



City of Wilmington - 1165 South Water Street - Wilmington, IL 60481

**Agenda – Committee of the Whole  
Wilmington City Hall Council Chamber  
May 10, 2022 at 5:30 p.m.  
In Person & Via Zoom**

join by video at:

<https://us02web.zoom.us/j/83643029952?pwd=b1BjTVpzT21OK24wcEIQeGZOTUVQdz09>

join by phone at:

1-312-626-6799

Meeting ID: 836 4302 9952 / Passcode: 263959

1. Call to Order
2. Roll Call by City Clerk  
Kevin Kirwin                      Ryan Jeffries  
Dennis Vice                      Ryan Knight  
Leslie Allred                      Jonathan Mietzner  
Todd Holmes                      Thomas Smith
3. Approve the Previous Meeting Minutes
4. Public Comment (*State your full name clearly; limit 3 minutes each per Ordinance 19-06-18-01*)
5. Administrator's Report
6. Building Inspector's Report
7. Police & ESDA  
*Co-Chairs Alderman Mietzner & Alderman Allred*
  - Review & Approve Firearms Purchase
  - Review & Discuss the Current Fleet of Police Vehicles
  - Chief of Police Monthly Summary Report
  - Director of ESDA Monthly Summary Report
  - Other Pertinent Information
8. Ordinance & License  
*Co-Chairs Alderman Kirwin & Alderman Knight*
  - Review & Discuss Ordinance – Amendment of Façade Improvement Grant
  - Review & Discuss Business License Fee and Video Gaming Terminal Fees
  - Other Pertinent Information
9. Buildings, Grounds, Parks, Health & Safety  
*Co-Chairs Alderman Jeffries & Alderman Smith*
  - Other Pertinent Information
10. Water, Sewer, Streets & Alleys  
*Co-Chairs Alderman Vice & Alderman Holmes*
  - Review & Approve Wolf's Sealcoating, Inc. for Improvement at the Water Reclamation Plant
  - Director of Public Works Monthly Summary Report
  - ROINC (Water & Water Reclamation) Monthly Summary Reports
  - Other Pertinent Information
11. Personnel & Collective Bargaining

*Posting Date:  
5/5/2022 3:26 PM jz*

*Co-Chairs Alderman Mietzner & Alderman Holmes*

- Other Pertinent Information

12. Finance, Administration & Land Acquisition

*Co-Chairs Alderman Kirwin & Alderman Jeffries*

- Cell Tower – T-Mobile Site Lease
- Review & Approve Sponsorship – Wilmington School District 209-U Foundation for Excellence (\$300 Sponsorship)
- Review Budget Reports

13. Adjournment

**Minutes of the Committee of the Whole**  
**Wilmington City Hall**  
**1165 South Water Street**  
**April 12, 2022**

**Call to Order**

The Committee of the Whole meeting on April 12, 2022, was called to order at 5:30 p.m. by Mayor Dietz in the Council Chamber of Wilmington City Hall.

**Roll Call**

Upon Roll Call by the Clerk the following members of the corporate authorities answered "Here" or "Present":

**Aldermen Present** Kirwin, Jeffries, Vice, Knight, Allred, Mietzner, Smith, Holmes

**Quorum**

There being a sufficient number of members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

**Other Officials in Attendance**

Also, in attendance was the City Administrator Jeannine Smith, Chief of Police Joe Mitchell, Finance Director Matt Hoffman, Public Works Director James Gretencord, ESDA Director Dennis Housman, Superintendent Ken Ewenson, ROINC Patrick Nugent, ROINC Ryan Foster, & Deputy City Clerk Joie Ziller.

**Approve Previous Meeting Minutes**

Alderman Mietzner made a motion and Alderman Knight seconded to approve the March 8, 2022 meeting minutes and have them placed on file. **Upon the voice vote, all yes, the motion carried.**

**Public Comment**

No public comment was made.

**Administrator's Report**

City Administrator Smith reviewed her report with the Committee. The report will be included with the approved meeting minutes for future reference

**Police & ESDA**

*Co-Chairs Alderman Mietzner & Alderman Allred*

**Chief of Police Monthly Summary Report**

Chief Mitchell briefed the Council on the monthly happenings within the department. The report will be included with the approved meeting minutes for future reference.

**Director of ESDA Monthly Summary Report**

ESDA Director Housman reviewed the monthly summary report with the Committee. The report will be included with the approved meeting minutes for future reference.

**Ordinance & License Committee**

*Co-Chairs Alderman Kirwin & Alderman Knight*

**Presentation-Building Code Update**

Seth Sommer of B & F Construction Code Services, Inc gave a presentation to the Committee regarding the proposed changes to the City’s building code. A draft of the changes was also prepared and included in the agenda packet for Committee review.

**Other Pertinent Information**

Nothing at this time.

**Buildings, Grounds, Parks, Health & Safety Committee**

*Co-Chairs Alderman Jeffries & Alderman Smith*

**FY 2022 Budget Summary**

The Committee members reviewed the FY 2022 Budget Summary Reports. The Committee had no questions related to the budget.

**Other Pertinent Information**

Alderman Knight stated that the Wilmington Baseball Softball Association would like to upgrade the batting cages on the South & North Island Parks. The concrete is being donated and the labor will be performed by the WBSA volunteers.

**Water, Sewer, Streets and Alleys Committee**

*Co-Chairs Alderman Vice & Alderman Holmes*

**Monthly Reports**

Reports were given and/or presented by the Public Works Director and the ROINC of the Water Plant and Water Reclamation Plant.

**Review & Approve Meter Purchase**

The Committee reviewed the quote from Utility Pipe Sales, Inc. for meters for the Water Treatment Plant as presented in the meeting packet. After some discussion, the Committee agreed to move the necessary purchases to the March 15<sup>th</sup> Council meeting for full approval.

**Other Pertinent Information**

Nothing at this time.

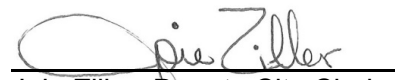
**Personnel & Collective Bargaining Committee**

*Co-Chairs Alderman Mietzner & Alderman Holmes*

**Adjournment**

The motion to adjourn the meeting was made by Alderman Knight and seconded by Alderman Jeffries. **Upon the voice vote, the motion carried.** The Committee of the Whole Meeting held on April 12, 2022, adjourned at 7:03 p.m.

Respectfully submitted,

  
Joie Ziller, Deputy City Clerk



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# MEMO

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**Date:** May 5, 2022  
**To:** Honorable Mayor Dietz and City Council Members  
**From:** Jeannine Smith, City Administrator  
**Cc:** Joie Ziller, Deputy Clerk  
**Re:** May Status Report

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Please find following a brief synopsis of administrative activities for the month of April.

## **ADMINISTRATION, BUILDING AND PUBLIC WORKS**

### ***Communication***

On April 6<sup>th</sup> and 7<sup>th</sup>, I met with the Downtown Merchants and the Chamber of Council President to discuss matters of importance to each of these organizations. All of their requests were dealt with promptly including providing water access to the Wilmington Garden Club for flowers to be planted at Claire's Corner.

On April 14<sup>th</sup>, I met with the Wilmington Senior Housing property management company and toured their facilities. I am very happy with the condition of the property and their proposed plans for property improvements.

Staff is continuing research into problems associated with the City telephones including dropped calls and static on the lines among other things. Gary Fuqua our IT Consultant and I have been entertaining discussions with one of our four telecommunications providers for consolidation of services which will be presented to the Committee of the Whole at a future date.

### ***Personnel***

This month was devoted to employee evaluations and preparation for the all-employee meeting which was held on May 4<sup>th</sup>. Staff has been very open regarding their experiences with the City of Wilmington and what they need to provide the best service possible to residents and businesses alike.

### ***Finance***

On Thursday, April 21<sup>st</sup>, I met with the City's risk management agency Illinois Public Risk Fund (IPRF). I am happy to report that the City risk profile is low which helps us obtain better

insurance rates. Our IPRF representative gave the City additional ideas on ways to reduce our risk which will be discussed with staff.

### ***Building***

B&F Technical has completed the building code amendment project and presented the draft code to the City Council Committee of the Whole meeting on April 12<sup>th</sup>. Staff is working on the ordinance with Chief Zlomie based on comments made during the April 12<sup>th</sup> meeting and we hope to have a final draft ordinance for your consideration at the May 17<sup>th</sup> City Council meeting.

### ***Planning and Economic Development***

On Wednesday, April 27<sup>th</sup>, the City of Wilmington hosted a Will County Transportation Meeting. Symerton and Ellwood were present at the meeting along with Will County representatives. A copy of the meeting minutes is included for your review.

The Mayor and I had a conference call with City of Wilmington and IDOT engineers regarding the proposed interchange improvements at I55 and Lorenzo Road and I55 and IL129. The Phase I engineering study is underway and is slated for completion late 2022 or early 2023. Phase II will commence immediately once Phase I is completed and includes construction engineering and land acquisition. The project is currently funded for IDOT's FY22-27 Proposed Highway Improvement Program.

### ***Public Properties***

On April 29<sup>th</sup>, I met with Mr. Scott Durano who is the Lions Club representative for the City of Wilmington. The Lions Club leases property from the City of Wilmington. I toured the premises and was pleased with the condition of the property. The City has a good working relationship with the Lions Club and we agreed to explore other ways in which we can collaboratively support the community.

*Thank you in advance for your time and attention*



# WILL COUNTY, ILLINOIS

## COUNTY EXECUTIVE OFFICE

P. (815) 740-4338  
C. (331) 454-6570  
E. ebottomley@willcountyillinois.com

**JENNIFER BERTINO-TARRANT**  
WILL COUNTY EXECUTIVE

**ELAINE BOTTOMLEY**  
DEPUTY CHIEF OF STAFF

Will County Office Building  
302 N. Chicago Street  
Joliet, IL 60432

## South Central Will County Transportation Meeting Notes

April 27, 2022 10 a.m.  
Wilmington Village Hall  
1165 South Water Street  
Wilmington IL 60481

I. Welcome  
County Executive Jennifer Bertino-Tarrant

II. Introductions

Eli Geiss	Mayor of Symerton	villageofsymerton@yahoo.com
Garland Mays	Community Engagement Coordinator, Will County Executive	gmays@willcountyillinois.com
Jeannie Smith	City Manager, Wilmington	jsmith@wilmington-il.com
Ben Dietz	Mayor of Wilmington	bdietz@wilmington-il.com
Jeff Ronaldson	Director of Transportation & County Engineer, Will County	jronaldson@willcountyillinois.com
Elaine Bottomley	Deputy Chief of Staff, Will County Executive	ebottomley@willcountyillinois.com

III. Update on road projects

A. County Projects

Will County is presenting the revised Transportation Improvement Program (TIP) to the Board in May, with Adoption and approval in June. One of the new projects reflected in the TIP is Wilmington-Peotone Road. Wilmington-Peotone Road is a large-scale project that will begin within the next few years (4-5 years), with Phase 1 engineering being split over two phases. In the meantime, an overlay of Wilmington-Peotone Road is slated for mid-summer 2022.

B. Local Projects

- Wilmington – Kankakee Street Bridge over Forked Creek project will be completed next year.
- Symerton - No projects to report, echoed community concerns about capacity and truck traffic on Wilmington-Peotone Road.



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- Elwood – Shared concerns over Route 53 stop lights proposed location, and have some local road projects that need some improvements.

#### IV. South Central Will County Community Issues and Concerns

- Concerns over communication about projects at all levels.
- Interest in a Countywide portal to showcase all construction projects
- Pavement condition of:
  - North bound Route 53 from Arsenal Road to Elwood
  - Strip Mine Road
  - Coal City Road
- Concerns over safety due to truck traffic on Wilmington-Peotone Road
- IDOT Route 53 Phase 1 project concerns about bike path proposal leaving out Elwood by not providing access on the Western side of the road
- Public transportation and bus options for this portion of the County are limited
- Mobility plan that looks at all modes of transportation (vehicular, transit, and pedestrian)

#### V. Federal/State update

- Shared via email a summary of future Federal funding opportunities



Apr-22

PERMIT #	DATE	ADDRESS	PROJECT	VALUE	FEE	INSPECTIONS	PROJECT TYPE	PAID
WI-22-036	4.1.22	816 Luther	Shed 8'x10'	1100		125 Final	RRC	Pd
WI-22-037	4.4.22	1508 Marion	Roof Replacement	6000		250 WI/FN	RRC	Pd
WI-22-038	4.6.22	506 W Kahler	Concrete Replacement	6500		225 PP/Final	RRC	Pd
WI-22-039	4.6.22	30895 Sea Sprite	Roof Replacement	19890		425 WI/FN	RRC	
WI-22-040	4.7.22	S. Island @ Dam	Fence Installation	24200		0 PH/Final	CRC	W
WI-22-041	4.11.22	507 Roland	Fence Installation	7700		225 PH/Final	RRC	Pd
WI-22-042	4.11.22	113 E Baltimore	Façade Improvement	25150	551.5	RF/RE/FN	CRC	Pd
WI-22-043	4.13.22	303 S Main	Garage Replacement	25265		375 PP/Final	RRC	Pd
WI-22-044	4.13.22	1202 Vista	Siding/Roofing On Shed	2500		125 Final	RRC	Pd
WI-22-045	4.19.22	1660 Vista	Generator Installation	10866.74		200 Final	RRC	Pd
WI-22-046	4.19.22	925 Wabash	Asphalt Driveway Installation	3800		200 PP/Final	RRC	Pd
WI-22-047	4.26.22	1301 Janet	Concrete Replacement	8100		275 PP/PP/FN	RRC	Pd
WI-22-048	4.26.22	1230 Chesson Ct	Concrete Replacement	900		175 PP/Final	RRC	Pd
WI-22-049	4.26.22	407 Daniels	Garage Roof Replacement	2000		175 WI/FN	RRC	Pd
WI-22-050	4.26.22	32812 S Deer Ridge	Window Replacement x2	2418		125 Final	RRC	Pd
WI-22-051	4.28.22	30610 S Kavanaugh	Clean Room	200000	4680	RE-F-IN-F	INC	
WI-22-052	4.28.22	707 E County	Fence Installation	15000		325 PH-Final	RRC	
WI-22-053	4.28.22	405 N Outer	Fence Replacement	6570		225 PH-Final	RRC	Pd
WI-22-054	4.28.22	916 Manchester	Fence Installation	7630		225 PH-Final	RRC	Pd
WI-22-055	4.28.22	907 S KKK	Fence Installation	2000		175 PH-Final	RRC	Pd
WI-22-056	4.29.22	417 S Water	Asphalt Repair	4758		315 Final	CRC	Pd
WI-22-057	4.29.22	603 W Baltimore	TPO Roof Replacement	53800		753 Final	CRC	Pd
WI-22-058	4.29.22	813 S Buchanan	Fence Installation	1100		175 PH-Final	RRC	
				437247.74	10324.5			



# City of Wilmington Police Department

## Departmental Memorandum

To: Honorable Mayor Dietz and City Council Members  
 From: Chief Joseph P. Mitchell  
 Subject: Fleet Status Report

We currently have thirteen (13) department vehicles, eleven (11) field operational – eight (8) patrol units, two (2) Administration one (1) Detective and one (1) Community Relations (M66). M15 went down on 05/04/2022 with a blown engine. Additionally, we recently received permission by City Council to dispose of two (2) vehicles (M10 and M21) for mechanical issues.

- Our fleet averages approximately 12k miles a month with the nine (9) patrol squads averaging about 11k miles or 1,333 miles each.
- Based on historical repair costs, we would like to average six (6) years on a patrol squad or 100,000 miles. When squads exceed 100,000 miles the repair cost greatly increase. As evidence, in 2020, our yearly squad maintenance was about \$36,311.00 due to high mileage vehicles within our fleet. The recent replacement of two (2) squads brought the yearly maintenance cost of the fleet down to \$8,248.94 (cost savings of \$28,062.06) for 2021.
- In 2022, however, the Department spent 5,773.00 in repairs for M15 (132,256 miles). On 05/03/2022, the engine blew on M15.
- It is also highly recommended that extended warranty packages be purchased in an attempt in reducing maintenance costs for vehicles with between 80,000 and 100,000 miles.
- We currently have two (2) squads at 130,000 miles and two (2) over 85,000 miles as listed below:

SQUAD	YEAR	MAKE/MODEL	VIN	TAG	In/Out	CURRENT MILEAGE
M0	2020	Ford Explorer ST	1FM5K8GC3LGB61822	124400		31,500
M2	2017	FORD INTERCEPTOR SUV	1FM5K8AR3HGC56658	MP5145		85,967
M3	2019	FORD INTERCEPTOR SUV	1FM5K8AT7KGA62217	MP17494		78,223
M4	2020	FORD INTERCEPTOR SUV	1FM5K8AC2LGA82974	MP18526		95,339
M5	2021	FORD INTERCEPTOR SUV	1FM5K8AC8MNA02624	MP19432		21,834
M6	2021	FORD INTERCEPTOR SUV	1FM5K8AC6MNA02623	MP19431		27,136
M8	2020	FORD ESCAPE	1FMCU0F61LUA33305	2419745		19,688
M11	2021	FORD INTERCEPTOR SUV	1FM5K8ABOMGC02506	MP20933		100
M10	2016	FORD INTERCEPTOR SUV	1FM5K8AT2GGA77716	MP7676	Disposal Approved	153,460
M15	2016	FORD INTERCEPTOR SUV	1FM5K8AT2GGA77717	MP13169	Out of Service	132,256

M16	2014	FORD INTERCEPTOR SUV	1FM5K8AR3EGA75765	MP14853		129,168
M19	2015	FORD INTERCEPTOR SUV	1FM5K8AR1FGB62064	MP10462		79,345
M21	2015	FORD INTERCEPTOR SUV	1FM5K8AT5FGB41083	MP12037	Disposal Approved	138,896
M22	2021	FORD INTERCEPTOR SUV	1FM5K8ABOMGC02134	MP20934		100
M66	1995	CHEVROLET CAPRICE	1G1BL52P5SR168070			13,800



# City of Wilmington Police Department

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## Departmental Memorandum

To: Honorable Mayor Dietz and City Council Members  
From: Chief Joseph P. Mitchell  
Subject: Monthly Status Report – April 2022

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### **During the month the patrol division had the following activity:**

- 9 Pedestrian/Suspicious Stops
- 121 Business (Walk and Talk) Checks (officers entering businesses during normal hours)
- 8835 Premise Checks (officer checking cursory checks of businesses after hours)
- Officers made 9 misdemeanor and/or warrant arrests
- Officers made 2 felony arrest
- Officers issued 63 traffic citations
- Officers issued 103 written traffic warnings
- Officers issued 16 compliance (local ordinance) tickets
- Officers issued 1 parking ticket
- Officers handled an additional 419 calls for service and wrote 68 related reports
- Truck enforcement officers conducted 52 truck stops and weighs resulting in \$9,616.00 in assessed fines.

### **Investigations Division had the following activity:**

- Detective Sullivan is out on medical leave; Ofc. Jurgens filling in temporarily.
- Closed 4 active cases; 2 with complaints issued (5 felony counts, 2 misdemeanor), 1 administratively, and 1 prosecution declined by the Will County State's Attorney office.
- Added 7 new cases.

### **Training:**

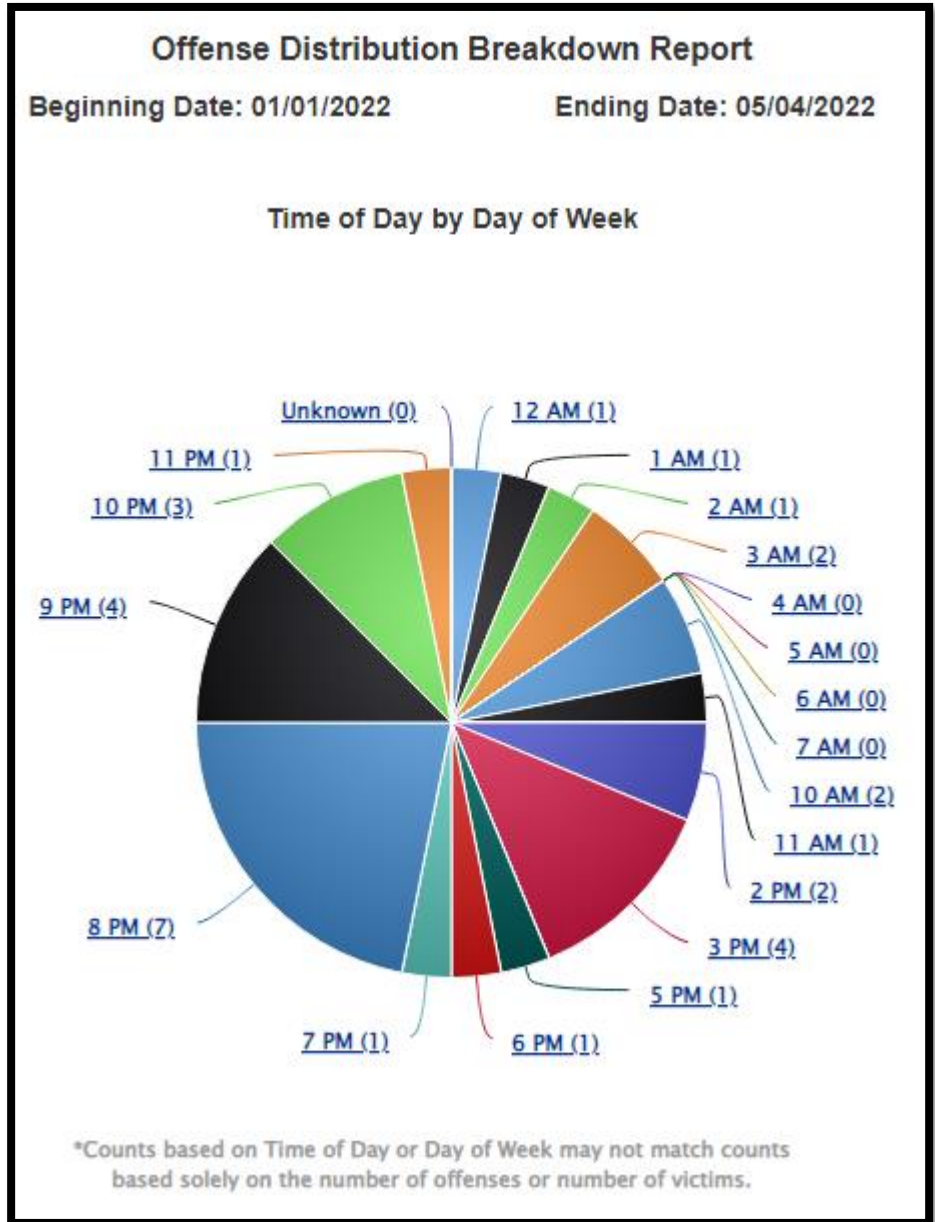
- 22 Officers received firearm training, and 5 range days were utilized by visiting LE agencies.
- Officers participated in a total of 24 hours of off-site training.
- Each officer participated in 22 Lexipol daily training scenarios.
- Officers participated in 22 live fire range training sessions; other agencies used range 5 days in March.
- Each officer participated in 1 hours of Illinois Law Enforcement Executive Institute Online Training (mandatory) on "A Review of the Use of Force Laws"
- The Department contracted with the Police Law Institute to obtain online training to work towards compliance with Illinois Law Enforcement Training and Standards Board (ILETSB) required training under the SAFE-T Act.
- Two recruits, Michael Pitsenberger and Brandon Warick, began the Illinois State Police Academy on April 24, 2022.
- We are now in compliance with the statutory mandate of the SAFE-T- Act as it pertains to Mental Health response and Use of Force reporting through the Illinois State Police Portal for the National Incident Base Reporting System.

- Grant qualification through the State of Illinois is reliant upon full compliance of all mandatory training including body worn camera funding

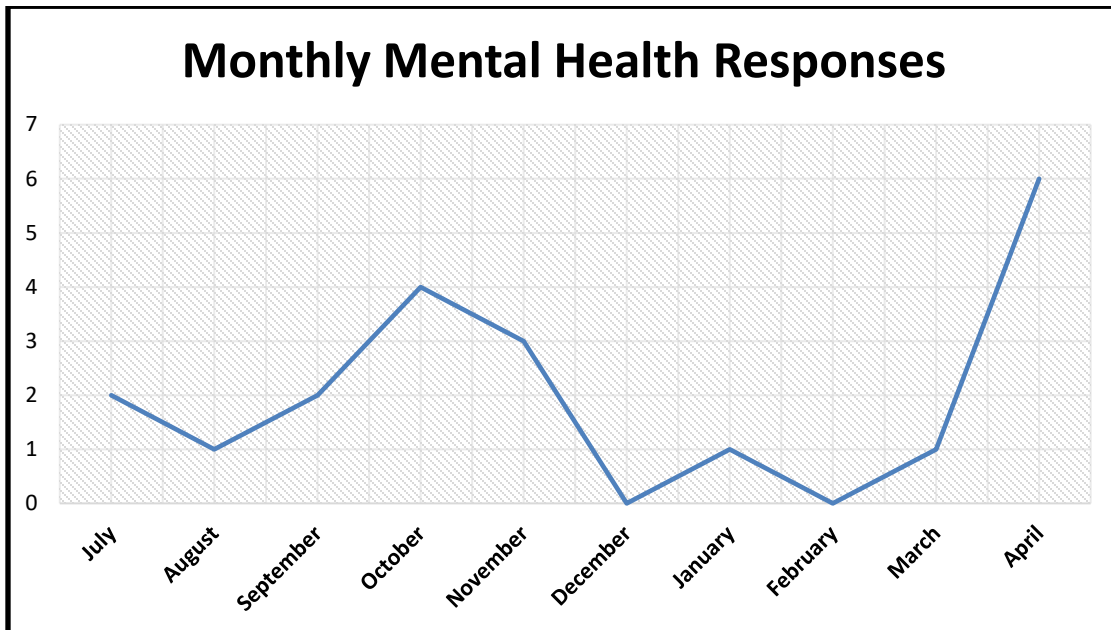
**Crime Data:**

**Agency:** WILMINGTON

Offense	Reported in 2022
Murder	0
Negligent Manslaughter	0
Justifiable Homicide	0
Non-consensual Sex Offenses:	0
Rape	1
Sodomy	0
Sexual Assault with Object	0
Fondling	0
Aggravated Assault	1
Simple Assault	10
Intimidation	1
Kidnapping/Abduction	0
Consensual Sex Offenses:	0
Incest	0
Statutory Rape	0
Human Trafficking, Commercial Sex Acts	0
Human Trafficking, Involuntary Servitude	0
<b>Crimes Against Persons Total</b>	<b>13</b>
Robbery	1
Burglary/Breaking & Entering	0
Larceny/Theft Offenses	6
Motor Vehicle Theft	0
Arson	0
Destruction Of Property	2
Counterfeiting/Forgery	1
Fraud Offense	6
Embezzlement	0
Extortion/Blackmail	0
Bribery	0
Stolen Property Offenses	0
<b>Crimes Against Property Total</b>	<b>16</b>



**Mental Health:**



Trinity Services has agreed to assist the Wilmington Police Department with performing employee wellness checks for all sworn staff in accordance Illinois Police Training Act requiring ILETSB to establish statewide minimum standards regarding regular mental health screenings for probationary and permanent police officers, ensuring that counseling sessions and screenings remain confidential (effective July 1, 2021).



# Wilmington Emergency Services Disaster Agency

103 North Main Street • Wilmington, IL 60481

Bus. (815) 476-2334 Fax (815) 476-5291

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Wilmington ESDA

Committee Report

May 10, 2022

## **Calls:**

4-21-22 Remove abandon boat from Millrace.

4-23-22 Traffic control for Baseball Parade

## **Training:**

4-25-22 Four members participated in MABAS 15 Swift Water Training in Yorkville.

## **Upcoming Training:**

5-23-22 Creature Craft Training at Wilmington Dam with MABAS 15 Water Team.

**Week of May 23th-** Providing Throw Bag Training for Wilmington Police Department.




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# MEMO

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**Date:** May 5, 2022

**To:** Honorable Mayor Dietz and City Council Members

**From:** Jeannine Smith, City Administrator 

**Cc:** Joie Ziller, Deputy Clerk  
Matt Hoffman, Finance Director

**Re:** Discussion Regarding An Ordinance Amending the Façade Improvement Grant Program

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During a recent City Council meeting, discussion ensued regarding an expansion of the existing Façade Improvement Grant Program to include the B2A-Central Business District along Water Street and IL State Route 53. Attached is a draft document with the proposed changes for your consideration.

In addition to opening up the program to the B2A-Central Business District, staff has added language to allow either the property owner or business owner (with property owner authorization) to apply for a grant.

Finally, language has been added to prohibiting grant funds from being used for signage.

To date, 6 grants have been applied for and 2 grants have been completed and closed out.

Thank you in advance for your thoughtful discussion. Please do not hesitate to reach out to me with questions.



**ORDINANCE NO. 22-05-17-01**

**AN ORDINANCE AMENDING THE FAÇADE IMPROVEMENT GRANT PROGRAM  
WITHIN THE CITY OF WILMINGTON, ILLINOIS**

WHEREAS, the City of Wilmington Council finds that offering incentives for aesthetic improvements to buildings located in the Downtown Business District with B2A-Central Business Zoning and along Water Street and IL State Route 53 with B3-General Business Zoning; and

WHEREAS, the City of Wilmington Council desires that Façade Improvement incentives shall be made in accordance with written Development Agreement approved by the governing body; and

WHEREAS, the City of Wilmington Council passed Ordinance No. 06-07-05-02 on July 5, 2006, and had implemented a series of improvement projects in the Downtown Business District; and

WHEREAS, the City of Wilmington Council finds that the modified policy for the Façade Improvement Grant Program attached hereto as Exhibit “A” benefits the economic vitality and welfare of the City and is in the best interests of its citizens, property owners, businesses and visitors.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILMINGTON, WILL COUNTY, ILLINOIS, AS FOLLOWS:

**SECTION 1: FACADE IMPROVEMENT GRANT PROGRAM ESTABLISHED**

That a Façade Improvement Grant Program is hereby established for the Downtown Business District with B2A-Central Business Zoning and along Water Street and IL State Route 53 with B3-General Business Zoning in the City of Wilmington in accordance with the guidelines established in Exhibit A.

**SECTION 2: REPEALER**

All ordinances or parts of ordinances conflicting with any provisions of this ordinance are hereby repealed.

**SECTION 3: SEVERABILITY**

If any section, paragraph, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

**SECTION 4: EFFECTIVE DATE**

The City Clerk shall certify to the adoption of this ordinance it shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this 19<sup>th</sup> day of May 2022 with \_\_\_\_\_ members voting aye, \_\_\_\_\_ members voting nay, the Mayor voting \_\_\_\_\_, with \_\_\_\_\_ members abstaining or passing and said vote being:

Kevin Kirwin	_____	Ryan Jeffries	_____
Dennis Vice	_____	Ryan Knight	_____
Leslie Allred	_____	Jonathan Mietzner	_____
Todd Holmes	_____	Thomas Smith	_____

Approved this 19<sup>th</sup> day of May 2022

\_\_\_\_\_  
Ben Dietz, Mayor

Attest:

\_\_\_\_\_  
Joie Ziller, Deputy City Clerk



EXHIBIT A  
CITY OF WILMINGTON  
FAÇADE IMPROVEMENT GRANT PROGRAM

THIS AGREEMENT, entered into this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ between the City of Wilmington, Illinois (hereinafter referred to as the “City”) and the following designated BUSINESS OWNER WITH PROPERTY OWNER APPROVAL OR PROPERTY OWNER:

Property Owner’s Name: \_\_\_\_\_  
(hereinafter referred to as the “PROPERTY OWNER”)

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Business: \_\_\_\_\_  
(hereinafter referred to as the “BUSINESS OWNER”)

Project Address: \_\_\_\_\_

Property Index Number: \_\_\_\_\_

WITNESSETH

WHEREAS, the City has established a Façade Improvement Grant Program for application to buildings located in the Downtown Business District with B2A-Central Business Zoning and along Water Street and IL State Route 53 with B3-General Business Zoning; and

WHEREAS, said Façade Improvement Grant Program is administered by the City and is funded from General Revenues for purposes of control and prevention of blight, dilapidation, and deterioration of structures in the Downtown Business District also including landscaping and surfacing of parking areas which must include the installation of curb and gutter in commercial areas which are currently not paved or where gravel is present; and

WHEREAS, pursuant to said Program the City has agreed to participate, subject to its sole discretion, in sharing the cost of façade improvements to commercial establishments up to a maximum of one-half (1/2) of the approved contract cost of such improvements, but in no event shall the total City participation in any single grant exceed Five Thousand Dollars (\$5,000) for

construction and architectural cost, and shall not exceed Fifty Thousand Dollars (\$50,000) for all grants within a fiscal year; and

WHEREAS, the façade improvement costs and architectural fees which are eligible for City participation include all labor, materials, equipment and other contract items necessary to the proper execution and completion of the work as designated from the design drawings approved by the City, provided that reimbursement for architectural fees shall be limited to One Thousand Dollars (\$1,000); and

WHEREAS, the PROPERTY OWNER'S property is located within the Downtown Business District with B2A-Central Business Zoning or along Water Street and IL State Route 53 with B3-General Business Zoning and the PROPERTY OWNER or BUSINESS OWNER desires to participate in the Façade Improvement Grant Program pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreement obtained herein, the City and PROPERTY OWNER or BUSINESS OWNER do hereby agree as follows:

SECTION ONE: INCORPORATION OF RECITALS - The above recitals are made a part of this Agreement and are incorporated herein.

SECTION TWO: COST SHARING – Subject to available funding as determined by the City's annual budget, the approval of the façade improvement designs by the City Council, and the PROPERTY OWNER's or BUSINESS OWNER's compliance with the provisions of this ordinance, the City shall share one-half (1/2) of the actual and certified façade improvement costs and fees, but not to exceed \$5,000.

SECTION THREE: DESIGN APPROVAL – The purpose of this grant is to encourage PROPERTY OWNERS and BUSINESS OWNERS to update and keep the façade of its permanent structure aesthetically pleasing and inviting to customers and guests. The purpose is not to temporarily benefit any one single business owner with advertisement. Under no circumstances will the City approve a grant for signage of any kind for a specific business. No façade improvement work shall be undertaken until the design therefore has been submitted to the City's Building Department, reviewed by the appropriate City Council committee, and approved by the City Council. The PROPERTY OWNER's or BUSINESS OWNER's design drawings and specifications for the improvements shall be attached hereto as Exhibit IV. Following approval, the PROPERTY OWNER or BUSINESS OWNER shall contract for the work and shall commence and complete all such work within one hundred eighty (180) days from the date of such approval.

SECTION FOUR: REVIEW OF PROJECT - The City Administrator or his/her designee shall periodically review the progress of the contractor's work on the façade improvement pursuant to this Agreement. Such inspections shall not replace any required permit inspection by City Inspectors. All work which is not in substantial conformance with the approved drawings and specifications shall be immediately remedied by the PROPERTY OWNER or BUSINESS OWNER and deficient or improper work shall be replaced and made to comply with the approved drawings, specifications and terms of the Agreement.

SECTION FIVE: DOCUMENTATION REQUIREMENTS - Upon completion of the façade improvement and upon its final inspection and approval by the City’s Building Department, the PROPERTY OWNER or BUSINESS OWNER shall submit to the City a properly executed and notarized contractor statement and architect fee statement 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 in the work. In addition, the PROPERTY OWNER or BUSINESS OWNER shall submit to the City proof of the actual façade improvement costs and proof of payment in full of the actual façade improvement costs pursuant to the contractor’s and architect’s statements certified under oath.

Upon the PROPERTY OWNER’S or BUSINESS OWNER’s submittal of all required documents and review by the appropriate City Council Committee and approval by the City Council, the City shall issue a check to the PROPERTY OWNER or BUSINESS OWNER consistent with Section Two above.

SECTION SIX: FAILURE TO COMPLETE THE WORK - If the PROPERTY OWNER or BUSINESS OWNER or his/her contractor fail to complete the façade improvement work provided for herein conformity with the plans, specifications and all terms of this Agreement, the Agreement shall terminate and the financial obligation on the part of the City shall cease and become null and void. The City may, at its sole discretion, grant a single one-year extension to the end of the following program year due to unforeseen circumstances that have prevented the completion of the project.

SECTION SEVEN: UNRELATED IMPROVEMENTS - Nothing herein is intended to limit, restrict or prohibit the PROPERTY OWNER or BUSINESS OWNER from undertaking any other work in or about the subject premises which is unrelated to the façade improvement provided for in this Agreement.

SECTION EIGHT: AGREEMENT APPLICABLE TO FUTURE OWNERS - This Agreement shall be binding upon the City of Wilmington and upon the PROPERTY OWNER or BUSINESS OWNER and its/their successors to said property for a period of five (5) years from and after the date of completion and approval of the façade improvement provided herein. It shall be the responsibility of the PROPERTY OWNER or BUSINESS OWNER to inform any subsequent owner or lessee of this Agreement.

SECTION NINE: MAINTENANCE - Upon completion of the improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the PROPERTY OWNER or BUSINESS OWNER shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the PROPERTY OWNER or BUSINESS OWNER shall not enter into any Agreement or contract or take any other steps to alter, change or remove such improvements, or the approved design thereof, nor shall PROPERTY OWNER or BUSINESS OWNER undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are submitted to the City Administrator, reviewed by the City’s Building Department and the appropriate City Council Committee, and approved by the City Council. PROPERTY OWNER or BUSINESS OWNER

agrees to execute and record a restrictive covenant regarding the maintenance of improvements completed per this agreement.

SECTION TEN: MAXIMUM GRANT AWARDS - Nothing in this Agreement shall prohibit a business or property owner from applying for more than one Grant. However, a Five Thousand Dollar (\$5,000) total limitation shall apply to all Façade Improvement Grant Program awards made to a single building and/or lot within any five (5) year period. For the purpose of calculating the five (5) year period, the date of the last City payment shall be considered the start of the five (5) year period. In no event shall the total City participation exceed Fifty Thousand Dollars (\$50,000) for all grants approved within a fiscal year.

SECTION ELEVEN: INDEMNIFICATION - The PROPERTY OWNER or BUSINESS OWNER agrees to defend and hold harmless the City and its Agents including but not limited to its Mayor, City Council, officers, officials, employees, staff, agents and representatives and their respective representatives, successors, assignees and heirs (hereinafter referred to as “Agents”), individually and collectively, from any suits and from any claims, demands, losses, damages, liabilities, expenses, judgments, or setoffs of any conceivable kind, character, and nature whatsoever arising out of, resulting from, or in any way connected directly or indirectly with the facade improvements, façade improvement program or agreement, or other actions arising therefrom including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30.01 et seq.). The obligation of the PROPERTY OWNER or BUSINESS OWNER hereunder shall include and extend to payment of reasonable attorney’s fees for the representation of the City and its Agents in such litigation and includes related liabilities, expenses, costs of any kind and fees; it being understood that the PROPERTY OWNER or BUSINESS OWNER shall have the right to employ all such attorneys to represent the City and its Agents in such litigation, subject to the approval of the Corporate Authorities of the City, which approval shall not be unreasonably withheld. The PROPERTY OWNER or BUSINESS OWNER shall have the right to appeal to courts of appellate jurisdiction any judgment taken against the City or its Agents in this respect, and the City shall join in any such appeal taken by the PROPERTY OWNER or BUSINESS OWNER.

SECTION TWELVE: PERFORMANCE OF AGREEMENT - It is agreed that the parties hereto may in law or equity, by suit, mandamus or any other proceeding, including specific performance, enforce or compel the performance of this Agreement, which shall include the right of the parties to recover a judgment for monetary damages against each other, provided, however, that the PROPERTY OWNER or BUSINESS OWNER shall not have a right to recover a judgment for monetary damages against any Agent of the City for any breach of any of the terms of this Agreement. The City reserves the right to maintain an action to recover damages or any sums which PROPERTY OWNER or BUSINESS OWNER have agreed to pay pursuant to this Agreement and which have become due and remain unpaid.

SECTION THIRTEEN: DISPLAY OF CITY FUNDING PROMOTIONAL MATERIAL – The PROPERTY OWNER or BUSINESS OWNER shall be required to prominently display a poster identifying the property as receiving City funding. The poster will be provided by the City and shall be displayed from the day after final approval and reimbursement is made for a period of not less than 6 months.

SECTION FOURTEEN: COMPLIANCE WITH CITY ORDINANCES - At the time of reimbursement and throughout the term of this Agreement, the property subject to the grant and under the control of the PROPERTY OWNER or BUSINESS OWNER shall be in conformance with all applicable City ordinances, building codes, development codes, architectural guidelines, and any other related policies, rules, and regulations.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

PROPERTY OWNER

CITY OF WILMINGTON

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Its: Mayor \_\_\_\_\_

BUSINESS OWNER ATTEST:

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Its: City Clerk \_\_\_\_\_





File Number: \_\_\_\_\_

I, \_\_\_\_\_ hereby make application to the City of Wilmington for a Façade Improvement Grant in the anticipated amount of \$ \_\_\_\_\_. I understand that my application must be approved by the City prior to any work being performed. I have read a copy of the Façade Improvement Grant Program Agreement, and if approved, I understand that all work performed is subject to development, building, zoning, permit and Agreement provisions.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

*Please return completed application to:*

*City Administrator  
City of Wilmington  
1165 S. Water Street  
Wilmington, IL 60481*

*If you need assistance with the application and/or have any questions regarding this program, please contact the City Administrator at 1-815-476-2175.*

File Number: \_\_\_\_\_

**INSERT PHOTOGRAPHS OF STORE FRONT PRIOR TO IMPROVEMENTS BEING MADE**

### Checklist of Items that must be submitted

- Completed and signed application
- Proof of Ownership
- Lease Agreement (if applicable)
- Renovation Plans
- Contractor Agreements
- Architect Agreement (if applicable)



# MEMO

**Date:** May 10, 2022  
**To:** City Council  
**From:** Matt Hoffman, Finance Director  
**Re:** Business License Fees

City staff began the process of revising the city's current business license fee structure several months ago. At this point in time, we would like to present the results of those efforts. For context, it has been close on two decades since the last iteration of the business fee was instituted.

In addition to the proposed fee structure, staff is also recommending that several other license fees normally paid by city businesses be consolidated into, and become part of, the business license fee. A list of those fees are attached. Elimination of these incidental fees will allow the city to simplify ordinance language and reduce both city staff and business proprietor's time making sure the appropriate parties are compliant with city statutes. The revenue lost due to the elimination of these fees will be offset by the additional revenue received under the new business license fee structure.

Presented is a comparison of our current business license fee structure and a proposed tiered fee structure based on the size and type of business. Included with this memo is fee structures from municipalities from which inspiration was drawn.

Commercial Establishments	Current Fee Structure		Proposed Fee Structure			
		# of permits	Amount	# of permits	Amount	
0 - 2500 SQ Ft.	\$25.00	90	\$ 2,250.00	\$ 100.00	90	\$9,000.00
2501 - 5000 Sq Ft.	\$25.00	34	850.00	\$ 350.00	34	11,900.00
5001 - 7500 Sq Ft.	\$25.00	12	300.00	\$ 450.00	12	5,400.00
7501 Sq Ft. and Above	\$25.00	29	725.00	\$ 600.00	29	17,400.00
TOTAL		165	4,125.00		165	43,700.00
<b>Industrial Establishment</b>						
0 - 2500 SQ Ft.	\$25.00			\$ 100.00		
2501 - 5000 Sq Ft.	\$25.00			\$ 350.00		
5001 - 7500 Sq Ft.	\$25.00			\$ 450.00		
7501 Sq Ft. and Above	\$25.00	15	375.00	\$1,000.00	15	15,000.00
TOTAL		15	375.00		15	15,000.00
GRAND TOTAL		345	4,500.00		345	58,700.00

**LICENSE FEE STRUCTURE**

COMMUNITIES	REGISTRATION	BINGO	BILLARD HALL	BOWLING ALLEY	MOTION PICTURE	TUMBLING CENTERS	MECHANICAL MUSIC	LIVE MUSIC	FACTORIES & SLAUGHTERHOUSE	FRUIT STORE	GROCERY STORE	ICE CREAM PARLOR
WILMINGTON	25	50	100 + 50/TABLE	15/LANE	25	25	100	250	50	30	50	30
ELWOOD			25/TABLE	28/LANE	50		25/MACHINE		50		50 W/ 5 OR FEWER 75 W/ 5 OR MORE	50
CHANNAHON	70 FOR ALL											
COAL CITY												
BRAIDWOOD	50		50/TABLE				30					
MONEE										50	50	50
JOLIET												

COMMUNITIES	MEAT MARKET	BEVERAGE STORE (NON BYCOSTATING)	BAKERIES	BOWLING ALLEY	RESTAURANTS	FOOD TRUCK	TOBACCO	TATTOO ESTABLISHMENTS	TAXICAB	JUNK DEALER	SRV STATION W/OUT CONV	SRV STATION WITH CONV FOODS	CONTRACTOR
WILMINGTON	30	30	30	15/LANE	50	100 ANNUAL 50 DAILY	50	500 APP 100/YR	25 MAX 5 PERSON 30 MAX 7 PERSON 35 7+PERSON	100 + 10/WAGON	25	50	100
ELWOOD			50				50		50	50			
CHANNAHON													
COAL CITY													
BRAIDWOOD													
MONEE	50	50	50		50				50	50	50	50	150
JOLIET							100	85 + 45/TATTOOER	30 MAX 5 PERSON 45 MAX 7 PERSON 65 7+PERSON	85 + 65/VEHICLE			

# VILLAGE OF PALATINE

2022

## BUSINESS LICENSE FEE SCHEDULE

LICENSE YEAR JANUARY 1, 2022 - DECEMBER 31, 2022

### Commercial Business

Service Establishment (C)	Full Year	After 4/1/22	After 7/1/22	After 10/1/22
0-2500 Sq Ft	\$91.00	\$68.25	\$45.50	\$22.75
2501-Over	\$181.00	\$135.75	\$90.50	\$45.25
<b>Food Service Establishment (B)</b>				
0-2500 Sq Ft	\$258.00	\$193.50	\$129.00	\$64.50
2501-5000 Sq Ft	\$382.00	\$286.50	\$191.00	\$95.50
5001-7500 Sq Ft	\$510.00	\$382.50	\$255.00	\$127.50
7501-Over	\$579.00	\$434.25	\$289.50	\$144.75
<b>Retail &amp; Wholesale (D)</b>				
0-2500 Sq Ft	\$129.00	\$96.75	\$64.50	\$32.25
2501-5000 Sq Ft	\$258.00	\$193.50	\$129.00	\$64.50
5001-7500 Sq Ft	\$386.00	\$289.50	\$193.00	\$96.50
7501-Over	\$579.00	\$434.25	\$289.50	\$144.75
<b>Entertainment Establishment (A)</b>				
0-2500 Sq Ft	\$91.00	\$68.25	\$45.50	\$22.75
2501-Over	\$181.00	\$135.75	\$90.50	\$45.25
<b>Industrial Establishment (E)</b>				
0-10000 Sq Ft	\$192.00	\$144.00	\$96.00	\$48.00
10,001-20,000 Sq Ft	\$386.00	\$289.50	\$193.00	\$96.50
20, 001-Over	\$579.00	\$434.25	\$289.50	\$144.75

### Home Business

Home Business (F) - Full Year	\$11.00	
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### Other Fees:

**Amusement/Games \*** \$115.00 (Coin Operated Video / Pool Table /Dart / Photo Machine)

**Vending Machine\*** (only prepackaged, non TCS) \$14.00

**Ice Machine \*(not ancillary to primary use)** \$39.00

**Vending Machine\*** (TCS food or beverages) \$39.00

**Juke Boxes\*** \$26.00

**Vending Machine\*** (general, no food or beverages) \$14.00

**Cigarette Sales** \$53.00

**Annual Gold License\*** \$ 65.00 (In addition to Retail License Fee)

**Daily Fee Gold \*** \$129.00 (Special Sales Only)

\*Additional Form Required for Games/Machines/Silver/Gold

Remit to: Village of Palatine  
Business License  
200 E Wood St  
Palatine, IL 60067

Summary of Annual Business License Fees Title XI

<u>110.15</u>	Bingo	\$50
<u>112.06</u>	Liquor Licenses	
	Class A, A1, B, B1, B2	\$800
	Class C	\$400
	Class D, D1	\$700
	Class E (temporary special events)	\$25
	Class F	\$200
	Class G	\$1,900
	Class H	\$800
	Class I	\$800
	Class I2	\$450
<u>113.15</u>	Billiard Hall	\$100 plus \$50 per table
<u>113.15</u>	Bowling Alleys	\$15 per lane
<u>113.32</u>	Motion Pictures & Theatricals	\$25
<u>113.65</u>	Rebound Tumbling Centers	\$25
<u>113.81</u>	Mechanical Music (Jukeboxes)	\$100
<u>113.81</u>	Live Music	\$250
<u>113.102</u>	Video Gaming Terminals	<u>24-hour operation establishment</u> \$100 no more than 6 \$200 more than 6 <u>All other establishments</u> \$50 no more than 6 \$100 more than 6
<u>114.02</u>	Factories & Slaughterhouses	\$50
<u>115.02</u>	Food Dealers	
	Fruit Store	\$30
	Grocery Store	\$50
	Ice Cream Parlor	\$30
	Meat Market	\$30
	Beverage Store (non-intoxicating beverages)	\$30
<u>115.26</u>	Bakeries	\$30
<u>115.60</u>	Restaurants	\$50

<a href="#">115.80</a>	Food Trucks	Annual \$100 Daily \$50
<a href="#">116.03</a>	Junk Dealer	\$100 plus \$10 per wagon
<a href="#">119.10</a>	Taxicab	\$25 max. 5 person \$30 max. 7 person \$35 more than 7 person
<a href="#">120.04</a>	Tobacco	\$50
<a href="#">121.02</a>	Tattoo Establishments	\$500 one-time application fee \$100 per year
<a href="#">122.02</a>	Miscellaneous	
	Services Station without Convenience Foods	\$25
	Services Station with Convenience Foods	\$50
<a href="#">123.06</a>	Business Registration	\$25
<a href="#">124.06</a>	Contractor Registration	\$100



**Annual Business License Fees**

1. Automobile Filling Stations	\$ 200.00	\$ _____
Automobile Filling Station with Car Wash	\$ 300.00	\$ _____
Automobile Filling Station with Mini-Mart	\$ 400.00	\$ _____
Automobile Filling Station with Car Wash & Mini-Mart	\$ 550.00	\$ _____
2. Car Wash	\$ 250.00	\$ _____
3. Hotels/Motels	\$ 250.00	\$ _____
Total number of sleeping rooms _____		
\$ 6.00 for each room over ten (10)		\$ _____
4. Sales Office (Motor Vehicles)	\$ 250.00	\$ _____
5. Mobile Food Units	\$ 70.00	\$ _____

Unless exempted from business licensing requirements pursuant to division (A) of §110.01 of the City Code, all retail, wholesale, service, entertainment, restaurant and/or cocktail lounges, including banquet rooms or facilities or other business establishments for which a fee is not provided above or elsewhere in the City's Code, shall pay the following license fees on a square footage basis:

6. What is the total square footage of your business? \_\_\_\_\_

Square footage fee: \$ \_\_\_\_\_

Fee Schedule:

0 – 1,500 Sq. Ft.	\$ 200.00	1,501 – 2,500 Sq. Ft.	\$ 250.00
2,501 – 5,000 Sq. Ft.	\$ 300.00	5,001 – 10,000 Sq. Ft.	\$ 350.00
10,001 – 15,000 Sq. Ft.	\$ 400.00	15,001 – 20,000 Sq. Ft.	\$ 450.00
20,001 – 30,000 Sq. Ft.	\$ 600.00	30,001 – 50,000 Sq. Ft.	\$ 750.00
50,001 – 100,000 Sq. Ft.	\$ 900.00	100,001 – 150,000 Sq. Ft.	\$1,000.00
150,001 Sq. Ft. and over	\$1,150.00		

**Total Amount Due**    \$ \_\_\_\_\_



**DEFINITIONS**

*Bolingbrook*

**BUSINESS**-any occupation, profession, establishment, concern or enterprise conducted for profit except those occupations or professions licensed exclusively by the State of Illinois.

In addition, where two or more separate businesses, by the above definition, separately owned or operated, share floor space in the same building or on the same parcel of ground and the floor space is subdivided, then each shall be deemed a separate business and shall be required to obtain a separate business license based on the floor area each separately uses.

The businesses herein to be licensed shall specifically include shopping center developers and owners of buildings leased to another business or businesses as defined herein.

**TOTAL FLOOR AREA**-shall include the sum total of all the floor area in use or reserved for or retained for the use of business, including, but not restricted to, principal and accessory floor area, cellars, and basements, storage or detached accessory buildings, even though any such floor area may be temporarily vacant or not in use.

**HOME OCCUPATION**-a home occupation is a business, profession, occupation or trade conducted for gain entirely within a residential building, or when permitted by Section 5-303, within a structure that is accessory to a residential building.

**FOOD ESTABLISHMENT**-a building or premises or a portion thereof, the principal use of which is the sale or dispensing or distribution or serving of food, foodstuffs or drinks for consumption on or off the premises or in or out of the building.

**\* A County Health Department Inspection report must be submitted before a business license will be issued.**

**INDUSTRIAL/MANUFACTURING-WAREHOUSE AND DISTRIBUTION**-a building or premises or a portion thereof the principal use of which is manufacturing, including assembly, processing, fabrication and storage or scientific research and development.

**RETAIL AND WHOLESALE ESTABLISHMENT**-a building or premises or portion thereof, the principal use of which is the sale or distribution on any commodity for a price or fee by a seller to a consumer or by one business to another business.

**SERVICE/COMMERCIAL ESTABLISHMENT**-a building or premises or a portion thereof, the principal use of which is the rendering of personal or material services for a price or fee, whether or not a commodity is worked upon or exchanged.

**The Business License year** begins July 1<sup>st</sup> and ends June 30<sup>th</sup> of the following year.

**FEE SCHEDULE**



**HOME OCCUPATIONS**

**\$ 55**

**FOOD ESTABLISHMENTS**

	<b>TOTAL FLOOR AREA IN SQUARE FEET</b>	<b>FEE</b>
Step 1	0-2,500	\$ 70
Step 2	2,501-5,000	135
Step 3	5,001-7,500	210
Step 4	7,501-10,000	275
Step 5	10,001-12,500	350
Step 6	12,501-15,000	415
Step 7	15,001-17,500	490
Step 8	17,501-20,000	555
Step 9	20,000 or more	625

**INDUSTRIAL/MANUFACTURING WAREHOUSE AND DISTRIBUTION ESTABLISHMENTS**

	<b><u>TOTAL FLOOR AREA IN SQUARE FEET</u></b>	<b><u>FEE</u></b>
Step 1	0-10,000	\$110
Step 2	10,001-20,000	215
Step 3	20,001-30,000	315
Step 4	30,001-40,000	420
Step 5	40,001-50,000	520
Step 6	50,001-75,000	630
Step 7	75,001-100,000	730
Step 8	100,001-200,000	850
Step 9	200,001 or more	940

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**RETAIL AND WHOLESALE ESTABLISHMENTS**

	<b><u>TOTAL SQUARE AREA IN SQUARE FEET</u></b>	<b><u>FEE</u></b>
Step 1	0-2,500	\$ 80
Step 2	2,501-5,000	145
Step 3	5,001-7,500	220
Step 4	7,501-10,000	285
Step 5	10,001-12,500	360
Step 6	12,501-15,000	425
Step 7	15,001-17,500	490
Step 8	17,501-20,000	565
Step 9	20,001 or more	635

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**SERVICE/COMMERCIAL ESTABLISHMENTS**

	<b><u>TOTAL SQUARE AREA IN SQUARE FEET</u></b>	<b><u>FEE</u></b>
Step 1	0-2,500	\$ 65
Step 2	2,501-5,000	130
Step 3	5,001-7,500	205
Step 4	7,501-10,000	270
Step 5	10,001-12,500	345
Step 6	12,501-15,000	410
Step 7	15,001-17,500	485
Step 8	17,501-20,000	550
Step 9	20,001 or more	620

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## BUSINESS LICENSE FEE SCHEDULE

FLOOR AREA IN SQUARE FEET			YEARLY LICENSE FEE
0	to	2,500	\$100.00
2,501	to	5,000	\$150.00
5,001	to	10,000	\$200.00
10,001	to	15,000	\$300.00
15,001	to	20,000	\$350.00
20,001	to	30,000	\$400.00
30,001	to	40,000	\$450.00
40,001	and	OVER	\$500.00

## ZONING CERTIFICATION INSPECTION

Every new business in the Village of Bensenville is required to have a zoning certification inspection take place before operation begins in their building. After submitting this application along with proper payment an internal zoning review will be performed by a member of the Community & Economic Development staff to determine if the proposed use is allowed in the current zoning district. Upon completion a member of the staff will contact you to inform you of this determination. If the zoning is approved staff will schedule a time and date for the physical zoning inspection to take place at your building. There is no cost for this inspection and is typically completed within an hour. Once this inspection is passed a business license will be issued.

## IMPORTANT REMINDERS

Any personal or commercial vehicle registered or parked overnight in the Village of Bensenville is required to have a vehicle sticker purchased for it. Failure to purchase and display a sticker on every vehicle can result in citation. If you would like to pick up a vehicle sticker application they are available at the finance counter at village hall. If you have any more questions about vehicle stickers please call 630-766-8200.

If you are leasing or purchased space in the Village of Bensenville and wish to have a water account in your name there is a \$100 water deposit to create a new account and have the service activated. If you would like more information in regards to setting up a water account please contact our water department at 630-594-1011.

# CITY OF PALOS HEIGHTS

## BUSINESS LICENSE FEE SCHEDULE

### ***Retail Space Rates:***

0 sq. ft. to 1,500 sq. ft.	\$ 75.00
1,501 sq. ft. to 3,000 sq. ft.	\$ 97.50
3,001 sq. ft. to 6,000 sq. ft.	\$120.00
6,001 sq. ft. to 9,000 sq. ft.	\$142.50
9,001 sq. ft. to 12,000 sq. ft.	\$165.00
12,001 sq. ft. to 15,000 sq. ft.	\$187.50
15,001 sq. ft. to 20,000 sq. ft.	\$225.00
20,001 sq. ft. to 30,000 sq. ft.	\$262.50
30,001 sq. ft. to 40,000 sq. ft.	\$300.00
Retail over 40,000 sq. ft.	\$375.00

### ***Other:***

Car Wash – Automated & Coin Operated	\$ 50.00
Gas (Filling) Stations	\$150.00
Scavenger Services	\$375.00
Ice Cream Trucks	\$ 70.00
(plus 1 health inspection per truck)	\$ 85.00 = \$155.55 2 <sup>nd</sup> truck, add 85.00
Food Dispensing Vehicles	\$ 75.00
(plus 1 health inspection per truck)	\$ 85.00
Health Inspections (\$85 each)	\$255.00
Food Organizations & Establishments are required to have 3 inspections per year	
Elevator Inspections – 2 per year @ \$75 each	\$150.00
Peddlers License	\$ 75.00
Sign Inspections – 1 per year	
Small (up to 100 sq. ft.)	\$ 10.00
Large (over 100 sq. ft.)	\$ 20.00
Vending Machines: Candy/Gumball	\$ 25.00
All Other	\$ 75.00
Electronic Coin Operated Amusement Devices (1 per every 1,200 sq. ft. allowed)	\$375.00
Pool Tables	\$225.00
Tobacco Sales (Over-the Counter)	\$100.00

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## **Business Based on Square Footage**

### **TINLEY PARK**

- 1 to 1,500 square feet - \$35
- 1,501 to 3,000 square feet - \$60
- 3,001 to 6,000 square feet - \$80
- 6,001 to 9,000 square feet - \$100
- 9,001 to 12,000 square feet - \$130
- 12,001 to 15,000 square feet - \$150

- 15,001 to 20,000 square feet - \$170
- 20,001 to 30,000 square feet - \$200
- 30,001 to 40,000 square feet - \$240
- 40,001 to 60,000 square feet - \$300
- 60,001 to 80,000 square feet - \$370
- 80,001 square feet and more - \$450





# MEMO

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**Date:** May 10, 2022

**To:** City Council

**From:** James Gretencord, Director of Public Works

**Re:** STP/Ridgeport Lift Station Asphalt Seal Coating

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The drive surrounding the Sewage Treatment Plant and the Ridge Port Lift Station is ready to be seal coated for routine maintenance.

The bid we've received from Wolf's Seal Coating Inc. to reseal the Sewage Treatment plant consists of 46,532 Sq Ft. of seal coating as well as crack seal and make repairs as necessary to the existing drive is 7,000 dollars.

The bid we've received from Wolf's Seal Coating Inc. to reseal The Ridgeport Lift Station consists of 3,211 Sq Ft. of seal coating as well as crack seal is 700 dollars.

Celebrating 30 Years 1991

# WOLF'S



## SEALCOATING INC.

### 815-774-WOLF

#### PARKING LOT & DRIVEWAY MAINTENANCE

1952 Elgin Avenue • Joliet, IL 60432 • [WolfsSealcoating.com](http://WolfsSealcoating.com)

TO SCHEDULE SERVICES CALL: 815-774-9653

Email: [office@WolfsSealcoating.com](mailto:office@WolfsSealcoating.com)

Text: 815-405-5356 • Fax: 815-774-9001

Account Name: City of Wilmington Reclamation Plant

Service Address:  1601 E. Kankakee River Drive

City: Wilmington IL Zip: (Postone E of 53)

CELL:  Text  Call 815 216 0175 Fax:

MAIN PHONE: \_\_\_\_\_ Ext.: \_\_\_\_\_

Email:  Please provide email when scheduling

Contact Person: Jack

Billing Name: \_\_\_\_\_

Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Ref. By:  Trucks  Job Sign  Int/Soc Media  Adv  PC  BC  Expo  WOM  Previous Customer  Bus Assoc  Customer  Employee

Directions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

JOB NOTES	
IF YOU HAVE ANY QUESTIONS ABOUT THE DIAGRAM, PLEASE CALL OFFICE	
<u>See MAP</u>	

- FOR OFFICE USE ONLY**
- X \_\_\_\_\_ = \_\_\_\_\_ SEALER 1 2  Dry  Rough  New  Never
  - X \_\_\_\_\_ = \_\_\_\_\_ EDGING 1 2  A Lot  Diff  Apron  Edge
  - X \_\_\_\_\_ = \_\_\_\_\_  Concrete  P-Blocks  Fence  Building  Grass
  - X \_\_\_\_\_ = \_\_\_\_\_ OIL SPOTS/ TIRE CLEANERS No Yes 1 2 3  Several  Bad  Fresh  Small  Big
  - X \_\_\_\_\_ = \_\_\_\_\_ CLEAN UP 1 2  Dirty  Severely Dirty  OMG
  - X \_\_\_\_\_ = \_\_\_\_\_ SHADE No Yes 1 2 A LOT NORTH
  - X \_\_\_\_\_ = \_\_\_\_\_ GRASSWEEDS No 1 2 3  In Cracks  Edges  OMG

46532 SEALCOATING OF ASPHALT  Spray Applied  Brush Squeegee Applied  
Sq. Ft.  Parking Lot  Bike Path  Driveway(e) Seal In:  All One Day  Half & Half  \_\_\_\_\_ Sections \$ 5500.00 ADD YES / NO

Jp To 1200 Ln. Ft. **HOT CRACK SEALING**  $\frac{3}{8}$ " TO  $\frac{3}{4}$ " (1 YR. Guarantee) See Back Page  
or \_\_\_\_\_ Lbs. = to \_\_\_\_\_ 50 Lb. Boxes of Hot Rubberized Flexible Material Recommended for parking lots, very noticeable on small driveways  
OPTIONAL SERVICES \$ 900.00 HOT ADD YES / NO

Jp To \_\_\_\_\_ Ton/s Max **THROW IN-TAMP** Clean Out, Throw In  Hot  Cold Asphalt & Compact in \_\_\_\_\_ Holes  
Or \_\_\_\_\_ Bags of Cold Patch \$ \_\_\_\_\_ ADD YES / NO

48 **CUT OUT REPAIR** C1. 4x12 x \_\_\_\_\_ C2. \_\_\_\_\_ x \_\_\_\_\_ C3. \_\_\_\_\_ x \_\_\_\_\_ C4. \_\_\_\_\_ x \_\_\_\_\_  
Total Sq. Ft. \_\_\_\_\_ # of Cut Out Repair C5. \_\_\_\_\_ x \_\_\_\_\_ C6. \_\_\_\_\_ x \_\_\_\_\_ C7. \_\_\_\_\_ x \_\_\_\_\_ C8. \_\_\_\_\_ x \_\_\_\_\_  
\$ 600.00 ADD YES / NO

**INFRARED REPAIR** I1. \_\_\_\_\_ x 1.5" I2. \_\_\_\_\_ x 1.5" I3. \_\_\_\_\_ x 1.5" I4. \_\_\_\_\_ x 1.5"  
Total # of Burns \_\_\_\_\_ 3'x4' IR Repair \_\_\_\_\_ = \_\_\_\_\_ 1.5'x 8' IR Repair \_\_\_\_\_ = \_\_\_\_\_ \$ \_\_\_\_\_ ADD YES / NO

See Diagram  Repairs Needed G: Gatored Cracks, I: Infrared Repair, C: Cut Out Repair, T: Throw In Tamp, R: Ramp

Jp To \_\_\_\_\_ Ln. Ft. **STRIPING:**  Same  New Layout YLW WHT \_\_\_\_\_ Lines \_\_\_\_\_ H-Cap W/BUE BG Y / N \$ N/A ADD YES / NO  
Arrows LG / SM \_\_\_\_\_ No Parking

**TOTAL \$** \_\_\_\_\_  
CIRCLE YES AND ADD UP ALL SERVICES YOU CHOOSE  
WOLF'S TO PERFORM FOR YOUR TOTAL COST.

Customer Request/Notes: \_\_\_\_\_

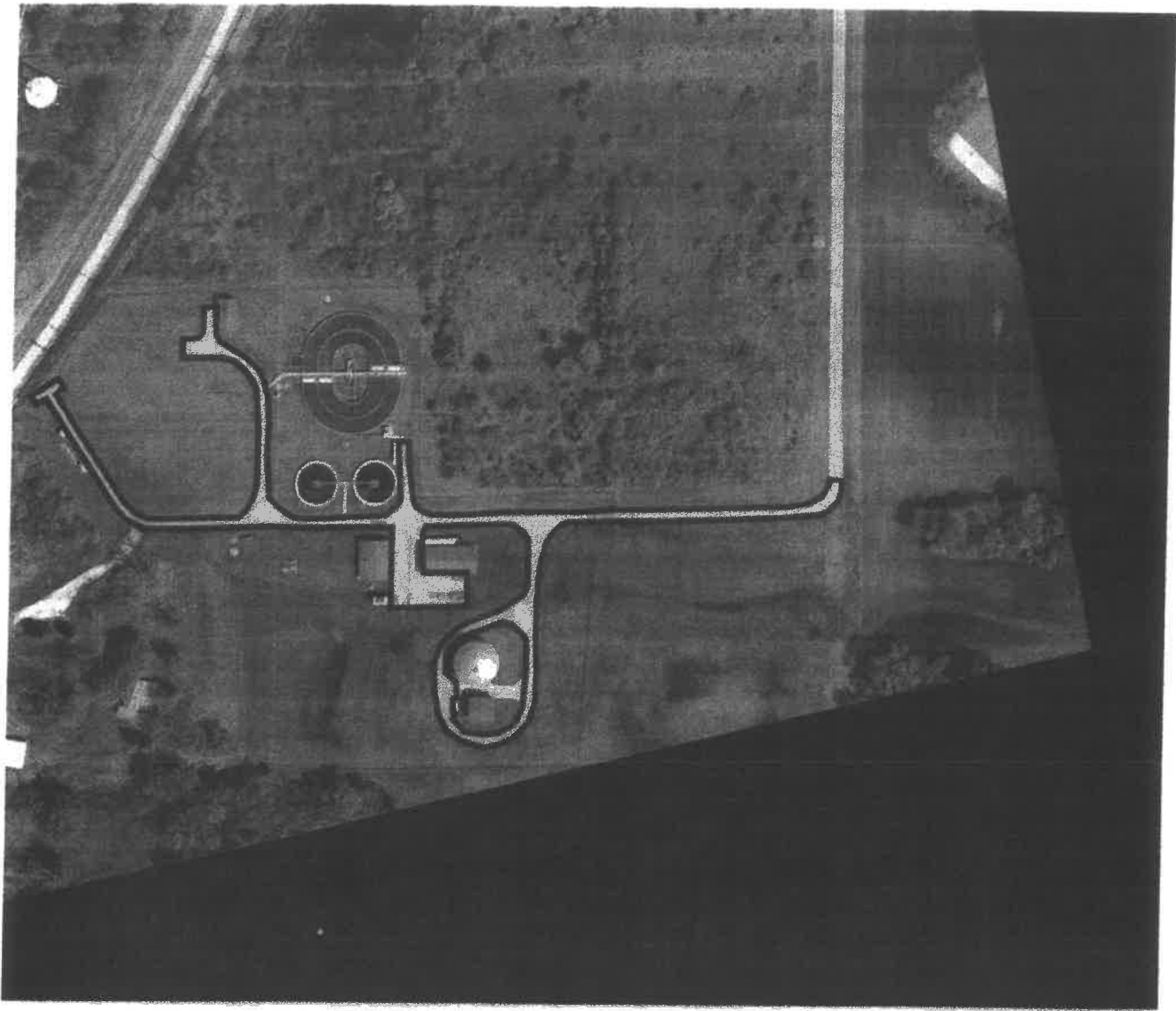
**PAYMENT TERMS & OPTIONS:** Cash / Check or   
ay Online at [WWW.WOLFSSEALCOATING.COM](http://WWW.WOLFSSEALCOATING.COM) Go to Home Page Click BUY NOW and follow prompts. A 3% processing fee will be applied for credit card or electronic payments

To be paid in full upon completion.  To be paid in full 30 days upon completion.  
 \$ \_\_\_\_\_ Paid In Full  1/2 Down  1/3 Down upon agreement.  
Balance to be paid in full at time of completion.

I accept Wolf's Sealcoating to perform the above service(s) that I have agreed to. I agree to the pricing and payment terms as stated above.  
This proposal may be withdrawn by Wolf's if not accepted by this date of contract. **SEE REVERSE SIDE FOR DETAILS & WARRANTIES.**

Shannon D. Wolf 4-1-22





601 E Kankakee River Dr

Wilmington

60481

Parcel

Tag:

Template: Custom Template

To change template, delete measurements

Sealcoating Area Section / Day 1 46,532.13 ft<sup>2</sup>

Sealcoating Area 2

Sealcoating Area 3

Cracks Sealing Section / Day 1

Repairs Section 1



# WOLF'S SEALCOATING INC.

## 815-774-WOLF



**PARKING LOT & DRIVEWAY MAINTENANCE**

1952 Elgin Avenue • Joliet, IL 60432 • [WolfsSealcoating.com](http://WolfsSealcoating.com)  
**TO SCHEDULE SERVICES CALL: 815-774-9653**  
 Email: [office@WolfsSealcoating.com](mailto:office@WolfsSealcoating.com)  
 Text: 815-405-5356 • Fax: 815-774-9001

Account Name: City of Wilmington Sewer  
 Service Address:  30370 W. Frontage RD  
 City: Wilmington IL Zip: 60481  
 Text CELL:  Call 815-216-0175 Fax:   
 MAIN PHONE: \_\_\_\_\_ Ext.: \_\_\_\_\_  
 Email:  JSadrokula@Wilmington-IL.com  
Please provide email when scheduling  
 Contact Person: \_\_\_\_\_  
 Billing Name: \_\_\_\_\_  
 Billing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Ref. By:  Trucks  Job Sign  Int/Soc Media  Adv  PC  BC  Expo  WOM  
 Previous Customer  Bus Assoc  Customer  Employee

Directions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**FOR OFFICE USE ONLY**

X \_\_\_\_\_ = \_\_\_\_\_ SEALER 1 2  Dry  Rough  New  Never

X \_\_\_\_\_ = \_\_\_\_\_ EDGING 1 2  A Lot  Diff  Apron  Edge

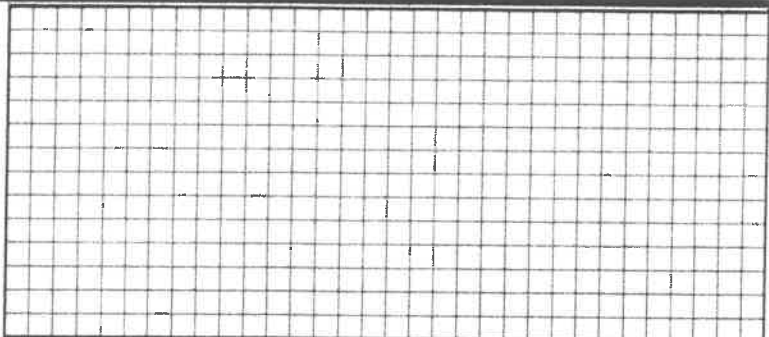
X \_\_\_\_\_ = \_\_\_\_\_  Concrete  P-Blocks  Fence  Building  Grass

X \_\_\_\_\_ = \_\_\_\_\_ OIL SPOTS/ TIRE CLEANERS No Yes 1 2 3  Several  Bad  Fresh  Small  Big

X \_\_\_\_\_ = \_\_\_\_\_ CLEAN UP 1 2  Dirty  Severely Dirty  OMG

X \_\_\_\_\_ = \_\_\_\_\_ SHADE No Yes 1 2 A LOT NORTH

X \_\_\_\_\_ = \_\_\_\_\_ GRASSWEEDS No 1 2 3  In Cracks  Edges  OMG



JOB NOTES **IF YOU HAVE ANY QUESTIONS ABOUT THE DIAGRAM, PLEASE CALL OFFICE**  
See MAP

3211 Sq. Ft. **SEALCOATING OF ASPHALT**  Spray Applied  Brush Squeegee Applied  
 Parking Lot  Bike Path  Driveway(s) Seal In:  All One Day  Half & Half  \_\_\_\_\_ Sections \$ 550.00 ADD YES / NO

Jp To 150 Ln. Ft. **HOT CRACK SEALING**  $\frac{3}{8}$ " TO  $\frac{3}{4}$ " (1 YR. Guarantee) See Back Page **OPTIONAL SERVICES**  
 or 50 Lbs. to 1 50 Lb. Boxes of Hot Rubberized Flexible Material Recommended for parking lots, very noticeable on small driveways \$ 150.00 HOT ADD YES / NO

Jp To \_\_\_\_\_ Ton/s Max **THROW IN-TAMP** Clean Out, Throw In  Hot  Cold Asphalt & Compact in \_\_\_\_\_ Holes  
 or \_\_\_\_\_ Bags of Cold Patch \$ \_\_\_\_\_ ADD YES / NO

**CUT OUT REPAIR** C1.   C2.   C3.   C4.    
 Total Sq. Ft. \_\_\_\_\_ # of Cut Out Repair C5.   C6.   C7.   C8.   \$ \_\_\_\_\_ ADD YES / NO

**INFRARED REPAIR** I1.  x 1.5" I2.  x 1.5" I3.  x 1.5" I4.  x 1.5"  
 Total # of Burns \_\_\_\_\_ 3'x4' IR Repair \_\_\_\_\_ = \_\_\_\_\_ 1.5'x 8' IR Repair \_\_\_\_\_ = \_\_\_\_\_ \$ \_\_\_\_\_ ADD YES / NO

See Diagram  Repairs Needed G: Gatored Cracks, I: Infrared Repair, C: Cut Out Repair, T: Throw In Tamp, R: Ramp

Jp To \_\_\_\_\_ Ln. Ft. **STRIPING:**  Same  New Layout YLW WHT \_\_\_\_\_ Lines \_\_\_\_\_ H-Cap W/BBLUE BG Y / N \$ N/A ADD YES / NO  
 \_\_\_\_\_ Arrows LG / SM \_\_\_\_\_ No Parking

**TOTAL \$** \_\_\_\_\_

CIRCLE YES AND ADD UP ALL SERVICES YOU CHOOSE WOLF'S TO PERFORM FOR YOUR TOTAL COST.

Customer Request/Notes:

**PAYMENT TERMS & OPTIONS:** Cash / Check or   
 Buy Online at [WWW.WOLFSSEALCOATING.COM](http://WWW.WOLFSSEALCOATING.COM) Go to Home Page Click BUY NOW and follow prompts. A 3% processing fee will be applied for credit card or electronic payments

To be paid in full upon completion.  To be paid in full 30 days upon completion.

\$ \_\_\_\_\_  Paid In Full  1/2 Down  1/3 Down upon agreement.  
 Balance to be paid in full at time of completion.

I accept Wolf's Sealcoating to perform the above service(s) that I have agreed to. I agree to the pricing and payment terms as stated above.  
 This proposal may be withdrawn by Wolf's if not accepted by this date of contract. **SEE REVERSE SIDE FOR DETAILS & WARRANTIES.**

Shannon D. Wolf 4/6/22



30370 W Frontage Rd

Template

Parcel

Tags

**Template: Custom Template**

To change template, delete measurements

 Sealcoating Area Section / Day 1 3,210.55 ft<sup>2</sup>

 Sealcoating Area 2

 Sealcoating Area 3

 Cracks Sealing Section / Day 1

 Repairs Section 1

# Wilmington Water Reclamation

Committee of the Whole Report

10 May 2022

Patrick W. Nugent ROINC

**Spectrophotometer** - I have received our Spectrophotometer back from getting repaired. It's great to have it back. We no longer have to take our lab work over to the Water Plant to read the results. We can get our lab work done much quicker now that we have it back.

**UltraViolet Lighting** – We use ultraviolet lighting at the plant for disinfection purposes. As per our permit we have to run our UV Lighting from May 1 to November 1. We installed the UV lighting the week after Easter. This gives us plenty of time to make sure the system is working correctly and make any repairs if necessary.

**Non-Potable Water System** – We had an issue with the system not being able to maintain a certain pressure. Upon investigation we found that 1 of the check valves was bad. Ordered new check valve and replaced the bad check valve. System is back up and running.

**S. Arsenal Lift Station** – The lift station on south arsenal road is back off the road about 50 yards. We have to walk thru brush and weeds and over a small drainage ditch to get to the station. Jack went out and trimmed the brush back and made us a path to get to the station.

**Budget** – Finished up the budget with Matt.

**DMR QA Testing** – This is a Quality Assurance Testing that we have to do every year. This measures our ability to do the lab testing that we have to do per our Permit. It involves some practice testing then doing the actual Quality Assurance Testing. We do our testing and send our results into the Agency. The Agency lets us know if we pass or fail. If we pass, we're good until next year. If we fail, we have to redo the testing until we pass. Not to curse myself or pat myself on the back but we have passed on the first try the last 5 years.

**Hydrant Flushing** – Craig has been assisting the Water Department with hydrant flushing.

**North Island Lift Station** – The plans have been completed and the project was put out to bid on April 20<sup>th</sup>. May 12<sup>th</sup> will be the bid openings.

**Gas Condensate** – James and I have been talking with the Engineers and Landfill about taking their condensate from the methane gas. We are still in the beginning stages of this and will keep you informed as we proceed.

**Safety Training** – Jack, Craig and I did a free webinar training on Noise Exposure Hazards. It was put on by IPRF. Was very informative and was an hour long.

**Plant Buildings** – The roof leaks on the main office/lab building. With this last rain it is starting to get bad. I have gotten quotes for fixing the roof and other repairs to all the buildings. I have asked for those monies in the budget for said repairs. I was just waiting for the budget to get passed to proceed but I think we need to start as soon as possible with repairs.



## Why Cell At Auction

We understand the challenges you face in converting your telecommunications assets into additional revenue. You may be sitting on valuable assets, but unsure of how to generate additional capital from your existing leases. If you are fortunate enough to be approached by a buyer, it is hard to know if you are getting a fair offer, or if there are other buyers out there who might offer more. You want to sell, but you don't want to leave potential revenue on the table.

Perhaps you haven't considered leveraging your telecommunications leases to raise additional cash for your municipality. If you are new to this concept, you may understand that this can be an effective way to raise money for budgets but lack the expertise to navigate the process. Cell At Auction has taken the proven power of auction and our expertise in the telecommunications field to create the ultimate resource for lease owners.

## What We Do

At Cell At Auction, we represent the seller and use our expertise, to ensure that you are receiving the maximum lump sum payment on the sale of your cell tower lease. Our proprietary bidding strategy uses sealed bid and where appropriate live auctions to promote competition, delivering maximum results in the shortest amount of time. Instead of dealing with bidders from various sources on an individual basis, Cell At Auction is a centralized marketplace that will create competition among bidders, thus providing you peace of mind from knowing you are getting the best return on your leases.

## Who We Are

Cell at Auction is the preeminent resource for owners of telecommunication towers and leases. Cell at Auction has created a centralized marketplace for buyers to locate and bid on these valuable assets, including cellular and telecommunication towers, antennas, and the leases, license agreements, and rents assigned to them.



## *Auction Company Seeks Buyers, Lessees for Antenna Sites*

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*BY DON BISHOP, EXEC. EDITOR, ASSOC. PUBLISHER, AGL MAGAZINE*

*May 28, 2019*



Cell At Auction's Blinick (Photo by Don Bishop)

Bud Blinick, the president of Cell at Auction, came to Connectivity Expo, looking for parties that may want to use his company's auction service to buy property and easements and obtain leases to use for placing commercial wireless communications network antennas. He said Cell At Auction mostly represents private real estate owners and municipalities with assets they want to sell or lease.

"We have created a centralized database of buyers," Blinick said. "When we have an opportunity, we put it out to bid competitively to make sure that we represent the seller to make sure they get the best price under the best terms. My first foray was with a rooftop management company 1997. We assembled 12,000 assets and sold them to SpectraSite in 2000."

Blinick said he and his partners had an epiphany six or seven years ago when they became aware that companies were buying easements and towers from owners that did not have a licensed broker or auctioneer representing them.

"When we have an opportunity to offer to buyers, we put it out to bid competitively to make sure that we represent the seller to make sure they get the best price under the best terms," Blinick said. "I'm looking at carriers trying to be aggressive in finding new sites. I represent a number of municipalities with water towers, police stations and fire stations that want to have more antennas on them. They are always looking for more revenue. The problem is that they don't know what they should be charging, which is why they hire

me and other companies like mine to help them negotiate. They are just looking to do more build out.”

Blinick said his company is active with small cells, too.

“We had an agreement with a large municipality near Chicago area and negotiated with the larger carriers on deployment and what they would pay to have equipment on certain light posts and lamp posts,” Blinick said. “The state governor stepped in and signed a mandate to limit how much the carriers would pay to be on these lamp posts and light posts, a limit that substantially hurts the municipalities. So, they became a little less excited about having these small cells, except that they realized that they needed to have them deployed just for the benefit of the residents in the neighborhood. But then the residents complained about having these new small cells in the middle of their block and how small cells will affect the kids and the people. They want the coverage, but they don’t want to see the boxes.”

Some of the property owners Cell At Auction represents, Blinick said, ask: “What’s this 5G? How is it going to affect my current leases? Are the wireless carriers expanding their current imprint on my property? What are they going to do with the antennas on my sites, and how does that affect the revenue on my lease?”

Blinick has ties in the real estate business, and he said he has observed that the same parties that lend money to shopping center owners have become interested in lending money to tower operators and other telecommunications businesses. “It is a better guarantee than bricks and sticks right now,” he said.

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*Blinick spoke at the Connectivity Expo session, “Investments, Partnerships and M&A in a Converged Edge/Tower Architecture.”*

CAPTION:  
Bud Blinick, president of Cell At Auction. Photo by Don Bishop

# SOLD



Peru, Illinois

American Tower 50 Year Easement

**Type of Asset:** 50 Year Easement: **Carriers:** AT&T, Verizon, Illinois Valley Cellular and Sprint

**Date of Auction:** 03-19-2018 **Auction Time:** 12:00 pm CST

1402 11th Street, Peru, Il 61354

**Contact:** Bud Blinick 847-977-2314

Cell At Auction LLC is pleased to offer on behalf of the City of Peru, Illinois the opportunity to acquire a 50-year easement of an American Tower Corp. ground lease in Peru, IL. The initial lease agreement was executed in March 2000 with iPCS. In January 2005 the ground lease was amended where licensee was granted the right to extend the License four (4) consecutive five (5)-year periods, the first such five-year periods beginning on August 1, 2006 and terminating on July 31, 2011 and each additional five-year period continuing thereafter. The tower is located at Washington Park. Included in the offering is an additional site lease executed with Illinois Valley Cellular, which is separate from the ATC ground lease. Peru is a city in LaSalle County Illinois, and is part of the Ottawa–Peru, IL Micropolitan Statistical Area. There are four carriers on the tower. The annual base rent from ATC has 4% annual increases. The City receives 25% revenue share from the second tenant, 33% from the third and 50% thereafter or the greater of \$6,000 from each carrier. There is no right of first refusal by ATC. Buyer agrees to cover the legal costs incurred by the City of Peru up to an amount of 2% of the purchase price to close this transaction.

These are some particulars:

Sealed Bid Deadline: March 19, 2018

Current Annual Rent: \$69,990,72

Location: Washington Park, Peru, IL

**CLOSED: \$1,275,000.00**

Burton "Bud" Blinick, licensed Illinois Broker and Auctioneer







Historic  
LEMONT  
est. 1836



# 23<sup>rd</sup> Annual Golf Outing

## Saturday, September 17, 2022

**\*\*New Location\*\* "The Creek"**  
**Nettle Creek Golf Course 815-942-3628**  
**5355 North Saratoga Road, Morris, IL 60450**

### Foundation Golf Outing Information & Schedule

#### SCHEDULE

- 7:30 AM Check-In & Registration  
Raffles, Skins & 50/50 Available
- 8:45 AM Instructions in Golf Carts
- 9:00 AM Shotgun Start
- 9-12 AM Photographer on the Greens
- 11:30 AM Lunch Delivery to your Golf Cart
- 3:00 PM Dinner (approximate time)  
Prizes/Awards/Raffle Winners

- COST: \$500/Foursome  
(The Early Wildcat Special)  
Payable before July 31  
OR  
\$600/Foursome  
Payable from Aug 1- Sept 1

- FORMAT: 4 Person Scramble  
18 Holes with Cart & Range Balls  
Lunch, Drinks, Dinner & Prizes

There are many ways to support the Foundation and promote your business!

#### SPONSORSHIPS

- \$300 - Full Hole & Company Signs
- \$175 - Half Hole & Company Signs
- \$500 - Lunch
- \$2000 - Dinner

#### DONATIONS

- Golf Items for Golfer's Bags (144)
- Snack/Promotional Items for Golfers Bags
- Raffle Baskets & Items, Door Prizes
- Any Size Cash Donation!

### Prizes & Special Contests

**1<sup>st</sup> prize: \$800 2<sup>nd</sup> prize: \$500 3<sup>rd</sup> prize: \$300**

**Closest to the Pin - Par 3 Betting Holes - Skins  
Longest Putt - Straightest Drive - Longest Drive**

