



VILLAGE OF
**LA GRANGE
PARK** EST. 1892

PRESIDENT
Dr. James L. Discipio

VILLAGE MANAGER
Julia A. Cedillo

VILLAGE CLERK
Meghan M. Kooi

TRUSTEES
Robert T. Lautner
Jamie M. Zaura
Karen M. Koncel
Michael L. Sheehan
Joseph F. Caputo
Nicholas J. Diaferio

VILLAGE BOARD WORK SESSION MEETING

Tuesday, February 10, 2026 - 7:30 p.m.

Village Hall Board Room

447 N. Catherine Avenue

Members of the public are encouraged to attend this meeting.

AGENDA

- 1. Call Meeting to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Village Lobbyist Annual Report – Mike Zalewski**
- 5. Public Participation (Agenda and Non-Agenda Related)**
- 6. Administration Committee – Karen Koncel, Chairwoman**
 - A. Discussion & Action – Village Hall IT/Copy Room Renovation And Infrastructure Upgrades – *Motion(s): (1) To Approve A Resolution Waiving The Local Competitive Bid Process In Favor Of Authorizing The Approval And Execution Of A Vendor Contract For Goods, Supplies And Services With F.H. Paschen, S.N. Nielsen & Associates, LLC Of Chicago, Illinois Through The State Of Illinois Job Order Contracting (JOC) Process For The Village Hall IT Room Renovation Project, And Authorizing The Expenditure Of Village Funds In An Amount Of \$53,450.00 To Pay For The Work*
(2) To Approve A Resolution Authorizing The Waiver Of The Village Purchase Policy In Lieu Of Approval Of A Project Work Order Proposal Under The Agreement Between The Village Of La Grange Park And All Information Services, Inc. For Information Technology (IT) Support Services For The Village Hall IT Room Infrastructure Upgrade Project, And Authorizing The Expenditure Of Village Funds In An Amount Not To Exceed \$27,884.75
- 7. Public Safety Committee – Joe Caputo, Chairman**
 - A. Discussion & Action – La Grange Park Space Needs Assessment – *Motion: To Approve A Resolution Waiving The Competitive Bid Process And Authorizing The Approval And Execution Of A Vendor Contract For Goods, Supplies And Services With F.H. Paschen, S.N. Nielsen & Associates, LLC Of Chicago, Illinois For A Space Needs Assessment Of La Grange Park Municipal Buildings, And Authorizing The Expenditure Of Village Funds In An Amount Of \$45,000 To Pay For The Work*
 - B. Discussion & Action – Ambulance 1214 Repairs – *Motion: To Approve An Expenditure Of Up To \$23,628.00 For Complete Engine Replacement For Ambulance 1214*

VILLAGE WORK SESSION MEETING
February 10, 2026 – 7:30 p.m.

AGENDA (continued – Page 2)

8. Finance Committee – Bob Lautner, Chairman

- A. Discussion – Lead Service Line Replacement Rates – *Motion: To Approve An Ordinance Amending Section 51.43 (Rates Established) Of Chapter 51 (Water) Of Title V (Public Works) Of The Municipal Code Of La Grange Park For The Purpose Of Establishing Lead Service Line Replacement Rates Effective May 1, 2026*

9. Other Reports

- A. Village Manager
- B. Commercial Revitalization Committee – Jamie Zaura, Chairwoman
- 1) Discussion & Action – Façade And Property Revitalization Program Application For Cork Keg & Spirits (1000 E. 31st Street) - #2025-02 – *Motion: To Approve An Ordinance Approving A Façade And Property Revitalization Grant Agreement By And Between The Village Of La Grange Park, Cook County, Illinois And VSN Inc. Regarding Certain Expenditures To Be Reimbursed From The 31st Street/Barnsdale Business District For the Redevelopment Of The 1000 East 31st Street Property*
- C. Village President
- D. Village Clerk

10. New Business

- 11. Closed Session** – *Motion: To Adjourn Into Closed Session For The Purpose Of Discussing The Appointment, Employment, Compensation, Discipline, Performance Or Dismissal Of Specific Employees Of The Public Body In Accordance With 5ILCS120/2(C)(1) And For The Purpose Of Discussing Security Procedures And The Use Of Personnel And Equipment To Respond To An Actual, Threatened, Or Reasonably Potential Danger To The Safety Of Employees, Staff, Public Or Public Property, In Accordance With 5 ILCS 120/2 (C) (8) Not To Reconvene To Open Session Until The Next Regularly Scheduled Meeting On February 24, 2026 In The Village Hall Board Room*

12. Adjourn

Items of Interest:

Village Board Meeting: February 24, 2026

Village Work Session: March 10, 2026

The Village of La Grange Park is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Maggie Jarr, Deputy Village Manager, at 708-354-0225 x108 or mjarr@lagrangepark.org promptly to allow the Village of La Grange Park to make reasonable accommodations for those persons



RULES FOR PUBLIC COMMENT

All Village Meetings

1. Please step up to the podium before speaking, and announce your name before beginning your comments. Speakers shall provide comments only from the podium and return to their seat at the end of their remarks.
2. After announcing your name for the record, you will be allowed to speak for three (3) minutes, or such lesser period of time as the Village President or Commission/Committee Chair deems appropriate in light of number of potential speakers and time constraints.
3. You may not use profane or obscene language and you may not threaten any person with bodily harm, or engage in conduct which amounts to a threat of physical harm.
4. The Village President or Commission/Committee Chair reserves the right to disallow comments that are repetitive of comments previously made during the meeting, or comments that do not relate to Village business, Village services or Village governance.
5. For Village Board Meetings only (4th Tuesday of each month): Under the “Public Participation (Agenda Related Comments)” section of the agenda, the Village President reserves the right to disallow comments that do not relate to agenda items.
6. The Village of La Grange Park complies with the Americans with Disabilities Act of 1990. If you require accommodations in order to observe or participate in the meeting, please contact Deputy Village Manager Maggie Jarr at mjarr@lagrangepark.org or by calling (708) 354-0225 between 9:00 a.m. and 4:30 p.m. before the meeting so that the Village can make reasonable accommodations for you.

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VILLAGE OF



EST. 1892

LA GRANGE PARK

Civility Pledge

In the interest of civility, I pledge to promote civility by listening, being respectful of others, acknowledging that we are all striving to support and improve our community and understanding that we each may have different ideas for achieving that objective.



Administration Committee Divider

Karen Koncel, Chairwoman

Jamie Zaura

Joe Caputo



Village Board Agenda Memo

Date: February 10, 2026
To: Village President & Board of Trustees
From: Julia Cedillo, Village Manager *JC*
Maggie Jarr, Deputy Village Manager
Larry Noller, Finance Director *LN*
Tim Contois, Police Chief
RE: Village Hall IT/Copy Room Renovation and Infrastructure Upgrades

PURPOSE

To request approval of the coordinated renovation and infrastructure upgrades to the Village Hall IT/Copy Room, including construction improvements by F.H. Paschen, S.N. Nielsen & Associates, LLC and information technology infrastructure upgrades by All Information Services, Inc. (AIS).

These improvements will modernize the Village Hall IT environment and enhance operational efficiency, cybersecurity, and long-term system reliability.

GENERAL BACKGROUND

The Village received a Department of Commerce and Economic Opportunity (DCEO) grant in the amount of \$75,000 to support IT/Copy Room upgrades and security enhancements at Village Hall. Consistent with the grant award, the Village budgeted \$75,000 for the overall IT/Copy Room project. Implementation of the project has been divided into two coordinated components to ensure proper sequencing of construction and technology installation.

F.H. Paschen – Room Renovation and Construction

F.H. Paschen will complete the physical renovation of the IT/Copy Room, including demolition, reconstruction, finishes, and preparation of the space to support secure and modern IT infrastructure. The work will be performed through the State of Illinois Job Order Contracting (JOC) procurement method, which is an authorized competitively bid cooperative purchasing process under Illinois law.

The Paschen proposal also includes \$8,500 for hallway closet improvements. While this work is not part of the DCEO grant-funded scope, the Village budgeted \$20,000 in the current fiscal year to improve operational workflow space and efficiency within Village Hall. The hallway closet improvements will be funded from that separate Village allocation.

AIS – IT Infrastructure and Server Cabinetry

All Information Services, Inc. (AIS), the Village's existing contracted IT provider, will complete the technology infrastructure portion of the project, including:

- Installation of new server rack cabinetry and mounting systems
- Network rack implementation and cable management
- Patch cable replacement, labeling, testing, and validation
- UPS installation and configuration
- Full port documentation and environment documentation updates

Because AIS is performing this work under the Village's existing IT services agreement and there is a need for the Project to be operationally efficient and protective of the continuity and security of Village information technology systems, the services are authorized through a project work order proposal consistent with the terms of that agreement and legal counsel guidance. Given the that the purchase of the new IT equipment is a significant part of the Project costs, a waiver of the local procurement process is required.

The Village budgeted \$75,000 for the IT/Copy Room renovation and security enhancement project, consistent with the DCEO grant award. The total cost of the grant-eligible IT/Copy Room improvements is \$72,834.75, consisting of:

- F.H. Paschen IT/Copy Room renovation work: \$44,950.00
- AIS IT infrastructure and server cabinetry improvements: \$27,884.75

Accordingly, the combined project cost remains within the \$75,000 budgeted and grant-supported amount, currently \$2,165.25 under budget.

The Paschen proposal also includes \$8,500 for hallway closet improvements, funded from a separate Budget allocation in the Capital Projects Fund.

RECOMMENDATION

Staff recommends that the Village Board discuss the proposed IT/Copy Room renovation and infrastructure upgrades at the February 10, 2026 Work Session and, pending Board consensus, approve the two resolutions at the February 24, 2026 Regular Village Board Meeting authorizing: (1) Renovation and construction services by F.H. Paschen, S.N. Nielsen & Associates, LLC; and (2) IT infrastructure services by All Information Services, Inc. under the existing IT agreement.

These coordinated actions will allow the Village to fully implement the DCEO-funded project, enhance cybersecurity and operational reliability, and complete the work within the approved project budget.

MOTION / ACTION REQUESTED

These items are for discussion and action at the February 10, 2026 Village Board Work Session.

Motion: (1) To Approve A Resolution Waiving The Local Competitive Bid Process In Favor Of Authorizing The Approval And Execution Of A Vendor Contract For Goods, Supplies And Services With F.H. Paschen, S.N. Nielsen & Associates, LLC Of Chicago, Illinois Through The State Of Illinois Job Order Contracting (JOC) Process For The Village Hall IT Room Renovation Project, And Authorizing The Expenditure Of Village Funds In An Amount Of \$53,450.00 To Pay For The Work.

Motion:(2) To Approve A Resolution Authorizing The Waiver Of The Village Purchase Policy In Lieu Of Approval Of A Project Work Order Proposal Under The Agreement Between The Village Of La Grange Park And All Information Services, Inc. For Information Technology (IT) Support Services For The Village Hall IT Room Infrastructure Upgrade Project, And Authorizing The Expenditure Of Village Funds In An Amount Not To Exceed \$27,884.75.

DOCUMENTATION

- Resolution – F.H. Paschen IT Room Renovation (JOC) & F.H. Paschen Proposal Documents
- Resolution – AIS Project Work Order & AIS Proposal dated January 28, 2026

RESOLUTION NO. 26-07

**A RESOLUTION WAIVING THE LOCAL COMPETITIVE BID PROCESS IN FAVOR OF
AUTHORIZING THE APPROVAL AND EXECUTION OF A VENDOR CONTRACT FOR
GOODS, SUPPLIES AND SERVICES WITH F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES,
LLC OF CHICAGO, ILLINOIS THROUGH THE STATE OF ILLINOIS JOB ORDER
CONTRACTING (JOC) PROCESS FOR THE VILLAGE HALL IT ROOM RENOVATION
PROJECT, AND AUTHORIZING THE EXPENDITURE OF VILLAGE FUNDS
IN AN AMOUNT OF \$53,450.00 TO PAY FOR THE WORK**

WHEREAS, the Village of La Grange Park (“Village”) seeks to complete certain renovation work and remodeling within the Village Hall IT Room during calendar year 2026 (the “Village Hall IT Room Renovation Project” or “Project”); and

WHEREAS, based on the completion of several recent renovation projects completed within Village facilities, the Village requested a proposal from F.H. Paschen, S.N. Nielsen & Associates, LLC (the “Contractor” or “Vendor”) to complete the Project. Regarding its prior work within the Village Hall and other Village facilities, the Contractor has consistently demonstrated competitive pricing, high-quality workmanship, professionalism of its workers, and delivery of completed work on-budget and in a timely manner; and

WHEREAS, based upon all factors reviewed by Village staff, the proposal and scope of work provided by the Contractor met the Village’s specifications and budget to complete the Project. The Contractor’s price to complete the Project is \$53,450.00 (the “Project Contract Price”), which consists of charges, fees and costs set forth in the following document: Scope of Work/Budget Letter for La Grange Park Village Hall IT Room Renovation REV 2, which includes a Scope of Work for the Hallway Closets, with a cost of \$53,450.00 per Proposal dated January 29, 2026 (the “Contractor Proposal”); and

WHEREAS, the Contractor’s Proposal is attached to and incorporated as **Exhibit “A”** into the Village’s VENDOR CONTRACT FOR GOODS, SUPPLIES AND SERVICES (Contractor: F.H. Paschen, S.N. Nielsen & Associates, LLC) (the “Vendor Contract”). A copy of the Vendor Contract to be entered into with the Contractor to complete the Project is attached hereto as **Exhibit “1”** and made a part hereof; and

WHEREAS, the Contractor participates in the State of Illinois Job Order Contracting (JOC) Program, which is a competitively bid procurement program, and is authorized under Illinois Procurement Code (30 ILCS 500/) and the Governmental Joint Purchasing Act (30 ILCS 525/). The unit pricing to complete the Project, as set forth in the Contractor Proposal, is consistent with the Contractor’s pricing as submitted to and approved by the JOC Program for similar projects; and

WHEREAS, the President and Board of Trustees of the Village (the “Village Board”) desire to enter into the attached Vendor Contract in order to complete said Project at a dollar amount not to exceed the Project Contract Price; and

WHEREAS, the Contractor desires to enter into the Vendor Contract and agrees to perform the “Work”, as defined in the attached Vendor Contract, in exchange for payment of the Project Contract Price. If the Village requests additional services beyond the agreed upon scope of Work described in the Vendor Contract, then those extra services shall be charged at the hourly rates or charges set forth in the schedule of rates and charges in the Vendor Contract or shall be

mutually agreed to in writing by the Village and the Vendor and approved as an addendum to the Vendor Contract; and

WHEREAS, at an open public meeting held on February 10, 2026, the President and Board of Trustees of the Village reviewed and discussed the Project, the Contractor Proposal, the use of the JOC process, and the Vendor Contract, and received input from Village staff and provided an opportunity for public input on the matter. At said meeting, the President and Board of Trustees accepted the Village staff recommendation to approve and enter into the Vendor Contract; and

WHEREAS, pursuant to Section 8-9-1 of the Illinois Municipal Code (65 ILCS 5/8-9-1), the Board of Trustees of the Village may waive their own competitive bidding process to perform said work from the Contractor, by a vote of two-thirds (2/3rds) of all of the Trustees who hold office. In addition, pursuant to the Village Procurement Policy Dated November 1, 2023, the Village Board may waive its own competitive procurement process to hire the Contractor to complete the Project; and

WHEREAS, the President and Board of Trustees of the Village of La Grange Park are authorized under the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), and the intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10(a) (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970 and the Intergovernmental Cooperation Act (5 ILCS 220), to approve the waiver of the local competitive bidding process and enter into the Vendor Contract, and further find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public to waive the local competitive bidding process and authorize the approval of the Vendor Contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED, BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Approval and Execution of Contract and Other Related Documents. The President and Board of Trustees of the Village of La Grange Park waive the local competitive bidding process and approve and authorize the execution of the Vendor Contract through the State of Illinois Job Order Contracting (JOC) process, substantially in the form attached hereto as **Exhibit "1"**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney. The Board of Trustees further authorize and direct the Village President and the Village Clerk, or their designees, to execute such other documents as are necessary to fulfill the Village's obligations under the Vendor Contract.

SECTION 3: Approval of Financial Obligations and Other Necessary Actions. The President and Board of Trustees further approve and authorize the expenditure of Village funds and/or other available funds to pay the Contractor to perform the Work to complete the Project in an amount not to exceed the Project Contract Price, and also authorize and direct the Village Manager and the Village Attorney, or their designees, to take all necessary actions to comply with the Village of La Grange Park's obligations under the attached Vendor Contract.

SECTION 4: Delivery of Signed Documents. The President and Board of Trustees of the Village direct the Village Clerk's Office to forward a certified copy of this Resolution and a fully executed copy of the Vendor Contract to the Contractor for record retention purposes.

SECTION 5: Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval in the manner provided by law.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois this 10th day of February, 2026.

AYES:
NAYES:
ABSENT:
ABSTAIN:

APPROVED by the Village President on this 10th day of February, 2026, and attested by the Village Clerk on the same date.

Dr. James L. Discipio, Village President

ATTEST:

Meghan M. Kooi, Village Clerk

APPROVED AS TO FORM BY: Village Attorney Michael T. Jurusik on February 5, 2026.

Exhibit "1"

**VENDOR CONTRACT FOR GOODS, SUPPLIES AND SERVICES
FOR THE VILLAGE HALL IT ROOM RENOVATION PROJECT
WITHIN THE LA GRANGE PARK VILLAGE HALL
(Contractor: F.H. Paschen, S.N. Nielsen & Associates, LLC)**

(attached)

**VENDOR CONTRACT FOR
GOODS, SUPPLIES AND SERVICES
(Contractor: F.H. Paschen, S.N. Nielsen & Associates, LLC)**

This Vendor Contract for Goods, Supplies and Services (the "Contract") is entered into between the Village of La Grange Park, an Illinois municipal corporation (the "Village"), F.H. Paschen, S.N. Nielsen & Associates, LLC of Chicago, Illinois (the "Vendor"), and is dated as of February 10, 2026. The Village and the Vendor are at times referred to below individually as a "Party" and collectively as the "Parties".

IN CONSIDERATION of the mutual promises, performance of certain obligations and payment of financial consideration by the Parties, as set forth below and in the attachments to this Contract, the Vendor agrees to provide the goods and supplies and/or perform the services, collectively defined as "Work" below, and the Village agrees to pay for the Work as set forth in this Contract.

1. **Contract.** This Contract shall incorporate and include the following exhibits:
 - a. A Scope of Work/Budget Letter regarding the Village Hall IT Room Renovation from F.H. Paschen, S.N. Nielsen & Associates, LLC in the amount of \$53,450.00 is collectively referred to as the "Vendor Proposal" or the "Invoice/Purchase Order/Agreement/Scope of Work" and is attached hereto as **Exhibit "A"**; and
 - b. Rider to Contract (General Provisions), which is attached hereto as **Exhibit "B"** and which contains certain "General Provisions" that constitute additional terms and conditions applicable to this Contract and to the Parties.
2. **Incorporation of Exhibits; Priority of Documents.** The Exhibits attached to this Contract are incorporated herein and made a part of this Contract. Where there is a conflict or inconsistency between the language in this Contract and any Exhibit, the language of this Contract shall supersede and control, but only to the extent that the language in this Contract is more restrictive in that it provides the Village with greater protections and/or benefits. Where there is a conflict or inconsistency between the language in **Exhibit "A"** (Invoice/Purchase Order/Agreement) and **Exhibit "B"** (Rider to Contract - General Conditions), the language of **Exhibit "B"** (Rider to Contract - General Conditions) shall supersede and control, but only to the extent that the language therein is more restrictive in that it provides the Village with greater protections and/or benefits.
3. **Provision of the Goods, Supplies, Equipment and/or Services.** The Vendor agrees to perform, provide, deliver, supply and/or install all of the goods, supplies and/or services as set forth in the Vendor's Invoice/Purchase Order/Agreement/Scope of Work attached hereto as **Exhibit "A"**.
4. **Payment to Vendor.** Provided that the Vendor performs in accordance with the terms and provisions of this Contract, the Village agrees to pay the Vendor for the goods, supplies and/or services at the stated prices and pursuant to the payment schedule (if any) set forth in the Vendor's Invoice/Purchase Order/Agreement/Scope of Work attached hereto as **Exhibit "A"** or as set forth below in this Section 4; however, the financial payments and any penalties associated with late payments due under this Contract shall be paid by the Village only in accordance with the Local Government Prompt Payment Act (50 ILCS 505/). The maximum amount the Village will pay to the Vendor under this Contract is \$53,450.00 (the "Purchase Price"), unless additional expenditures are authorized by the

corporate authorities of the Village. The Village is required to deliver the full payment of the Purchase Price to the Vendor within thirty (30) calendar days upon completion of the Work and after the Work has been accepted by the Village. There shall be no automatic price increases based on any escalator of any kind (e.g., tariffs, CPI, etc.) applied to this Contract.

c. **The following Alternate Payment Schedule** has been agreed to by the Parties: **NOT APPLICABLE – PAYMENT IN FULL BY VILLAGE TO CONTRACTOR UPON COMPLETION AND ACCEPTANCE OF THE WORK.**

- i. ~~_____ % payment of the Total Contract Price payable to the Vendor at the time of execution of this Contract or the date of the Notice to Proceed;~~
- ii. ~~_____ % payment of the Total Contract Price payable to the Vendor upon written proof from the Vendor and Village verification of completion of 50% of the Work;~~
- iii. ~~_____ % payment of the Total Contract Price upon written proof from the Vendor and Village verification of completion of 75% of the Work;~~
- iv. ~~_____ % payment of the Total Contract Price upon written proof from the Vendor and Village verification of completion of 90% of the Work; and~~
- v. ~~10% of the Total Contract Price held by the Village as retention and payable to the Vendor upon written proof from the Vendor and Village verification of 100% completion of the Work. Depending on the type of Work, partial and final lien waivers may be required by the Village in order to release payments.~~

5. **Notice to Proceed With the Work.** The Vendor shall commence the Work under this Contract only upon issuance of written Notice to Proceed from the Village delivered to the Vendor, and shall complete the Work within _____ (____) calendar days from ~~the date of the Notice to Proceed or as stated in the Vendor's Invoice/Purchase Order/Agreement/Scope of Work (the "Completion Date")~~.

- a. The Vendor shall diligently and continuously work on the Work until the completion of the Work or upon the termination of this Contract, but in no event later than the Completion Date. The Parties may mutually agree in writing to modify the Completion Date. Delays caused by the Village shall extend the Completion Date in equal proportion to the delay caused by the Village. In the event that the Vendor performs any Work and incurs any expenses in furtherance of the Work prior to receiving a written notice to proceed from the Village in regard to the Work or any phase of the Work, the Work performed and the expenses incurred are at the Vendor's sole risk, and such Work and expenses are not authorized for payment or reimbursement, unless and until a written notice to proceed is issued by the Village. The actual, documented Work performed prior to the issuance of the Village notice to proceed shall be paid by the Village as part of the "not to exceed" Fee provided by this Contract.
- b. **Suspension of Work.** The Village, at any time and for any reason, may suspend work on any or all Work by issuing a written work suspension notice to the Vendor. The Vendor must stop the performance of all Work within the scope of the suspension notice until the Village directs the Vendor in writing to resume performance of the Work.
- e. **Phasing of Scope of Work.** The Vendor shall not commence performance of the Work on the initial phase or any subsequent phase of the Scope of Work, unless it first receives a written Notice to Proceed from the Village Representative. In the event that the Village decides not to proceed with the Work or any subsequent phase of the Work for any reason, this Contract shall terminate upon written notice to the Vendor issued

by the Village advising of the termination of this Contract. In such case, the Village shall be liable to the Vendor only for payment of all actual, completed, documented Work, based on a prorated value of the contract price or the actual amount of quantities of deliverables or completed work if the contract pricing is based on unit pricing, through the date of termination. The Vendor agrees to waive any and all claims and causes of action for any other damages or losses of any kind that could be brought relative to the termination of this Contract by the Village based on the Village's decision not to proceed with the Work or any phase of the Scope of Work. The Vendor understands and agrees that funds for payment of each Phase of the Work and the Work related thereto are subject to the availability of an annual or periodic appropriations for this purpose by the appropriate federal or State agencies as part of the ~~NOT APPLICABLE Program [INSERT FUNDING SOURCE(S)]~~ or the Village. ~~In the event of non-receipt of funds marked for appropriation for this Work from the appropriate State agencies or nonappropriation of funds by the Village for the work and Work to be provided under this Contract, the Village will either not authorize the Vendor to commence the next Phase of the Work or, if a Phase has been commenced, this Contract shall be terminated, without termination charge or responsibility for or obligation to the Vendor or for damages or other liability beyond the payment of all actual, completed work and Work that conform to the approved plans through the date of termination. If at any time funds are not appropriated for the continuance of this Contract, cancellation shall be accepted by the Vendor on thirty (30) days' prior written notice, but failure to give such notice shall be of no effect and the Village shall not be obligated under this Contract beyond the date of termination. For the purposes of this Contract, the phases for the Work are set forth in Exhibit "A", NOT APPLICABLE [INSERT PROJECT PHASING DOCUMENT].~~

- d. Reporting; Delivery Date of Final Report. The Vendor shall regularly, and no less than bi-weekly, provide both written and verbal reports to the Village Manager to the Village and to any other Village staff or officials upon request regarding the progress of the Work. The Village Manager can require more frequent reporting by the Vendor at any time. Upon final completion of the Work, the Vendor shall deliver a final written report addressed to the Village and with copies delivered to the Village Manager that confirms the completion of the Work (the "Final Report"). The Final Report shall be completed and delivered to the Village on or before the Completion Date.
- e. Electronic Reporting. In addition to providing the Village with paper copies of all reports, data or results and the Final Report, the Vendor (and the Primary Representative) shall, to the extent possible, submit documentation regarding the Work to the Village electronically. The Parties agree to work together to develop a procedure for electronic communication of data that is effective and efficient for all Parties.
- f. Final Acceptance. The Work, or, if the Work are to be performed in separate phases, each phase of the Work, shall be considered complete on the date of final written acceptance by the Village Manager of the Work or each phase of the Work, as the case may be, which acceptance shall not be unreasonably withheld or delayed.

6. Independent Contractor Status; Reporting. The Vendor is an IRS Form 1099 independent contractor and not an employee of the Village. **To comply with the employer reporting requirements of Public Act 103-0343 (amendments to the Illinois Unemployment Insurance Act regarding the Directory of New Hires, 820 ILCS 405/1801.1), upon execution of this Contract, the Village shall submit the Vendor's name and required information to the Illinois Department of Employment Security.**

7. **Effective Date.** After this Contract has been signed by the Vendor, this Contract shall be deemed dated and become effective on the date that the Village President or the Village Manager signs this Contract, which date shall be inserted into the first paragraph of this Contract.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the signatories below, pursuant to properly issued authority, have signed this Contract, which shall become effective on the date that the Village President or Village Manager signs this Contract.

VILLAGE OF LA GRANGE PARK

By: _____

Name: _____

Village President or Manager

Date: _____, 2026.

VENDOR:

**F.H. Paschen, S.N. Nielsen & Associates,
LLC**

By: _____

Name: _____

Authorized Corporate Officer

Date: _____, 2026.

ATTEST:

By: _____

Name: _____

Village Clerk

Date: _____, 2026.

NOTARY PUBLIC

By: _____

Date: _____, 2026.

Exhibit "A"

The "Vendor Proposal" or the "Invoice/Purchase Order/Agreement/Scope of Work" consists of:

- a. A Scope of Work/Budget Letter regarding the La Grange Park Village Hall IT Renovation REV 2 from F.H. Paschen, S.N. Nielsen & Associates, LLC in the amount of \$53,450.00. (attached)



January 29, 2026

Village of La Grange Park
447 North Catherine Avenue
La Grange Park, IL 60525
Attn: Chief Contois

RE: LaGrange Park Village Hall IT Room Renovation REV 2

Chief Contois,

F.H. Paschen has visited the project site with the Village of La Grange Park and agreed to the following scope of work. We are pleased to present the following scope of work for your review.

Scope of Work - IT Room

- Demolish and dispose of existing drop ceiling.
- Remove and salvage existing upper/lower cabinets and countertop.
- Remove and dispose of existing baseboard.
- Furnish and install new Armstrong 2x2 15/16 grid.
- Furnish and install new Armstrong 1774 2x2 tile.
- Furnish and install (2) B36, 3" Fillers (Field Trim to Width), SS-1 (Up to Corian Group 4 Colors of Solid Surface Countertops), TC369624 with (2) Pull Out Drawers and (4) Adjustable Shelves, W3630.
- Demo/make safe old fuel tank monitoring system.
- Furnish and install new supports for (4) 2x4's
- Remove and replace (1) smoke detector
- Remove and replace (1) camera.
- Remove old plug mold.
- Furnish and install new 100-amp Sub panel in IT room.
- Furnish and install new 100-amp breaker in existing panel.
- Furnish and install new conduit and cable to sub panel.
- Furnish and install new quadruplex receptacle.
- Furnish and install (2) dedicated 20a circuits for new receptacles.
- Furnish and install (2) dedicated 30a circuits for new L6-30 receptacles.
- Furnish and install new receptacles installed on the ceiling, above the new cabinet location.
- Furnish and install new LVT over existing flooring with new millwork base.
- Perform miscellaneous drywall patching.
- Prepare and paint the walls in IT room.

The budgeted cost to furnish and install the above referenced **IT Room** work is **Forty-Four Thousand Nine Hundred Fifty Dollars, \$44,950.00**



Scope of Work - Hallway Closets

- Excludes additional mobilization.
- Demolish and dispose of existing double door and frame.
- Demolish and dispose of existing upper transom.
- Demolish and dispose of existing insert shelving.
- Furnish and install (3) PL1 Adjustable Shelves, 1-5/16" Closet Rod, 3" Fillers (Field Trim To Width), 4DB21, SS Countertop, PL1 Ledger, PL1 Shelf, PL1 Wall Cubbies (16 Openings), PL-2 "Self-Edged" Style Laminate Countertop.
 - Per approved drawing
 - Clothes closet to be prefinished maple veneer.
- Remove (1) pull chain and switch.
- Relocate (1) 2x2 fixture.

The budgeted cost to furnish and install the above referenced **Hallway Closet** work is an Add of **Eight Thousand Five Hundred Dollars, \$8,500.00**

Clarifications

- This proposal *excludes* permit fees.
- This proposal *excludes* any material cost increases or schedule impacts due to any tariffs.
- This proposal *excludes* the removal and disposal of any hazardous material.
- This proposal *excludes* any unforeseen conditions that may arise.
- This proposal *excludes* any overtime or premium time, proposal is based on normal work hours.
- This proposal *excludes* any payment and performance bonds.
- This proposal *excludes* sales tax.
- This proposal *excludes* any site restoration.
- This proposal *excludes* any site utilities work.
- This proposal *excludes* any mechanical or plumbing work.
- This proposal *excludes* natural gas piping.
- This proposal *excludes* any repair, replacement, or re-location of piping underground.
- This proposal *excludes* any design, engineering, or associated drawings.
- This proposal *excludes* any furniture or equipment movement.
- This proposal includes only the following items described in the above scope.

Please review this information at your earliest possible convenience and advise us as to how you wish to proceed. All required documents will be submitted at your request. If you have any questions or concerns, please do not hesitate to call.

Respectfully,

Daniel Dunn

Daniel Dunn
Project Manager

Cc: File

Exhibit "B"

Rider to Vendor Contract for Goods, Supplies and Services (General Provisions)

1. **Authority.** The Village, as a non-home rule Illinois Municipal Corporation, has the authority to enter into this Contract pursuant to the statutory authority and contracting powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the 1970 Illinois Constitution and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/) and the Illinois Municipal Code (65 ILCS 5/).
2. **Taxes, Benefits and Royalties.** Each payment by the Village to the Vendor includes all applicable Federal, State and local taxes, fees, surcharges, license fees and tariffs of every kind and nature applicable to the Work, as well as all taxes, contributions, premiums, costs, royalties and fees arising from the use of, or the incorporation into, the Work of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes or inventions. All claims or rights to claim additional compensation by reason of the payment of any such tax, contribution, premium, cost, royalty or fee are hereby waived and released by the Vendor.
3. **Compliance With Laws.** The Vendor represents and warrants that it will comply will all applicable Federal, State and local laws concerning prevailing wage rates and all Federal, State and local laws concerning equal employment opportunities and its performance of this Contract.
4. **Bonds; Prevailing Wage Act.** If required, Bonds required to guarantee performance and payment for labor and material for the Work shall be in a form acceptable to the Village and shall provide that they shall not terminate on completion of the Work, but shall be reduced to ten percent (10%) of the contract sum upon the date of final payment by the Village for a period of one (1) year to cover a warranty and maintenance period which Vendor agrees shall apply to all material and workmanship for one (1) year from the date of issuance of the final payment by the Village. All performance and material bonds provided by Contractor under the terms of this Contract shall include such provisions as will guarantee the faithful performance of the contractor's obligations under this Section and under all applicable Federal, State and local laws concerning prevailing wage rates, including the Illinois Prevailing Wage Act, 820 ILCS 130/. The Contractor and its subcontractors shall comply with the reporting requirements of the Prevailing Wage Act and the Davis Bacon Wage Act throughout the duration of this Contract.
5. **Payment and Liens.** If the rate of progress is satisfactory to the Village, payment requests will be submitted by the Vendor to the Village once a month during the progress of the Work for ninety percent (90%) of the value of the Work done and in place at the date of the preparation of the payment estimate. Payment will be made to the Vendor once all required waivers of lien for material suppliers and subcontractors have been submitted to the Village. The waivers of lien will be for the amount of the current payment estimate, except for the final estimate where the waivers of lien shall be for the total Contract amount. Pursuant to the provisions of Section 5 of the Mechanics' Lien Act of Illinois, prior to making any payment on this Contract the Village demands that the Vendor furnish a written statement of the names of all parties furnishing labor and/or materials under this Contract and the amounts due or to become due on each. This statement must be made under oath or be verified by an affidavit. Final payment shall not be issued by the Village nor shall any retained percentage become due until releases and waivers of lien have been supplied as the Village designates.
6. **Successors/Assigns.** This Contract shall enure to the benefit of and shall be binding upon the transferees, assigns, representatives, owners, insurers, agents, servants, employees, administrators and/or successors in interest of any kind whatsoever of the Parties hereto. This Contract and the obligations it imposes upon the Vendor are not transferable by Vendor without the written consent of the Village, which may or may not be granted in its exclusive discretion.

7. **Severability.** In the event any term or provision of this Contract shall be held illegal, invalid, unenforceable or inoperative as a matter of law, the remaining terms and provisions of this Contract shall not be affected thereby, and each such term and provision shall be valid and shall remain in full force and effect.
8. **Entire Agreement.** This Contract and its Exhibits contain the entire agreement between the Parties hereto and supersedes any and all prior agreements and understandings, whether written or oral, and whether formal or informal. In addition, this Contract embodies and merges the entire understanding between and among the Parties hereto, and any and all prior correspondence, conversations or memoranda relating to the subject matter stated herein are being merged herein and replaced hereby. This Contract may be modified or amended only by the mutual consent of the Parties and any such modification or amendment must be in writing, signed by the Parties and duly executed, otherwise it is void.
9. **Litigation, Venue and Governing Law.** The Parties agree that, for the purpose of any litigation relative to this Contract and its enforcement, venue shall be in the Circuit Court of Cook County, Illinois or the United States District Court located in Chicago, Illinois, and the Parties consent to the jurisdiction of said Courts for any such action or proceeding. This Contract, and all questions of interpretation, construction and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois.
10. **Applicable Laws and Regulations.** The Vendor agrees to comply with the following laws and to assist the Village in complying with the following laws: the Americans with Disabilities Act (42 U.S.C. 12101 et seq.) and all rules and regulations issued pursuant to the Act. All applicable provisions of Federal, State and local laws, including those regulations in regard to all applicable equal employment opportunity requirements, including without limitation Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101 et seq.). In addition, the Vendor agrees to comply with all applicable Federal laws and State laws and regulations including, but not limited to, the Illinois Prevailing Wage Act and such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The Vendor agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor agreements and Federal and State statutes, and the Vendor further agrees to make all required withholdings and deposits therefor. Such requirements shall be included by the Vendor in all its contracts and agreements with any of its subcontractors. The Parties agree that the most recent of such State and Federal requirements will govern the administration of this Contract at any particular time. Likewise, new State and Federal laws, regulations, policies and administrative practices may be established after the date that this Contract has been executed and may apply to this Contract. The Vendor agrees to maintain full compliance with changing government requirements that govern or apply to its operation. Any complaint of such discrimination received by the Vendor shall be immediately forwarded to the Village. Further, the Vendor certifies that:
 - a. The Vendor is the only person/entity interested in the above Contract as the sole principal named herein and that no other person/entity than herein mentioned has any interest in this Contract to be entered into; that this Contract is made without connection with any other person, company or parties submitting qualification information; and that it is in all respects fair and in good faith without collusion or fraud.
 - b. The Vendor is not delinquent in the payment of any tax administered by the Illinois Department of Revenue nor is delinquent in the payment of any money owed to the Village.
 - c. The Vendor is not barred from contracting with any unit of the State of Illinois or local government, such as the Village, as a result of violating Section 33E-3 or 33E-4 of the Illinois Criminal Code.
 - d. The Vendor complies with the Illinois Drug Free Work Place Act.
 - e. The Vendor complies with the Equal Employment Opportunity Clause of the Illinois Human Rights Act and the Rules and Regulations of the Illinois Department of Human Rights.
 - f. The Vendor complies with the Americans with Disabilities Act.

- g. The Vendor states that any Work to be performed by it or its contractors on Village-owned property shall be in a good and workmanlike manner and in accordance with all applicable Federal, State and county laws and regulations and the Village codes, ordinances and regulations, including but not limited to all local zoning ordinances and regulations, and other applicable codes.
 - h. The Vendor also agrees to require any subcontractor doing Work under this Contract to agree to adhere to the requirements of this Section 10.
- 11. **Waiver.** The waiver of one Party of any breach of this Contract or the failure of one Party to enforce any provision hereof shall be limited to the particular instance and shall not operate to bar or be deemed a waiver of enforcing against other or future breaches.
- 12. **Time.** Time is of the essence with the performance of the Work covered by this Contract; however, the Vendor shall perform the Work in accordance with the terms and provisions set forth in the attached **Group Exhibit "A"**.
- 13. **Guaranties, Warranties and Representations.** The Vendor warrants and represents as follows:
 - a. The prices for the goods, supplies, equipment and/or services are based on the Vendor's standard pricing schedule, are commercially reasonable and competitive prices for the industry, are not artificially inflated, and do not contain any premium or hidden charges, commitments or other undisclosed obligations. There shall be no automatic price increases based on any escalator of any kind (e.g., tariffs, CPI, etc.) applied to this Contract.
 - b. All Work shall be performed in a good workmanship manner consistent with industry standards and in accordance with the manufacturers' specifications and instructions.
 - c. It will exercise the due care and diligence generally associated with the delivery and installation of the goods, supplies, equipment and/or services being provided under this Contract. Due care and diligence shall be applied to all phases of the Vendor's Work.
 - d. It is authorized to sell and install the goods, supplies, equipment and/or services.
 - e. The goods, supplies, equipment and/or services are of a good quality, fit for their intended use and purpose, and all express or implied warranties of any kind, including the warranty of merchantability, are in full force and effect and have not been waived.
 - f. It shall transfer all third party product warranties and guaranties relative to the goods, supplies, equipment and/or services.
 - g. In addition to any other third party warranty or guaranty, the Vendor shall provide a minimum one (1) year guaranty relative to any equipment and its components. In the event the Vendor's Invoice/Purchase Order/Agreement provides for a longer guaranty, the longer guaranty shall control.
 - h. The Vendor shall maintain a current, valid Village business license, and the Vendor shall post with the Village and keep on file and in force for the duration of this Contract a contractor's license bond in the amount required by the Village Code.
- 14. **Insurance.**
 - a. **Insurance – Village.** The Village will not provide any form of insurance coverage, including but not limited to health insurance, worker's compensation insurance, auto insurance, general liability insurance, errors and omissions insurance, or professional liability insurance or other employee benefits for or on behalf of the Vendor relative to its performance of the Work under this Contract.
 - b. **Insurance – Vendor.** The Vendor, at its own cost, shall provide all of its own insurance coverages as applicable to the Work being performed, including but not limited to health insurance, worker's compensation insurance, auto insurance, general liability and property insurance, errors and omissions insurance or professional liability insurance, employment practices liability insurance or other employee benefits for or on behalf of the Vendor relative to its performance of the Work under this Contract. The insurance coverages shall be written on the comprehensive form and as an "occurrence" policy. The minimum dollar amount of annual coverage for the general liability and property insurance, errors and omissions insurance or professional liability insurance and employment practices liability insurance shall

be mutually agreed to by the Village Manager and the Vendor in writing, but in no case shall such dollar amount of coverages be less than:

- i. Comprehensive General Liability – \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate
- ii. Umbrella Coverage – \$1,000,000.00
- iii. Property Damage – \$500,000.00 per occurrence
- iv. Automobile Coverage - \$1,000,000.00 per occurrence
- v. Errors and omissions insurance or professional liability: TBD by Village Manager
- vi. Workers' Compensation – Statutory
[adjustments to be made to the insurance coverage amounts based on type of use, in the Village Manager's discretion]

The Vendor shall furnish certificates of insurance, with premiums paid in full, prior to the Effective Date of this Contract, copies of which are incorporated herein and attached hereto as **Exhibit "C"** and made a part hereof. A copy of certificate(s) of insurance, insurance policies and endorsements shall contain the insurer(s) written confirmation that the nature, scope, duration and amount of insurance coverage meets the requirements of this Contract and shall remain in effect for all aspects of the Work for both ongoing and completed operations. The Vendor agrees to have the Village of La Grange Park and its officers, appointed and elected officials, President and Board of Trustees, employees, volunteers, attorneys, engineers and agents (the "Village Affiliates") expressly named as additional insureds on its insurance policies, in its endorsements and on its certificates related to the operation of the Special Event for the purposes stated herein. The Village shall have the right to approve the coverage and the carrier, which approval shall not be unreasonably withheld. All Certificate(s) of Insurance, insurance policies and endorsements shall contain the following endorsement: "Should any of the above-described policies be canceled before the expiration date thereof, the issuing company shall serve thirty (30) calendar days prior written notice to the Village."

The Vendor's policy or policies of insurance shall specifically recognize and cover the indemnification obligations under this Contract. Said insurance shall provide that the insurance provided by the Vendor shall be primary to the Village's own insurance and that any provision of any contract of insurance or other risk protection benefit or self-insurance policy purchased or in effect or enacted by the Village and any other insurance or benefit of the Village shall be in excess of the Vendor's insurance. In the event of the cancellation of any insurance policy required herein, or upon the Vendor's failure to procure said insurance, the Village shall have the right to immediately terminate this Contract. The Vendor and its insurer(s) agree to waive any right of recovery of any kind, including the waiver of subrogation rights, they may have against the Village or its Affiliates because of any financial payments made to any person as a result of the indemnification / hold harmless / defense provision and the additional insured requirement under this Contract. The insurance policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged. Notwithstanding any provision in this Contract to the contrary, the Vendor's obligations in this Section 14 shall survive the termination of this Contract.

15. **Indemnification.** To the fullest extent permitted by Illinois law, the Vendor shall indemnify, defend and hold harmless the Village and each of its officers and officials, agents, attorneys, employees, engineers, volunteers and representatives (collectively, the "Village Affiliates") from all claims, demands, lawsuits, actions, costs (including litigation expenses and Village attorney fees) of any kind, caused by, resulting from, arising out of or occurring in connection with the Vendor's performance of the Work under this Contract, but only to the extent caused by the negligent act, misconduct or omission of the Vendor or anyone or entity directly or indirectly employed by the Vendor for whose acts Vendor may be liable.

Waiver and Assumption of Liability. The Vendor assumes all liability for personal injuries or illness of any kind or death that might occur to itself while acting under this Contract and waives all claims, demands, lawsuits, actions, costs (including litigation expenses and attorney fees) of any kind that

could be brought or filed against the Village resulting from, arising out of or occurring in connection with the Vendor's performance of the Work under this Contract. The Vendor assumes all liability and responsibility for its personal property while performing any Work under this Contract and waives all claims, demands, lawsuits, actions, costs (including litigation expenses and attorney fees) of any kind that could be brought or filed against the Village resulting from, arising out of or occurring in connection with the Vendor's performance of the Work under this Contract. Notwithstanding any provision in this Contract to the contrary, the Vendor's obligations in this Section 15 shall survive the termination of this Contract.

No Personal Liability. No appointed official, agents, attorneys, employees, volunteers and representatives of the Village or any of its local government members shall be personally liable, in law or in contract, to the Vendor as the result of the execution of this Contract. Notwithstanding any provision in this Contract to the contrary, the operation of this Section 15 shall survive the termination of this Contract.

16. **Default and Termination.** This Contract is subject to termination by the Village or the Vendor upon forty-eight (48) hours prior written notice should the other Party fail to perform its obligations hereunder. The written notice of default shall specify the nature and type of default and shall be delivered to the alleged defaulting Party at the address listed below. The Party in default shall have twenty-four (24) hours within which to cure the default. In the event of any termination by the Village, the Vendor will be paid for all actual services rendered, which are accepted by the Village as being in conformance with this Contract, through the date of termination. In the event of termination of this Contract by the Village for nonperformance by the Vendor, the Village shall not be obligated to pay for any of the equipment or professional services or other related costs and expenses of the Vendor that relate to that portion of this Contract that the Vendor fails, refuses or is unable to perform or complete. In the event of default or termination for nonperformance, the Village reserves all of its legal rights and remedies to seek damages of any kind from the Vendor, and no provision limiting liability or damages found elsewhere in this Contract or in Group Exhibit "A" shall be valid or enforceable.
17. **Notice.** All notices required to be delivered hereunder shall be in writing and shall be deemed sufficient if: (a) personally delivered, (b) sent by facsimile, (c) sent by a nationally recognized overnight courier, or (d) sent by certified mail, return receipt requested, postage prepaid and addressed to the Parties to this Contract at the addresses set forth below or at such other addresses as may be designated by the Parties in writing. Notices personally delivered and sent by overnight courier shall be deemed delivered on the date of receipt. Notices mailed by certified mail shall be deemed received on the date of receipt or refusal to accept delivery as evidenced by the return receipt. Notices served by facsimile machine shall also require that copies of the notice and proof of transmission be sent by regular mail on the date of transmission, and notice shall be deemed received on the actual date of receipt of the facsimile.

If to Village:
Village Manager
Village of La Grange Park
447 N. Catherine Avenue
La Grange Park, Illinois 60526

If to Vendor:
President/Authorized Corporate Officer
Current Business Address

18. **Independent Contractor.** The Vendor is retained by the Village only for the purposes and to the extent set forth in this Contract, and the Vendor's relationship to the Village shall, during the term of this Contract and period of its Work hereunder, be that of an independent contractor based on the following: (a) this Contract is a non-exclusive, independent contractor arrangement; (b) the Vendor, in its discretion, is free to set its schedule regarding the performance of the Work, provided such scheduling and performance of the Work results in the timely and efficient delivery of the Work without interruption of the Village's and its employees' ability to perform their functions and duties; (c) the Vendor will utilize a high level of skill necessary to perform the Work; (d) the Vendor shall not be considered as having Village employee status, nor shall the Village make any deductions or withhold any sums for the payment of any and all applicable Federal, State, local and other taxes, income taxes or FICA taxes; (e) the Vendor shall not be entitled to receive or participate in any employee plans, benefit programs,

retirement plans or related employee benefit arrangements or distributions by the Village pertaining to or in connection with any pension or retirement plans, or any other benefits for the regular employees of the Village; (f) the Vendor shall file all necessary tax returns (Federal, State, county and local) and to make such required deductions and pay all income tax, social security, and any and all other taxes due as an independent contractor in its profession; (g) the Vendor is ineligible to file a claim for unemployment compensation benefits or for workers compensation benefits against the Village and agrees not to file any such claims in the event this Contract is terminated or if it or any of its employees are injured performing any Work; (h) the Vendor agrees to assume all risk of death, illness and injury relative to performing any Work under this Contract; (i) the Vendor shall provide all of its own equipment required for the performance of the Work under this Contract; (j) the Vendor shall retain the right to perform services for others during the term of this Contract so long as the Work: (i) is not inconsistent or incompatible with the Vendor's obligations under this Contract; or (ii) does not violate any provisions of this Contract; (k) the Vendor and its employees shall maintain all applicable certifications, licensure and training as required for its area of expertise and promptly provide copies of such documents upon request by the Village; (l) this Contract shall not render the Vendor, or any its employees, an employee, partner, agent of, or joint venturer with the Village for any purpose; and (m) The Vendor shall comply with the Village's Non-Harassment / Discrimination Policy, a copy of which is incorporated herein by reference.

19. **Inspections By Village.** During the term of this Contract, the Village, or its designee, shall have the right at any time and from time to time to enter upon the Project site for the purpose of conducting such inspections in order to confirm that the Work is being performed in accordance with the terms of the Contract. In the event that the Village, or its designee, discovers a noncompliance matter or a defect or deficiency in the construction of the, the Project, the Village, or its designee, shall notify the Contractor thereof in writing within five (5) calendar days. Any such inspection by the Village, or its designee, shall not be construed as a representation by the Village, or its designee, that there has been compliance with the Contract Documents, this Contract or that the Project will be or are free of faulty materials or workmanship, or as a waiver of any right that the Village, or its designee, or any other party may have against the Construction, its agents or any subcontractors or any other party for failure to comply with the Contract Documents or the provisions of this Contract.
20. **FOIA Compliance.** Section 7(2) of the Illinois Freedom of Information Act (FOIA) (5 ILCS 120/7(2)) requires certain records that qualify as "public records," which have been prepared by and are in the possession of a party who has contracted with the Village, be turned over to the Village so that a FOIA requestor can inspect and photocopy the non-exempt portions of the public records pursuant to a FOIA request. The Village has a very short period of time from receipt of a FOIA request to comply with the request, and it requires sufficient time to review the records to decide what information is or is not exempt from disclosure. The Contractor acknowledges the requirements of FOIA and agrees to comply with all requests made by the Village for public records (as that term is defined by Section 2(c) of FOIA) in the Contractor's possession and to provide the requested public records to the Village within two (2) business days of the request being made by the Village. The Contractor agrees to indemnify and hold harmless the Village from all claims, costs, penalties, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the Village under this Contract. The Contractor acknowledges that certified payroll records submitted to a public body under Section 5(a)(2) of the Prevailing Wage Act are public records subject to inspection and copying in accordance with the provisions of this Act (See 5 ILCS 140/2.10).
21. **Open Book Project; Audit.** The Project will be an "open book" project, and the Village and the general contractor (or contractors, if more than one) will ensure access by the Village Superintendent, or their designee, upon request for the purpose of reviewing and auditing the Contractor's or its subcontractors' respective books and records relating to the Project.
22. **Limitation on Damages.** The Contractor agrees that there shall be no limitation on the economic damages that the Village can recover from the Contractor for its breach of this Contract based on the terms and conditions set forth in the Contractor's estimate, quote or proposal that is part of the Contract.

Exhibit "C"

**Certificates of Insurance
To Be Provided**

RESOLUTION NO. 26-08

A RESOLUTION AUTHORIZING THE WAIVER OF THE VILLAGE PURCHASE POLICY IN LIEU OF APPROVAL OF A PROJECT WORK ORDER PROPOSAL UNDER THE AGREEMENT BETWEEN THE VILLAGE OF LA GRANGE PARK AND ALL INFORMATION SERVICES, INC. FOR INFORMATION TECHNOLOGY (IT) SUPPORT SERVICES FOR THE VILLAGE HALL IT ROOM INFRASTRUCTURE UPGRADE PROJECT, AND AUTHORIZING THE EXPENDITURE OF VILLAGE FUNDS IN AN AMOUNT NOT TO EXCEED \$27,884.75

WHEREAS, the Village of La Grange Park (the "Village") previously entered into an Agreement with All Information Services, Inc. ("AIS") for Information Technology (IT) Support Services, which was approved by the President and Board of Trustees of the Village (the "Village Board") with the passage of Resolution No. 09-24, dated June 23, 2009 (the "Agreement"); and

WHEREAS, the Village Board subsequently approved a First Addendum to the Agreement pursuant to Resolution No. 25-01 dated January 14, 2025 (the "First Addendum," and together with the Agreement, the "Existing IT Agreement"); and

WHEREAS, the Village seeks to complete certain infrastructure, networking, and technology improvements within the Village Hall IT Room located at 447 N. Catherine Avenue, La Grange Park, Illinois during calendar year 2026 (the "Village Hall IT Room Infrastructure Upgrade Project" or the "Project"); and

WHEREAS, AIS, through its representative Jeff Pieta, submitted a Village Hall IT Room Infrastructure Upgrade Proposal dated January 28, 2026, describing the scope of services, labor, materials, equipment, and project management necessary to complete the Project pursuant to the terms and conditions of the Existing IT Agreement (the "Project Work Order Proposal"), and a copy of the Project Work Order Proposal is attached hereto as **Exhibit "A"** and incorporated herein by reference; and

WHEREAS, Village staff reviewed the Project Work Order Proposal and determined that the proposed services and pricing are reasonable, appropriate, and in the best interests of the Village, and that completion of the Project through AIS under the Existing IT Agreement is operationally efficient and protective of the continuity and security of Village information technology systems; and

WHEREAS, the total cost to complete the Project is \$27,884.75, to be performed by AIS as additional services authorized through the Project Work Order Proposal under the Existing IT Agreement; and

WHEREAS, pursuant to the statutory authority provided by Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units), and the applicable provisions of the Illinois Municipal Code, including Section 8-1-7(b) (65 ILCS 5/8-1-7(b)), the Village is authorized to approve the expenditures and additional services set forth in the Project Work Order Proposal under the Existing IT Agreement; and

WHEREAS, pursuant to Section 8-9-1 of the Illinois Municipal Code (65 ILCS 5/8-9-1), the Board of Trustees of the Village may waive their own competitive bidding process to allow for the IT equipment purchases that are a significant part of the Project Work Order Proposal of AIS, by a vote of two-thirds (2/3rds) of all of the Trustees who hold office. In addition, pursuant to the Village Procurement Policy Dated November 1, 2023, the Village Board may waive its own

competitive procurement process to hire AIS to provide the IT equipment and complete the Project; and

WHEREAS, at an open public meeting held on February 10, 2026, the Village Board reviewed and discussed the Project and the Project Work Order Proposal, provided an opportunity for public input, and determined it to be protective of the health, safety, and welfare of and in the best interests of the Village, its residents, property owners, local businesses, and the public to approve the Project Work Order Proposal with AIS.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Approval of Project Work Order and Related Documents. The President and Board of Trustees of the Village waive the local competitive bidding process and approve and authorize the Village Manager to execute the Project Work Order Proposal, substantially in the form attached hereto as **Exhibit "A"**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney, or such other similar authorization document with All Information Services, Inc. for completion of the Village Hall IT Room Infrastructure Upgrade Project pursuant to the Existing IT Agreement. The Village Manager and staff are authorized to take all actions necessary to implement the terms of the approved Project work order.

SECTION 3: Approval of Expenses. The President and Board of Trustees of the Village authorize and approve the expenditure of Village funds in an amount not to exceed \$27,884.75 to satisfy the obligations of the Village as set forth in the Project Work Order Proposal under the Existing IT Agreement.

SECTION 4: Delivery of Signed Documents. Upon approval of this Resolution by the President and Board of Trustees of the Village, the Village Clerk, Village Manager, or Village Attorney, or their designees, are authorized and directed to transmit executed originals or certified copies of the approved Project Work Order Proposal and this Resolution to all necessary parties and retain copies for Village records.

SECTION 5: Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval in the manner provided by law.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois, this 10th day of February, 2026.

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

APPROVED by the Village President on this 10th day of February, 2026, and attested by the Village Clerk on the same date.

Dr. James L. Discipio, Village President

ATTEST:

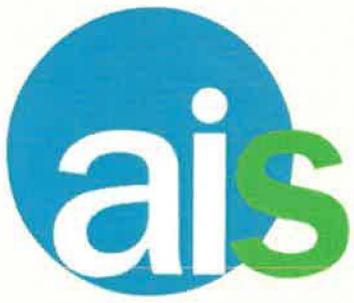
Meghan M. Kooi, Village Clerk

APPROVED AS TO FORM BY: Village Attorney Michael T. Jurusik on February 5, 2026.

EXHIBIT "A"

**AIS Project Work Order Proposal – Village Hall IT Room Infrastructure Upgrade
Prepared by Jeff Pieta, AIS
Dated January 28, 2026**

(attached)



Jan 28th, 2026

Village Hall IT Room Infrastructure Upgrade

Prepared for

Village of LaGrange Park

Prepared by: Jeff Pieta



Village Hall IT Room Infrastructure Upgrade

Engagement Scope of Work For:

Customer	Village of LaGrange Park
Engagement	Village Hall IT Room Infrastructure Upgrade
Location	447 N. Catherine Ave, Lagrange Park, IL 60526
Effective Date	01-28-2026
Created By	Jeff Pieta
Version	11
Start Date	2 weeks after down payment is received.
End Date	TBD



Proposal Outline

All Information Services, Inc. (AIS) appreciates the opportunity to provide your organization with the following technology solutions proposal. It has been designed to meet your operating requirements with engagements structured to properly set and manage expectations.

Scope of Work

Engagement Overview

Provider will provide resources for the duration of the project in which Engineers, Consultant, or Project Manager will assist with various IT tasks outlined this Project Scope. During this time, the Engineers, Consultant, or Project Manager will work closely with Customer staff.

Implementation Summary

IT Project Management

- Standard Project Management - 13 Hours

Network Rack Implementation

- Network Closet Refresh - Remove Equipment From Rack - 40 Devices
- Cable Management - 5 Network Closets
- Rip and Replace Existing Patch Cables - 4 Switches
- Network Rack Install - 1 Rack
- Patch Cable Labeling - 24 Switches
- Full Port Documentation - 8 Switches
- Rack Network Equipment - 16 Devices
- Mount and Configure UPS - 2 UPS
- Punch down to patch panel - 280 Cables
- Phone System Removal - 1 Project

Provider Responsibilities

AIS is responsible for the following:

- Discovery
 - Kickoff Call
 - Discovery
- Planning
 - Project Management
 - Preparation
- Implementation
 - Organize and Velcro Cable Bundles Together
 - Remove and replace each cable in the switch and patch panel
 - Feed Cables Through Customer Provided Cable Management
- Validation



- Complete Testing Plan
- Fill Out Patch Panel to Switch Port Spreadsheet
- Closing
 - Update Environment Documentation
 - Provide Port Documentation to Customer

Project Assumptions

- Cable management performed according to best practices
- Toning and labeling performed according to best practices
- Any work requiring prevailing wage will be paid at prevailing wage rates

Out of Scope

Tasks outside this SOW include, but are not limited to:

- Any work not explicitly stated in the SOW is considered not in scope and may require a change order.



Engagement Summary

One Time Items			
Labor			Total
IT Project Management			
Task	Tier	Est. Hours	Total
Standard Project Management	Project Manager	13	\$2,210.00
Network Rack Implementation			
Task	Tier	Est. Hours	Total
Network Closet Refresh - Remove Equipment From Rack	Tier 2	10	\$1,350.00
Cable Management	Tier 2	10	\$1,350.00
Rip and Replace Existing Patch Cables	Tier 2	8	\$1,080.00
Network Rack Install	Tier 2	2.25	\$303.75
Patch Cable Labeling	Tier 2	24	\$3,240.00
Full Port Documentation	Tier 2	8	\$1,080.00
Rack Network Equipment	Tier 2	4	\$540.00
Mount and Configure UPS	Tier 2	2	\$270.00
Punch down to patch panel	Tier 2	70	\$9,450.00
Labor Total		151.25	\$20,873.75
Product	Unit Price	Quantity	Total
Tripp Lite 42U Rack Enclosure Server Cabinet w Doors and Sides	\$1,798.28	1	\$1,798.28
2U 16in Universal Vented Rack Mount Cantilever Shelf	\$34.25	6	\$205.50
8 Port Rackmount KVM Console w Cables - Integrated KVM Switch w 17" LCD - 1U LCD KVM Drawer	\$1,393.51	1	\$1,393.51
Cat6a 3ft Patch Cable -- 50 Pack	\$75.00	4	\$300.00
48-Port C6 UNS Patch Panel	\$275.00	5	\$1,375.00
Eaton Tripp Lite Series SmartRack Locking Door Handles for Server Rack Front and Back Doors, 4-Digit Combination Lock	\$223.00	2	\$446.00
Project Misc. Hardware	\$1,200.00	1	\$1,200.00
WIEGMANN Straight Section Wireway 6 in Wd, 6 in Ht, 36 in Lg, 16 ga Gauge, 1, Hinged Cover, Steel	\$146.35	2	\$292.70
Product Total (Less Tax)			\$7,010.99
OneTime Total (Less Tax)			\$27,884.74



Service Fees - Milestones

Project Milestones	Fees
Project Kickoff	\$10,436.88
Project Completion	\$10,436.88
One-Time Hardware + Service Setup Fees	\$7,010.99
Grand Total	\$27,884.75

Services Fees will be calculated according to the Engagement Service Fee Tables. Down Payment amount is the sum of the one-time and first period of recurring amounts listed in the Engagement Pricing Summary. Quote pricing is valid until 26 Feb 2026.

To approve this proposal and the Scope of Work, please sign, date and return with the required down-payment noted above (if required). Payments should note your CLIENT PO or Internal PO. Please contact billing@aislabs.com for alternate forms of payment

If an invoice is required for this down-payment, please let us know. Once AIS receives the signed copy and the down-payment are received, work will begin.

Please note that the prices quoted are estimates and may be subject to change due to unforeseen tariff adjustments. We will inform you of any such changes and provide an opportunity to review the revised pricing before finalizing your order.

Authorizing Name: _____

Authorizing Signature: _____

Date: _____

Client PO (Optional): _____



Terms and Conditions

Fixed Price

Resource	Resource Rate
Tier 1 Technician – Per Hour	\$100.00
Tier 2 Technician – Per Hour	\$135.00
Tier 3 Technician – Per Hour	\$150.00
Infrastructure Engineer – Per Hour	\$135.00
Project Management – Per Hour	\$170.00
Principal Consultant – Per Hour	\$200.00
After-Hours Work – Per Hour	\$250.00

Fixed Price Engagement is based upon:

- Project Kickoff will be scheduled within 5 business days of Provider receiving initial payment.
- Project work will start within 2 weeks from date of Project Kickoff
- Hours are Billed in quarter-hour 0.25 increments for any and all time worked by provider
- Hourly Rate for each resource is outlined as follows for remote and on-site services performed 8:30AM-5PM Central Time Zone on business days:
- On-site visits to locations within fifty (50) miles of Provider offices are to be scheduled inclusive of travel time
- On-site visits to locations more than fifty (50) miles of Provider office will require Out of Scope Travel Expenses
- Provider will follow up with client on status and upcoming requests at least monthly and Hours will be Billed accordingly



General Terms and Conditions

All quotes are subject to availability. All timelines are estimates to the best of our judgement until the approval method requirements are met from above. Any additional labor or materials which are out of scope and not listed in this scope will be executed, procured, and billed, in addition, to the quote as separate items based upon the client's approval. Equipment is warranted by their respective manufacturers.

Engagement Kickoff Meeting will be scheduled within five (5) business days of receiving the required Down-Payment or Purchase Order. Project Work Start will be at least two (2) weeks from date of Project Kickoff.

Down-payment amounts are determined by the equipment and/or labor needs, the client's history of Days Sales Outstanding (DSO) and/or history with AIS, Inc. of any kind. After the initial down-payment (if required), you will be billed upon any completion of agreed milestones or when the scope of work is completed. These bill(s) will be 'DUE UPON RECEIPT.' Any Service Fees that are marked as an 'ESTIMATE,' will be billed in actual time at milestones noted in the proposal, or when work is complete. Overdue invoices shall be subject to a monthly interest charge. In addition, the customer shall reimburse all costs and expenses for attorney fees incurred in the collecting of any amounts past due.

Projects lasting longer than one month will include monthly progress billing.

Additional Terms and Conditions are listed here: <https://aislabs.com/pricing/terms-conditions/>



Implementation Details

- IT Project Management
 - The AIS Project Manager will lead your project end to end, regardless of size, using a structured delivery approach. They will start by confirming objectives, scope, stakeholders, success criteria, timeline, and budget, then translate those inputs into a detailed project plan with clear milestones, roles, dependencies, and deliverables. Throughout execution, the Project Manager will coordinate resources and vendors, run recurring status meetings, track action items, manage risks and issues, and control scope changes to protect schedule and cost. They will provide consistent communication and reporting so stakeholders always know progress, decisions needed, and next steps. As the project nears completion, the Project Manager will oversee validation and stakeholder acceptance, manage go-live readiness and deployment activities, and complete closeout with documentation, knowledge transfer, and post-implementation follow-up to ensure a smooth transition into operations.
 - Standard Project Management
 - Provide all Customer Required Documentation
 - Kickoff Call
 - Project Management
 - Update Environment Documentation
 - Complete Testing Plan
 - Preparation
 - Discovery
- Network Rack Implementation
 - A network rack implementation is the process of designing, building, installing, and commissioning a physical equipment rack (or set of racks) that houses networking, security, compute, and supporting infrastructure in a data room, closet (IDF MDF), or data center. The goal is a stable, serviceable, standards-compliant environment for power, cooling, connectivity, labeling, monitoring, and ongoing operations.
 - Network Closet Refresh - Remove Equipment From Rack
 - Cable Management
 - Organize and Velcro Cable Bundles Together
 - Rip and Replace Existing Patch Cables
 - Remove and replace each cable in the switch and patch panel
 - Feed Cables Through Customer Provided Cable Management
 - Network Rack Install
 - Install wall mounted Rack
 - Patch Cable Labeling
 - Full Port Documentation
 - Fill Out Patch Panel to Switch Port Spreadsheet
 - Provide Port Documentation to Customer
 - Rack Network Equipment
 - Mount and Configure UPS

Public Safety Committee Divider

Joe Caputo, Chairman
Karen Koncel
Mike Sheehan



Village Board Agenda Memo

Date: February 10, 2026
To: Village President & Board of Trustees
From: Julia Cedillo, Village Manager
Tim Contois, Chief of Police
RE: La Grange Park Space Needs Assessment

PURPOSE:

Staff seeks approval of a proposal submitted by F.H. Paschen, S.N. Nielsen & Associates LLC for a space needs assessment of La Grange Park Municipal Buildings.

GENERAL BACKGROUND:

The FY 25/26 budget includes \$40,000 for a municipal space needs analysis, allocated as follows:

- \$31,200 – Capital Projects Fund (300-20-59000)
- \$4,800 – Water Fund (500-20-59000)
- \$4,000 – Sewer Fund (510-20-59000)

Over the past several years, the Village has completed numerous improvements within the Village Hall complex, Police Department, and Fire Department. Throughout these projects, F.H. Paschen has consistently demonstrated high-quality workmanship, professionalism, and reliability. Based on this strong performance, staff inquired whether their services include municipal space needs assessments.

F.H. Paschen confirmed that they have completed numerous assessments and frequently subcontract this work to Studio GC, a firm with extensive experience in municipal facility planning. In December 2025, staff met with both firms to review the assessment process in detail.

Scope of Work

The assessment will provide a comprehensive campus-wide space needs study for Village Administration, Fire, Police, and Public Works facilities. The study will evaluate both current and future operational needs and will include:

- Best practices analysis
- Interviews with key personnel and stakeholders
- Options development with conceptual budgets
- Recommendations for improvements and long-term planning

Areas of Analysis

- Workspace functions
- Working relationships and adjacency needs
- Operational efficiency and effectiveness
- Employee and public usage
- Ancillary requirements
- Current and future space adequacy
- Exterior features and parking capacity
- ADA compliance
- Building infrastructure

Deliverables

F.H. Paschen will provide written reports, charts, and three preliminary diagrams for each option, including recommendations and associated cost estimates.

In anticipation of Studio GC's involvement as a subcontractor, staff conducted four reference checks with the Village of Woodridge, City of Wheaton, Village of Oak Lawn, and City of Geneva. All communities spoke highly of Studio GC's professionalism, communication, and municipal expertise, and each stated they would readily hire the firm again. A summary of these reference checks is attached.

The proposal totals \$45,000, which is \$5,000 above the original budgeted amount. The increase reflects the addition of Public Works and Fire Station 2 to the scope after internal discussions identified the need for a truly comprehensive assessment of all municipal buildings.

Finance Director Noller confirmed that adequate funds are available across the identified accounts to cover the additional cost.

RECOMMENDATION:

Staff recommends approval of the proposal and scope of work and authorization to enter into a vendor contract with F.H. Paschen, S.N. Nielsen & Associates LLC for the completion of the municipal space needs assessment. Their proven performance, combined with Studio GC's specialized expertise, positions the Village for a thorough and actionable evaluation of its facilities.

MOTION / ACTION REQUESTED:

This item is for discussion and action.

Motion: To Approve A Resolution Waiving The Competitive Bid Process And Authorizing The Approval And Execution Of A Vendor Contract For Goods, Supplies And Services With F.H. Paschen, S.N. Nielsen & Associates, LLC Of Chicago, Illinois For A Space Needs Assessment Of La Grange Park Municipal Buildings, And Authorizing The Expenditure Of Village Funds In An Amount Of \$45,000 To Pay For The Work

DOCUMENTATION:

- Resolution/Agreement/Proposal
- Summary of Qualifications – Studio GC
- Reference Check Summary – Studio GC

RESOLUTION NO. 26- 09

**A RESOLUTION WAIVING THE COMPETITIVE BID PROCESS AND
AUTHORIZING THE APPROVAL AND EXECUTION OF A VENDOR CONTRACT FOR
GOODS, SUPPLIES AND SERVICES WITH F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES, LLC
OF CHICAGO, ILLINOIS FOR A SPACE NEEDS ASSESSMENT OF LA GRANGE PARK MUNICIPAL
BUILDINGS, AND AUTHORIZING THE EXPENDITURE OF VILLAGE FUNDS
IN AN AMOUNT OF \$45,000 TO PAY FOR THE WORK**

WHEREAS, the Village of La Grange Park (“Village”) is committed to ensuring that all municipal facilities operate safely, efficiently, and in a manner that supports high-quality public service; and

WHEREAS, the FY 2025/26 Budget includes funding for a comprehensive space needs assessment to evaluate current and future operational requirements across Village Facilities; and

WHEREAS, staff identified the need to conduct a full campus-wide assessment encompassing the Village Hall complex, Police Department, Fire Department, and Public Works Facility to ensure long-term adequacy, functionality, and compliance with best practices; and

WHEREAS, F.H. Paschen, S.N. Nielsen & Associates LLC has successfully completed multiple projects for the Village and had demonstrated consistent professionalism, quality workmanship, and expertise in municipal facility planning; and

WHEREAS, F.H. Paschen, in partnership with Studio GC, submitted a proposal to conduct a comprehensive space needs assessment that includes stakeholder interviews, best-practice analysis, facility evaluations, conceptual options, and cost estimates; and

The Contractor’s Proposals are attached to and incorporated as **Group Exhibit “A”** into the Village’s VENDOR CONTRACT FOR GOODS, SUPPLIES AND SERVICES (Contractor: F.H. Paschen, S.N. Nielsen & Associates, LLC) (the “Vendor Contract”). A copy of the Vendor Contract to be entered into with the Contractor to complete the FY 2025/26 Space Needs Assessment of La Grange Park Municipal Buildings is attached hereto as **Exhibit “1”** and made a part hereof; and

WHEREAS, the total cost of the proposed assessment is \$45,000, which includes the expanded scope to evaluate all municipal buildings, and sufficient funds are available within the FY 2025/2026 Budget to support this expenditure; and

WHEREAS, at an open public meeting held on February 10, 2026, the President and Board of Trustees of the Village reviewed and discussed the FY 2025/26 Space Needs Assessment of La Grange Park Municipal Buildings, the Proposals submitted by the Contractor and the Vendor Contract, and received input from the Village staff and provided an opportunity for public input on the matter. At its February 10, 2026 meeting, the President and Board of Trustees accepted the Village staff recommendation to approve and enter into the Vendor Contract; and

WHEREAS, pursuant to Section 8-9-1 of the Illinois Municipal Code (65 ILCS 5/8-9-1), the Board of Trustees of the Village may waive their own competitive bidding process to perform said

work from the Contractor, by a vote of two-thirds (2/3rds) of all of the Trustees who hold office; and

WHEREAS, the President and Board of Trustees of the Village of La Grange Park are authorized under the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), and the intergovernmental cooperation powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10(a) (Intergovernmental Cooperation) of the Constitution of the State of Illinois of 1970 and the Intergovernmental Cooperation Act (5 ILCS 220), to approve the waiver of the local competitive bidding process and enter into the Vendor Contract, and further find that it is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public to waive the local competitive bidding process and authorize the approval of the Vendor Contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED, BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Approval and Execution of Contract and Other Related Documents. The President and Board of Trustees of the Village of La Grange Park waive competitive bidding and approve and authorize the execution of the Vendor Contract, substantially in the form attached hereto as **Exhibit "1"**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney. The Board of Trustees further authorize and direct the Village President and the Village Clerk, or their designees, to execute such other documents as are necessary to fulfill the Village's obligations under the Vendor Contract.

SECTION 3: Approval of Financial Obligations and Other Necessary Actions. The President and Board of Trustees further approve and authorize the expenditure of Village funds and/or other available funds to pay the Contractor to perform the Work to complete the Project in the amount of Project Contract Price and to pay such other the Village's financial obligations under the Vendor Contract, and also authorize and direct the Village Manager and the Village Attorney, or their designees, to take all necessary actions to comply with the Village of La Grange Park's obligations under the attached Vendor Contract.

SECTION 4: Delivery of Signed Documents. The President and Board of Trustees of the Village direct the Village Clerk's Office to forward a certified copy of this Resolution and a fully executed copy of the Vendor Contract to the Contractor for record retention purposes.

SECTION 5: Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval in the manner provided by law.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois this 10th day of February 2026.

AYES:
NAYES:
ABSENT:
ABSTAIN:

Approved this 10th day of February, 2026.

Dr. James L. Discipio, Village President

ATTEST: _____
Meghan M. Kooi, Village Clerk

APPROVED AS TO FORM-
VILLAGE ATTORNEY - _____

Exhibit "1"

**VENDOR CONTRACT FOR GOODS, SUPPLIES AND SERVICES
(Contractor: F.H. Paschen, S.N. Nielsen & Associates, LLC)
FOR A SPACE NEEDS ASSESSMENT OF LA GRANGE PARK MUNICIPAL BUILDINGS
(attached)**

**VENDOR CONTRACT FOR
GOODS, SUPPLIES AND SERVICES
(Contractor: F.H. Paschen, S.N. Nielsen & Associates LLC)**

This Vendor Contract for Goods, Supplies and Services (the "Contract") is entered into between the Village of La Grange Park, an Illinois municipal corporation (the "Village"), F.H. Paschen, S.N. Nielsen & Associates, LLC. of Chicago, Illinois (the "Vendor"), and is dated as of 2026. The Village and the Vendor are at times referred to below individually as a "Party" and collectively as the "Parties".

IN CONSIDERATION of the mutual promises, performance of certain obligations and payment of financial consideration by the Parties, as set forth below and in the attachments to this Contract, the Vendor agrees to provide the goods and supplies and/or perform the services, collectively defined as "Work" below, and the Village agrees to pay for the Work as set forth in this Contract.

1. **Contract.** This Contract shall incorporate and include the following exhibits:
 - a. A Scope of Work/Budget Letter dated December 19, 2025 regarding the La Grange Park Space Needs Assessment in the amount of \$45,000.00 is collectively referred to as the "Vendor Proposal" or the "Invoice/Purchase Order/Agreement/Scope of Work" and are attached hereto as **Group Exhibit "A"**; and
 - b. Rider to Contract (General Provisions), which is attached hereto as **Exhibit "B"** and which contains certain "General Provisions" that constitute additional terms and conditions applicable to this Contract and to the Parties.
2. **Incorporation of Exhibits; Priority of Documents.** The Exhibits attached to this Contract are incorporated herein and made a part of this Contract. Where there is a conflict or inconsistency between the language in this Contract and any Exhibit, the language of this Contract shall supersede and control, but only to the extent that the language in this Contract is more restrictive in that it provides the Village with greater protections and/or benefits. Where there is a conflict or inconsistency between the language in **Group Exhibit "A"** (Invoice/Purchase Order/Agreement) and **Exhibit "B"** (Rider to Contract - General Conditions), the language of **Exhibit "B"** (Rider to Contract - General Conditions) shall supersede and control, but only to the extent that the language therein is more restrictive in that it provides the Village with greater protections and/or benefits.
3. **Provision of the Goods, Supplies, Equipment and/or Services.** The Vendor agrees to perform, provide, deliver, supply and/or install all of the goods, supplies and/or services as set forth in the Vendor's Invoice/Purchase Order/Agreement/Scope of Work attached hereto as **Group Exhibit "A"**.
4. **Payment to Vendor.** Provided that the Vendor performs in accordance with the terms and provisions of this Contract, the Village agrees to pay the Vendor for the goods, supplies and/or services at the stated prices and pursuant to the payment schedule (if any) set forth in the Vendor's Invoice/Purchase Order/Agreement/Scope of Work attached hereto as **Group Exhibit "A"** or as set forth below in this Section 4; however, the financial payments and any penalties associated with late payments due under this Contract shall be paid by

the Village only in accordance with the Local Government Prompt Payment Act (50 ILCS 505/).

a. The following **Alternate Payment Schedule** has been agreed to by the Parties: **NOT APPLICABLE – PAYMENT IN FULL BY VILLAGE TO CONTRACTOR UPON COMPLETION AND ACCEPTANCE OF THE WORK.**

- i. _____ % payment of the Total Contract Price payable to the Vendor at the time of execution of this Contract or the date of the Notice to Proceed;
- ii. _____ % payment of the Total Contract Price payable to the Vendor upon written proof from the Vendor and Village verification of completion of 50% of the Work;
- iii. _____% payment of the Total Contract Price upon written proof from the Vendor and Village verification of completion of 75% of the Work;
- iv. _____% payment of the Total Contract Price upon written proof from the Vendor and Village verification of completion of 90% of the Work; and
- v. 10% of the Total Contract Price held by the Village as retention and payable to the Vendor upon written proof from the Vendor and Village verification of 100% completion of the Work. Depending on the type of Work, partial and final lien waivers may be required by the Village in order to release payments.

5. **Notice to Proceed With the Work.** The Vendor shall commence the Work under this Contract only upon issuance of written Notice to Proceed from the Village delivered to the Vendor, and shall complete the Work ~~within _____ () calendar days from the date of the Notice to Proceed or as stated in the Vendor's Invoice/Purchase Order/Agreement/Scope of Work (the "Completion Date").~~

- a. The Vendor shall diligently and continuously work on the Work until the completion of the Work or upon the termination of this Contract, but in no event later than the Completion Date. The Parties may mutually agree in writing to modify the Completion Date. Delays caused by the Village shall extend the Completion Date in equal proportion to the delay caused by the Village. In the event that the Vendor performs any Work and incurs any expenses in furtherance of the Work prior to receiving a written notice to proceed from the Village in regard to the Work or any phase of the Work, the Work performed and the expenses incurred are at the Vendor's sole risk, and such Work and expenses are not authorized for payment or reimbursement, unless and until a written notice to proceed is issued by the Village. The actual, documented Work performed prior to the issuance of the Village notice to proceed shall be paid by the Village as part of the "not to exceed" Fee provided by this Contract.
- b. **Suspension of Work.** The Village, at any time and for any reason, may suspend work on any or all Work by issuing a written work suspension notice to the Vendor. The Vendor must stop the performance of all Work within the scope of the suspension notice until the Village directs the Vendor in writing to resume performance of the Work.
- c. **Phasing of Scope of Work.** The Vendor shall not commence performance of the Work on the initial phase or any subsequent phase of the Scope of Work, unless it first receives a written Notice to Proceed from the Village Representative. In the event that the Village decides not to proceed with the Work or any subsequent

phase of the Work for any reason, this Contract shall terminate upon written notice to the Vendor issued by the Village advising of the termination of this Contract. In such case, the Village shall be liable to the Vendor only for payment of all actual, completed, documented Work, based on a prorated value of the contract price or the actual amount of quantities of deliverables or completed work if the contract pricing is based on unit pricing, through the date of termination. The Vendor agrees to waive any and all claims and causes of action for any other damages or losses of any kind that could be brought relative to the termination of this Contract by the Village based on the Village's decision not to proceed with the Work or any phase of the Scope of Work. The Vendor understands and agrees that funds for payment of each Phase of the Work and the Work related thereto are subject to the availability of an annual or periodic appropriations for this purpose by the appropriate federal or State agencies as part of the **NOT APPLICABLE** Program [INSERT FUNDING SOURCE(S)] or the Village. In the event of non-receipt of funds marked for appropriation for this Work from the appropriate State agencies or nonappropriation of funds by the Village for the work and Work to be provided under this Contract, the Village will either not authorize the Vendor to commence the next Phase of the Work or, if a Phase has been commenced, this Contract shall be terminated, without termination charge or responsibility for or obligation to the Vendor or for damages or other liability beyond the payment of all actual, completed work and Work that conform to the approved plans through the date of termination. If at any time funds are not appropriated for the continuance of this Contract, cancellation shall be accepted by the Vendor on thirty (30) days' prior written notice, but failure to give such notice shall be of no effect and the Village shall not be obligated under this Contract beyond the date of termination. For the purposes of this Contract, the phases for the Work are set forth in Exhibit "A", **NOT APPLICABLE** [INSERT PROJECT PHASING DOCUMENT].

- d. Reporting; Delivery Date of Final Report. The Vendor shall regularly, and no less than bi-weekly, provide both written and verbal reports to the Village Manager to the Village and to any other Village staff or officials upon request regarding the progress of the Work. The Village Manager can require more frequent reporting by the Vendor at any time. Upon final completion of the Work, the Vendor shall deliver a final written report addressed to the Village and with copies delivered to the Village Manager that confirms the completion of the Work (the "Final Report"). The Final Report shall be completed and delivered to the Village on or before the Completion Date.
- e. Electronic Reporting. In addition to providing the Village with paper copies of all reports, data or results and the Final Report, the Vendor (and the Primary Representative) shall, to the extent possible, submit documentation regarding the Work to the Village electronically. The Parties agree to work together to develop a procedure for electronic communication of data that is effective and efficient for all Parties.
- f. Final Acceptance. The Work, or, if the Work are to be performed in separate phases, each phase of the Work, shall be considered complete on the date of final written acceptance by the Village Manager of the Work or each phase of the Work, as the case may be, which acceptance shall not be unreasonably withheld or delayed.

6. **Independent Contractor Status; Reporting.** The Vendor is an IRS Form 1099 independent contractor and not an employee of the Village. **To comply with the employer reporting requirements of Public Act 103-0343 (amendments to the Illinois Unemployment Insurance Act regarding the Directory of New Hires, 820 ILCS 405/1801.1), upon execution of this Contract, the Village shall submit the Vendor's name and required information to the Illinois Department of Employment Security.**

7. **Effective Date.** After this Contract has been signed by the Vendor, this Contract shall be deemed dated and become effective on the date that the Village President or the Village Manager signs this Contract, which date shall be inserted into the first paragraph of this Contract.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the signatories below, pursuant to properly issued authority, have signed this Contract, which shall become effective on the date that the Village President or Village Manager signs this Contract.

VILLAGE OF LA GRANGE PARK

F.H. Paschen, S.N. Nielsen & Associates LLC

By: _____

By: _____

Name: _____
Village President or Manager

Name: _____
Authorized Corporate Officer

Date: _____, 2026.

Date: _____, 2026.

ATTEST:

NOTARY PUBLIC

By: _____

By: _____

Name: _____
Village Clerk

Date: _____, 2026.

Date: _____, 2026.

Group Exhibit "A"

The "Vendor Proposal" or the "Invoice/Purchase Order/Agreement/Scope of Work" consist of:

- a. A Scope of Work/Budget Letter dated December 19, 2025 regarding the La Grange Park Space Needs Assessment in the amount of \$45,000.00.

(attached)



December 19, 2025

Village of La Grange Park
447 North Catherine Avenue
La Grange Park, IL 60526
Attn: Julia Cedillo

RE: La Grange Park Space Needs Assessment

Dear Ms. Cedillo,

F.H. Paschen has visited the project site with the Village of La Grange Park and agreed to the following scope of work. We are pleased to present the following scope of work for your review.

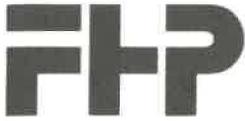
Scope of Work

- **Space Needs Study:** Provide a complete campus space needs study for the Village Administration, Fire, Police, and Public Works Departments. The study will analyze the current and future needs to determine modifications necessary to the facilities/campus to assure optimal operations, service to the community, and staff well-being. The scope includes the following:
 - **Best Practices Analysis:** Provide a comparative analysis between existing needs and current/projected future village administration and policing standards.
 - **Interviews:** Conduct interviews with key personnel and stakeholders to determine space use and align spatial needs.
 - **Options:** Options will be presented to establish minimum improvements and an idealized space needs. These are created to prioritize proposed improvements based on a cost and benefit analysis. Each proposed improvement will include a graphic representation of the scope.
 - **Conceptual Budgets:** Develop construction budgets for each alternative, paying particular attention to the practical and financial pros and cons of phasing the work.

Items to be analyzed are as follows:

- a. **Workspace Functions:**
 - **Objective:** Identify the specific tasks and activities performed in each workspace.
 - **Details:** This involves understanding the nature of work, such as administrative tasks, technical operations, or collaborative projects, to ensure each space is appropriately designed and equipped.
- b. **Working Relationships:**
 - **Objective:** Determine the existing working relationships within and between departments and divisions.
 - **Details:** Analyze how different teams interact, the frequency and intensity of their interactions, and how these relationships impact workflow and productivity.
- c. **Proximity Needs:**
 - **Objective:** Assess the physical proximity requirements for effective working relationships.
 - **Details:** Evaluate whether specific teams or individuals need to be located near each other to facilitate communication and collaboration, and identify any spatial adjustments needed.

- d. **Effectiveness and Efficiency:**
 - **Objective:** Evaluate the impact of spatial arrangements on work effectiveness and efficiency.
 - **Details:** Determine if the current layout supports or hinders productivity and suggest improvements to optimize the use of space for better workflow and reduced bottlenecks.
- e. **Employee Usage:**
 - **Objective:** Document the number of employees using each space and their frequency of use.
 - **Details:** Track how often each workspace is occupied, identify peak usage times, and ensure that spaces are adequately sized and equipped to meet employee needs.
- f. **Public Usage:**
 - **Objective:** Document the number and type of outside/public users of the facility.
 - **Details:** Determine the effectiveness of the location, functionality and security of the spaces that serve the public.
- g. **Ancillary Requirements:**
 - **Objective:** Identify the need for additional support spaces.
 - **Details:** Determine the requirements for supplementary areas such as data and communication centers, meeting rooms, printer/copier stations, storage spaces, restrooms, mechanical rooms, and common areas like vestibules, stairwells, and elevators.
- h. **Current Space Adequacy:**
 - **Objective:** Assess whether the current space meets the needs of the work performed, including any concerns regarding technology or infrastructure needs.
 - **Details:** Evaluate if the existing workspace is sufficient for current operations, considering factors like space size, layout, technology and other available resources.
- i. **Future Space Adequacy:**
 - **Objective:** Project the adequacy of the space for future needs, including an assessment of upcoming technology or work practice shifts.
 - **Details:** Forecast space requirements for the next 5, 10, and 20 years, considering potential growth in workforce and expansion of operations, flexibility for future modifications in police and administrative techniques and technology, and planning for necessary adjustments.
- j. **Exterior Features:**
 - **Objective:** Evaluate the facility's exterior support features.
 - **Details:** Assess aspects such as public access, on-site storage, and vehicle accommodation to ensure they meet current and future needs and identify any improvements needed.
- k. **Parking Capacity:**
 - **Objective:** Assess parking availability for both public and staff needs.
 - **Details:** Evaluate the current parking situation, identify any shortages or inefficiencies, and plan for future parking requirements based on projected growth.
- l. **ADA Compliance:**
 - **Objective:** Evaluate ADA compliance and public accessibility.
 - **Details:** Ensure that the facility meets the standards set by the Americans with Disabilities Act (ADA) for accessibility and identify any areas that need improvement to provide equal access to all users.
- m. **Building Infrastructure:**
 - **Objective:** Evaluate building infrastructure and applicability to use and anticipated life span.
 - **Details:** Evaluate systems to verify they will support the anticipated future operational flows and building usage and to provide accurate cost estimates should they need to be updated to support



the new building configuration.

n. Deliverables:

- Written reports and charts.
- Preliminary diagrams for each option generated (anticipating three)
- Recommendations and associated estimated costs.

The budgeted cost to furnish and install the above referenced work is **Forty-Five Thousand Dollars, \$45,000.00**

Clarifications

- This proposal *excludes* permit fees.
- This proposal *excludes* any payment and performance bonds.
- This proposal *excludes* sales tax.
- This proposal includes only the following items described in the above scope.

Please review this information at your earliest possible convenience and advise us as to how you wish to proceed. All required documents will be submitted at your request. If you have any questions or concerns, please do not hesitate to call.

Respectfully,

Josh Curran, PE, CCM
Vice President

Cc: File

Exhibit "B"

**Rider to
Vendor Contract for Goods, Supplies and Services
(General Provisions)**

1. **Authority.** The Village, as a non-home rule Illinois Municipal Corporation, has the authority to enter into this Contract pursuant to the statutory authority and contracting powers set forth at Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) and Section 10 (Intergovernmental Cooperation) of the 1970 Illinois Constitution and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/) and the Illinois Municipal Code (65 ILCS 5/).
2. **Taxes, Benefits and Royalties.** Each payment by the Village to the Vendor includes all applicable Federal, State and local taxes, fees, surcharges, license fees and tariffs of every kind and nature applicable to the Work, as well as all taxes, contributions, premiums, costs, royalties and fees arising from the use of, or the incorporation into, the Work of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes or inventions. All claims or rights to claim additional compensation by reason of the payment of any such tax, contribution, premium, cost, royalty or fee are hereby waived and released by the Vendor.
3. **Compliance With Laws.** The Vendor represents and warrants that it will comply will all applicable Federal, State and local laws concerning prevailing wage rates and all Federal, State and local laws concerning equal employment opportunities and its performance of this Contract.
4. **Bonds; Prevailing Wage Act.** If required, Bonds required to guarantee performance and payment for labor and material for the Work shall be in a form acceptable to the Village and shall provide that they shall not terminate on completion of the Work, but shall be reduced to ten percent (10%) of the contract sum upon the date of final payment by the Village for a period of one (1) year to cover a warranty and maintenance period which Vendor agrees shall apply to all material and workmanship for one (1) year from the date of issuance of the final payment by the Village. All performance and material bonds provided by Contractor under the terms of this Contract shall include such provisions as will guarantee the faithful performance of the contractor's obligations under this Section and under all applicable Federal, State and local laws concerning prevailing wage rates, including the Illinois Prevailing Wage Act, 820 ILCS 130/. The Contractor and its subcontractors shall comply with the reporting requirements of the Prevailing Wage Act and the Davis Bacon Wage Act throughout the duration of this Contract.
5. **Payment and Liens.** If the rate of progress is satisfactory to the Village, payment requests will be submitted by the Vendor to the Village once a month during the progress of the Work for ninety percent (90%) of the value of the Work done and in place at the date of the preparation of the payment estimate. Payment will be made to the Vendor once all required waivers of lien for material suppliers and subcontractors have been submitted to the Village. The waivers of lien will be for the amount of the current payment estimate, except for the final estimate where the waivers of lien shall be for the total Contract amount. Pursuant to the provisions of Section 5 of the Mechanics' Lien Act of Illinois, prior to making any payment on this Contract the Village demands that the Vendor furnish a written statement of the names of all parties furnishing labor and/or materials under this Contract and the amounts due or to become due on each. This statement must be made under oath or be verified by an affidavit. Final payment shall not be issued by the Village nor shall any retained percentage become due until releases and waivers of lien have been supplied as the Village designates.
6. **Successors/Assigns.** This Contract shall enure to the benefit of and shall be binding upon the transferees, assigns, representatives, owners, insurers, agents, servants, employees, administrators and/or successors in interest of any kind whatsoever of the Parties hereto. This Contract and the obligations it imposes upon

the Vendor are not transferable by Vendor without the written consent of the Village, which may or may not be granted in its exclusive discretion.

7. **Severability.** In the event any term or provision of this Contract shall be held illegal, invalid, unenforceable or inoperative as a matter of law, the remaining terms and provisions of this Contract shall not be affected thereby, and each such term and provision shall be valid and shall remain in full force and effect.
8. **Entire Agreement.** This Contract and its Exhibits contain the entire agreement between the Parties hereto and supersedes any and all prior agreements and understandings, whether written or oral, and whether formal or informal. In addition, this Contract embodies and merges the entire understanding between and among the Parties hereto, and any and all prior correspondence, conversations or memoranda relating to the subject matter stated herein are being merged herein and replaced hereby. This Contract may be modified or amended only by the mutual consent of the Parties and any such modification or amendment must be in writing, signed by the Parties and duly executed, otherwise it is void.
9. **Litigation, Venue and Governing Law.** The Parties agree that, for the purpose of any litigation relative to this Contract and its enforcement, venue shall be in the Circuit Court of Cook County, Illinois or the United States District Court located in Chicago, Illinois, and the Parties consent to the jurisdiction of said Courts for any such action or proceeding. This Contract, and all questions of interpretation, construction and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois.
10. **Applicable Laws and Regulations.** The Vendor agrees to comply with the following laws and to assist the Village in complying with the following laws: the Americans with Disabilities Act (42 U.S.C. 12101 et seq.) and all rules and regulations issued pursuant to the Act. All applicable provisions of Federal, State and local laws, including those regulations in regard to all applicable equal employment opportunity requirements, including without limitation Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101 et seq.). In addition, the Vendor agrees to comply with all applicable Federal laws and State laws and regulations including, but not limited to, the Illinois Prevailing Wage Act and such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The Vendor agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor agreements and Federal and State statutes, and the Vendor further agrees to make all required withholdings and deposits therefor. Such requirements shall be included by the Vendor in all its contracts and agreements with any of its subcontractors. The Parties agree that the most recent of such State and Federal requirements will govern the administration of this Contract at any particular time. Likewise, new State and Federal laws, regulations, policies and administrative practices may be established after the date that this Contract has been executed and may apply to this Contract. The Vendor agrees to maintain full compliance with changing government requirements that govern or apply to its operation. Any complaint of such discrimination received by the Vendor shall be immediately forwarded to the Village. Further, the Vendor certifies that:
 - a. The Vendor is the only person/entity interested in the above Contract as the sole principal named herein and that no other person/entity than herein mentioned has any interest in this Contract to be entered into; that this Contract is made without connection with any other person, company or parties submitting qualification information; and that it is in all respects fair and in good faith without collusion or fraud.
 - b. The Vendor is not delinquent in the payment of any tax administered by the Illinois Department of Revenue nor is delinquent in the payment of any money owed to the Village.
 - c. The Vendor is not barred from contracting with any unit of the State of Illinois or local government, such as the Village, as a result of violating Section 33E-3 or 33E-4 of the Illinois Criminal Code.
 - d. The Vendor complies with the Illinois Drug Free Work Place Act.

- e. The Vendor complies with the Equal Employment Opportunity Clause of the Illinois Human Rights Act and the Rules and Regulations of the Illinois Department of Human Rights.
 - f. The Vendor complies with the Americans with Disabilities Act.
 - g. The Vendor states that any Work to be performed by it or its contractors on Village-owned property shall be in a good and workmanlike manner and in accordance with all applicable Federal, State and county laws and regulations and the Village codes, ordinances and regulations, including but not limited to all local zoning ordinances and regulations, and other applicable codes.
 - h. The Vendor also agrees to require any subcontractor doing Work under this Contract to agree to adhere to the requirements of this Section 10.
11. **Waiver.** The waiver of one Party of any breach of this Contract or the failure of one Party to enforce any provision hereof shall be limited to the particular instance and shall not operate to bar or be deemed a waiver of enforcing against other or future breaches.
12. **Time.** Time is of the essence with the performance of the Work covered by this Contract; however, the Vendor shall perform the Work in accordance with the terms and provisions set forth in the attached **Group Exhibit "A"**.
13. **Guaranties, Warranties and Representations.** The Vendor warrants and represents as follows:
- a. The prices for the goods, supplies, equipment and/or services are based on the Vendor's standard pricing schedule, are commercially reasonable and competitive prices for the industry, are not artificially inflated, and do not contain any premium or hidden charges, commitments or other undisclosed obligations.
 - b. All Work shall be performed in a good workmanship manner consistent with industry standards and in accordance with the manufacturers' specifications and instructions.
 - c. It will exercise the due care and diligence generally associated with the delivery and installation of the goods, supplies, equipment and/or services being provided under this Contract. Due care and diligence shall be applied to all phases of the Vendor's Work.
 - d. It is authorized to sell and install the goods, supplies, equipment and/or services.
 - e. The goods, supplies, equipment and/or services are of a good quality, fit for their intended use and purpose, and all express or implied warranties of any kind, including the warranty of merchantability, are in full force and effect and have not been waived.
 - f. It shall transfer all third party product warranties and guaranties relative to the goods, supplies, equipment and/or services.
 - g. In addition to any other third party warranty or guaranty, the Vendor shall provide a minimum one (1) year guaranty relative to any equipment and its components. In the event the Vendor's Invoice/Purchase Order/Agreement provides for a longer guaranty, the longer guaranty shall control.
 - h. The Vendor shall maintain a current, valid Village business license, and the Vendor shall post with the Village and keep on file and in force for the duration of this Contract a contractor's license bond in the amount required by the Village Code.
14. **Insurance.**
- a. **Insurance – Village.** The Village will not provide any form of insurance coverage, including but not limited to health insurance, worker's compensation insurance, auto insurance, general liability insurance, errors and omissions insurance, or professional liability insurance or other employee benefits for or on behalf of the Vendor relative to its performance of the Work under this Contract.
 - b. **Insurance – Vendor.** The Vendor, at its own cost, shall provide all of its own insurance coverages as applicable to the Work being performed, including but not limited to health insurance, worker's compensation insurance, auto insurance, general liability and property insurance, errors and omissions insurance or professional liability insurance, employment practices liability

insurance or other employee benefits for or on behalf of the Vendor relative to its performance of the Work under this Contract. The insurance coverages shall be written on the comprehensive form and as an "occurrence" policy. The minimum dollar amount of annual coverage for the general liability and property insurance, errors and omissions insurance or professional liability insurance and employment practices liability insurance shall be mutually agreed to by the Village Manager and the Vendor in writing, but in no case shall such dollar amount of coverages be less than:

- i. Comprehensive General Liability – \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate
- ii. Umbrella Coverage – \$1,000,000.00
- iii. Property Damage – \$500,000.00 per occurrence
- iv. Automobile Coverage - \$1,000,000.00 per occurrence
- v. Errors and omissions insurance or professional liability: TBD by Village Manager
- vi. Workers' Compensation – Statutory
[adjustments to be made to the insurance coverage amounts based on type of use, in the Village Manager's discretion]

The Vendor shall furnish certificates of insurance, with premiums paid in full, prior to the Effective Date of this Contract, copies of which are incorporated herein and attached hereto as **Exhibit "C"** and made a part hereof. A copy of certificate(s) of insurance, insurance policies and endorsements shall contain the insurer(s) written confirmation that the nature, scope, duration and amount of insurance coverage meets the requirements of this Contract and shall remain in effect for all aspects of the Work for both ongoing and completed operations. The Vendor agrees to have the Village of La Grange Park and its officers, appointed and elected officials, President and Board of Trustees, employees, volunteers, attorneys, engineers and agents (the "Village Affiliates") expressly named as additional insureds on its insurance policies, in its endorsements and on its certificates related to the operation of the Special Event for the purposes stated herein. The Village shall have the right to approve the coverage and the carrier, which approval shall not be unreasonably withheld. All Certificate(s) of Insurance, insurance policies and endorsements shall contain the following endorsement: "Should any of the above-described policies be canceled before the expiration date thereof, the issuing company shall serve thirty (30) calendar days prior written notice to the Village."

The Vendor's policy or policies of insurance shall specifically recognize and cover the indemnification obligations under this Contract. Said insurance shall provide that the insurance provided by the Vendor shall be primary to the Village's own insurance and that any provision of any contract of insurance or other risk protection benefit or self-insurance policy purchased or in effect or enacted by the Village and any other insurance or benefit of the Village shall be in excess of the Vendor's insurance. In the event of the cancellation of any insurance policy required herein, or upon the Vendor's failure to procure said insurance, the Village shall have the right to immediately terminate this Contract. The Vendor and its insurer(s) agree to waive any right of recovery of any kind, including the waiver of subrogation rights, they may have against the Village or its Affiliates because of any financial payments made to any person as a result of the indemnification / hold harmless / defense provision and the additional insured requirement under this Contract. The insurance policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged. Notwithstanding any provision in this Contract to the contrary, the Vendor's obligations in this Section 14 shall survive the termination of this Contract.

15. **Indemnification.** To the fullest extent permitted by Illinois law, the Vendor shall indemnify, defend and hold harmless the Village and each of its officers and officials, agents, attorneys, employees, engineers, volunteers and representatives (collectively, the "Village Affiliates") from all claims, demands, lawsuits, actions, costs (including litigation expenses and Village attorney fees) of any kind, caused by, resulting

from, arising out of or occurring in connection with the Vendor's performance of the Work under this Contract, but only to the extent caused by the negligent act, misconduct or omission of the Vendor or anyone or entity directly or indirectly employed by the Vendor for whose acts Vendor may be liable.

Waiver and Assumption of Liability. The Vendor assumes all liability for personal injuries or illness of any kind or death that might occur to itself while acting under this Contract and waives all claims, demands, lawsuits, actions, costs (including litigation expenses and attorney fees) of any kind that could be brought or filed against the Village resulting from, arising out of or occurring in connection with the Vendor's performance of the Work under this Contract. The Vendor assumes all liability and responsibility for its personal property while performing any Work under this Contract and waives all claims, demands, lawsuits, actions, costs (including litigation expenses and attorney fees) of any kind that could be brought or filed against the Village resulting from, arising out of or occurring in connection with the Vendor's performance of the Work under this Contract. Notwithstanding any provision in this Contract to the contrary, the Vendor's obligations in this Section 15 shall survive the termination of this Contract.

No Personal Liability. No appointed official, agents, attorneys, employees, volunteers and representatives of the Village or any of its local government members shall be personally liable, in law or in contract, to the Vendor as the result of the execution of this Contract. Notwithstanding any provision in this Contract to the contrary, the operation of this Section 15 shall survive the termination of this Contract.

16. **Default and Termination.** This Contract is subject to termination by the Village or the Vendor upon forty-eight (48) hours prior written notice should the other Party fail to perform its obligations hereunder. The written notice of default shall specify the nature and type of default and shall be delivered to the alleged defaulting Party at the address listed below. The Party in default shall have twenty-four (24) hours within which to cure the default. In the event of any termination by the Village, the Vendor will be paid for all actual services rendered, which are accepted by the Village as being in conformance with this Contract, through the date of termination. In the event of termination of this Contract by the Village for nonperformance by the Vendor, the Village shall not be obligated to pay for any of the equipment or professional services or other related costs and expenses of the Vendor that relate to that portion of this Contract that the Vendor fails, refuses or is unable to perform or complete. In the event of default or termination for nonperformance, the Village reserves all of its legal rights and remedies to seek damages of any kind from the Vendor, and no provision limiting liability or damages found elsewhere in this Contract or in **Group Exhibit "A"** shall be valid or enforceable.

17. **Notice.** All notices required to be delivered hereunder shall be in writing and shall be deemed sufficient if: (a) personally delivered, (b) sent by facsimile, (c) sent by a nationally recognized overnight courier, or (d) sent by certified mail, return receipt requested, postage prepaid and addressed to the Parties to this Contract at the addresses set forth below or at such other addresses as may be designated by the Parties in writing. Notices personally delivered and sent by overnight courier shall be deemed delivered on the date of receipt. Notices mailed by certified mail shall be deemed received on the date of receipt or refusal to accept delivery as evidenced by the return receipt. Notices served by facsimile machine shall also require that copies of the notice and proof of transmission be sent by regular mail on the date of transmission, and notice shall be deemed received on the actual date of receipt of the facsimile.

If to Village:

Village Manager
Village of La Grange Park
740 Hillgrove Avenue
La Grange Park, Illinois 60558

If to Vendor:

President/Authorized Corporate Officer
Current Business Address

18. **Independent Contractor.** The Vendor is retained by the Village only for the purposes and to the extent set forth in this Contract, and the Vendor's relationship to the Village shall, during the term of this Contract

and period of its Work hereunder, be that of an independent contractor based on the following: (a) this Contract is a non-exclusive, independent contractor arrangement; (b) the Vendor, in its discretion, is free to set its schedule regarding the performance of the Work, provided such scheduling and performance of the Work results in the timely and efficient delivery of the Work without interruption of the Village's and its employees' ability to perform their functions and duties; (c) the Vendor will utilize a high level of skill necessary to perform the Work; (d) the Vendor shall not be considered as having Village employee status, nor shall the Village make any deductions or withhold any sums for the payment of any and all applicable Federal, State, local and other taxes, income taxes or FICA taxes; (e) the Vendor shall not be entitled to receive or participate in any employee plans, benefit programs, retirement plans or related employee benefit arrangements or distributions by the Village pertaining to or in connection with any pension or retirement plans, or any other benefits for the regular employees of the Village; (f) the Vendor shall file all necessary tax returns (Federal, State, county and local) and to make such required deductions and pay all income tax, social security, and any and all other taxes due as an independent contractor in its profession; (g) the Vendor is ineligible to file a claim for unemployment compensation benefits or for workers compensation benefits against the Village and agrees not to file any such claims in the event this Contract is terminated or if it or any of its employees are injured performing any Work; (h) the Vendor agrees to assume all risk of death, illness and injury relative to performing any Work under this Contract; (i) the Vendor shall provide all of its own equipment required for the performance of the Work under this Contract; (j) the Vendor shall retain the right to perform services for others during the term of this Contract so long as the Work: (i) is not inconsistent or incompatible with the Vendor's obligations under this Contract; or (ii) does not violate any provisions of this Contract; (k) the Vendor and its employees shall maintain all applicable certifications, licensure and training as required for its area of expertise and promptly provide copies of such documents upon request by the Village; (l) this Contract shall not render the Vendor, or any its employees, an employee, partner, agent of, or joint venturer with the Village for any purpose; and (m) The Vendor shall comply with the Village's Non-Harassment / Discrimination Policy, a copy of which is incorporated herein by reference.

19. **Inspections By Village.** During the term of this Contract, the Village, or its designee, shall have the right at any time and from time to time to enter upon the Project site for the purpose of conducting such inspections in order to confirm that the Work is being performed in accordance with the terms of the Contract. In the event that the Village, or its designee, discovers a noncompliance matter or a defect or deficiency in the construction of the, the Project, the Village, or its designee, shall notify the Contractor thereof in writing within five (5) calendar days. Any such inspection by the Village, or its designee, shall not be construed as a representation by the Village, or its designee, that there has been compliance with the Contract Documents, this Contract or that the Project will be or are free of faulty materials or workmanship, or as a waiver of any right that the Village, or its designee, or any other party may have against the Construction, its agents or any subcontractors or any other party for failure to comply with the Contract Documents or the provisions of this Contract.
20. **FOIA Compliance.** Section 7(2) of the Illinois Freedom of Information Act (FOIA) (5 ILCS 120/7(2)) requires certain records that qualify as "public records," which have been prepared by and are in the possession of a party who has contracted with the Village, be turned over to the Village so that a FOIA requestor can inspect and photocopy the non-exempt portions of the public records pursuant to a FOIA request. The Village has a very short period of time from receipt of a FOIA request to comply with the request, and it requires sufficient time to review the records to decide what information is or is not exempt from disclosure. The Contractor acknowledges the requirements of FOIA and agrees to comply with all requests made by the Village for public records (as that term is defined by Section 2(c) of FOIA) in the Contractor's possession and to provide the requested public records to the Village within two (2) business days of the request being made by the Village. The Contractor agrees to indemnify and hold harmless the Village from all claims, costs, penalties, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the Village under this Contract. The Contractor acknowledges that certified payroll records submitted to a public body under Section 5(a)(2) of the

Prevailing Wage Act are public records subject to inspection and copying in accordance with the provisions of this Act (See 5 ILCS 140/2.10).

21. **Open Book Project; Audit.** The Project will be an “open book” project, and the Village and the general contractor (or contractors, if more than one) will ensure access by the Village Superintendent, or their designee, upon request for the purpose of reviewing and auditing the Contractor’s or its subcontractors’ respective books and records relating to the Project.

Exhibit "C"

Certificates of Insurance

(To be provided before work begins)



VILLAGE OF

EST. 1892

LA GRANGE PARK

Summary of Qualifications Space Needs Analysis Village of La Grange Park



F.H. PASCHEN

F.H. Paschen, S.N. Nielsen & Associates LLC
5515 N. East River Road
Chicago, IL 60656
fhpaschen.com



Studio GC
223 W. Jackson Blvd
Chicago, IL 60606
studiogc.com

December 19, 2025

Village of La Grange Park
Attn: Julia Cedillo
447 North Catherine Avenue
La Grange Park, IL 60526

Dear Ms. Cedillo,

F.H. Paschen, S.N. Nielsen & Associates LLC (F.H. Paschen) anlogside Studio GC is pleased to submit our summary of qualifications for the space needs analysis of the Village of La Grange Park. Delivering projects on time and within budget is the baseline standard for any qualified contractor. **What sets F.H. Paschen apart is our proven ability to manage complex municipal projects while maintaining essential services and meeting strict schedules.**

We offer a broad depth of experience in every phase of construction and have extensive experience with complex phased construction of municipal projects. Our portfolio includes the new construction and renovation of police and fire stations, emergency response facilities, and maintenance facilities. We have constructed or renovated facilities in occupied spaces for municipal clients including not only the Village of La Grange Park in the past, but also the City of Park Ridge, City of Elgin, Village of Schaumburg, and Village of Mundelein, among others. In addition, we have completed nearly a dozen projects together with Studio GC- creating an even stronger team among project partners.

F.H. Paschen's extensive experience with municipal projects, including critical infrastructure buildings and shared community spaces, means that we know how to keep essential services running smoothly while we upgrade and modernize first responder facilities. F.H. Paschen has completed work for over 50 municipalities in the State of Illinois. We have sufficient resources (i.e. capital, laborers, subcontractors, etc.) to accomplish all tasks required within the schedule for this project.

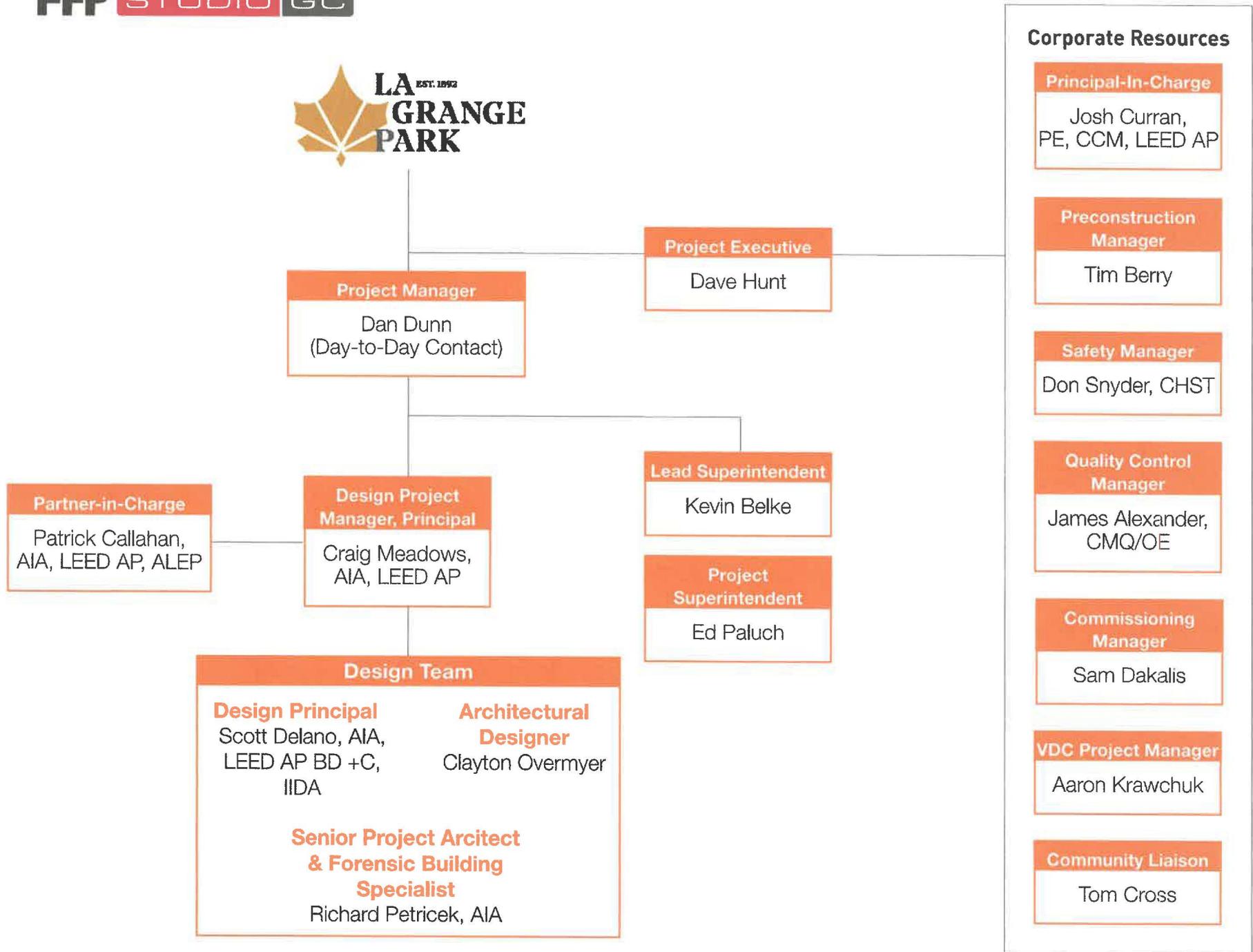
F.H. Paschen started out as a lump sum/hard bid contractor and while we have diversified into successfully submitting alternative delivery proposals, our expertise lies in estimating projects to bid, always providing competitive pricing. Every year, we hard bid over 500 projects.

We appreciate your consideration and look forward to the opportunity to participate in the next phase of the process. Please feel free to contact me at 773.444.3474 or jcurran@fhpaschen.com with any questions.

Sincerely,



Josh Curran, PE, CCM, LEED AP,
Agent / Vice President





JOSH CURRAN
Principal-In-Charge
Chicago, IL

KEY PROJECT EXPERIENCE

Public Building Commission
Jardine Water Purification Plant
Laboratory Improvements
Wildwood World Magnet School Annex/
Renovation

ComEd
Libertyville Ceiling, Lighting & Controls

City of Elgin
Elgin Police Department 2nd Floor
Remodel
Elgin Police Department
Communications Breakroom
Elgin Police Department Interview
Rooms
Elgin Police Department Front Desk

City of Aurora
HR Department Interior Renovations

City of Chicago
Former Carnotite Reduction Company
Site Remediation

Village of Glendale Heights
Camera Park Turf Field Improvement
Project

EDUCATION

University of Notre Dame-
B.S., Civil Engineering

CERTIFICATIONS

- Professional Engineer (IL)
- Certified Construction Manager (CCM)
- OSHA 30 HR
- USACE Construction Quality Management for Contractors
- LEED AP

18 YEARS OF EXPERIENCE



DAVE HUNT
Project Executive
Chicago, IL

KEY PROJECT EXPERIENCE

Peoples Gas
Master Development Program

Public Building Commission
Emiliano Zapata Annex

City of Elgin
Elgin Police Department 2nd Floor
Remodel
Elgin Police Department
Communications Breakroom
Elgin Police Department Interview
Rooms
Elgin Police Department Front Desk

Village of Schaumburg
Fire Station Floor Replacement
Fire Stations #3 & #12 Pump
Replacements
Public Works Vehicle Lift Bay 5
Public Works Sign Shop
Public Works Dock Leveler
Public Works Vehicle Lift Bay 13
Public Works Generator

Village of Northbrook
Fire Station #12 Renovations

Village of Glendale Heights
Camera Park Turf Field Improvement
Project

EDUCATION

University of Wisconsin -
Platteville, B.S., Building
Construction Management

CERTIFICATIONS

- OSHA 30 HR
- ACI Concrete Field Construction Testing Technician
- First Aid / CPR / AED
- USACE Construction Quality Management for Contractors

18 YEARS OF EXPERIENCE



DAN DUNN
Senior Project Manager
Chicago, IL

EDUCATION

Chicago & NE Illinois
 Carpenter Apprentice
 Program

CERTIFICATIONS

- OSHA 30 Hour

KEY PROJECT EXPERIENCE

City of Chicago
 AIS JOC General Construction Zone 3

University of Illinois: Urbana-Champaign
 Kranner Art Museum Classroom 62
 Renovation
 Temple Hoyne Buell Hall Classroom 134
 Renovation
 Beckman Institute Cancer Center Lab
 Renovations

City of Aurora
 HR Department Interior Renovations
 Mundelein Dance Studio

Chicago Dept. of Assets, Information, and Services
 Richard J. Daley Library Renovations
 Douglas Library Upgrades
 Lower West Health
 Pershing 2022 Window Work

Elk Grove Park District
 Elk Grove Village Fitness Center

State of Indiana
 Camp Atterbury ORTC Company
 Headquarters

Rantoul City School District 137
 AT&T Building Buildout

38 YEARS OF EXPERIENCE



ED PALUCH
Project Superintendent
Chicago, IL

EDUCATION

Triton College, Associate of
 Business

CERTIFICATIONS

- OSHA 30 HR
- ASHE Healthcare
 Construction
- First Aid / CPR / AED
- General Radiation
 Safety

KEY PROJECT EXPERIENCE

Village of Schaumburg
 Public Safety Firing Range
 Schaumburg Boomers Stadium
 Renovation
 Schaumburg Fire Station Epoxy Flooring

Chicago Dept. of Assets, Information, and Services
 Arthur Ashe Beach & Park
 Engine Company 44, 65 & 113 Equal
 Access Upgrades

Cook County
 Read Dunning Salt Dome

Keeneyville School District 20
 2020 Summer Renovations

Rush University Medical Center
 151 Pavillion Skull Base Lab Sim Center

University of Illinois: Chicago
 UIC Physician Practice 2nd Floor
 Multi-Specialty Ambulatory Clinic
 Renovation

Elk Grove Park District
 Elk Grove Village Fitness Center

Troy CCSD #30C Schools
 Shorewood Elementary School
 Renovations
 Troy CCSD Middle School Renovations

42 YEARS OF EXPERIENCE

Craig Meadows, AIA, LEED-AP

PRINCIPAL
PROJECT MANAGER

BIOGRAPHY

As a Principal with over 17 years of experience at Studio GC, Craig is dedicated to finding creative solutions to any design or construction problem. He takes every challenge and turns it into an opportunity, providing real value to each of his clients. On top of his project manager duties, Craig is at the forefront of technological advancement within the team to find new and innovative ways to improve.



RELEVANT PROJECT EXPERIENCE

Village of Woodridge

Shared police station/village hall including a multi-purpose courthouse/community room, flexible jail cells, extra-large sally port, secure bond-out area, evidence processing/storage area, and an area for the police dogs.

Village of Oak Lawn

A combination police department and village hall to replace its 1950s-era facility. Features include a 911 Call Center, court room, detention area, and administrative area.

Village of Niles

A combined 52,000 sq. ft. police department/ city hall. The facility includes a sally port, processing room, three interview rooms, and five holding cells to service the Morris Police Department.

ADDITIONAL PROJECT EXPERIENCE

- City of Geneva
Geneva, IL
- City of Wheaton Fire Station
Wheaton, IL
- Forest Preserve of Cook County
River Forest, IL
- Oak Park Fire Station No. 3
Oak Park, IL
- Village of Carol Stream
Carol Stream, IL

PROFESSIONAL AFFILIATIONS

AMERICAN INSTITUTE OF ARCHITECTS

LEED ACCREDITED PROFESSIONAL

US GREEN BUILDING COUNCIL

ILLINOIS ASSOCIATION OF SCHOOL BOARDS

EDUCATION

MASTER OF ARCHITECTURE, VIRGINIA POLYTECHNIC AND STATE UNIVERSITY, 2004

BACHELOR OF ENVIRONMENTAL DESIGN, NORTH CAROLINA STATE UNIVERSITY, 1995

REGISTRATION

REGISTERED ARCHITECT: IL

PERIOD OF SERVICE WITH THE FIRM

2006- PRESENT

Niles North Addition & Renovation

Niles Township High School District 219
Skokie, IL

DESCRIPTION:

Niles Township embarked on a comprehensive construction management project to address safety concerns and enhance the learning environment for students and the community. This involved developing a three-story, 43,000 SF addition and a 16,000 SF renovation project, featuring a security vestibule, new spaces for parents and visitor services, collaborative learning studios, classrooms, lounges, and meeting spaces.

One notable aspect of the project was the relocation of all administrative offices to the new addition, streamlining operations and optimizing space usage across the campus. The addition of new security zones and visitor entrances further enhanced safety protocol, while redesigned spaces facilitated community engagement and after-hours activities.



**Education
K-12 Winner**



**Education
K-12 Finalist**

SIZE:
48,000 SF

FINAL COST:
\$21 million

SUBSTANTIAL COMPLETION:
October 2023

AWARDS:
Engineering News-Record,
Midwest Best Project Award –
Best Project K-12 Education

Chicago Building Congress
(CBC) – Merit Award Finalist
(Education, PK-12)





Public Works Facility Renovation

Village of River Grove
River Grove, IL

DESCRIPTION:

This project included the renovation of an existing warehouse space into a new public works facility inclusive of new offices, washrooms, lockerrooms, mechanics garage, and interior storage and workshop facilities, in addition to all associated mechanical, plumbing, and electrical upgrades. The exterior improvements included the installation of a new entrance gate, lift station, entrance ramps into the building, storm sewer drainage, sanitary sewer, installation of new concrete pavement and restoration work.

SIZE:
58,807 SF

FINAL COST:
\$2.75 million

SUBSTANTIAL COMPLETION:
January 2016





Administrative Headquarters, Fieldhouse & Site Development

Chicago Park District
Chicago, IL

DESCRIPTION:

Paschen ALL Joint Venture led the construction of the Chicago Park District's 79,000-SF headquarters, including administrative offices, a community fieldhouse, athletic fields, and other recreational space:

Administrative Building – The 57,000-SF, multi-story, circular administrative headquarters building required a staggered construction approach to ensure timely completion. We provided a range of site improvements, including parking, walkways, and outdoor lighting as well.

Fieldhouse – Sharing the footprint of the Administrative Building, the 22,000-SF Fieldhouse includes a gymnasium, fitness center, bathrooms and locker rooms, multi-purpose rooms, staff offices, teen center, and welcome lobby.

Outdoor Recreational Space – Construction of the outdoor park improvements included two artificial turf athletic fields, athletic field lighting, grand lawn, walkways, a children's playground, nature play areas, and a splash pad. Security zones and visitor entrances further enhanced safety protocol, while redesigned spaces facilitated community engagement and after-hours activities.

SIZE:
79,000 SF

FINAL COST:
\$64 million

SUBSTANTIAL COMPLETION:
May 2023



Administrative Headquarters, Fieldhouse & Site Development

CHICAGO PARK DISTRICT | CHICAGO, IL

\$68.5 million | July 2023

The construction of Chicago Park District's new 79,000 SF facility includes administrative offices, a community fieldhouse, athletic fields, and other recreational space.

Administrative Building - 57,000 SF multi-story administrative headquarters building including associated parking, walkways, and site lighting.

Fieldhouse - 22,000 SF fieldhouse featuring a gymnasium, fitness center, bathrooms and locker rooms, multi-purpose rooms, staff offices, teen center and lobby.

Outdoor Recreational Space - Park improvements including two artificial turf athletic fields, athletic field lighting, grand lawn, walkways, playground, nature play areas and splash pad.



10th District Police Station

PUBLIC BUILDING COMMISSION
| CHICAGO, IL

\$15.3 million | November 2004

Construction of the new 10th District Chicago Police Department facility replaces the former Marquette District station on the West Side. The two-story building features steel and masonry construction with large curtainwalls, community-focused terrazzo artwork, a CAPS community room, secure processing and line-up areas, a video arraignment room, fitness facilities, a Quiet Room, and advanced security and communications systems.



Engine Company No. 16 - New Fire Station

PUBLIC BUILDING COMMISSION
| CHICAGO, IL

\$11.2 million | July 2012

This 19,725 SF prototype "B" fire house includes apparatus bays, EMS offices, training and meeting rooms, kitchen and living quarters, and support spaces. The facility features a geothermal mechanical system, brick and limestone exterior with low-E glazing, and sustainable site elements that contributed to its LEED Platinum Certification.





Police Heliport

FAIRFAX COUNTY | FAIRFAX, VA

\$10.6 million | April 2023

Demolition of the existing Fairfax County Police Department heliport and construction of a new 23,000 SF facility featuring a helicopter maintenance bay, aircraft and vehicle fueling stations, crew offices and living quarters, and associated site improvements.



Fire Station No. 30

CITY OF ATLANTA | ATLANTA, GA

\$13.9 million | March 2026

Construction of a new 16,000 SF fire station for the City of Atlanta following the demolition of the existing 7,000 SF facility. The first floor will include offices, a kitchen and lounge, gym, and training and storage rooms, while the second floor will provide ten bunk rooms, restrooms with showers, and two fireman's slides. The site will also feature a three-truck apparatus bay, detention ponds, previous paving, and a heavy-duty concrete driveway.



Center Grove Emergency Operations Center

CENTER GROVE SCHOOL CORPORATION | GREENWOOD, IN

\$1.9 million | December 2021

The new Center Grove Emergency Operations Center in Greenwood, IN features the Center Grove Police Department headquarters, a full-service fire station shared by White River Township and Bargersville, and a satellite office for the Johnson County Sheriff's Office. The facility is equipped with state-of-the-art security systems and communications technology to support coordinated emergency response operations.





Design-Build Flex Facilities Upgrades

FLEX, INC. | BUFFALO GROVE, IL

\$13.5 million | April 2019

This project involved constructing the foundations for a Flex sterilization bunker, including a 10-foot-deep excavation within a 70-by-70-foot area of an active warehouse, along with installing earth retention around existing building columns and 316 helical piles for deep foundation support. Work also included the installation of a steel mezzanine with open metal grating, handrails, and stairs to provide access to the IT room, second-floor vault, and water room.



City Hall Basement/Police Department Remodel

CITY OF PARK RIDGE | PARK RIDGE, IL

\$733,392 | August 2019

This design-build project included the abatement and renovation of the women's locker room, roll call area, break room, and report-writing spaces within the Park Ridge Police Department, located in the basement of City Hall. The updated layout provides improved functionality, increased locker room capacity, and a more open and efficient workspace.



Buffalo Grove Service Center

RIVIAN AUTOMOTIVE | BUFFALO GROVE, IL

\$3.3 million | August 2025

This project consisted of the selective demolition and renovation of a 59,913 SF facility into a local service center. The work included extensive interior demolition, new finishes, structural modifications, MEP system upgrades, and fire protection improvements. The new facility also features vehicle service equipment such as lifts and electric vehicle charging stations.



Relevant Experience

SPACE NEEDS EXPERIENCE

Studio GC has completed over 100 space needs for our clients. We understand the importance of completing these in order to make fiscally responsible decisions throughout the village. Below are just a few of the clients that we have completed space needs for.

Arbor Park SD 145
Argonne National Laboratory
Atwood Heights SD 125
Batavia Public Library
Bellwood SD 88
Berwyn Public Library
Brookfield Public Library
Chicago Park District
Chicago Ridge SD 127.5
City of Geneva
CCSD 180
CHSD 230
Dimmick CCSD 175
Dolton Public Library
Evanston Township High SD 202
Fossil Ridge Public Library
Gail Borden Public Library District
Geneva Public Library District
Grand Prairie Public Library
Green Hills Public Library District
Harvard Diggins Library
Hodgkins Park District
LaSalle Peru Township High SD 120
La Grange Park Public Library
La Grange Public Library
Lake Villa District Library
Lansing Public Library
Lemont Park District
Maywood SD 89
Mendota CCSD 289
Midlothian Park District
Morris SD 54
Niles Township High SD 219
Park Ridge-Niles SD 64
Park Ridge Public Library
Queen Bee SD 16

Riverside Public Library
Saint Bede Academy
Saratoga CCSD 60c
Schaumburg CCSD 54
Stickney-Forest View Public Library District
Three Rivers Public Library District
Village of Hodgkins
Village of Lemont
Village of Orland Park
Village of Niles
Village of Winnetka
Watertown Public Library
West Aurora SD 129
West Chicago Public Library
Westchester SD 92.5
Wheaton Public Library
Wood Dale Public Library
Worth Public Library

City of Geneva

GENEVA, ILLINOIS

The City of Geneva retained Studio GC to do an in-depth facility and operational evaluation of all of the municipal buildings in the City of Geneva. The scope of work involved performing physical analysis as well as operational analysis of all buildings. Studio GC worked with the City to review maintenance schedules and efforts, and age of building components to determine likely lifespans of the elements. These lifespans were then translated into costs over time. It is critical for our clients to budget effectively with minimal resources, this is a tool that helps them accomplish it.

Within this scope of work was analysis and evaluation of the Police Station and County 911 Center. Studio GC worked to determine the impacts of a fragmented layout within the building and will be making recommendations for resolving those concerns. The buildings were also evaluated on a security basis. There are a number of concerns that will need to be addressed but the City is in a far better spot with awareness than ignorance.

ADDRESS

1800 SOUTH STREET, GENEVA, IL 60134

SIZE N/A

COST \$48,500

COMPLETION ONGOING

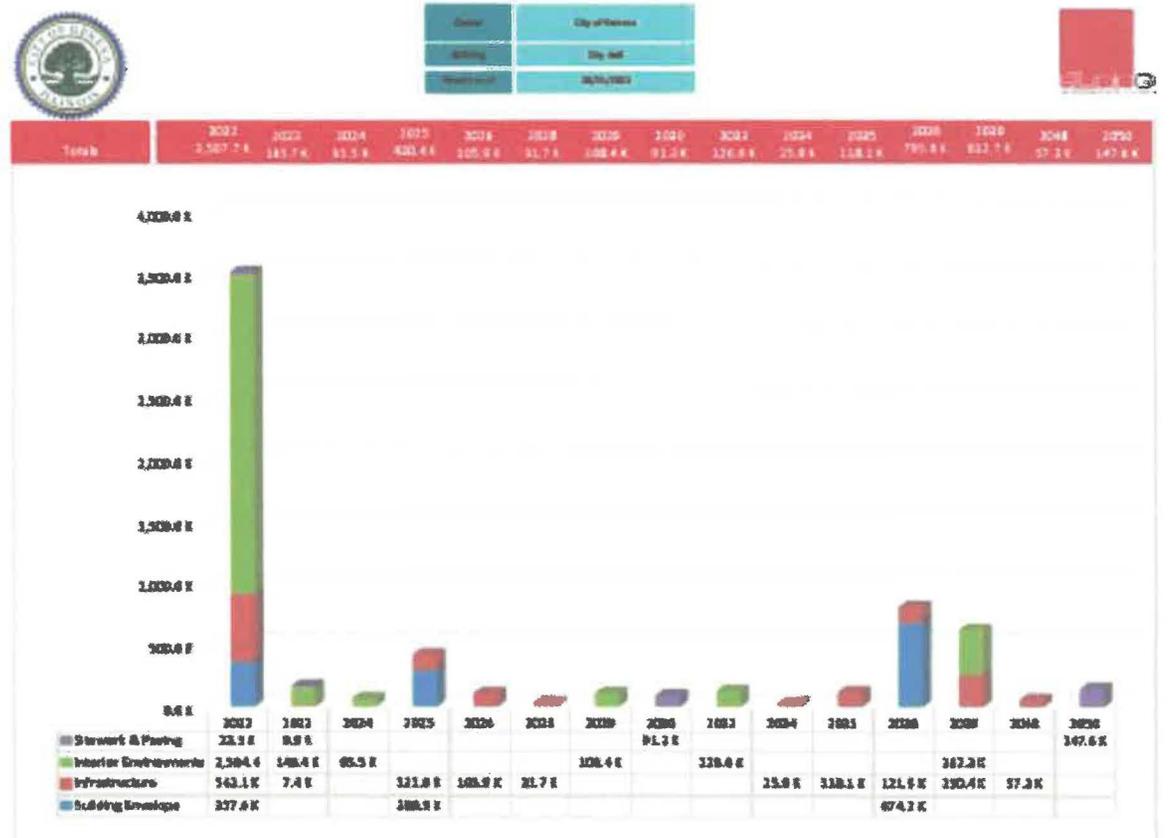
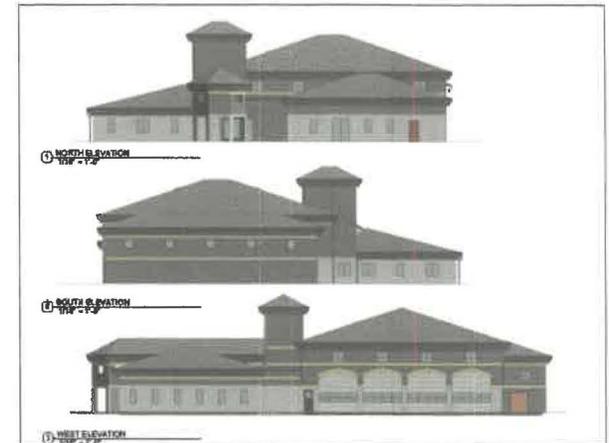
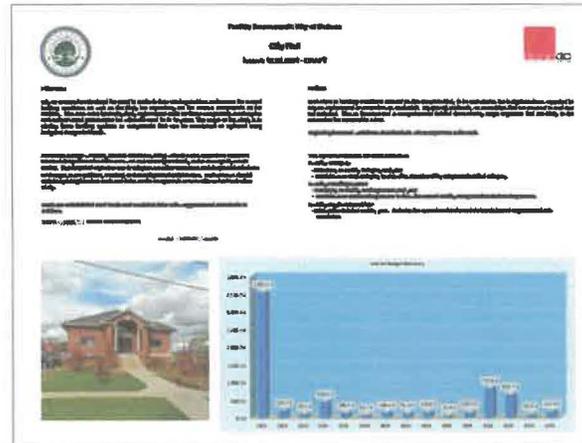
REFERENCE

NATE LANDERS | STREET DIVISION

SUPERINTENDENT

T: (630) 232-1502

VILLAGE OF LA GRANGE PARK



Village of Carol Stream

CAROL STREAM, ILLINOIS

Studio GC was retained in 2019 to perform a full facility audit and site evaluation for the Village of Carol Stream Public Works facility. The process included a comprehensive physical assessment of the existing conditions, code analysis, operational analysis, and finally cost estimates. This is a stakeholder-guided process to make sure that all of our recommendations are in alignment with their operational goals and financial models. The Director has been able to utilize this to justify adequate funding for the renewal of their 20-year-old facility. Recently Studio GC was engaged to enact the building envelope upgrades at the facility. This included garage door replacements, exterior man door replacements, new windows and doors as well as upgrades to nonfunctional trench drains and additional gear lockers.

ADDRESS

124 GERZEVSKE LANE, CAROL STREAM, IL
60188

SIZE 12,066 SQ. FT.

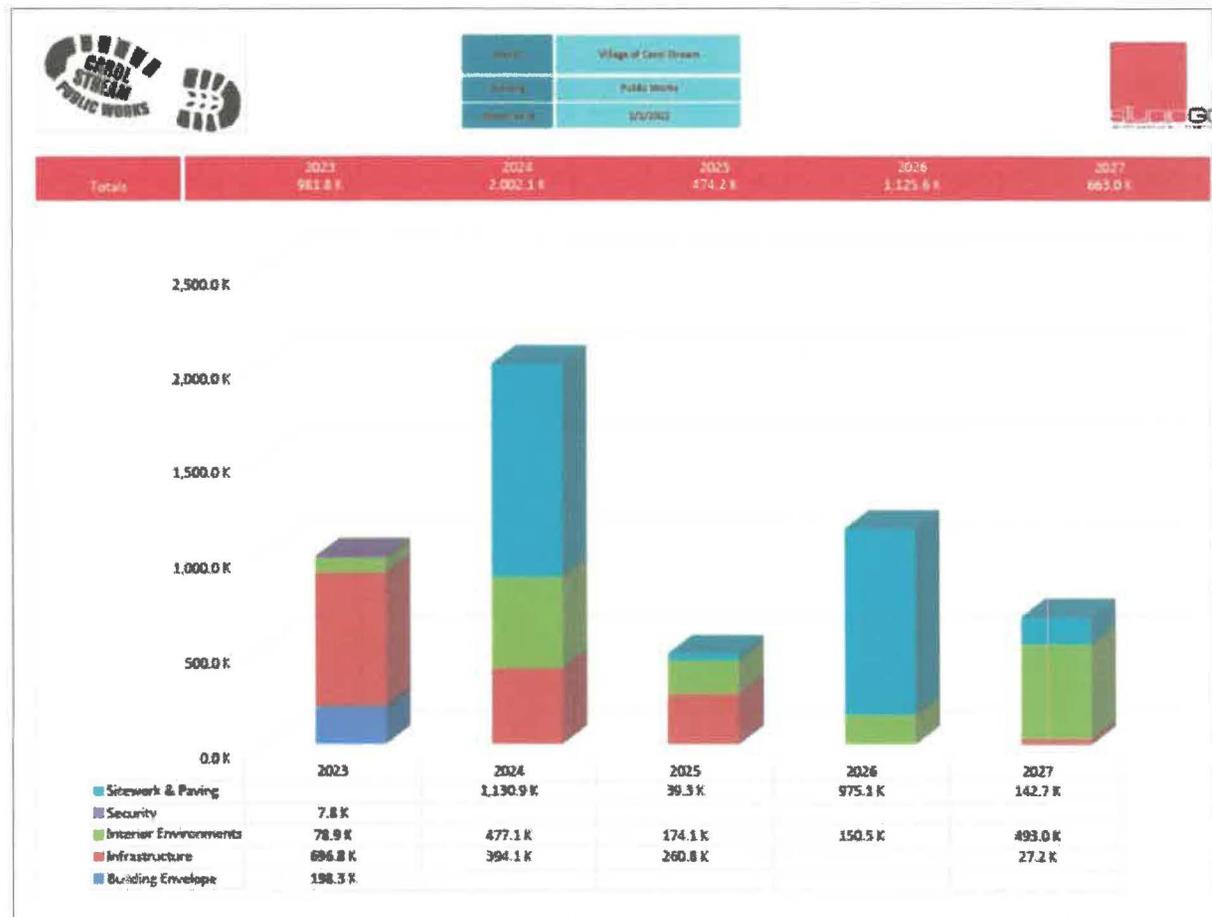
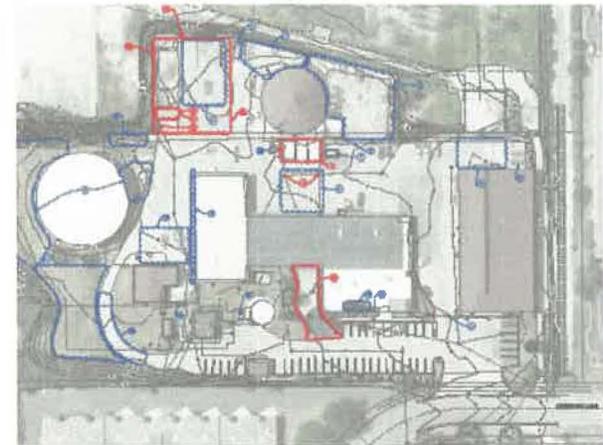
COST \$27,300

COMPLETION FEBRUARY 2022

REFERENCE

BRAD FINK, PUBLIC WORKS DIRECTOR
T: (630) 871 - 6260

Item	Description	Quantity	Unit	Price	Total
1	Site Preparation	1	Lot	10000	10000
2	Site Grading	1	Lot	10000	10000
3	Site Erosion Control	1	Lot	10000	10000
4	Site Fencing	1	Lot	10000	10000
5	Site Lighting	1	Lot	10000	10000
6	Site Security	1	Lot	10000	10000
7	Site Maintenance	1	Lot	10000	10000
8	Site Restoration	1	Lot	10000	10000
9	Site Decommissioning	1	Lot	10000	10000
10	Site Relocation	1	Lot	10000	10000
11	Site Abandonment	1	Lot	10000	10000
12	Site Remediation	1	Lot	10000	10000
13	Site Reclamation	1	Lot	10000	10000
14	Site Reuse	1	Lot	10000	10000
15	Site Recycling	1	Lot	10000	10000
16	Site Reclamation	1	Lot	10000	10000
17	Site Reclamation	1	Lot	10000	10000
18	Site Reclamation	1	Lot	10000	10000
19	Site Reclamation	1	Lot	10000	10000
20	Site Reclamation	1	Lot	10000	10000



Village of Niles - Facility Condition Assessment

NILES, ILLINOIS

The Village of Niles engaged Studio GC in 2020 to perform a Facilities Condition Assessment of the Public Works Facility, Village Hall, Police Station, and Health and Wellness Facility. The report provided a means for understanding future lifecycle costs and planning for replacements in conjunction with other projects. It became an invaluable tool for establishing future budgets and minimizing surprise replacements.

ADDRESS

1000 CIVIC CENTER DRIVE, NILES, IL 60714

SIZE MULTIPLE BUILDINGS

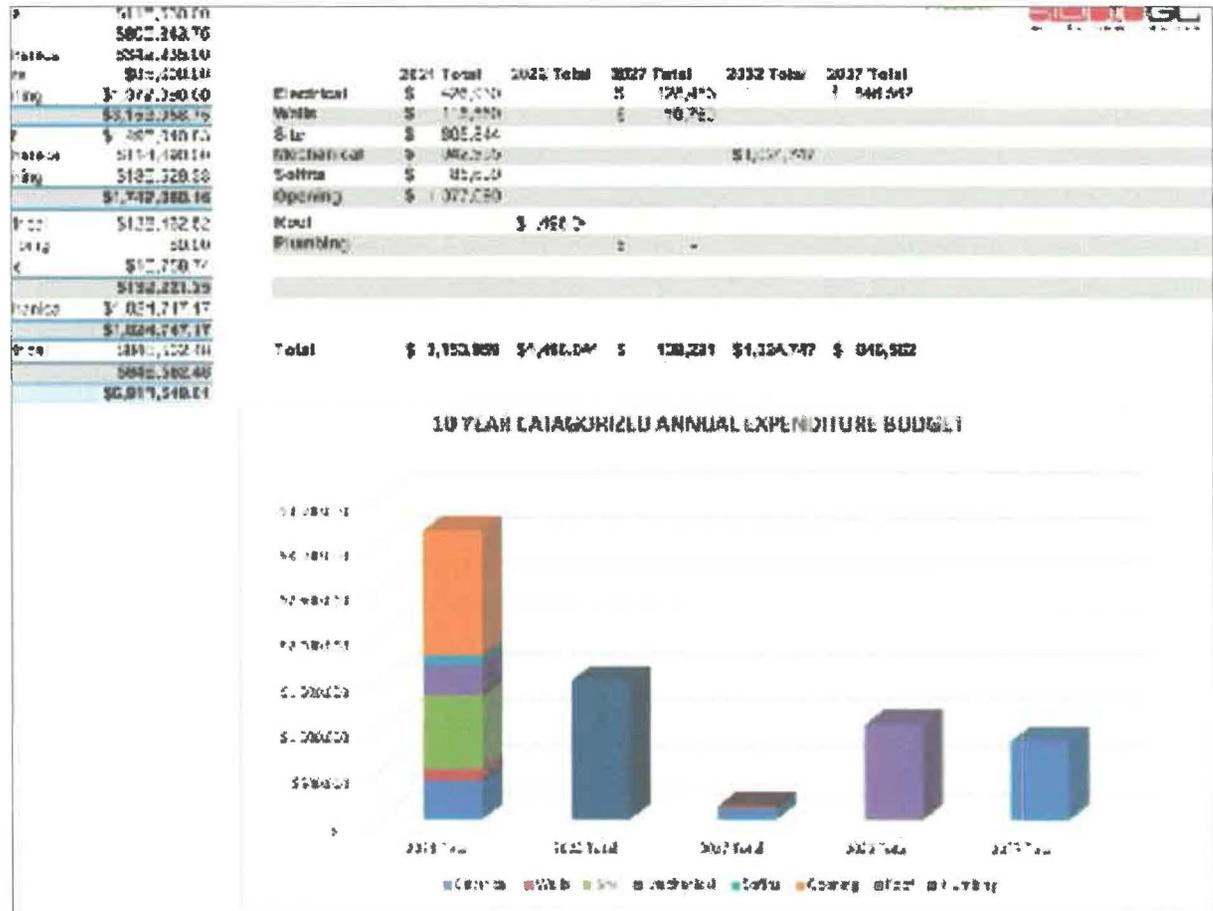
COST \$48,500

COMPLETION 2021

REFERENCE

WORKED FOR PREVIOUS ADMINISTRATION

P: 847.588.7900



Reference Check Summary – Studio GC

References: Dennis Brinkman, Deputy Chief of Police, Village of Woodridge
Brian Gabriel, Deputy Chief of Police, City of Wheaton
Gary Gudino, Community Development Director, Village of Oak Lawn
Nate Landers, Assistant Director of Public Works, City of Geneva

1. Project Description/Scope

- Completed a wide range of municipal projects including police facilities, public works buildings, multi-facility assessments, and operational renovations.
- Experience includes both space needs analyses and facility condition/system assessments, sometimes evolving organically even when not formally scoped.
- Projects ranged from targeted departmental renovations to comprehensive evaluations of entire municipal facilities, including multi-building portfolios (up to six facilities).
- Successfully delivered work under different delivery methods, including traditional design, design-build, and planning/assessment-only phases.
- Demonstrated capability to handle complex municipal programs exceeding 60,000 SF and involving multiple departments and stakeholders.

2. Overall Experience

- All four references reported very positive to exceptional experiences working with Studio GC.
- Described consistently as easy to work with, collaborative, receptive to feedback, and willing to adapt designs based on staff input.
- Strong emphasis on thorough data collection, analysis, and documentation.
- Studio GC was praised for investing time to understand operational needs rather than rushing solutions.
- Challenges that arose were generally attributed to project delivery method or contractors, not Studio GC's performance.

3. Communication, Coordination, and Responsiveness

- Communication was uniformly described as excellent, proactive, and reliable.
- Studio GC maintained regular updates, clear approval pathways, and quick response times.
- Strong coordination with municipal staff across multiple departments and facilities.
- Craig Meadows was repeatedly cited as a highly responsive, effective, and trusted point of contact.
- Studio GC remained accessible to staff and leadership throughout and beyond project completion.

4. Understanding of Municipal Operations

- Demonstrated a deep understanding of municipal operations, including police, public works, administration, and public-facing services.
- Strong grasp of workflow, circulation, privacy, and functional adjacencies critical to municipal facilities.
- Willingness to revise layouts through multiple iterations to align with how departments actually operate.
- Prior municipal experience (including libraries and police facilities) reinforced confidence in their expertise.
- Several references noted Studio GC's strength in translating operational needs into practical, functional design solutions.

5. Schedule and Budget Performance

- Projects generally remained on schedule and within budget.
- Studio GC consistently communicated potential change orders or cost impacts in advance.

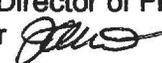
- Demonstrated strong cost awareness, offering alternatives and cost-saving strategies where appropriate.
- COVID-related delays were noted on one project, but costs remained controlled and scope was refreshed effectively.
- References emphasized value-driven decision-making rather than unnecessary expenditures.

6. Likelihood of Rehire

- All four references stated they would hire Studio GC again.
- Several indicated they would have preferred to continue working with Studio GC on subsequent phases.
- Key reasons cited: accessibility, expertise, attentiveness, collaborative approach, and strong municipal knowledge.
- Craig Meadows was specifically highlighted by multiple references as someone they would seek out for future projects.
- Communities expressed pride in completed facilities and recommended visiting Studio GC projects as references.



Village Board Agenda Memo

Date: February 4, 2026
To: Village President & Board of Trustees
From: Dean J. Maggos, Fire Chief (Director of Fire and EMA) 
Julia Cedillo, Village Manager 
RE: Ambulance 1214 Repairs

PURPOSE

Staff seeks approval for repairs to Ambulance 1214, up to and including full engine replacement. This is being brought to the Village Board for approval as the potential costs for such could exceed the Village Manager's spending authority.

GENERAL BACKGROUND

Ambulance 1214 has suffered recent various mechanical issues related to the engine, including ongoing oil leaks that we held off repairing due to the freezing weather. Last weekend, it suffered another mechanical issue and was towed to an authorized Ford repair facility. It is currently there, and the diagnosis is that the turbocharger needs replacement. The turbo had already been replaced one time in the past.

In reviewing estimates for the work, please note the following. The estimate to replace the turbo is \$4,362.00, and the estimate to repair the oil leaks is \$6,556.23, for a total of \$10,918.23. In evaluating these costs, and realizing the costs involved, it was decided to get an estimate for complete engine replacement. That estimate is \$19,628.00.

This was done for the following reasons. The vehicle is a 2017, and must continue being run as our primary ambulance until our new one is delivered, which still may be at least 18 months away. We also plan on keeping this unit as our secondary ambulance until at least 2032. This vehicle has 85,299 road miles on it, but with the number of engine hours on it, combined with the average speed it is driven, the vehicle can be considered to have over 400,000 miles on it from a maintenance and valuation standpoint. Lastly, with the most recent mechanical issues, the oil level was found to substantially low. Although loss of oil can be attributed to the turbo issue, and the other gasket/seal leaks, there is some concern about engine wear and/or possible damage. We would not be able to determine this until the turbo is replaced and the vehicle is operating again. We would obviously not want to find this out after spending a substantial amount of money on labor, just to take the engine apart further to diagnose and/or repair issues, or replace it. In summary, a complete engine replacement would eliminate the need for the turbocharger and oil leak repairs and would include a warranty, offering a more reliable long-term solution.

At the time of this memo, staff is in the final stages of investigating and discussing the cost versus benefit of engine repair versus engine replacement, and the capabilities of the Ford repair facility where the vehicle is currently at. Staff has placed this on the agenda though for consideration so there is no further delay of being down our primary ambulance should the decision be made to replace the engine, and the final cost end up exceeding the Village Manager's spending authority.

STAFF RECOMMENDATION

Staff recommends approval of an amount of \$19,628.00 for engine replacement, and an additional contingency of \$4,000.00, for a total of up to 23,628.00, for Ambulance 1214, a 2017 Ford/Horton vehicle. Although our estimate for engine replacement is less than the spending authority allowed for the Village Manager, there is concern that additional incidental costs will occur with the complete replacement. This will prevent any delays should the estimate exceed her spending authority.

ACTION REQUESTED

This item is for discussion and action.

Motion: To Approve an expenditure of up to \$23,628.00 for complete engine replacement for Ambulance 1214.

DOCUMENTATION

Repair Estimates.

Finance Committee Divider

Robert Lautner, Chairman

Nick Diaferio

Joe Caputo



Village Board Agenda Memo

Date: February 10, 2026
To: Village President & Board of Trustees
From: Larry Noller, Finance Director
Julia Cedillo, Village Manager
RE: **Lead Service Line Replacement Rates**

PURPOSE

Consider an ordinance establishing lead service line replacement rates effective May 1, 2026.

GENERAL BACKGROUND

Following a thorough review of rate options, the Village Board approved a plan for new fees in November 2024 to fund lead service line replacements in accordance with the State of Illinois' Lead Service Line Replacement and Notification Act. The rate plan was designed to generate sufficient revenue to fund \$23.5 million in project costs over 17 years and would be phased in over three years. The first phase was effective May 1, 2025 as follows:

Account Type	Rate Effective May 1, 2025
Single-family residential. Multi-family residential when each unit has a separate water meter and billing account.	\$8.40 per month
All other accounts	\$5.10 per month plus \$0.64 per 100 cubic feet of water

The Village Engineer will provide the Village Board with an update on the lead service line replacement program, including the Federal requirement that would require reducing the replacement schedule from 17 years to 10 years. The Village Engineer's recommendation is that the Village consider implementing the next phase of the rate plan.

The next phase for the rate plan is proposed as follows:

Account Type	Rate Effective May 1, 2026
Single-family residential. Multi-family residential when each unit has a separate water meter and billing account.	\$16.80 per month
All other accounts	\$10.20 per month plus \$1.27 per 100 cubic feet of water

STAFF RECOMMENDATION

Staff recommends the Village Board review and discuss the proposed ordinance at the February 10th work session.

ACTION REQUESTED

This item is for discussion only. If the Village Board concurs, the following motion will be included on the February 24th meeting agenda.

Motion to approve An Ordinance Amending Section 51.43 (Rates Established) Of Chapter 51 (Water) Of Title V (Public Works) Of The Municipal Code Of La Grange Park For The Purpose Of Establishing Lead Service Line Replacement Rates Effective May 1, 2026

DOCUMENTATION

- Proposed ordinance
- Memo from Village Engineer

ORDINANCE NO. ____

**AN ORDINANCE AMENDING SECTION 51.43 (RATES ESTABLISHED)
OF CHAPTER 51 (WATER) OF TITLE V (PUBLIC WORKS) OF THE MUNICIPAL CODE OF
LA GRANGE PARK FOR THE PURPOSE OF ESTABLISHING LEAD SERVICE LINE
REPLACEMENT RATES EFFECTIVE MAY 1, 2026**

WHEREAS, the Village of La Grange Park operates and maintains a municipal water system to provide potable water to all users connected to said water system; and

WHEREAS, the President and the Board of Trustees of the Village of La Grange Park, Cook County, Illinois (the "Village Board") have determined that increases to the lead service line replacement rates are necessary to provide for the continued operations and infrastructure requirements of the Village's water system, and, therefore, desire to make certain amendment to Section 51.43 (Rates Established) of Chapter 51 (Water) of Title V (Public Works) of the La Grange Park Municipal Code (the "Municipal Code") and to implement such rates increases effective as of May 1, 2026 (the "Code Amendments"); and

WHEREAS, at open public meetings held on February 10, 2026 and February 24, 2026, the Village President and Board of Trustees of the Village reviewed and discussed the Code Amendments, and received input from the Village staff and provided an opportunity for public input relative to the Code Amendments; and

WHEREAS, pursuant to the statutory authority and constitutional powers granted to the Village of La Grange Park, as a non-home rule Illinois municipality, by the applicable provisions of the Illinois Municipal Code (65 ILCS 5/), and Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) of the Constitution of the State of Illinois of 1970, the President and Board of Trustees of the Village of La Grange Park find that the approval of the below Code Amendments is protective of the health, welfare and safety of and in the best interests of the Village, its residents, property owners, local businesses and the public.

BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: Incorporation. The above recitals are incorporated by reference into Section 1 of this Ordinance as material terms and provisions.

SECTION 2: Code Amendments. Paragraph (B) (1) of Section 51.43 (Rates Established) of Chapter 51 (Water) of Title V (Public Works) of the Municipal Code shall be amended to read in its entirety as follows:

"The lead service line replacement rate which shall be paid by all users of the Village water system shall be as follows:

Account Type	Rate Effective May 1, 2025
Single-family residential. Multi-family residential when each unit has a separate water meter and billing account.	\$8.40 per month
All other accounts	\$5.10 per month plus \$0.64 per 100 cubic feet of water

Account Type	Rate Effective May 1, 2026
Single-family residential. Multi-family residential when each unit has a separate water meter and billing account.	\$16.80 per month
All other accounts	\$10.20 per month plus \$1.27 per 100 cubic feet of water

Lead service line replacement charges shall be increased by 10% if payment is received after the due date.”

SECTION 3: Codifier to Make All Necessary Internal Amendments. To the extent necessary, all tables of contents, indexes, headings, text and internal references or cross-references to sections that need to be amended or deleted within the Municipal Code as a consequence of the above Municipal Code amendments, shall be amended by the Village’s codifier so as to be consistent with the terms of this Ordinance.

SECTION 4: Repeal of Conflicting Provisions; Severability; Validity of Non-Conflicting Legislation. All ordinances or parts of ordinances in conflict herewith this Ordinance are hereby repealed. Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. Except as to the Village Code amendments set forth above in this Ordinance, all Chapters and Sections of the La Grange Park Municipal Code, as amended, shall remain in full force and effect.

SECTION 5: Effective Date; Publication in Pamphlet Form. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

ADOPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois this ___ day of ____, 2026, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

APPROVED by the Village President this ____ day of _____, 2026, and attested by the Village Clerk on the same date.

Dr. James L. Discipio, Village President

ATTEST:

Meghan M. Kooi, Village Clerk

This Ordinance was published by me in pamphlet form on the __ day of _____, 2026.

Meghan M. Kooi, Village Clerk

APPROVED AS TO FORM BY: Village Attorney Michael T. Jurusik on _____, 2026.



MEMO

Date: January 30, 2026

To: Julia Cedillo, Village Manager, Village of La Grange Park
 Rick Radde, Director of Public Works
 Larry Noller, Director of Finance

From: Mark D. Lucas, P.E., Executive Vice President

Re: La Grange Park - Lead Service Line Replacement Rate
 2026 Adjustments

This memorandum provides an update regarding the Lead Service Line Replacement (LSLR) Rate, which was discussed throughout 2024. Our office presented several options for the water rate necessary to sustain the LSLR program, enabling the village to meet the state-mandated replacement of approximately 1,460 water services in the system. The rate was based on state law requiring the village to replace 6% of these services annually, starting in 2027, which results in a 17-year replacement schedule. Based on earlier estimates, this will require replacing at least 87 services per year, with an annual cost of \$1,411,000.

The Village Board diligently reviewed multiple options for a water rate that would not only fund the replacement of lead service lines but also consider the impact on residents and businesses. A tiered approach was selected: single-family and multi-family homes with individual meters will be billed a flat monthly rate, while all other properties will be billed under a hybrid rate that combines a flat rate with a water usage rate. The Village also discussed the possibility of gradually increasing the rate over three years. The following plan was discussed for implementing the water rate:

Account Type	Total Rate Needed	2025 Adopted Rate	2026 Projected Rate	2027 Projected Rate
Single Family Residential, and Multifamily, when each unit has a separate meter and billing account	\$25.20/mos.	\$8.40/mos.	\$16.80/mos.	\$25.20/mos.
All Other Account	\$15.30/mos. plus \$1.90 per 100 cuft of water	\$5.10/mos. plus \$0.64 per100 cuft of water	\$10,20 per month plus \$1.27 per100 cuft of water	\$15.30 per month plus \$1.90 per100 cuft of water

As discussed during the implementation of the LSLR Rate in 2024, the USEPA had just announced a Final Rule requiring the replacement of lead service lines to be completed within 10 years. It is important to note that while there is an option for a deferred timeline, the village currently falls below the system threshold of 39 known lead service lines per 1,000 services, which would allow for such an extension, even if all unknown services are determined to require replacement. The first year of implementation is set to begin on November 1, 2027, and will continue until December 31, 2028. Subsequent years will follow a calendar-year schedule.

The proposed change will significantly increase the number of services requiring replacement in a given year, affecting the Lead Service Line Replacement (LSLR) Rate. Based on a straightforward projection, the final cost is expected to be 67% higher than previously discussed, resulting in an annual revenue requirement of \$2,353,000. Consequently, the full LSLR Rate would require adjusting the Single-Family Flat Rate to \$42.09 per month and setting the hybrid rate for other users at \$25.51 per month, plus an additional charge of \$3.17 for every 100-cuft of water used.

The Village is also pursuing additional options to complete and fund the project, which would reduce the LSLR Rate. The Village's Project Plan submitted to the Illinois Environmental Protection Agency (IEPA) for a loan is nearing approval, which could extend the repayment period to 30 years, thereby lowering the required water rate. While an approved Project Plan is a prerequisite for consideration of a water loan, it does not guarantee funding. Many factors influence whether a village receives a loan, including its score ranking relative to other communities applying for loans, and whether all selected communities in a given year proceed with their loans or decline them in full or in part. Declined funds are then made available to lower-ranked communities that wish to proceed based on the By-Pass process. The Village has also received assistance through grants to address certain services and will continue to seek out those opportunities. Additionally, as recently discussed, there is potential to complete the work with an expanded Village staff; however, this option requires further evaluation of initial startup costs and staffing implications. The advantage of this alternative is that it would only necessitate a minor adjustment to the initially proposed rate structure to support the program.

Based on the above, we recommend that in 2026, the Village consider implementing the original plan to adjust the LSLR Rate to the "2026 Projected Rate" outlined in the table above, as discussed in November 2024.

**Commercial Revitalization Committee
Divider**

**Jamie Zaura, Chairwoman
Joe Caputo
Nick Diaferio**



Village Board Agenda Memo

Date: February 10, 2026
To: Village President & Board of Trustees
From: Maggie Jarr, Deputy Village Manager *MJ*
 Derek Rockwell, Senior Planner / Project Coordinator *DR*
RE: **Façade and Property Revitalization Program Application for Cork Keg & Spirits (1000 E. 31st Street) – #2025-02**

PURPOSE

To provide the Village President and Board of Trustees with a recommendation from the Commercial Revitalization Committee.

GENERAL BACKGROUND

At the January 13, 2026 meeting, the Commercial Revitalization Committee reviewed and recommended approval of a Façade and Property Revitalization Program grant request. The application from Cork Keg & Spirits, located at 1000 E. 31st Street, includes front canopy removal and the construction of a new metal panel canopy with parapet wall coping and updated soffit materials on the 31st Street (north) façade. Work also consists of removing the existing Dryvit system on the Beach Avenue (west) façade and installing new plywood decking, adding ice and water shielding, power washing the west wall, replacing damaged bricks, and re-tuckpointing the surface to create a uniform appearance. These improvements address deteriorated exterior conditions, resolve long-standing façade maintenance issues, and are intended to enhance the building's visual character, improve material durability, and create a more cohesive appearance along the 31st Street commercial corridor. By investing in structural and aesthetic upgrades rather than limited maintenance repairs, the applicant is making a substantial and permanent improvement to a key commercial frontage, consistent with the goals of the Façade & Property Revitalization Program and the Village's corridor reinvestment objectives. A summary of the grant request is outlined below.

Project Component	J. Andersen (Applicant Preference)	Apex	Reimbursement Request
Canopy Reconstruction & Façade Rehabilitation	\$27,055.00	\$19,177.00	\$13,527.50
Signage Removal & Reinstallation	\$3,850.00 – Elevate Sign Group	\$3,850.00 – Elevate Sign Group	\$1,925.00
Total Project Cost	\$30,905.00	\$23,027	\$15,452.50

The Applicant prefers J. Andersen due to the more comprehensive nature of their scope of work and competitive pricing. The Commercial Revitalization Committee agreed that the J. Andersen proposal provides a greater breadth of façade improvements and was supportive of this choice.

Although all Façade & Property Revitalization Program funds budgeted for the 31st Street / Barnsdale Business Development District (BDD) have been exhausted for the current fiscal year, the BDD has sufficient available funds to support this project.

ACTION REQUESTED

This item is for discussion and action.

Motion To Approve An Ordinance Approving A Façade And Property Revitalization Grant Agreement By And Between The Village Of La Grange Park, Cook County, Illinois And VSN Inc. Regarding Certain Expenditures To Be Reimbursed From The 31st Street/Barnsdale Business District For The Redevelopment Of The 1000 East 31st Street Property

DOCUMENTATION

- Ordinance Approving A Façade And Property Revitalization Grant Agreement By And Between The Village Of La Grange Park, Cook County, Illinois And VSN Inc. Regarding Certain Expenditures To Be Reimbursed From The 31st Street/Barnsdale Business District For The Redevelopment Of The 1000 East 31st Street Property
- Façade and Property Revitalization Program Application Packet

ORDINANCE NO. 1295

**AN ORDINANCE APPROVING A FAÇADE AND PROPERTY
REVITALIZATION GRANT AGREEMENT BY AND BETWEEN
THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS
AND VSN INC. REGARDING CERTAIN EXPENDITURES TO BE
REIMBURSED FROM THE 31ST STREET/BARNSDALE BUSINESS DISTRICT FOR
THE REDEVELOPMENT OF THE 1000 EAST 31ST STREET PROPERTY**

WHEREAS, the Village of La Grange Park, Cook County, Illinois (the "Village") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State of Illinois; and

WHEREAS, in accordance with the provisions of the Business District Development and Redevelopment Law of the State of Illinois, 65 ILCS 5/11-74.3-1, *et seq.*, as from time to time amended (the "BDD Act"), the President and the Village Board of Trustees of the Village of La Grange Park, Illinois ("Village Board"), on March 14, 2017, by Ordinance No. 1057, approved an Eligibility Study and Business District Plan (the "Business District Plan"), for an area designated as the 31st Street/Barnsdale Business District (the "Business District"), and imposed a Retailers' Occupation Tax and Service Occupation Tax ("BDD Tax") therein for payment of costs associated with the planning, execution and implementation of the Business District Plan, the payment of Business District project costs as set forth in the Business District Plan, and the payment of obligations of the Village issued to provide for the payment of Business District project costs. The taxes collected under the BDD Tax shall be retained in a Village bank account referred to as the "BDD Fund" and such taxes shall be referred to as "BDD Funds"; and

WHEREAS, pursuant to the BDD Act, the President and Board of Trustees of the Village (collectively, the "Village Board") are empowered to undertake the development or redevelopment of business districts within the municipal boundaries of the Village which are in need of revitalization; and

WHEREAS, the Village allocates funding to eligible applicants under its Façade and Property Revitalization Grant Program, which provides up to 50% funding assistance to eligible applicants for approved improvements and/or development projects to property used for commercial purposes, which costs would constitute "Business District Project Costs" as such term is defined in the BDD Act; and

WHEREAS, Neel Patel, owner of VSN Inc. (the "Applicant"), has filed an Application dated December 12, 2025 for a grant under the Village's Façade and Property Revitalization Grant Program (the "Grant Program") for the construction of certain exterior improvements (the "Project Improvements") to the property located at 1000 East 31st Street (the "Property"), which is located within the Business District. Based on the details and supporting documents of the Application, the Applicant has stated an estimated "Total Project Cost" of \$30,905.00 and a "Reimbursement Amount Request" of \$15,452.50, which would be the "Maximum Grant Amount" payable from the BDD Fund under the Grant Program; and

WHEREAS, in order for the Village to approve the Application and the payment of an amount not to exceed the Maximum Grant Amount under the Grant Program for reimbursement of a portion of the incurred, eligible Business District Project Costs that are to be made to the Property by the Applicant, the Village and the Applicant are required to approve and enter into a "Façade And Property Revitalization Grant Agreement". A copy of the proposed Façade And Property Revitalization Grant Agreement for this Application and Project is

attached hereto as **Exhibit “A”** and made a part hereof (the “Grant Agreement”); and

WHEREAS, at an open public meeting held on January 13, 2026, the Village’s Commercial Revitalization Committee (the “Committee”) reviewed and considered the content of the Application and the Grant Agreement, received input from the Applicant and Village staff, and provided an opportunity for input from the public on this matter. At its January 13, 2026 meeting, the Committee recommended that the Village Board approve the Application and the Grant Agreement under the Village’s Façade and Property Revitalization Grant Program; and

WHEREAS, at an open public meeting held on February 10, 2026, the Village Board reviewed and considered the content of the Application, the Grant Agreement, the Committee’s recommendation, and the content of this Ordinance and received input from the Applicant and Village staff, and provided an opportunity for input from the public on this matter; and

WHEREAS, pursuant to the applicable provisions of the BDD Act, the Illinois Municipal Code, including 65 ILCS 5/8-1-2.5, Article VII (Local Government), Section 7 (Counties And Municipalities Other Than Home Rule Units) of the Constitution of the State of Illinois of 1970, and the Intergovernmental Cooperation Act (5 ILCS 220/), the President and the Village Board of Trustees of the Village of La Grange Park have determined that it is in the best interests of the Village to approve and enter into the Grant Agreement with the Applicant for the reimbursement of matching funds in an amount not to exceed the Maximum Grant Amount for documented Business District Project Costs incurred relative to the completion of proposed improvements to the Property in accordance with the terms and conditions set forth in the Application, the Grant Agreement and the Grant Program.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Approval and Execution of Grant Agreement and Other Related Documents. The President and Board of Trustees of the Village of La Grange Park approve and authorize the execution of the Grant Agreement, substantially in the form attached hereto as **Exhibit “A”**, which may contain certain non-substantive and non-financial modifications that are approved by the Village Attorney. The Board of Trustees further authorize and direct the Village President and the Village Clerk, or their designees, to execute such other documents as are necessary to fulfill the Village’s obligations under the Grant Agreement and the Grant Program.

SECTION 3: Approval of Financial Obligations and Other Necessary Actions. The President and Board of Trustees of the Village approve and authorize the expenditure and payment of BDD Funds to the Applicant in an amount not to exceed the Maximum Grant Amount for documented Business District Project Costs incurred relative to the completion of the proposed improvements to the Property in accordance with the terms and conditions set forth in the Application, the Grant Agreement and the Grant Program. The President and Board of Trustees of the Village further authorize and direct the Village Manager and the Village Attorney, or their designees, to take all necessary actions to comply with the Village of La Grange Park’s obligations under the attached Grant Agreement and the Grant Program.

SECTION 4: Delivery of Signed Documents. The President and Board of Trustees of the

Village direct the Village Clerk's Office to forward a certified copy of this Ordinance and a fully executed copy of the Grant Agreement to the Applicant for record retention purposes.

SECTION 5: Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval by the President and Board of Trustees and publication, as provided by law.

ADOPTED this 10th day of February, 2026, pursuant to a roll call vote as follows:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

APPROVED by the President and Board of Trustees of the Village of La Grange Park, Cook County, Illinois, on a roll call vote at a Regular Meeting thereof held this 10th day of February, 2026, and attested by the Village Clerk on the same day.

By: _____
Dr. James L. Discipio, Village President

ATTEST:

By: _____
Meghan M. Kooi, Village Clerk

APPROVED AS TO FORM By: Village Attorney Michael T. Jurusik on February 3rd, 2026.

Exhibit "A"

**FAÇADE AND PROPERTY REVITALIZATION GRANT AGREEMENT
BY AND BETWEEN THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS AND
VSN INC. REGARDING CERTAIN EXPENDITURES TO BE REIMBURSED FROM
THE 31ST STREET/BARNSDALE BUSINESS DISTRICT FOR THE REDEVELOPMENT OF
THE 1000 EAST 31ST STREET PROPERTY**

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Meghan M. Kooi, Village Clerk of the Village of La Grange Park, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

ORDINANCE NO. 1295

**AN ORDINANCE APPROVING A FAÇADE AND PROPERTY
REVITALIZATION GRANT AGREEMENT BY AND BETWEEN
THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS
AND VSN INC. REGARDING CERTAIN EXPENDITURES TO BE
REIMBURSED FROM THE 31ST STREET/BARNSDALE BUSINESS DISTRICT FOR
THE REDEVELOPMENT OF THE 1000 EAST 31ST STREET PROPERTY**

which Ordinance was passed by a roll call vote of the Board of Trustees of the Village of La Grange Park at a Regular Village Board Meeting on the 10th day of February, 2026, at which meeting a quorum was present, and approved by the President of the Village of La Grange Park on the 10th day of February, 2026.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of La Grange Park was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of La Grange Park, and that the result of said vote was as follows, to-wit:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of La Grange Park, this ____ day of February, 2026.

Meghan M. Kooi, Village Clerk



**FAÇADE AND PROPERTY REVITALIZATION GRANT AGREEMENT
BY AND BETWEEN THE VILLAGE OF LA GRANGE PARK,
COOK COUNTY, ILLINOIS AND VSN INC. REGARDING CERTAIN
EXPENDITURES TO BE REIMBURSED FROM THE 31ST STREET/BARNSDALE
BUSINESS DISTRICT FOR THE
REDEVELOPMENT OF THE 1000 EAST 31ST STREET PROPERTY**

This FAÇADE AND PROPERTY REVITALIZATION GRANT Agreement (the “Agreement”) is made the 10th day of February 2026, between the Village of La Grange Park, Cook County, Illinois (the “Village”), an Illinois municipal corporation, and VSN Inc., (the “Grantee”) located at 1000 East 31st Street, La Grange Park, Illinois (the “Property”).

PREAMBLES

A. The Village has established and administers a Façade and Property Revitalization Grant Program for the purposes of controlling and preventing blight and deterioration within the community; and

B. In accordance with the provisions of the Business District Development and Redevelopment Law of the State of Illinois, 65 ILCS 5/11-74.3-1, et seq., as from time to time amended, the Village has established certain Business Districts and imposed a Retailers’ Occupation Tax and Service Occupation Tax within said Business Districts (the “BDD Taxes”) for the development, improvement and revitalization of properties within the Business Districts and the payment of Business District Project Costs, as hereinafter defined; and

C. “Business District Project Costs” shall mean and include all costs and expenses defined as “business district project costs” in Section 11-74.3-5 of the Business District Development and Redevelopment Law; and

D. The Village desires to utilize BDD Taxes to reimburse Business District Project Costs through the Façade and Property Revitalization Grant Program; and

E. The Village, in its sole discretion, selects qualified applicants to receive reimbursement for Business District Project Costs related to exterior improvements to commercial establishments within the Village up to a maximum of fifty percent (50%) of the approved contract cost of such improvements and no more than \$20,000.00, which reimbursement shall be paid out of BDD Taxes collected within the Business District; and

F. The Grantee, owner of the property located at 1000 East 31st Street (the “Property”) which is located within the 31st Street/Barnsdale Business District (the “Business District”), has applied and desires to participate in the Façade and Property Revitalization Grant Program pursuant to the terms and provisions of this Agreement.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS CONTAINED HEREIN, THE VILLAGE AND THE GRANTEE AGREE AS FOLLOWS:

1. Design Approval. The Grantee shall submit the site plan, design drawings, specifications and a cost estimate for the proposed improvements to the Village for approval. No improvement work shall be undertaken until its design has been submitted to and approved by the

Village. Following design approval, the Grantee shall contract for the construction of the improvements described in the application. The Grantee shall submit to the Village a copy of the contract for the work. The Grantee shall apply for and obtain any permits required for the work.

2. Performance of the Work. The Grantee shall commence and complete all of the proposed improvements within one (1) year from the date of design approval. The Grantee may request a one-time extension provided that the delay is not the fault of the Grantee. Any extensions shall be granted at the sole discretion of the Village.

3. Inspections. The Village may periodically review the progress of the contractor’s work on the improvements. Such inspections shall not replace any required permit inspection by the Village’s building inspectors. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the Grantee. Defective or non-conforming work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

4. Completion of the Work. Upon completion of the improvements and upon their final inspection and approval by the Village, the Grantee shall submit to the Village a properly executed and notarized contractor statement, with supporting documents, showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment necessary to complete the improvement-related work. In addition, the Grantee shall submit to the Village proof of payment of the contract cost pursuant to the contractor’s sworn statements / affidavit and final mechanics’ lien waivers from all contractors and subcontractors (e.g., list of itemized expenditures, evidence of payment (such as paid invoices, returned checks, bank statements, payment receipts, certification of payments), proof of payment to contractors, subcontractors and suppliers, executed lien waivers, construction escrow statements, financing statements, lender progress payments, and evidence of wire transfers and lender financing statements).

5. Grant. The improvement costs, which are eligible for Village reimbursement are limited to those costs that qualify as “Business District Project Costs” as such term is defined in the BDD Act, include all labor, materials, equipment and other contract items necessary for the proper execution of the work to construct the proposed improvements as shown on the plans, design drawings, specifications and estimates approved by the Village. Proposed to be included are:

Project Component	J. Andersen	Reimbursement Request
Canopy Reconstruction & Façade Rehabilitation	\$27,055.00	\$13,527.50
Signage Removal & Reinstallation	\$3,850.00 – Elevate Sign Group	\$1,925.00
Total Project Cost	\$30,905.00	\$15,452.50

6. Payment. The Village shall, within sixty (60) calendar days of receipt of the executed contractor’s sworn statement / affidavit, proof of payment and mechanics’ lien waivers, issue a check to the Grantee as reimbursement for the lesser of fifty percent (50%) of the approved construction cost estimate, fifty percent (50%) of the actual construction cost, or Fifteen Thousand

Four Hundred Fifty-Two Dollars and Fifty Cents (\$15,452.50) (the "Maximum Grant Amount").

THE VILLAGE'S OBLIGATION TO REIMBURSE THE GRANTEE UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM BDD TAXES AND SHALL NOT BE SECURED BY THE FULL FAITH AND CREDIT OF THE VILLAGE.

7. Failure to Complete the Work. If the Grantee or the Grantee's contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, then upon written notice's being given by the Village Manager to the Grantee, by mail to the address listed below, this Agreement shall terminate; and the financial obligation on the part of the Village shall cease and become null and void.

8. Maintenance. The Grantee shall be required to maintain all improvements as follows:

8.1 Upon completion of the improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the Grantee shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement. During the five (5) year period following completion of the construction, the Grantee shall not enter into any agreement or contract or take any other steps to alter, change or remove such improvements, unless such changes are first submitted to the Village Manager for approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the improvements as specified in the site plan, design drawings and specifications approved pursuant to this Agreement.

8.2 Notwithstanding any provision in this Agreement to the contrary, in the event that the Grantee fails to maintain the improvements on the property pursuant to Section 8.1 of this Agreement, the Village has the right, but not the obligation to require the Grantee to repay to the Village all sums paid pursuant to this Agreement and all costs and expenses incurred by the Village in the collection of the same (the "Clawback").

8.3 The Village's enforcement of the Clawback does not preclude the Village from enforcing any other remedies available to it in law or equity.

9. Permits and Licenses. The Grantee shall require in its contract with its contractor for the proposed improvements that its contractor shall procure all permits and licenses, pay all charges and fees and give all notices necessary and incident to the due and lawful prosecution of the work.

10. Insurance. The Grantee shall require in its contract with its contractor for the proposed improvements that its contractor shall procure and thereafter keep in force the following insurance coverages:

10.1 Commercial General Liability. Required liability insurance coverage shall be written in the occurrence form and shall provide coverage for operations of the Contractor; operations of subcontractors (contingent or protective liability); completed operations; broad form property damage and hazards of explosion, collapse and underground; and contractual liability. The general aggregate limit shall be endorsed on a

per-project basis.

- 10.1.1** \$1,000,000 bodily injury per person
- 10.1.2** \$2,000,000 bodily injury aggregate limit
- 10.1.3** \$500,000 property damage per occurrence
- 10.1.4** \$2,000,000 property damage aggregate limit
- 10.1.5** \$1,000,000 combined, single-limit coverage for bodily injury and property damage per occurrence and, in the same aggregate limit, will be accepted in lieu of the separate limits specified above.

The coverage shall provide by an endorsement that the Village, its officers, appointed and elected officials, President and Board of Trustees, employees, volunteers, attorneys, engineers and agents (the "Village Affiliates") shall be named as additional insureds for occurrences arising in whole or in part out of the work and operations performed. The insurance coverages shall be written on the comprehensive form and as an "occurrence" policy. The Village shall have the right to approve the coverage and the carrier, which approval shall not be unreasonably withheld. All Certificate(s) of Insurance, insurance policies and endorsements shall contain the following endorsement: "Should any of the above-described policies be canceled before the expiration date thereof, the issuing company shall serve thirty (30) calendar days prior written notice to the Village."

The Grantee's policy or policies of insurance shall specifically recognize and cover the indemnification obligations under this Agreement. Said insurance shall provide that the insurance provided by the Grantee shall be primary to the Village's own insurance and that any provision of any contract of insurance or other risk protection benefit or self-insurance policy purchased or in effect or enacted by the Village and any other insurance or benefit of the Village shall be in excess of the Grantee's insurance. In the event of the cancellation of any insurance policy required herein, or upon the Grantee's failure to procure said insurance, the Village shall have the right to immediately terminate this Agreement. The insurance coverage of the Grantee shall be primary to the Village's own insurance. The Grantee and its insurer(s) agree to waive any right of recovery of any kind, including the waiver of subrogation rights, they may have against the Village or its Affiliates because of any financial payments made to any person as a result of the indemnification / hold harmless / defense provision and the additional insured requirement under this Agreement. The insurance policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged. Notwithstanding any provision in this Agreement to the contrary, the Grantee's obligations in this Section 14 shall survive the termination of this Agreement.

10.2 Commercial Automobile Liability. The policy shall cover owned, non-owned and hired vehicles.

- 10.2.1** \$500,000 bodily injury per person
- 10.2.2** \$1,000,000 bodily injury per occurrence
- 10.2.3** \$500,000 property damage per occurrence
- 10.2.4** \$1,000,000 combined, single-limit coverage for bodily injury and property damage per occurrence in the same aggregate limit will be accepted in lieu of the

separate limits specified.

11. Indemnification. The Grantee shall indemnify, hold harmless and defend the Village and the Village Affiliates from and against all liability, claims, suits, demands, proceedings and actions of any kind, including litigation defense costs, attorney defense fees and any award of prevailing party attorney fees assessed against the Village or the Village Affiliates, arising from, growing out of, or related to, any loss, damage, injury, death, or loss or damage to property resulting from, or connected with, the negligent and/or willful acts or omissions of the Grantee or its employees, agents and contractors in their performance under this Agreement and/or entry onto the Village's property, provided, however, that Grantee shall not be obligated to indemnify, hold harmless and defend the Village and the Village Affiliates for any negligent or intentional wrongful acts or omissions by Village or the Village Affiliates.

12. Certifications. This Agreement shall be accompanied by a Grantee's Certification in the form attached hereto as Exhibit "A."

13. Conflicts of Interest. The Grantee has disclosed and is under a continuing obligation to disclose to the Village, financial or other interests (public or private, direct or indirect) that may be a potential conflict of interest or which would prohibit the Grantee from having or continuing this Agreement, including those which may conflict in any manner with any of the Grantee's obligations under this Agreement. The Grantee shall not employ any person with a conflict to perform under this Agreement. A conflict of interest exists if:

13.1 A shareholder, director, officer member or partner of the Grantee (i) holds an elective office in Village; (ii) is an appointed officer or employee of the Village;

13.2 A Village officer, spouse or dependent child of a Village officer, agent on behalf of any Village officer or trust in which a Village officer, the spouse or dependent child of a Village officer or a beneficiary is a holder of any interest in the Grantee; or, if the Grantee's stock is traded on a nationally recognized securities market, that no Village officer, spouse or dependent child of a Village officer, agent on behalf of any Village officer or trust in which a Village officer, the spouse or dependent child of a Village officer or a beneficiary is a holder of more than one percent (1%) of the Grantee, but if any Village officer, spouse or dependent child of a Village officer, agent on behalf of any Village officer or trust in which a Village officer, the spouse or dependent child of a Village officer or a beneficiary is a holder of less than one percent (1%) of the Grantee, the Grantee has disclosed to the Village in writing the name(s) of the holder of such interest.

14. Solicitation of Village Employees. The Grantee shall notify the Village Manager if it solicits or intends to solicit for employment any of the Village's employees during any part of the procurement process or during the term of the Agreement and shall notify the Village President if it solicits or intends to solicit for employment the Village Manager during any part of the procurement process or during the term of this Agreement.

15. Equal Employment Opportunity.

16.1. In the event of the Grantee's non-compliance with the provisions of this Equal Employment Opportunity Clause, the Illinois Human Rights Act or the Rules and Regulations of the Illinois Department of Human Rights, the Grantee may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations; and this Agreement may be canceled or voided in

whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this Agreement, the Grantee agrees as follows:

16.1.1. The Grantee will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, sexual orientation, military status or an unfavorable discharge from military service; and, further, that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any underutilization.

16.1.2. If the Grantee hires additional employees in order to perform this Agreement or any portion of this Agreement, it will determine the availability (in accordance with the Illinois Department of Human Rights Rules and Regulations) of minorities and women in the areas from which the Grantee may reasonably recruit; and the Grantee will hire for each job classification for which employees are hired in a way that minorities and women are not underutilized.

16.1.3. In all solicitations or advertisements for employees placed by the Grantee or on the Grantee's behalf, the Grantee will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, sexual orientation, military status or an unfavorable discharge from military service.

16.1.4. The Grantee will send to each labor organization or representative of workers with which the Grantee has or is bound by a collective bargaining or other agreement or understanding, a notice advising the labor organization or representative of the Grantee's obligations under the Act and the Illinois Department of Human Rights Rules and Regulations. If any labor organization or representative fails or refuses to cooperate with the Grantee in the Grantee's efforts to comply with the Illinois Human Rights Act and Illinois Department of Human Rights Rules and Regulations, the Grantee will promptly notify the Illinois Department of Human Rights; and the Village and will recruit employees from other sources when necessary to fulfill its obligations under the contract.

16.1.5. The Grantee will submit reports as required by the Illinois Department of Human Rights Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Illinois Department of Human Rights Rules and Regulations.

16.1.6. The Grantee will permit access to all relevant books, records, accounts and work sites by personnel of the Village and the Illinois Department of Human Rights for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Illinois Department of Human Rights Rules and Regulations.

16.1.7. The Grantee will include verbatim or by reference the provisions of

this clause in every subcontract awarded under which any portion of the contract obligations are undertaken or assumed so that the provisions will be binding upon the subcontractor. In the same manner as with other provisions of this Agreement, the Grantee will be liable for compliance with applicable provisions of this clause by subcontractors; and further, it will promptly notify the Village and the Illinois Department of Human Rights in the event any subcontractor fails or refuses to comply with the provisions. In addition, the Grantee will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

16. Sexual Harassment Policy. The Grantee has and will have in place and will enforce a written sexual harassment policy in compliance with 775 ILCS 5/2-105(A)(4).

17. Term. This Agreement shall become effective only after an appropriation therefor has been made and shall remain in full force and effect until terminated by the Village or the Grantee as provided herein. Provided this Agreement has not been terminated pursuant to the provisions of Section 20, this Agreement shall terminate five (5) years from and after the date of completion and approval of the improvements provided herein. It shall be the responsibility of the Grantee to inform subsequent owner(s) and/or lessee(s) of the provisions of this Agreement.

18. Termination of Agreement.

18.1 Termination for Funding. The Village's obligations hereunder shall cease immediately in any year for which the Board of Trustees of the Village or other legally applicable funding source fails to make an appropriation sufficient to provide for the Village's performance of its obligations under this Agreement. The Village shall give the Grantee notice of such termination for funding as soon as practicable after the Village becomes aware of the failure of funding.

18.2 Termination for Cause This Agreement additionally may be terminated by the Village upon written notice to the Grantee, upon the occurrence of any one or more of the following events, without prejudice to any other right or remedy:

18.2.1 If the Grantee commences a voluntary case under any chapter of the Bankruptcy Code (Title 11, United States Code), as now or hereinafter in effect, or if the Grantee takes any equivalent or similar action by filing a petition or otherwise under any other federal or state law in effect at such time relating to bankruptcy or insolvency;

18.2.2 If a petition is filed against the Grantee under any chapter of the Bankruptcy Code as now or hereafter in effect at the time of filing, or if a petition is filed seeking any such equivalent or similar relief against the Grantee under any other federal or state law in effect at the time relating to bankruptcy or insolvency;

18.2.3 If the Grantee makes a general assignment for the benefit of creditors;

18.2.4 If a trustee, receiver, custodian or agent of the Grantee is appointed under applicable law or under contract, whose appointment or authority to take charge of property of the Grantee is for the purpose of enforcing a lien against such

property or for the purpose of general administration of such property for the benefit of the Grantee's creditors;

18.2.5 If the Grantee admits in writing an inability to pay its debts generally as they become due; and/or

18.2.6 If the Grantee commits a breach of this Agreement.

18.3 Suspension or Termination for Public Convenience. The Village may, by written order, suspend or terminate the Agreement or any portion thereof after determining that for reasons beyond either the Village's or Grantee's control, the Grantee is prevented from proceeding with or completing the proposed improvements as originally contracted for, and that suspension or termination would, therefore, be in the public interest. Such reasons for suspension or termination may include, but need not be necessarily limited to, Executive Orders of the Governor or President relating to an epidemic, pandemic or other public health occurrence, prosecution of war or national defense, state or national emergency which creates a serious shortage of equipment or materials, orders from duly constituted authorities relating to energy conservation, and restraining orders or injunctions obtained by third-party citizen action resulting from national or local environmental protection laws or where the issuance of such order or injunction is primarily caused by acts or omissions of persons or agencies other than the Grantee ("Force Majeure"). Grantee shall not be deemed in material breach of this Agreement with respect to any of the obligations under this Agreement on Grantee's part to be performed if Grantee fails to timely perform the same and such failure is due in whole or in part to Force Majeure. If an event of Force Majeure should occur, Grantee shall notify the Village of said event and the Village may suspend or terminate this Agreement as provided in this Section 18.3.

19. Assignment of Contract. This Agreement shall be deemed to be exclusive between Village and the Grantee. This Agreement shall not be assigned by the Grantee without first obtaining permission in writing from the Village. The Village may refuse to accept any substitute Grantee for any reason.

20. Notices. Written notices between Village and the Grantee shall be deemed sufficiently given when delivered in person on a business day at the address set forth below or on the third business day after being placed in the United States mail, registered or certified, postage pre-paid, addressed to the above parties as follows:

If to the Village:

Village of La Grange Park
447 N. Catherine Avenue
La Grange Park, Illinois 60526
Attn: Julia A. Cedillo, Village Manager

If to Grantee:

Neel Patel, Owner
VSN Inc.
373 Azura Point

Either party may change its mailing address by giving written notice to the other party as provided above. Whenever this Agreement requires one party to give the other notice, such notice shall be given only in the form and to the addresses described in this paragraph.

21. Entire Agreement. This Agreement represents the entire and integrated Agreement between the parties and supersedes all prior negotiations, representations or understandings, whether written or oral. This Agreement may only be amended or a provision hereof waived by the parties by written instrument executed by authorized signatories of the Village and Grantee.

22. Additional Work. Nothing in this Agreement is intended to limit, restrict or prohibit the Grantee from undertaking any other work in or about the premises which is unrelated to the proposed improvement provided for in this Agreement.

23. Severability. If any term, covenant, or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or such other documents, or the applications of such term, covenant or condition, to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby; and each term, covenant or condition of this Agreement or such other document shall be valid and shall be enforced to the fullest extent permitted by law.

24. Laws to be Observed. The Grantee shall at all times observe and comply with all federal, state and local laws, ordinances and regulations which in any manner affect the proposed improvements and all such orders or enactments as exist at the present and which may be enacted later of legislative bodies or tribunals having legal jurisdiction or which may have effect over the proposed improvements. The Grantee shall indemnify and save harmless the Village and all of its officers, agents, employees and servants against any claim or liability arising from or based on the violation of such law, ordinance, regulation, order or enactment.

25. Personal Liability of Public Officials. In carrying out any of the provisions of this Agreement or in exercising any power or authority granted to the public officials or employees of the Village, there shall be no personal liability imposed upon those public officials or employees, it being understood in such matters they act as agents and representatives of the Village. By entering into this Agreement with the Village, the Grantee covenants and agrees it shall neither commence nor prosecute any action or suit whatsoever against the officers or employees of the Village for any action or omission done or not done in the course of their administration of this Agreement. The Grantee agrees to pay all attorneys' fees and all costs incurred by the Village, its officers and employees on account of action or suit in violation of this section.

26. Applicable State Law. This Agreement shall be construed under and governed by the laws of the State of Illinois, and all actions brought to enforce any item of this Agreement shall be so brought in the State of Illinois.

27. No Third-Party Rights. Nothing express or implied in this Agreement is intended to confer, nor shall anything herein confer, upon any person other than the parties and respective successors or assigns, agents, representatives and subcontractors of the parties, any rights, remedies, obligations or liabilities whatsoever.

28. Independent Contractor. The Grantee is an independent contractor and in procuring the construction of the proposed improvements under this Agreement shall not represent to any third party that its authority is greater than that granted to it under the terms of the Agreement.

29. Modifications/Waiver. No modification, addition, deletion, revision, alteration, or other change to this Agreement shall be effective unless and until the change is reduced to writing and executed and delivered by the Village and the Developer. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement.

This Agreement is executed that day and year first written above.

Village: Village of La Grange Park, Illinois

Grantee: VSN Inc.

By: _____
Dr. James Discipio,
Village President

By: _____
Neel Patel, Owner

ATTEST:

By: _____
Meghan M. Kooi, Village Clerk

APPROVED AS TO FORM:

By: _____
Village Attorney

GRANTEE'S CERTIFICATION

The assurances hereinafter made by the Grantee are each a material representation of fact upon which reliance is placed by the Village of La Grange Park, Illinois, in entering into the Agreement with the Grantee. The Village of La Grange Park, Illinois, may terminate the Agreement if it is later determined that the Grantee rendered a false or erroneous assurance; and the surety providing the performance bond shall be responsible for the completion of the Agreement.

I, Neel Patel, certifies that I am an authorized representative of VSN Inc, (the "Grantee"), and, as such, represents and warrants to the Village of La Grange Park, Illinois, a municipal corporation, that the Grantee is:

- (A) Not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1;
- (B) Not barred from contracting as a result of a violation of either Section 33E-3 (bid rigging) or 33E-4 (bid-rotating) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4); and

In addition, the Grantee represents and warrants to the Village of La Grange Park, Illinois, that:

- (C) The Grantee, pursuant to 30 ILCS 580/1 *et seq.* ("Drug-Free Workplace Act"), will provide a drug-free workplace by:

- (1) Publishing a statement:
 - a. Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance including cannabis, is prohibited in the Grantee's workplace;
 - b. Specifying the actions that will be taken against employees for violations of such prohibition;
 - c. Notifying the employee that, as a condition of employment on such Contract, the employee will:
 - i. Abide by the terms of the statement;
 - ii. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction;
- (2) Establishing a drug-free awareness program to inform employees about:
 - a. The dangers of drug abuse in the workplace;
 - b. The Grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee

assistance program; and

- d. The penalties that may be imposed upon employees for drug violations;
- (3) Making it a requirement to give a copy of the statement required by Subsection (C)(1) to each employee engaged in the performance of the Contract, and to post the statement in a prominent place in the workplace;
 - (4) Notifying the Village within ten (10) days after receiving notice under paragraph (C)(1)c.ii. from an employee or otherwise receiving actual notice of such conviction;
 - (5) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by any employee who is so convicted, as required by 30 ILCS 580/5;
 - (6) Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place;
 - (7) Making a good faith effort to continue to maintain a drug-free workplace through implementation of this section;
- (D) The Grantee has not excluded and will not exclude from participation in, denied the benefits of, subjected to discrimination under, or denied employment to any person in connection with any activity funded under the contract on the basis of race, color, age, religion, national origin, disability or sex;
- (E) No Village officer, spouse or dependent child of a Village officer, agent on behalf of any Village officer or trust in which a Village officer, the spouse or dependent child of a Village officer or a beneficiary is a holder of any interest in the Grantee; or, if the Grantee's stock is traded on a nationally recognized securities market, that no Village officer, spouse or dependent child of a Village officer, agent on behalf of any Village officer or trust in which a Village officer, the spouse or dependent child of a Village officer or a beneficiary is a holder of more than one percent (1%) of the Grantee; but if any Village officer, spouse or dependent child of a Village officer, agent on behalf of any Village officer or trust in which a Village officer, the spouse or dependent child of a Village officer or a beneficiary is a holder of less than one percent (1%) of such Grantee, the Grantee has disclosed to the Village in writing the name(s) of the holder of such interest;
- (F) No officer or employee and no spouse or immediate family member living with any officer or employee of the Village has solicited any gratuity, discount, entertainment, hospitality, loan, forbearance or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government

employment or the official position of the employee or officer from the Grantee;

- (G) The Grantee has not given to any officer, employee, spouse or immediate family member living with any officer or employee of the Village any gratuity, discount, entertainment, hospitality, loan, forbearance or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer; and
- (H) Neither it nor any of its principals, shareholders, members, partners or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224); and it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person, and the Grantee and its principals, shareholders, members, partners or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person.

If any certification made by the Grantee changes, the Grantee shall notify the Village of La Grange Park, Illinois in writing within seven (7) days.

Dated: _____, 2026

Grantee: VSN Inc.

By: _____
Neel Patel, Owner

STATE OF ILLINOIS }
 } ss.
 COUNTY OF COOK }

I, the undersigned, a notary public in and for the state and county aforesaid, hereby certify that Neel Patel, known to me to be the legally authorized representative of VSN Inc., appeared before me this day in person and, being first duly sworn on oath, acknowledged that he executed the foregoing certification as his free act and deed.

Dated: _____, 2026

Notary Public



**Facade and Property Revitalization Program
Grant Application**

Applicant Information

Applicant Name: **Property Owner Name:**
Email: **Email:**
Phone Number: **Phone Number:**

Project Description

Business Name:
Business Address:
Zoning District/Land Use Description:

TIF and/or Business Development District (BDD):

- | | | |
|---------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------------------|
| <input type="checkbox"/> Village Market TIF | <input type="checkbox"/> 31 st St. / Barnsdale TIF | <input type="checkbox"/> 31 st St. / North La Grange Road BDD |
| <input type="checkbox"/> Village Market BDD | <input type="checkbox"/> 31 st St. / Barnsdale BDD | <input type="checkbox"/> 31 st St. / Maple Avenue BDD |

Project Narrative (attach additional sheets if necessary):

Construction Start/End Dates:

Total Project Cost:

Reimbursement Amount Request (50% maximum):

Application Checklist

- Signed and completed application form, including a brief project narrative describing the current conditions and proposed work to be performed
- Photos of existing conditions
- Plans/drawings of proposed work
- Material/color samples, if applicable
- A minimum of 2 (two) contractor bids
- IRS Form W-9

Acknowledgement

I (We) hereby affirm that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge. I (We) hereby acknowledge my (our) obligation to reimburse the Village of La Grange Park for all necessary and reasonable expenses incurred by the Village in the review and certification of any documents submitted in conjunction with this application.

Business Owner Name (Print):

Signature: _____

Date:

Property Owner Name (Print):

Signature: _____

Date:

Estimate

DATE	ESTIMATE #
11/4/2025	12938

Neil Patel 1000 E. 31st Street LaGrange Park, IL 60526

P.O. NO.

DESCRIPTION	TOTAL
<ul style="list-style-type: none"> - Powerwash existing brick wall. - Replace approximately (50) bricks. - Grind and re-tuckpoint entire wall for even appearance. - Install metal coping on top of limestone, if needed. <p>*We are thinking it will be best for the sign company to remove the existing sign prior to starting our work (If you are getting a new sign and the existing sign is garbage, let me know and we can include the removal)</p> <p>*If limestone cap for parapet wall is in good shape, coping may not be needed.</p> <p>*Dark brown dryvit material on northeast corner of building will remain in place.</p> <p>*They do not make an exact color match to the existing yellow bricks on the back of the building. The new yellow bricks will be off-shade. Discuss painting entire wall, if desired.</p> <p>*We are assuming that the insulation material behind the dryvit was installed with cap nails and may have created heavy damage to brick wall.</p> <p>*If insulation behind dryvit material was glued to existing bricks, we will need to discuss.</p> <p>Guidelines & Warranty:</p> <ul style="list-style-type: none"> - If any permitting, license fees, or inspections are required this will be an additional cost. - Due to experiencing rapidly fluctuating prices of materials and supplies, the cost of this estimate is subject to change one month after being issued. - All unused and excavated material by J. Andersen Construction will be hauled from site and disposed of properly. - Parking area will be needed for trucks and equipment. - One year warranty is provided for all new work. 	6,750.00
<p>Terms: Net 30 1.5% interest per month charge on past due balances</p>	<p>TOTAL \$27,055.00</p>

SIGNATURE

Phone #	E-mail	Web Site
708-203-5115	████████████████████	████████████████████



Apex Exteriors Inc.
 1655 Shanahan Drive,
 South Elgin, IL 60177
 Phone: 847-531-8960
 Fax: 847-531-8966

**Company
 Representative**
 David Scott



Purvesh Shah
 1000 East 31st Street
 La Grange Park, IL 60526



- All permits supplied by Apex Exteriors to be at an additional cost to the customer; Added to final invoice amount
- Apex Exteriors to supply dumpsters
- Remove 1 layer of existing Dryvit on front canopy down to substructure.
- Inspect existing substrate for any rotten areas. Any plywood replacement needed will be done at \$3.50/sq ft. and 1x wood replaced at \$5.00/foot.
- Install Grace H/T ice and water shield to the entire deck.
- Install 36" Pro-Rib Steel Panels.
- Includes all fasteners, coping and flashing as required.
- Install James Hardie panels on exterior ceiling.
- Clean up all debris created from the above mentioned scope of work.
- 40 yr Pro-Rib material warranty
- 5 yr Apex workmanship warranty

OPTION: Remove and dispose of existing DryVit on right elevation down to existing brick. TOTAL: \$2620.00

NOTE: All signage must be removed by others before work starts.
 In metal roofing panels, oil canning is a natural occurrence that can be found in all light gauge sheet metal products and flashing that does not affect the function or structural integrity of the product, only the aesthetic. Accordingly, Apex Exteriors Inc. (Apex) will not accept oil canning as a cause for material rejections, nor will Apex replace material due to oil canning.

TERMS: 50% Deposit Due at Contract Signing with Remaining Balance Due Upon Completion

TOTAL	\$16,557.00
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IL. License 104.015352

This proposal may be withdrawn by Apex Exteriors, Inc if not accepted within 14 days due to material price increases.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over & above the estimate. If any water damaged substrates or framing is found after existing material removal, Apex Exteriors, Inc. will replace at additional charges of \$113.00 per man hour, plus materials, to be completed only at customer approval. Other unforeseen conditions or damage may also incur additional charges in order to complete the project as described. Apex reserves the right to substitute comparable or better materials and items in place of those specified above, so long as they do not materially and adversely affect performance of said materials. All work to be completed in a workmanlike manner according to standard practices. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. By approving this contract, you consent that Apex Exteriors, Inc., or its agents, may contact you via text messages and/or emails for communications about quotes, services, products, warranties, sales, or updates before, during or after project construction. In the event of a breach of this agreement by the customer, the customer shall pay all reasonable attorney's fees and collection costs of Apex Exteriors, Inc., including costs of placement and removal of liens and associated title expenses incident to any action brought to enforce this agreement. In the event that either party brings any legal action against the other under this agreement, the parties agree that such action, with the exception of mechanic lien foreclosure actions, shall be vested exclusively in the County of Kane, State of Illinois. Any project construction permits, if necessary, are to be completed and provided by client unless otherwise stated in scope of work above. Any credit card payments will incur an additional 3.5% convenience fee added to the charged amount. A monthly finance charge of 1.5% (18% annually) will be added to all past due balances. The undersigned personally guarantees payment of the account to Apex Exteriors, Inc.

ACCEPTANCE OF PROPOSAL

Upon signature, the above prices, specifications and conditions are satisfactory and are hereby accepted. Apex Exteriors, Inc. is authorized to do the work specified.

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

Sales Quote

2025-09-04

Prepared by John Marcquenski

Prepared for Cork Keg & Spirits
 1000 East 31st Street,
 La Grange Park, IL, USA

Job Description: Remove and Re-install (3) Signs - 1000 East 31st Street, La Grange Park, IL, USA

	PRICE	QTY	SUBTOTAL	TAX
LABOR				
Remove (3) building signs and store them on site.	\$1,500.00	1	\$1,500.00	\$0.00
Re-install (3) building signs in the same locations.	\$2,350.00	1	\$2,350.00	\$0.00
			Tax	\$0.00
			Total	\$3,850.00



Cork Keg & Spirits

TERMS & CONDITIONS

- **Proposal Acceptance**
 - Proposal valid for 7 days. Shipping quotes valid for 10 days. Acceptance of the Elevate Sign Group estimate provided separately requires either a signed copy to be returned or receipt of written approval via email. In doing so, the Customer agrees to the following Payment Terms and the Conditions of those terms detailed herein and in their entirety.
- **Payment Terms**
 - 50% Deposit / Balance Due Prior to Shipment
- **1st Payment**
 - 50% due 10 days after acceptance to initiate Field Survey and Permitting. Payment delays may affect project timeline.
- **2nd Payment**
 - 50% Balance due within 30 days from job installation (Net30).
- **Note**
 - Final invoice reflecting variable costs such as permit fees, engineering, change of scope, etc., will be submitted after installation or shipment. Following shipment or installation, any change of scope at any point will require a new proposal be issued and payment to be submitted before new or additional work will be completed
- **Payment Method**
 - Check, ACH, Visa, MasterCard, or Amex. A 3.5% processing fee will apply to all credit card transactions.
- **Shipment/Install**
 - Installation date will not be scheduled until final payment has been received and delivery has been confirmed
- **Delayed Shipment/Install**
 - Any requested delay of shipment or installation from the Customer exceeding (30) thirty calendar days past production completion will incur a 1.5% storage handling fee per month based on the pre-tax subtotal. Production completion date is assigned after receipt of deposit, permit approval, or signed permit waiver when applicable. Production due dates are set based on current backlog at the time a project enters production but may also be set to meet customer provided construction schedules or requested installation dates. Any requested delay of installation from the Customer exceeding (30) thirty calendar days past shipment delivery will incur a 3.0% storage handling fee per month based on the pre-tax subtotal. Storage handling fees apply regardless of basis for production completion timing, installation postponement, or any contingencies outside the control of Elevate Sign Group including but not limited to failure to make balance payment, building permit issues, construction delays, or customer request. Fee assessment timing ceases when written notification is received within (7) days of shipment or installation start. Fees will be prorated when storage exceeds

(30) days but is less than (60), (90), (120), etc. Fee assessment is intended to offset costs incurred by Elevate Sign Group and/or its' subcontractors to store, handle, secure, clean, and insure signs(s).

- **Order Cancellation**

- Customer requests for cancellation of any approved project must be done so in writing. The Customer heretofore agrees to be financially responsible for any unpaid balance incurred to date for completed work up to the amount indicated on the Estimate including but not limited to code checks, site survey, permit related fees, purchased materials, fabrication, site prep and/or installation of said sign(s).

- **Access**

- The Customer agrees to take all steps necessary to assure that Elevate Sign Group and/or its agents shall have access to the premise in order to perform all its obligations and exercise all its rights pursuant to the terms of this Agreement. Unsuccessful survey or installation trips due to Customer failure to provide sufficient access will be billable.

- **Unforeseen Conditions**

- Elevate Sign Group and/or its agents are not responsible for any unforeseen building, ground, or site conditions which may prevent, complicate, or result in additional engineering, permitting, fabricating, shipping, or installation expenses. This includes but is not limited to schedule conflicts with General Contractor, Landlord stoppage of work, building modifications since time of survey, structural beams, hard ceilings, or walls preventing attachment and wiring access, underground rock, construction debris, utilities, water tables, unstable soil, or overhead power.

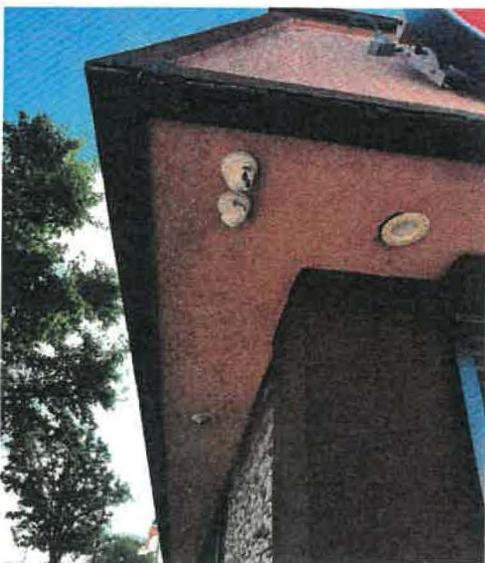
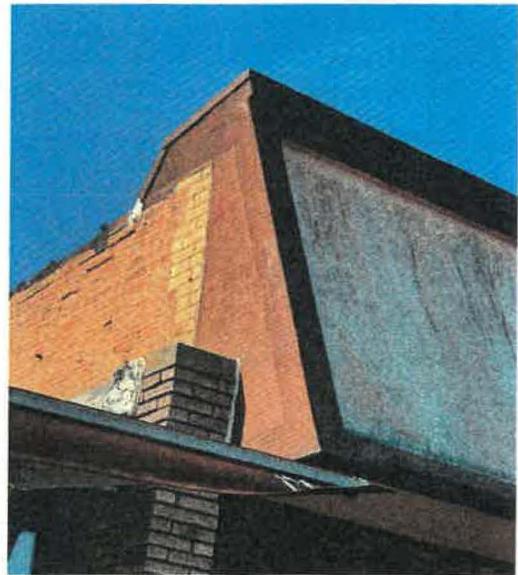
- **Indemnity**

- The Customer shall indemnify and hold Elevate Sign Group and its agents, employees, officers, and directors harmless from and against all claims, damages, losses, and expenses arising out of this proposal.

This Agreement constitutes the entire agreement and understanding between the parties and shall not be considered modified, altered, changed, or amended in any respect except as provided herein unless in writing and signed by the duly authorized officers, employees, or owners of each party. Acceptance by the customer is limited to this Agreement and hereby authorizes Elevate Sign Group, LTD. to use client logos and photographs of client signage for marketing purposes. Any terms whether written or verbal inconsistent with the foregoing shall be null and void.

Neil Patel

BEFORE



PIC·COLLAGE

31st Street Rendering



Beach Avenue Rendering



Brick underneath to be restored.

Items of Interest Divider

VILLAGE OF LA GRANGE PARK

La Grange Park Village Hall, 447 N. Catherine Ave., La Grange Park, Illinois

Annual Schedule of Regular Meeting Dates for 2026

February 10, 2026	Work Session Meeting	7:30 p.m.	Village Hall
February 24, 2026	Village Board Meeting	7:30 p.m.	Village Hall
March 10, 2026	Work Session Meeting	7:30 p.m.	Village Hall
March 24, 2026	Village Board Meeting	7:30 p.m.	Village Hall
April 14, 2026	Work Session Meeting	7:15 p.m.	Village Hall
April 28, 2026	Village Board Meeting	7:30 p.m.	Village Hall
May 12, 2026	Work Session Meeting	7:30 p.m.	Village Hall
May 26, 2026	Village Board Meeting	7:30 p.m.	Village Hall
June 9, 2026	Work Session Meeting	7:30 p.m.	Village Hall
June 23, 2026	Village Board Meeting	7:30 p.m.	Village Hall
July 14, 2026	Work Session Meeting	7:30 p.m.	Village Hall
July 28, 2026	Village Board Meeting	7:30 p.m.	Village Hall
August 25, 2026	Village Board Meeting	7:30 p.m.	Village Hall
September 8, 2026	Work Session Meeting	7:30 p.m.	Village Hall
September 22, 2026	Village Board Meeting	7:30 p.m.	Village Hall
October 13, 2026	Work Session Meeting	7:30 p.m.	Village Hall
October 27, 2026	Village Board Meeting	7:30 p.m.	Village Hall
November 10, 2026	Work Session Meeting	7:30 p.m.	Village Hall
November 24, 2026	Village Board Meeting	7:30 p.m.	Village Hall
December 8, 2026	Village Board Meeting	7:30 p.m.	Village Hall