYSTEM LINE	\$26.40	\$ 1,848.00	\$23.00	\$ 1,610.00	\$100.00	\$ 7,000.00
CONSTRUCTION LAYOUT	\$32,890.00	\$ 32,890.00	\$12,000.00	\$ 12,000.00	\$35,000.00	\$ 35,000.00
REMOV CATCH BAS	\$250.00	\$ 1,500.00	\$500.00	\$ 3,000.00	\$250.00	\$ 1,500.00
EDGE SLOPE ADJUSTMENT	\$13.85	\$ 7,312.80	\$18.00	\$ 9,504.00	\$10.00	\$ 5,280.00
BRICK PAVT PATCH	\$14.25	\$ 199,500.00	\$17.25	\$ 241,500.00	\$21.50	\$ 301,000.00
BRICK PAVT PATCH W/ASP, SPECIAL	\$22.00	\$ 14,300.00	\$23.00	\$ 14,950.00	\$25.00	\$ 16,250.00
CONCRETE RIBBON	\$52.25	\$ 1,254.00	\$50.00	\$ 1,200.00	\$75.00	\$ 1,800.00
STRUCTURE RECONSTR	\$1,250.00	\$ 5,000.00	\$2,250.00	\$ 9,000.00	\$1,250.00	\$ 5,000.00
STRUCTURE ADJ SPEC	\$2,500.00	\$ 5,000.00	\$1,300.00	\$ 2,600.00	\$2,500.00	\$ 5,000.00
STRUCTURE RECONSTR SP	\$3,500.00	\$ 7,000.00	\$2,500.00	\$ 5,000.00	\$3,500.00	\$ 7,000.00
FR & LIDS T1 SP	\$850.00	\$ 1,700.00	\$556.00	\$ 1,112.00	\$850.00	\$ 1,700.00
BIT MATLS TACK CT	\$0.01	\$ 0.42	\$0.01	\$ 0.42	\$5.00	\$ 210.00
CB TC T1F OL	\$3,450.00	\$ 10,350.00	\$3,001.00	\$ 9,003.00	\$3,450.00	\$ 10,350.00
CB TA 4 DIA T1F CL	\$6,950.00	\$ 6,950.00	\$5,015.00	\$ 5,015.00	\$6,950.00	\$ 6,950.00
CB TA 4 DIA T1F OL	\$6,950.00	\$ 13,900.00	\$4,915.00	\$ 9,830.00	\$6,950.00	\$ 13,900.00
CB TA 4 DIA T11F&G	\$7,125.00	\$ 7,125.00	\$5,250.00	\$ 5,250.00	\$7,125.00	\$ 7,125.00
DROP MAN CONNECTION	\$12,855.00	\$ 12,855.00	\$2,500.00	\$ 2,500.00	\$25,000.00	\$ 25,000.00
SIGN PANEL T1	\$25.00	\$ 1,700.00	\$55.00	\$ 3,740.00	\$25.00	\$ 1,700.00
REMOV SIN PAN ASSY TA	\$150.00	\$ 150.00	\$288.00	\$ 288.00	\$250.00	\$ 250.00
TELES STL SIN SUPPORT	\$25.00	\$ 1,200.00	\$23.00	\$ 1,104.00	\$20.00	\$ 960.00
THPL PVT MK LINE 6	\$10.00	\$ 720.00	\$5.75	\$ 414.00	\$5.00	\$ 360.00
THPL PVT MK LINE 24	\$15.00	\$ 2,100.00	\$19.00	\$ 2,660.00	\$16.50	\$ 2,310.00
PT PVT MK LTRS & SYMB	\$15.00	\$ 1,836.00	\$19.00	\$ 2,325.60	\$16.50	\$ 2,019.60
DRAIN UTIL STR ADJ	\$450.00	\$ 1,800.00	\$750.00	\$ 3,000.00	\$450.00	\$ 1,800.00
STORM SEWER CLASS B, TY1, 8	\$165.00	\$ 26,895.00	\$165.00	\$ 26,895.00	\$165.00	\$ 26,895.00
STORM SEW WM REQ 8	\$170.00	\$ 42,670.00	\$195.00	\$ 48,945.00	\$170.00	\$ 42,670.00
STORM SEWER REM 8	\$5.00	\$ 735.00	\$15.00	\$ 2,205.00	\$5.00	\$ 735.00
VIDEO INSP OF SEWER	\$9.75	\$ 4,036.50	\$9.00	\$ 3,726.00	\$20.00	\$ 8,280.00
SEWER CONNECTION	\$1,350.00	\$ 4,050.00	\$800.00	\$ 2,400.00	\$1,350.00	\$ 4,050.00
		\$ 2,484,782.29		\$ 2,664,350.83		\$ 2,777,512.10
		\$ 2,484,782.29		\$ 2,664,350.83		\$ 2,777,512.10

2026 Alley Brick Street Reconstruction Project
Contract 26006

Bid Tab	Copenhaver Const. Inc.		Alliance Contractors, Inc.	
	Unit Price	Cost	Unit Price	Cost
TEMPORARY FENCE	\$8.00	\$ 16,568.00	\$6.25	\$ 12,943.75
TREE ROOT PRUNING	\$30.00	\$ 870.00	\$95.00	\$ 2,755.00
EARTH EXCAVATION	\$75.00	\$ 149,775.00	\$20.00	\$ 39,940.00
REM & DISP UNS MATL	\$75.00	\$ 22,500.00	\$20.00	\$ 6,000.00
TRENCH BACKFILL	\$69.00	\$ 9,487.50	\$200.00	\$ 27,500.00
GEOTECH FAB F/GR STAB	\$2.00	\$ 15,863.40	\$2.00	\$ 15,863.40
TOPSOIL F & P VAR DP	\$60.00	\$ 3,960.00	\$72.00	\$ 4,752.00
SEEDING, SPECIAL	\$15.00	\$ 1,200.00	\$27.00	\$ 2,160.00
SODDING, SPECIAL	\$19.00	\$ 30,029.50	\$61.00	\$ 96,410.50
INLET FILTERS	\$250.00	\$ 5,750.00	\$250.00	\$ 5,750.00
AGG SUBGRADE IMPROVE	\$75.00	\$ 22,500.00	\$52.50	\$ 15,750.00
AGG BASE CSE B (RIDGE RD CROSSWALK)	\$85.00	\$ 2,890.00	\$52.50	\$ 1,785.00
AGG BASE CSE B 6	\$15.00	\$ 93,421.50	\$9.00	\$ 56,052.90
AGG BASE CSE B	\$55.00	\$ 34,650.00	\$52.50	\$ 33,075.00
HMA SC IL-9.5 D N50	\$310.00	\$ 13,950.00	\$280.00	\$ 12,600.00
HMA BC IL-9.5 N50	\$240.00	\$ 16,080.00	\$216.00	\$ 14,472.00
HMA BC IL-19.0 N70	\$600.00	\$ 4,800.00	\$547.00	\$ 4,376.00
HMA SC IL-9.5 D N70	\$800.00	\$ 4,800.00	\$709.00	\$ 4,254.00
PCC PVT 8	\$140.00	\$ 871,934.00	\$197.80	\$ 1,231,918.18
PCC DRIVEWAY PAVT 6	\$128.00	\$ 225,792.00	\$162.15	\$ 286,032.60
PC CONC SIDEWALK 5	\$16.00	\$ 138,275.20	\$21.80	\$ 188,399.96
DETECTABLE WARNINGS	\$50.00	\$ 3,800.00	\$40.00	\$ 3,040.00
PAVEMENT REM	\$18.00	\$ 122,979.60	\$20.00	\$ 136,644.00
DRIVE PAVEMENT REM	\$18.00	\$ 29,104.20	\$20.00	\$ 32,338.00
COMB CURB GUTTER REM	\$12.00	\$ 33,636.00	\$15.00	\$ 42,045.00
SIDEWALK REM	\$4.00	\$ 31,014.00	\$2.00	\$ 15,507.00
HOT-MIX ASP SURF REM, VAR DEP	\$15.00	\$ 23,715.00	\$12.80	\$ 20,236.80
CL B PATCH T1 8	\$210.00	\$ 6,300.00	\$420.25	\$ 12,607.50
CL B PATCH T2 8	\$210.00	\$ 6,300.00	\$420.25	\$ 12,607.50
CL B PATCH T3 8	\$210.00	\$ 8,400.00	\$420.25	\$ 16,810.00
CL B PATCH T4 8	\$180.00	\$ 31,500.00	\$420.25	\$ 73,543.75
CL B PATCH T4 8, PP-1	\$180.00	\$ 47,052.00	\$174.25	\$ 45,548.95
CL D PATCH T2 2		\$ -		\$ -
CL D PATCH T2 8	\$220.00	\$ 8,008.00	\$200.00	\$ 7,280.00
CL D PATCH T3 2	\$90.00	\$ 2,052.00	\$70.00	\$ 1,596.00
CL D PATCH T4 2	\$50.00	\$ 15,665.00	\$39.00	\$ 12,218.70
AGG SURF CSE B 6	\$20.00	\$ 3,580.00	\$11.00	\$ 1,969.00
FR & LIDS T1 OL	\$700.00	\$ 6,300.00	\$420.00	\$ 3,780.00
FR & LIDS T1 CL	\$700.00	\$ 9,100.00	\$420.00	\$ 5,460.00
CONC CURB TB	\$55.00	\$ 49,500.00	\$97.65	\$ 87,885.00
COMB CC&G TB4.12	\$59.00	\$ 6,726.00	\$105.55	\$ 12,032.70
COMB CC&G TB6.12	\$50.00	\$ 31,800.00	\$105.55	\$ 67,129.80
COMB CC&G TB6.12 PP-1 SPECIAL	\$56.00	\$ 15,400.00	\$107.15	\$ 29,466.25
COMB CC&G TB6.18	\$50.00	\$ 89,950.00	\$110.15	\$ 198,159.85
COMB CC&G TB6.24	\$62.00	\$ 1,922.00	\$117.25	\$ 3,634.75
MOBILIZATION	\$238,000.00	\$ 238,000.00	\$507,832.00	\$ 507,832.00
MOBILIZATION (RIDGE RD)	\$5,000.00	\$ 5,000.00	\$1.00	\$ 1.00
MOBILIZATION (PACE BUS G.B.R.)	\$6,000.00	\$ 6,000.00	\$1.00	\$ 1.00
MOBILIZATION (GIRARD AVE)	\$5,000.00	\$ 5,000.00	\$1.00	\$ 1.00
TRAFFIC CONT & PROT	\$165,000.00	\$ 165,000.00	\$24,802.00	\$ 24,802.00
TRAFFIC CONT & PROT (RIDGE RD)	\$7,000.00	\$ 7,000.00	\$811.00	\$ 811.00
TRAFFIC CONT & PROT SP (PACE BUS G.B.R.)	\$7,000.00	\$ 7,000.00	\$811.00	\$ 811.00
TRAFFIC CONT & PROT (GIRARD AVE)	\$7,000.00	\$ 7,000.00	\$811.00	\$ 811.00
CLEARING AND GRUBBING	\$30.00	\$ 2,100.00	\$150.00	\$ 10,500.00
BRICK PAVT REM & SALV	\$4.00	\$ 69,848.00	\$4.00	\$ 69,848.00
BRICK PAVT INSTALL	\$12.00	\$ 204,144.00	\$8.25	\$ 140,349.00
BRICK ADJUSTMENT	\$18.00	\$ 31,402.80	\$19.00	\$ 33,147.40
BRICK PAVER REM & REPL	\$20.00	\$ 33,332.00	\$19.00	\$ 31,665.40
BRICK PAVER REM & REPL BUS. COR.	\$20.00	\$ 20,000.00	\$19.00	\$ 19,000.00
STRUCTURE ADJ	\$800.00	\$ 4,000.00	\$350.00	\$ 1,750.00
HMA DRIVEWAY PAVT 3	\$100.00	\$ 10,400.00	\$76.00	\$ 7,904.00
LANDSCAPE REST ALLOW	\$5,000.00	\$ 5,000.00	\$1,000.00	\$ 1,000.00
SPRINKLER SYSTEM HEAD	\$200.00	\$ 2,000.00	\$90.00	\$ 900.00
SPRINKLER SYSTEM LINE	\$50.00	\$ 3,500.00	\$19.80	\$ 1,386.00
CONSTRUCTION LAYOUT	\$55,000.00	\$ 55,000.00	\$29,900.00	\$ 29,900.00
REMOV CATCH BAS	\$800.00	\$ 4,800.00	\$150.00	\$ 900.00
EDGE SLOPE ADJUSTMENT	\$22.00	\$ 11,616.00	\$1.00	\$ 528.00
BRICK PAVT PATCH	\$20.00	\$ 280,000.00	\$20.50	\$ 287,000.00
BRICK PAVT PATCH W/ASP, SPECIAL	\$30.00	\$ 19,500.00	\$20.50	\$ 13,325.00
CONCRETE RIBBON	\$79.00	\$ 1,896.00	\$67.55	\$ 1,621.20
STRUCTURE RECONSTR	\$2,000.00	\$ 8,000.00	\$3,000.00	\$ 12,000.00
STRUCTURE ADJ SPEC	\$1,200.00	\$ 2,400.00	\$3,120.00	\$ 6,240.00
STRUCTURE RECONSTR SP	\$1,900.00	\$ 3,800.00	\$3,120.00	\$ 6,240.00
FR & LIDS T1 SP	\$1,000.00	\$ 2,000.00	\$600.00	\$ 1,200.00
BIT MATLS TACK CT	\$6.00	\$ 252.00	\$5.00	\$ 210.00
CB TC T1F OL	\$4,100.00	\$ 12,300.00	\$4,000.00	\$ 12,000.00
CB TA 4 DIA T1F CL	\$7,000.00	\$ 7,000.00	\$5,000.00	\$ 5,000.00
CB TA 4 DIA T1F OL	\$7,000.00	\$ 14,000.00	\$5,000.00	\$ 10,000.00
CB TA 4 DIA T1F&G	\$7,000.00	\$ 7,000.00	\$5,200.00	\$ 5,200.00
DROP MAN CONNECTION	\$5,000.00	\$ 5,000.00	\$6,000.00	\$ 6,000.00
SIGN PANEL T1	\$45.00	\$ 3,060.00	\$19.00	\$ 1,292.00
REMOV SIN PAN ASSY TA	\$250.00	\$ 250.00	\$25.00	\$ 25.00
TELES STL SIN SUPPORT	\$70.00	\$ 3,360.00	\$30.00	\$ 1,440.00
THPL PVT MK LINE 6	\$6.00	\$ 432.00	\$10.00	\$ 720.00
THPL PVT MK LINE 24	\$17.00	\$ 2,380.00	\$15.00	\$ 2,100.00
PT PVT MK LTRS & SYMB	\$14.00	\$ 1,713.60	\$15.00	\$ 1,836.00
DRAIN UTIL STR ADJ	\$800.00	\$ 3,200.00	\$350.00	\$ 1,400.00
STORM SEWER CLASS B, TY1, 8	\$180.00	\$ 29,340.00	\$177.15	\$ 28,875.45
STORM SEW WM REQ 8	\$190.00	\$ 47,690.00	\$211.55	\$ 53,099.05
STORM SEWER REM 8	\$15.00	\$ 2,205.00	\$80.00	\$ 11,760.00
VIDEO INSP OF SEWER	\$15.00	\$ 6,210.00	\$16.87	\$ 6,984.18
SEWER CONNECTION	\$2,100.00	\$ 6,300.00	\$100.00	\$ 300.00
		\$ 3,635,331.30		\$ 4,264,046.52
		\$ 3,635,331.30		\$ 4,264,046.52



Engineering & Public Works Department

SUBJECT: Leased Leaf Vacuum Trucks

MEETING DATE: March 10, 2026

FROM: [Dan Manis](#), P.E., Director of Engineering and Public Works
[Guy Lam](#), Deputy Director of Public Works
[Tony Muzik](#), Street Superintendent

BUDGET IMPACT:	2026 Leaf Program (<i>Contract Cost</i>)	\$275,880
	2026 Leaf Program YTD Spend (<i>2025 Carryover</i>)	\$23,309
	Contract Amendment (<i>This Request</i>)	\$31,590
	Future Contract – Leaf Disposal (<i>Estimate</i>)	\$12,500
	Subtotal	\$343,279
	2026 Budget	\$278,438
	Over/(Under) Budget	\$64,841

Recommended Motion

Move to approve Resolution No. 2026-R-51 authorizing the Village Manager to execute a contract amendment per the unit rate schedule with Lakeshore Recycling Systems (LRS), LLC, Rosemont, Illinois, for leased leaf vacuum trucks.

Background

This request is to lease three (3) leaf vacuum trucks from LRS to complete a final leaf collection pass of all Village streets over the course of a single week (or 6 days) in April 2026 to close out last year’s leaf collection program. LRS trucks will work with in-house crews to canvas the entire community. The final two weeks of the 2025 leaf program were interrupted due to the early onset of winter weather with significant snow accumulations in November (13.0 inches) and December (9.2 inches). As a result, residents did not have an opportunity to conduct a final rake out of leaves. This resulted in a nearly 324% increase of leaf program service requests during the 2025 program year compared to the prior 5-year average.

	2020	2021	2022	2023	2024	2025
Service Requests	73	156	95	67	104	321

The majority of the additional service requests were submitted as Village crews continued to collect leaves on parkways as conditions allowed from December 1 through January 14, transitioning between snow and ice and leaf collection operations. Over this period, the Village received 255 service requests for special leaf collections.

Due to a deep freeze, leaf operations ended after January 14. For background, the table below provides a history of leaf collection volumes. Leaf volumes fluctuate from year to year based on seasonal precipitation which has direct impacts on tree growth (foliage size) and moisture content (leaf debris weight); it is staff's opinion that the 2025 volume increase is due to a high mixture rate of snow and ice during the extended collection period.

Year	Total Leaf Volume (Compacted Cubic Yds.)
2020	10,308
2021	7,201
2022	8,204
2023	10,253
2024	9,539
2025	10,681
AVG	9,365

Staff projects between 1,000 – 1,500 compacted cubic yards of leaf debris (10-15% of season-end total) will need to be collected this spring.

Discussion

In February, staff reached out to LRS to obtain a proposal for three (3) leased leaf vacuum trucks for a Spring 2026 special collection. LRS has access to this specialized equipment and equipment operators as they provide leaf vacuum service for several communities during the fall season. Due to the propensity for moderate-to-heavy spring rainfall, residents will be asked to place leaves on parkways instead of the street curblines to prevent street flooding. The leaf vacuum trucks are best suited to collect leaves on parkways.

Contractual support from LRS (three trucks) in combination with the Village's vacuum units (two trucks) are needed to ensure appropriate resource allocation to service the entire community in a single week. The Village's two street sweepers will follow behind both crews to provide for final street cleaning.

LRS also has familiarity with the Village's leaf program as the residential solid waste contract includes a provision for LRS to furnish leased rear-load garbage trucks and provide leaf hauling/disposal services to support the Village's leaf program. LRS's contract obligation coincides with the leaf program schedule, extending from mid-October through end of December. The annual fee with LRS for the upcoming 2026 leaf program is \$275,880.

The Village recently worked with LRS to secure leased leaf vacuum trucks during the second week of January 2026 to assist Village crews in providing extended leaf collection operations. This scope of work was outside of LRS's contract obligations for the 2025 leaf program. The Village pursued contractual assistance to take advantage of favorable weather conditions ahead of the forecasted deep freeze and suspension of operations. The leaf vacuum trucks performed favorably, justifying the \$23,309 additional expense.

Denoted in the table on the following page is a summary of LRS's proposal for leased leaf vacuum trucks.

Item	Type	Daily Rate	No. of Days	Extended Cost
Leaf Vacuum Trucks (3 ea.)	Weekday/Saturday	\$5,265	6	\$31,590

In reviewing LRS’s proposal, staff find the daily rates to be in line with unit pricing incurred in January. Securing contractual assistance from LRS helps the Village bring closure to the 2025 leaf program in an expedient manner. Alternatively, staff obtained pricing for weekly rental units from area dealers, however, due to limited staff available to operate the equipment, this was deemed a non-viable solution. Therefore, staff recommend award of contract amendment with LRS for leased leaf vacuum trucks.

There will be additional costs for hauling and disposal of leaf debris (approximately 1,000-1,500 compacted cubic yards) to a State of Illinois licensed compost facility. This work will be performed at a projected total cost of \$12,500 or \$800 per semi-trailer load out (80-90 cubic yard capacity). This work will be pursued through another vendor and awarded as part of a future contract.

Budget Impact

Leaf disposal is allocated to the below account within the General Fund. The total 2026 budget for this account is \$275,438. The 2026 leaf program cost, YTD actual, projected expenses for leaf hauling and disposal and proposed contract amendment for leased leaf vacuum trucks will total \$343,279 which is \$64,841 over budget. General Fund reserves will be used to cover the overage.

Description	2026 Budget	Contract Amendment	Account Number
General Fund – Leaf Disposal	\$275,438	\$31,590	11233030-427450

Documents Attached

1. Resolution No. 2026-R-51 Leased Leaf Vacuum Trucks (Contract Amendment attached as Exhibit A)

RESOLUTION NO. 2026-R-51

A RESOLUTION APPROVING A CONTRACT AMENDMENT FOR LEASED LEAF VACUUM TRUCKS BETWEEN THE VILLAGE OF WILMETTE AND LAKESHORE RECYCLING SYSTEMS LLC

WHEREAS, the Village of Wilmette, Cook County, Illinois (the “Village”) is a home rule municipal corporation as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Board finds that it is necessary, convenient and in the best interests of the residents of the Village of Wilmette to enter into a Contract Amendment for Leased Leaf Vacuum Trucks by and between the Village of Wilmette and Lakeshore Recycling Systems LLC; a copy of which is attached hereto as Exhibit A;

WHEREAS, the Village Board finds that the Contract Amendment for Leased Leaf Vacuum Trucks by and between the Village of Wilmette and Lakeshore Recycling Systems LLC authorizing a potential increase in the cost of the Contract by a total of \$10,000 or more or extending the time of completion by a total of thirty (30) days or more is authorized by law as this Contract Amendment is germane to the original contract as signed and it is in the best interest of the Village of Wilmette;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Wilmette as follows:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Contract Amendment for Leased Leaf Vacuum Trucks attached as Exhibit A is hereby approved.

SECTION 3: The Village Manager is authorized to execute the Contract Amendment. Prior to executing the Contract Amendment, the Village Manager is authorized to make changes to the form of the Contract Amendment at his discretion.

SECTION 4: The Village Manager is authorized to take any action necessary to carry out the purpose of this Resolution.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

ADOPTED on March 10, 2026, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSTAIN: _____
ABSENT: _____

Village Clerk

Approved on **March 10, 2026.**

Village President

Attest:

Village Clerk

EXHIBIT A

CONTRACT AMENDMENT FOR LEASED LEAF VACUUM TRUCKS