

M E M O R A N D U M

TO: Village President and Board of Trustees

FROM: Robert O. Barber, Village Administrator

DATE: Friday, March 10, 2023

RE: VILLAGE ADMINISTRATOR MATERIALS FOR VILLAGE BOARD MEETING

BOARD MEETING DATE: *Monday, March 13, 2023 at 7:00 p.m.*



A G E N D A

I. PLEDGE TO THE FLAG

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. RECOGNITION OF AUDIENCE

V. VILLAGE CLERK REPORT

VI. REPORTS OF VILLAGE COMMISSIONS

1. FOURTH OF JULY COMMISSION – Todd Kraus
2. YOUTH COMMISSION - Ben Juzeszyn
3. HISTORIC PRESERVATION COMMISSION – Jonathan Kypuros

VII. VILLAGE PRESIDENT REPORT

1. OATH OF OFFICE: DAVID GARZA AS PART-TIME POLICE OFFICER
2. SCHOOL DISTRICT REFERENDUM PRESENTATION AND COMMENTARY FROM BOARD MEMBERS
3. CONSIDER A MOTION CHANGING THE START TIME OF THE MARCH 27TH BOARD MEETING FROM 6PM TO 7PM. There will be no committee reports and only action items at the beginning of the meeting followed by the Village Board workshop on the budget. At the Finance Committee meeting it was discussed that perhaps we do not need the extra hour so this was placed on the agenda for consideration. We will still be meeting out at the public works garage.

VIII. COMMITTEE REPORTS

A. FINANCE AND ADMINISTRATION COMMITTEE - Jonathan Kypuros Chair, Ben Juzeszyn

1. CONSIDER A MOTION APPROVING THE TREASURER'S REPORT
2. VARIANCE REPORTS are enclosed for your review.
3. CONSIDER A MOTION APPROVING THE BILLS AND PAYROLL
4. PERSONNEL MANUAL GIVEN TO COMMITTEE FOR REVIEW PRIOR TO VILLAGE BOARD CONSIDERATION. Once the committee gives the manual its blessing we will forward it to the Village Board for formal consideration by resolution. We would like to have this project completed by the second meeting in April.
5. VILLAGE LOCKS INTO A TWO YEAR AGREEMENT ON ELECTRIC RATES FOR TIS WATER AND SEWER ACCOUNTS THROUGH THE NORTHERN ILLINOIS MUNICIPAL ELECTRIC COOPERATIVE (NIMEC). The current 3 year contract that expires on May 1st through Constellation is at \$0.04425 per kwh. The current Com Ed rate for large demand accounts is between \$0.0750 and \$0.0800 per kwh depending on location. On March 1st the cooperative locked into a two year rate of \$0.05678 with DYNEGY starting on May 1st. Electric rates have gone up significantly and we will have to budget a 30% increase in rates for next year. However, those numbers will remain the same for the second budget cycle in FY 24/25. We thought long and hard about the third year price but the cooperative decided to take the lowest rate for 2 years. This is the best we can do in the current market.
6. CONSIDER MUNICIPAL AGGGREGATION OF ALL RESIDENTIAL AND SMALL ACCOUNTS FOR ONE YEAR WITH MC2 AT A RATE OF 0% GREEN ENERGY AND \$0.0759 PER KWH. NIMEC also proposed another aggregation option using no green energy since rates for lower for non-green power. The current Com Ed rate is \$0.0996 for the same

power on Village resident electric bills and this is a variable rate based on supply and demand. Village staff thought long and hard over this and is recommending that we do not aggregate. Residents on their own can determine their own supplier and rates are so volatile that locking in a rate now may mean we would be paying more a year from now. In other words, the savings is not significant enough to lock in anyone else's rates but our own at this time. The recommendation is we do not aggregate. Please see the enclosed memo.

7. COMCAST PROVIDES ANNUAL REPORT FOR 2022 and this report is enclosed.

B. PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION COMMITTEE

- Joe Gianotti Chair, Todd Kraus

1. CONSIDER A PROPOSAL FOR THE INSTALLATION OF CEMENT PADS FOR THE BENCHES, PICNIC TABLES AND SPLASHPAD EXTENSION IN THE AMOUNT OF \$18,700 FROM DAVIS CONCRETE. Sealed proposals were solicited for a 10am opening on Tuesday 3/7 and three companies came out and measured the job but only one proposal was received. This proposal also came in slightly under budget keeping us in target with the overall project estimate. It is recommended that the enclosed proposal be approved.

2. CONSIDER A PROPOSAL FROM PAVEMENT SYSTEMS, INC. IN THE AMOUNT OF \$15,710 TO RESTORE DISTURBED PAVED AREAS IN FIREMEN'S PARK FROM LIGHTING PROJECT, INSTALL NEW RAMPS ON EITHER SIDE OF THE FOOT BRIDGE AND CONNECT THE WALKING PATH TO HODGES STREET. This will complete this year's pavement work in the park and the overall project cost is still below the amount budgeted in the resolution of these projects. Please see the enclosed proposal.

3. FIREMEN'S PARK PROJECT UPDATES. There are many wheels in motion and an update will be provided on the HVAC, the bridge, the lighting, benches and tables, and the playground.

4. PROJECT PICKLE UPDATE to be provided by the Supt.

5. WELTON STEDT PARK UPDATE. We are at a crossroads as to how to proceed with this portion of the project due to the wide spread in cost of the proposals we received. This issue will be brought up for discussion before we proceed.

6. CONSIDER A MOTION APPROVING A FLOOR PLAN FOR THE NEW POLICE STATION. Enclosed is the final draft of the floor plan approved by the police department and the Department of Corrections. If the Village board approves we will go to next step which is preparing the bid specs and shop drawings for the building.

7. CONTINUED DISCUSSION ON THE SITE PLAN FOR THE NEW POLICE STATION. According to the engineer the 75' of frontage at Dixie cannot have a wet bottom since it is not wide enough to provide a safety ledge as required by Village code and yet be deep enough to provide for an aquatic environment. We did not know this when we made our decision to go with a wet bottom and the current design is enclosed for your review. We will discuss this in more detail at

the meeting. I have the engineer working on other options but I was quite upset that we did not know all of this information when we made our decision on the wet pond. The original sketches we came up with (enclosed) had a pond wrapping around the car wash.

8. CONSIDER A MOTION AUTHORIZING THE VILLAGE PRESIDENT AND CLERK TO SIGN AN AGREEMENT FOR THE DONATION OF LAND TO THE VILLAGE FROM JIM VAN DRUNEN: 419. S. DIXIE HIGHWAY HAVING AN APPRAISED VALUE OF \$112,000. The donor gets the tax write off and the Village obtains this 0.56 acre commercial parcel which has been vacant for over 40 years. The Village Board can decide what it would like to do in the future with this parcel. It is really too small for a practical commercial use but could be combined in the future with other parcels to the north for a larger commercial venture. In the meantime it is open space for now. Please see the enclosed material.

C. PLANNING, BUILDING AND ZONING COMMITTEE – Roger Stacey Chair, Joe Tieri

1. BUILDING DEPARTMENT MONTHLY REPORT is enclosed for your review.
2. PLANNING AND ZONING COMMISSION TO MEET ON THURSDAY, MARCH 23RD. An agenda for this meeting will be coming out later this week. As of now there is a continued hearing for the proposed tobacco/vape store and a request to consider phase 1 of the Illiana Business Park which will only be one five acre lot.

D. PUBLIC SAFETY COMMITTEE - Joe Tieri Chair, Jonathan Kypuros

1. POLICE DEPARTMENT MONTHLY REPORT is enclosed for your review.
2. E.M.A. MONTHLY REPORT is enclosed for your review.
3. CODE ENFORCEMENT MONTHLY REPORT is enclosed for your review.
4. STATUS OF STAFFING AND HIRING IN THE POLICE DEPARTMENT. This is a fluid process and there may be a request for an executive session to discuss a potential full time candidate at the meeting. If not a status report will be provided.
5. CONSIDER AUTHORIZING THE VILLAGE PRESIDENT AND CLERK TO SIGN AN ORDINANCE OF TERMINATION AND/OR AN ORDINANCE OF AMENDMENT: INTERGOVERNMENTAL AGREEMENT WITH THE FIRS DISTRICT FOR FIRE PREVENTION SERVICES. The Fire District Board and the Village Board have been conducting joint meetings to discuss the issues of plan reviews and inspections being conducted by the Fire District on behalf of the Village. This item was placed on the agenda at the request of the Village President so that the appropriate action could be taken if necessary. There may also be additional changes to the agreement which will require deferral of these matters until a future meeting. Please see the enclosed ordinances and an update will be provided at the meeting.

E. PUBLIC WORKS COMMITTEE – Todd Kraus Chair, Roger Stacey

1. PUBLIC WORKS DEPARTMENT MONTHLY REPORT is enclosed for your review.
2. WATER DEPARTMENT MONTHLY REPORT is enclosed for your review.
3. SEWER DEPARTMENT MONTHLY REPORT is enclosed for your review.
4. WATER BILLING REGISTER for the months of January and February is enclosed for your review. Billed to Pumped ratio is up to 74% which is much better than the 10 year average of 64% and last year's same period ratio of 68.5%.
5. ASSET MANAGEMENT PLAN UPDATE has been distributed to all board members and the public works committee and public buildings and properties committee are to meet and discuss the plan to recommend any changes or approval.
6. MEETING WITH PENFIELD STREET HOMEOWNERS AND BUSINESSES is scheduled for Tuesday, March 14th at 7pm at the Township Center. Engineers and Village staff will be present to obtain contact information, hand out special parking permits and explain the project timeline to the residents. A question and answer session will also be held.
7. CONSIDER AN ENGINEERING SERVICES AGREEMENT WITH BAXTER AND WOODMAN IN THE AMOUNT OF \$20,000 TO OBTAIN ALL PERMITTING AND DETOUR REQUIREMENTS NECESSARY FOR THE BIDDING OF THE DIXIE HIGHWAY WATERMAIN CROSSOVER PROJECT. The project has been designed but we halted the work have not made any submittals to the IEPA, IDOT and Will County Highway Department since these permits only last for a year and we were focused on Miller Street. With the County preparing to issue ARPA grants for watermain projects we believe it is prudent to begin the permit process now since it may take IDOT up to a year to issue the permits. For example, we still do not have our Flock camera permits yet. Funds from Watermain Replacement will be used and it is recommended we take this to the next step.

***F. ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE
- Ben Juzeszyn Chair, Joe Gianotti***

1. CONSIDER AN ORDINANCE EXTENDING THE MORATORIUM ON BUILDING PERMIT FEES FOR NEW RESIDENTIAL CONSTRUCTION THROUGH 2024 AT A COST OF \$1,750 PER HOME. This fee is given directly to Safebuilt for plan review and inspection fees and the Village receives no fee to encourage residential development. Please see the enclosed ordinance.
2. CONSIDER AN ORDINANCE EXTENDING THE HISTORIC DOWNTOWN BUSINESS DISTRICT INCENTIVE PROGRAM THROUGH DECEMBER 31, 2024. This one is also set to expire at the end of the year and until the TIF is ready to assist in this neighborhood the

incentives to any new business or remodeling effort should be incentivized. Please see the enclosed ordinance. After that date the TIF District should be able to assist or leverage some private investment.

G. OLD BUSINESS

H. NEW BUSINESS

I. ADJOURN INTO EXECUTIVE SESSION (if necessary)

J. CONSIDER A MOTION OFFERING A CONDITIONAL OFFER OF EMPLOYMENT

J. ADJOURNMENT

**MINUTES OF THE REGULAR MEETING OF THE PRESIDENT
& BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER
HELD AT THE BEECHER VILLAGE HALL,
625 DIXIE HIGHWAY, BEECHER, ILLINOIS
FEBRUARY 27, 2023 -- 7:00 P.M.**

All present joined in the Pledge to the Flag.

President Meyer called the meeting to order.

ROLL CALL

PRESENT: President Meyer and Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

ABSENT: Trustee Kypuros.

STAFF PRESENT: Clerk Janett McCawley, Administrator Robert Barber, Superintendent of Public Works Matt Conner, Chief of Police Terry Lemming and EMA Director Bob Heim.

GUESTS: George Schuitema and Eric Gardner.

President Meyer asked for consideration of the minutes of the February 13, 2023 Board meeting. Trustee Juzeszyn made a motion to approve the minutes with one correction to remove the band "Midnight" from the concert series schedule. Trustee Gianotti seconded.

AYES: (5) Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

CLERK'S REPORT - No report.

RECOGNITION OF AUDIENCE – None.

REPORT OF THE VILLAGE PRESIDENT

President Meyer appointed Kelly Phipps to the Beecher Youth Commission. Trustee Juzeszyn made a motion to approve President Meyer's appointment. Trustee Tieri seconded.

AYES: (5) Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

Trustee Kraus made a motion to approve the purchase of a raffle car for the Beecher 4th of July Commission from Terry's Ford in the amount of \$29,590.48 including the title fee for a 2022 red Ford Escape. Trustee Gianotti explained the reason why the Commission would prefer the red vehicle and felt it would sell more tickets than the silver vehicle. Trustee Stacey seconded.

AYES: (5) Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

A. FINANCE AND ADMINISTRATION COMMITTEE

Trustee Juzeszyn made a motion to approve payment of the list of bills in the amount of \$138,164.82. Trustee Tieri seconded the motion.

AYES: (5) Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

Results of the budget workshop held on Saturday were provided. The Finance and Administration Committee met to review the budget. A budget workshop for the full Board will be held on March 27th, 7 p.m. at the Public Works garage.

Fuel pricing for 2023 has been established by the Intergovernmental Fuel Committee. Four bids were received for fuel and the lowest bid was from Heritage FS. Prices for the coming year will be \$3.12 for unleaded and \$3.71 for diesel.

The Personnel Manual draft has been released to the Committee for review. It will then go to the union stewards for review and then to the Village Board for consideration.

B. PUBLIC BUILDINGS AND PROPERTIES, PARKS AND RECREATION COMMITTEE

Trustee Gianotti made a motion to approve award of bid for the HVAC project in the food stand at Firemen's Park, 675 Penfield Street, to Sunray Heating out of Matteson, IL in the amount of \$27,500 contingent upon receipt of executed grant agreement. This is the Will County ARPA Grant project. Trustee Kraus seconded.

AYES: (5) Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

Trustee Gianotti made a motion to approve a proposal in the amount of \$7,910.00 for the purchase of recycled rubber mulch for the extended playground in Firemen's Park. Trustee Kraus seconded.

AYES: (5) Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

The School District has approved the Intergovernmental Agreement for Project Pickle. Superintendent Conner reported that American Sealcoating was unable to provide a CAD draft but will come out on site and mark the area once their bid is approved. They will then start executing a plan for the project.

Trustee Gianotti made a motion waiving the bidding requirements for the rehabilitation of the High School tennis courts (Project Pickle). Three proposals were solicited and two proposals were received. Trustee Kraus seconded.

AYES: (5) Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

Trustee Gianotti made a motion to approve a proposal in the amount of \$68,205.00 from American Sealcoating of Michigan City, IN for the installation of pickleball, basketball and futsal courts on the High School property. Trustee Kraus seconded.

AYES: (5) Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

Trustee Gianotti made a motion to approve a proposal in the amount of \$21,500 from Irwin Construction for a complete rehabilitation of the Firemen's Park foot bridge. This will include a wooden plank bridge with black metal rail similar to what the Gould Street boardwalk has. Trustee Kraus seconded.

AYES: (5) Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

Trustee Gianotti made a motion to approve a proposal in the amount of \$8,376.24 from B & D Design to replace the breaker boxes for the ballfield lights and scoreboards in Firemen's Park. Trustee Stacey seconded.

AYES: (5) Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

The Department of Corrections has approved the Village's Plan for the processing area of the new Police facility. The wet bottom pond is also in the process of being redesigned.

C. PLANNING, BUILDING AND ZONING COMMITTEE

The Planning and Zoning Commission conducted a hearing on proposed tobacco store at 997 Dixie Highway last Thursday night. The hearing was continued to March 23rd because the petitioner was not present and sent a proxy that was unable to answer any questions. President Meyer explained that the attorney for the petitioner called late Thursday and said he wouldn't make it because he was sick and petitioner did not attend because he had to go out of town. Different things were proposed at the meeting from those who did attend the meeting than as originally discussed. Staff has not received information from petitioner that was previously requested.

D. PUBLIC SAFETY COMMITTEE

The status of staffing levels in the Police Department was provided. The Department is still looking to fill one vacancy. A couple of applications have been received and interviews will be scheduled.

The status of discussions with the Fire District Board on the fire inspection program was provided. A second meeting was held with the Fire District representatives and Trustees Tieri and Kypuros. The Fire District has come up with a plan and they are asking to review the improvement plan for the inspector relating to the Intergovernmental Agreement (IGA). Timeline is to assess over three months, review after six months, and then annually. Inspector is to have additional training to be more effective. It was believed that both parties agreed to changes to wording to the IGA. Main issue is with inspector. Fire District trustees are requesting to meet with the entire Village Board to discuss further. President Meyer will contact Fire District Trustee Marge Cook to set up a meeting between Fire District Board and Village Board to discuss agreement. Trustee Kraus asked that the IGA be put on the next agenda to consider rescinding it.

E. PUBLIC WORKS COMMITTEE

The Sewer Department monthly report was provided in the packet for review.

A meeting will be held for the residents and businesses along Penfield Street on Tuesday, March 14th at 7 p.m. at the Washington Township Center. The purpose of this meeting is to provide the workflow schedule to residents and how it affects access to their driveways. They will also be introduced to the engineer assigned to the field that will be their point of contact. Beecher Funeral Home agreed to let Village use their parking lot for residents in the area to park during the project.

F. ECONOMIC DEVELOPMENT AND COMMUNITY RELATIONS COMMITTEE

RESOLUTION #2023-03 – A Resolution supporting the use of Tax Increment Financing for economic development as requested by Illinois Municipal League (IML). Trustee Juzeszyn made a motion to adopt Resolution #2023-03. Trustee Gianotti seconded.

AYES: (5) Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

Trustee Juzeszyn made a motion authorizing the Village Attorney to draft an Ordinance to extend the moratorium on all tap-in and impact fees on new residential construction until December 30, 2024. The current moratorium lasts until December 30, 2023. Trustee Gianotti seconded.

AYES: (5) Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

G. OLD BUSINESS – None.

H. NEW BUSINESS

President Meyer said she spoke with Trustee Kypuros regarding the School District referendum. Some of our Commission members are requesting permission to show support of the referendum. President Meyer asked that the Village consider a Resolution of support of the referendum. Some Board members supported approving a Resolution but some didn't feel it was appropriate for the Village to take a position on this. Administrator Barber was directed to ask an opinion from Attorney Kuiper on whether it is legal and appropriate for Village to take a stance on this issue before considering. There were some concerns about setting a precedent.

There being no further business, President Meyer asked for a motion to adjourn. Trustee Stacey made a motion to adjourn the meeting. Trustee Gianotti seconded.

AYES: (5) Trustees Juzeszyn, Gianotti, Tieri, Stacey and Kraus.

NAYS: (0) None.

Motion carried.

Meeting adjourned at 7:50 p.m.

Respectfully submitted by:

Janett McCawley
Village Clerk

Robert Barber

From: Tim Kuiper <tkuiper@austgenlaw.com>
Sent: Wednesday, March 1, 2023 3:09 PM
To: Robert Barber
Cc: Marcy Meyer
Subject: RE: COUPLE IOF ITEMS

I will send over ordinances in next few days.

On the School Referendum, the Election Code's interference prohibition bars the expenditure of public funds to advocate votes for or against a referendum, but permits use of public funds to disseminate factual data. (10 ILCS 5/9-25.1) So even paying an attorney to prepare a Resolution would be the use of public funds advocating a position.

Additionally, as an organization, the Village is politically neutral and cannot get involved in political matters -- this includes the nomination and/or endorsement of candidates for elected office, as well as the promotion of a particular cause or referendum of another political body. Also, it is bad policy to advocate for a position on behalf of the Board and could lead to unintended consequences and backlash.

As a alternative to accomplish the objectives of what a resolution would, I propose that you let the School superintendent speak at the next meeting during public comment. Once done, any or all board members could encourage the public to vote in favor. When speaking the trustees should say "as a resident of the school district myself, [then whatever they would like to say, like having a great school district is key to maintaining property values and the tax base...

If you have any questions, please let me know.

Thank you.

Timothy R. Kuiper

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**VILLAGE OF BEECHER
ACCOUNT BALANCES**

<u>Account</u>	<u>02/28/2022</u>	<u>01/31/2023</u>	<u>02/28/2023</u>	<u>CD INVESTMENT</u>	<u>Change</u>
MFT	535,384.60	740,019.01	737,203.96		(2,815.05)
Refuse	49,036.45	81,369.06	70,942.54		(10,426.52)
Joint Fuel	17,268.14	10,766.74	9,318.07		(1,448.67)
W/S Debt	706,146.65	761,120.93	212,193.64	600,000.00	(548,927.29)
O&M	303,544.49	384,777.71	368,825.14		584,047.43
W/S Main Replace	163,212.20	436,736.30	435,775.00		(961.30)
W/S Capital	27,968.81	23,174.39	23,009.25		(165.14)
Central	6,284.23	51,735.80	51,471.38		(264.42)
Infrastructure	238,064.45	297,904.32	292,803.44		(5,100.88)
General Ck.	1,101,204.00	1,144,623.53	527,414.04	500,000.00	(617,209.49)
Bond Redemption	1,380.06	1,389.06	1,391.16		2.10
CapEquipSinkFund	4,297.81	8,995.93	9,009.52		13.59
T.I.F.	8,633.24	1,512.18	1,514.47		2.29
ARPA Funds	303,329.95	317,494.22	308,678.81		(8,815.41)
Police CESFA	0.00	23,210.51	23,245.59		35.08
Public Safety Facility	0.00	3,999,284.67	49,587.36	3,950,000.00	(3,949,697.31)
All Village Accounts	3,465,755.08	8,284,114.36	3,122,383.37		(5,161,730.99)
Commission & Spec Accts	02/28/2022	01/31/2023	02/28/2023		
4th July	81,347.84	125,933.44	96,170.55		(29,762.89)
Builders Escrow	18,594.40	98,040.02	103,191.42		5,151.40
Police Seizure	0.00	5.32	5.32		0.00
Asset Forfeiture PD	2,148.06	2,710.12	5,165.35		2,455.23
Youth Commission	11,966.53	10,012.88	9,071.84		(941.04)
Memorial Preservation	10,160.11	9,037.51	8,395.58		(641.93)
Nantucket Escrow	45,018.54	43,737.56	43,803.66		66.10
Newsletter	4,201.15	5,227.79	5,235.69		7.90
Escrow 170 Ind.	36,050.15	36,329.01	36,383.91		54.90
Commission & Spec Accts	209,486.78	331,033.65	307,423.32		(23,610.33)
All Total	3,675,241.86	8,615,148.01	3,429,806.69		(5,185,341.32)

Commission Bills / Non AP Payments
02/01/23 - 02/28/23

<u>Date</u>	<u>Account</u>	<u>Num</u>	<u>Description</u>	<u>Memo</u>	<u>Amount</u>
02/06/2023	4th of July	3697	Beecher Chamber Of Comm	membership dues 2023	(150.00)
02/10/2023	5th of July	ACH	Lowe's Home Centers	food building door	(225.15)
02/27/2023	6th of July	3698	Terry's Ford	2022 Ford Escape - Raffle car	(29,590.48)
	4th July Total				(29,965.63)
02/01/2023	Central	35329	John Hernandez	net pay	(2,000.54)
02/01/2023	Central	ACH	IPBC	Health Ins auto debit	(27,358.84)
02/01/2023	Central	ACH	Net Pay	Net Pay payroll	(47,796.84)
02/01/2023	Central	ACH	Net Pay	Net Pay szwab vaca time	(441.89)
02/03/2023	Central	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll	(20,246.32)
02/03/2023	Central	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll	(122.25)
02/03/2023	Central	ACH	State Of Illinois	IL w/h tax payroll	(3,369.95)
02/03/2023	Central	ACH	State Of Illinois	IL w/h tax payroll	(27.10)
02/10/2023	Central	ACH	IMRF	Retirement contribution	(12,732.80)
02/15/2023	Central	35331	John Hernandez	net pay	(2,016.54)
02/15/2023	Central	ACH	Net Pay	Net Pay payroll 02/15/23	(49,019.03)
02/17/2023	Central	ACH	Fed Payroll Taxes	Fed w/h, ss, med payroll	(20,201.11)
02/17/2023	Central	ACH	State Of Illinois	IL w/h tax payroll	(3,372.03)
02/21/2023	Central	35403	NCPERS Group Life Ins.	supp. life ins.	(80.00)
02/21/2023	Central	35404	Mission Square Retirement	Retirement	(2,976.17)
02/22/2023	Central	35405	Operating Engineers Local 399	PW & Clerical Union Dues	(575.50)
02/22/2023	Central	35406	Local 399 Health Insurance	Health Insurance	(8,617.00)
02/22/2023	Central	35407	Teamsters Union Local # 700	p.d. union dues	(569.00)
02/22/2023	Central	35408	Teamsters Union Local # 700	p.d. union dues	(505.00)
02/27/2023	Central	ACH	AFLAC	Aflac suplimental ins	(203.90)
	Central Total				(202,231.81)
02/23/2023	General	24307	Police Chiefs Assn of Will County	Chiefs meeting	(60.00)
02/28/2023	General	ACH	First Community Bank	Splash pad loan payment	(2,441.28)
	General Total				(2,501.28)
02/01/2023	Joint Fuel	1637	Co-Alliance Cooperative Inc.	Inv 296441	(4,110.32)
02/01/2023	Joint Fuel	1638	Washington Township	Monthly internet and electric	(100.00)
02/01/2023	Joint Fuel	TXFR	Village Of Beecher	Administrative duties	(400.00)
02/09/2023	Joint Fuel	1639	Co-Alliance Cooperative Inc.	Inv 296529 / 296531	(4,909.22)
02/16/2023	Joint Fuel	1640	Co-Alliance Cooperative Inc.	Inv 296574 & 296576	(4,243.45)
02/21/2023	Joint Fuel	1641	Chicagoland Cloud LLC	new computer for fuel system	(1,320.00)
02/23/2023	Joint Fuel	1642	Co-Alliance Cooperative Inc.	Inv 296634 / 296635	(5,346.68)
	Joint Fuel Total				(20,429.67)
02/27/2023	Memorial Preservation	1019	Village Of Beecher	Chase card - flags	(790.50)
	Memorial Preservation Total				(790.50)
02/03/2023	O & M	8384	Beecher Postmaster	Late bills postage	(50.56)
	O & M Total				(50.56)
02/17/2023	Refuse	ACH	Star / A&J Disposal	refuse pick up	(31,148.32)
	Refuse Total				(31,148.32)
02/10/2023	Youth Comm.	1482	Tony's Pizza	Dad Daughter Dance	(715.00)
02/23/2023	Youth Comm.	1483	Sarah Murphy	Petty Cash reimbursement	(275.00)
	Youth Comm. Total				(990.00)
	Grand Total				(288,107.77)

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
01-00-311	REAL ESTATE TAX	\$.00	\$996,644.99	\$998,734.00	-\$2,089.01
01-00-321	LIQUOR LICENSES	\$.00	\$7,775.00	\$13,950.00	-\$6,175.00
01-00-323	BUSINESS LICENSES	\$.00	\$615.00	\$3,450.00	-\$2,835.00
01-00-324	ANIMAL LICENSES	\$260.00	\$4,575.00	\$9,165.00	-\$4,590.00
01-00-325	CONTRACTORS LICENSES	\$200.00	\$11,050.00	\$23,350.00	-\$12,300.00
01-00-326	AMUSEMENT DEVICE LICENSES	\$.00	\$12,975.00	\$14,450.00	-\$1,475.00
01-00-327	VIDEO GAMING TAX	\$8,526.76	\$81,746.70	\$93,780.00	-\$12,033.30
01-00-331	BUILDING PERMITS	\$863.00	\$41,978.04	\$41,400.00	\$578.04
01-00-332	RE-INSPECTION FEES	\$.00	\$.00	\$100.00	-\$100.00
01-00-341	STATE INCOME TAX	\$69,355.24	\$654,332.21	\$623,059.00	\$31,273.21
01-00-343	REPLACEMENT TAX	\$.00	\$15,071.45	\$10,232.00	\$4,839.45
01-00-345	SALES TAX	\$40,529.65	\$521,169.33	\$640,818.00	-\$119,648.67
01-00-347	STATE USE TAX	\$17,856.85	\$155,192.61	\$160,221.00	-\$5,028.39
01-00-348	CANNABIS EXCISE TAX	\$596.29	\$6,163.82	\$8,483.00	-\$2,319.18
01-00-353	AUTO THEFT TASK FORCE GRANT	\$18,373.27	\$101,311.32	\$115,774.00	-\$14,462.68
01-00-354	COVID GRANTS	\$.00	\$.00	\$.00	\$.00
01-00-356	IPRF SAFETY GRANT	\$.00	\$4,135.00	\$4,135.00	\$.00
01-00-359	INTERGOVERNMENTAL REVENUES	\$4,696.85	\$56,707.48	\$58,292.00	-\$1,584.52
01-00-361	COURT FINES	\$4,145.50	\$41,377.61	\$44,972.00	-\$3,594.39
01-00-362	LOCAL ORDINANCE FINES	\$.00	\$2,975.00	\$3,805.00	-\$830.00
01-00-363	TOWING FEES	\$.00	\$29,000.00	\$23,000.00	\$6,000.00
01-00-381	INTEREST INCOME	\$1,452.07	\$10,292.17	\$2,450.00	\$7,842.17
01-00-381-2	INTEREST INCOME - CENTRAL	\$.00	\$328.46	\$.00	\$328.46
01-00-382	TELECOMM/EXCISE TAX	\$4,385.38	\$44,280.51	\$50,000.00	-\$5,719.49
01-00-383	FRANCHISE FEES - CATV	\$18,729.72	\$77,334.17	\$76,798.00	\$536.17
01-00-384	REIMBURSEMENTS - ENGINEERING	\$.00	\$.00	\$20,000.00	-\$20,000.00
01-00-385	AGGREGATION FEES-ELIGO	\$.00	\$6,228.64	\$9,343.00	-\$3,114.36
01-00-386	MOSQUITO ABATEMENT FEES	\$303.95	\$16,848.73	\$20,724.00	-\$3,875.27
01-00-387	MISC INCOME - POLICE DEPT	\$.00	\$1,291.50	\$2,695.00	-\$1,403.50
01-00-389	MISCELLANEOUS INCOME	\$.00	\$13,277.21	\$10,435.00	\$2,842.21
01-00-390	IPBC TERMINAL RESERVE	\$.00	\$.00	\$.00	\$.00
01-00-392	FIXED ASSET SALES	\$.00	\$.00	\$.00	\$.00
01-00-393	INTERFUND OPERATING TRANS	\$.00	\$.00	\$204,334.00	-\$204,334.00
01-00-394	LOAN PROCEEDS-SPLASH PAD	\$.00	\$.00	\$.00	\$.00
01-00-396	RESERVE CASH	\$.00	\$.00	\$160,000.00	-\$160,000.00
01-00-397	ENCUMBRANCES	\$.00	\$.00	\$58,785.00	-\$58,785.00
Department 00 Totals					
	Revenues	\$190,274.53	\$2,914,676.95	\$3,506,734.00	-\$592,057.05
	Expenses	\$.00	\$.00	\$.00	\$.00
01-01-441	ELECTED OFFICIALS SALARIES	\$.00	\$11,450.00	\$22,900.00	\$11,450.00
01-01-442	APPT OFFICIALS SALARIES	\$.00	\$.00	\$16,500.00	\$16,500.00
01-01-461	SOCIAL SECURITY	\$.00	\$875.93	\$3,015.00	\$2,139.07
01-01-462	IMRF	\$.00	\$.00	\$754.00	\$754.00
01-01-536	DATA PROCESSING SERVICES	\$213.25	\$213.25	\$500.00	\$286.75
01-01-552	TELEPHONE	\$.00	\$600.00	\$600.00	\$.00
01-01-561	DUES AND PUBLICATIONS	\$2,426.00	\$8,281.00	\$8,650.00	\$369.00
01-01-565	CONFERENCES	\$360.00	\$2,878.51	\$7,000.00	\$4,121.49
01-01-566	MEETING EXPENSES	\$.00	\$17.00	\$250.00	\$233.00
Department 01 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$2,999.25	\$24,315.69	\$60,169.00	\$35,853.31

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
01-02-533	ENGINEERING SERVICES	\$1,840.00	\$4,667.50	\$29,000.00	\$24,332.50
01-02-561	DUES AND PUBLICATIONS	\$.00	\$167.03	\$175.00	\$7.97
Department 02 Totals					
Revenues		\$.00	\$.00	\$.00	\$.00
Expenses		\$1,840.00	\$4,834.53	\$29,175.00	\$24,340.47
01-03-421	SALARIES FULL-TIME	\$16,969.74	\$181,432.27	\$223,856.00	\$42,423.73
01-03-422	SALARIES PART-TIME	\$799.50	\$6,246.50	\$8,112.00	\$1,865.50
01-03-451	HEALTH INSURANCE	\$4,104.71	\$40,963.97	\$54,145.00	\$13,181.03
01-03-461	SOCIAL SECURITY	\$1,353.18	\$14,778.71	\$17,746.00	\$2,967.29
01-03-462	IMRF	\$621.10	\$7,982.49	\$10,230.00	\$2,247.51
01-03-532	AUDITING SERVICES	\$.00	\$8,700.00	\$12,600.00	\$3,900.00
01-03-534	LEGAL SERVICES	\$3,890.99	\$17,315.84	\$24,000.00	\$6,684.16
01-03-536	DATA PROCESSING SERVICES	\$580.69	\$11,877.12	\$16,200.00	\$4,322.88
01-03-539	CODIFICATION	\$.00	\$1,462.00	\$1,500.00	\$38.00
01-03-551	POSTAGE	\$411.65	\$1,748.34	\$1,950.00	\$201.66
01-03-552	TELEPHONE	\$1,129.83	\$6,047.03	\$7,120.00	\$1,072.97
01-03-555	COPYING AND PRINTING	\$324.39	\$4,536.24	\$4,750.00	\$213.76
01-03-558	LEGAL NOTICES	\$95.00	\$1,893.50	\$2,525.00	\$631.50
01-03-561	DUES AND PUBLICATIONS	\$150.00	\$150.00	\$1,290.00	\$1,140.00
01-03-566	MEETING EXPENSES	\$.00	\$.00	\$250.00	\$250.00
01-03-567	PROFESSIONAL DEVELOPMENT	\$744.58	\$2,255.58	\$4,000.00	\$1,744.42
01-03-595	OTHER CONTRACTUAL SERV	\$.00	\$2,051.55	\$2,220.00	\$168.45
01-03-651	OFFICE SUPPLIES	\$204.45	\$1,284.66	\$1,750.00	\$465.34
01-03-830	NEW EQUIPMENT	\$.00	\$8,899.83	\$8,900.00	\$.17
Department 03 Totals					
Revenues		\$.00	\$.00	\$.00	\$.00
Expenses		\$31,379.81	\$319,625.63	\$403,144.00	\$83,518.37
01-04-595	OTHER CONTRACTUAL SERVICES	\$815.00	\$39,487.78	\$39,000.00	-\$487.78
Department 04 Totals					
Revenues		\$.00	\$.00	\$.00	\$.00
Expenses		\$815.00	\$39,487.78	\$39,000.00	-\$487.78
01-05-422	PART-TIME SALARIES	\$.00	\$3,619.53	\$7,618.00	\$3,998.47
01-05-461	SOCIAL SECURITY	\$.00	\$276.88	\$583.00	\$306.12
01-05-471	UNIFORMS	\$224.00	\$972.17	\$1,000.00	\$27.83
01-05-512	MAINT SERVICE - EQUIP.	\$.00	\$1,720.00	\$2,556.00	\$836.00
01-05-513	MAINT SERVICE - VEHICLES	\$367.60	\$1,349.85	\$2,500.00	\$1,150.15
01-05-561	DUES AND PUBLICATIONS	\$.00	\$100.00	\$200.00	\$100.00
01-05-563	TRAINING (ESDA)	\$.00	\$314.76	\$500.00	\$185.24
01-05-595	OTHER PROFESSIONAL SERVICES	\$.00	\$2,250.00	\$2,600.00	\$350.00
01-05-652	FIELD SUPPLIES	\$340.24	\$496.20	\$1,000.00	\$503.80
Department 05 Totals					
Revenues		\$.00	\$.00	\$.00	\$.00
Expenses		\$931.84	\$11,099.39	\$18,557.00	\$7,457.61
01-06-421	SALARIES FULL-TIME	\$66,065.48	\$689,211.19	\$826,382.00	\$137,170.81
01-06-422	SALARIES PART-TIME	\$4,422.50	\$53,087.50	\$73,560.00	\$20,472.50
01-06-423	OVERTIME	\$14,434.81	\$132,252.41	\$136,020.00	\$3,767.59
01-06-451	HEALTH INSURANCE	\$12,531.30	\$118,778.14	\$157,930.00	\$39,151.86
01-06-461	SOCIAL SECURITY	\$6,502.68	\$65,373.12	\$79,251.00	\$13,877.88
01-06-462	IMRF	\$3,096.00	\$37,408.62	\$45,993.00	\$8,584.38
01-06-471	UNIFORM ALLOWANCE	\$1,155.71	\$6,751.10	\$12,800.00	\$6,048.90
01-06-513	MAINT. SERVICE - VEHICLES	\$1,469.22	\$5,894.55	\$15,445.00	\$9,550.45

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
01-06-521	MAINT. SERVICE - EQUIP	\$2,631.37	\$12,651.46	\$16,415.00	\$3,763.54
01-06-534	LEGAL SERVICES	\$775.00	\$9,400.13	\$18,000.00	\$8,599.87
01-06-536	DATA PROCESSING SERVICES	\$487.50	\$4,500.00	\$25,200.00	\$20,700.00
01-06-549	OTHER PROFESSIONAL SERVICES	\$1,366.14	\$6,035.13	\$9,700.00	\$3,664.87
01-06-551	POSTAGE	\$.00	\$.00	\$950.00	\$950.00
01-06-552	TELEPHONE	\$998.23	\$6,608.20	\$8,000.00	\$1,391.80
01-06-555	COPYING AND PRINTING	\$.00	\$715.95	\$1,200.00	\$484.05
01-06-556	DISPATCHING SERVICES	\$20,731.48	\$96,593.28	\$132,758.00	\$36,164.72
01-06-561	DUES AND PUBLICATIONS	\$315.00	\$7,932.83	\$9,060.00	\$1,127.17
01-06-563	TRAINING	\$1,000.00	\$6,617.13	\$13,490.00	\$6,872.87
01-06-566	MEETING EXPENSES	\$.00	\$.00	\$300.00	\$300.00
01-06-567	PROFESSIONAL DEVELOPMENT	\$261.16	\$1,373.21	\$3,000.00	\$1,626.79
01-06-613	MAINT. SUPPLIES - VEHICLES	\$.00	\$2,421.90	\$3,400.00	\$978.10
01-06-651	OFFICE SUPPLIES	\$105.25	\$2,007.90	\$2,000.00	-\$7.90
01-06-652	FIELD SUPPLIES	\$1,541.80	\$10,384.08	\$15,950.00	\$5,565.92
01-06-656	UNLEADED FUEL	\$2,623.43	\$28,801.10	\$44,352.00	\$15,550.90
01-06-820	BUILDING	\$.00	\$.00	\$25,000.00	\$25,000.00
01-06-830	NEW EQUIPMENT	\$18,437.35	\$5,558.75	\$47,083.00	\$41,524.25
01-06-840	NEW VEHICLE	\$.00	\$81,167.02	\$80,000.00	-\$1,167.02
01-06-929	MISC EXPENSES	\$.00	\$.00	\$30,000.00	\$30,000.00
Department 06 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$160,951.41	\$1,391,524.70	\$1,833,239.00	\$441,714.30
01-07-538	MOSQUITO ABATEMENT SERV	\$.00	\$2,022.99	\$9,700.00	\$7,677.01
01-07-595	OTHER CONTRACTUAL SERV	\$1,950.00	\$1,950.00	\$1,950.00	\$.00
Department 07 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$1,950.00	\$3,972.99	\$11,650.00	\$7,677.01
01-08-421	SALARIES FULL-TIME	\$6,668.38	\$65,267.85	\$90,334.00	\$25,066.15
01-08-422	SALARIES PART-TIME	\$.00	\$8,895.00	\$15,000.00	\$6,105.00
01-08-423	OVERTIME	\$98.58	\$10,769.04	\$11,727.00	\$957.96
01-08-451	HEALTH INSURANCE	\$2,078.00	\$12,496.24	\$24,064.00	\$11,567.76
01-08-461	SOCIAL SECURITY	\$488.30	\$6,214.99	\$8,955.00	\$2,740.01
01-08-462	IMRF	\$247.68	\$3,332.80	\$4,664.00	\$1,331.20
01-08-512	MAINT. SERVICE - EQUIPMENT	\$.00	\$2,925.00	\$2,925.00	\$.00
01-08-513	MAINT. SERVICE - VEHICLES	\$6,787.18	\$31,665.14	\$25,944.00	-\$5,721.14
01-08-514	MAINT. SERVICE - STREET	\$1,688.49	\$11,917.87	\$17,600.00	\$5,682.13
01-08-533	ENGINEERING	\$.00	\$1,987.50	\$2,900.00	\$912.50
01-08-572	STREET LIGHTING	\$9,373.87	\$81,891.57	\$113,763.00	\$31,871.43
01-08-576	RENTALS	\$753.26	\$7,722.85	\$10,211.00	\$2,488.15
01-08-612	MAINT. SUPPLIES EQUIPMENT	\$.00	\$2,850.58	\$3,200.00	\$349.42
01-08-613	MAINT. SUPPLIES - VEHICLES	\$13.28	\$1,331.54	\$3,500.00	\$2,168.46
01-08-614	MAINT. SUPPLIES - STREET	\$2,201.65	\$23,871.78	\$29,110.00	\$5,238.22
01-08-653	SMALL TOOLS	\$250.97	\$250.97	\$500.00	\$249.03
01-08-656	UNLEADED FUEL	\$13,036.52	\$37,856.71	\$46,092.00	\$8,235.29
01-08-830	CAPITAL OUTLAY- EQUIP.	\$.00	\$15,151.00	\$18,751.00	\$3,600.00
Department 08 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$43,686.16	\$326,398.43	\$429,240.00	\$102,841.57
01-09-511	MAINT. SERVICE - BUILDING	\$3,850.00	\$12,128.80	\$16,350.00	\$4,221.20
01-09-611	MAINT. SUPPLIES - BUILDING	\$912.00	\$1,003.87	\$1,200.00	\$196.13

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY' Over/Under
01-09-654	JANITORIAL SUPPLIES	\$7.99	\$581.94	\$1,200.00	\$618.06
01-09-820	BUILDING	\$1,630.00	\$8,658.21	\$8,560.00	-\$98.21
01-09-821	DEPOT RENT	\$0.00	\$2,344.51	\$2,356.00	\$11.49
Department 09 Totals					
	Revenues	\$0.00	\$0.00	\$0.00	\$0.00
	Expenses	\$6,399.99	\$24,717.33	\$29,666.00	\$4,948.67
01-10-820	CAPITAL OUTLAY - BUILDING	\$52,560.00	\$96,621.75	\$180,000.00	\$83,378.25
01-10-830	CAPITAL OUTLAY-EQUIPMENT	\$0.00	\$50,000.00	\$50,000.00	\$0.00
01-10-840	CAPITAL PURCHASE - LAND	\$0.00	-\$19.81	\$0.00	\$19.81
01-10-860	CAPITAL OUTLAY-INFRASTRUCT.	\$0.00	\$0.00	\$0.00	\$0.00
Department 10 Totals					
	Revenues	\$0.00	\$0.00	\$0.00	\$0.00
	Expenses	\$52,560.00	\$146,601.94	\$230,000.00	\$83,398.06
01-11-451	HEALTH INSURANCE	\$1,010.32	\$10,149.24	\$14,358.00	\$4,208.76
01-11-453	UNEMPLOYMENT INSURANCE	\$0.00	\$4,890.38	\$15,077.00	\$10,186.62
01-11-534	LEGAL SERVICES	\$965.01	\$20,000.00	\$20,000.00	\$0.00
01-11-549	OTHER PROFESSIONAL SERVICES	\$0.00	\$4,000.00	\$4,000.00	\$0.00
01-11-592	COMPREHENSIVE INSURANCE	\$0.00	\$97,054.00	\$97,054.00	\$0.00
01-11-595	OTHER CONTRACTUAL SERV	\$0.00	\$0.00	\$0.00	\$0.00
01-11-730	FISCAL AGENT FEES	\$0.00	\$2,000.00	\$2,000.00	\$0.00
01-11-915	PROPERTY TAX REIMB	\$0.00	\$1,461.49	\$1,925.00	\$463.51
01-11-954	INTERFUND TRANS- GO BOND ACCT	\$0.00	\$85,018.55	\$85,150.00	\$131.45
01-11-955	INTERFUND TRANS-CAP EQUIP	\$0.00	\$21,212.00	\$21,212.00	\$0.00
01-11-956	INTERFUND TRANS - ARPA	\$0.00	\$0.00	\$0.00	\$0.00
Department 11 Totals					
	Revenues	\$0.00	\$0.00	\$0.00	\$0.00
	Expenses	\$1,975.33	\$245,785.66	\$260,776.00	\$14,990.34
01-13-422	PARK SALARIES PART-TIME	\$0.00	\$6,345.00	\$9,690.00	\$3,345.00
01-13-461	SOCIAL SECURITY	\$0.00	\$0.00	\$742.00	\$742.00
01-13-515	MAINT SERVICE - PARKS	\$0.00	\$4,429.89	\$8,900.00	\$4,470.11
01-13-549	OTHER PROFESSIONAL SERVICES	\$0.00	\$14,878.22	\$15,000.00	\$121.78
01-13-571	ELECTRIC POWER	\$83.63	\$1,018.66	\$2,250.00	\$1,231.34
01-13-595	CONTRACTUAL SERVICES	\$0.00	\$4,155.00	\$4,155.00	\$0.00
01-13-614	MAINT SUPPLIES - PARKS	\$0.00	\$74.84	\$3,300.00	\$3,225.16
01-13-715	DEBT SERVICE-SPLASH PAD LOAN	\$2,441.28	\$24,817.08	\$29,296.00	\$4,478.92
01-13-860	CAPITAL OUTLAY-PARKS	\$0.00	\$81,114.20	\$88,785.00	\$7,670.80
Department 13 Totals					
	Revenues	\$0.00	\$0.00	\$0.00	\$0.00
	Expenses	\$2,524.91	\$136,832.89	\$162,118.00	\$25,285.11
Fund 01 Totals					
	Revenues	\$190,274.53	\$2,914,676.95	\$3,506,734.00	-\$592,057.05
	Expenses	\$308,013.70	\$2,675,196.96	\$3,506,734.00	\$831,537.04

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
02-00-354	ARPA ENTRANCHMENTS	\$.00	\$301,223.38	\$304,000.00	-\$2,776.62
02-00-381	ARPA FUND INTEREST INCOME	\$472.29	\$2,683.98	\$1,900.00	\$783.98
02-00-389	MISCELLANEOUS INCOME	\$.00	\$.00	\$.00	\$.00
02-00-393	INTERFUND OPERATING TRANS	\$.00	\$.00	\$.00	\$.00
02-00-396	RESERVE CASH	\$.00	\$.00	\$304,000.00	-\$304,000.00
Department 00 Totals					
	Revenues	\$472.29	\$303,907.36	\$609,900.00	-\$305,992.64
	Expenses	\$.00	\$.00	\$.00	\$.00
02-10-951	CAPITAL IMPROVEMENT CONTRIB	\$9,287.70	\$68,792.90	\$309,900.00	\$241,107.10
02-10-953	INTERFUND TRANSFERS	\$.00	\$230,000.00	\$300,000.00	\$70,000.00
Department 10 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$9,287.70	\$298,792.90	\$609,900.00	\$311,107.10
Fund 02 Totals					
	Revenues	\$472.29	\$303,907.36	\$609,900.00	-\$305,992.64
	Expenses	\$9,287.70	\$298,792.90	\$609,900.00	\$311,107.10

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
11-00-381	CESFA INTEREST INCOME	\$13.59	\$145.23	\$100.00	\$45.23
11-00-392	PROCEEDS - FIXED ASSET SALES	\$.00	\$7,151.00	\$.00	\$7,151.00
11-00-393	INTERFUND TRANSFERS	\$.00	\$65,135.00	\$65,135.00	\$.00
11-00-396	RESERVE CASH	\$.00	\$.00	\$4,765.00	-\$4,765.00
Department 00 Totals					
	Revenues	\$13.59	\$72,431.23	\$70,000.00	\$2,431.23
	Expenses	\$.00	\$.00	\$.00	\$.00
11-11-800	REPAIRS/MAINTENANCE	\$.00	\$.00	\$.00	\$.00
11-11-830	CAPITAL OUTLAY - EQUIPMENT	\$.00	\$69,973.63	\$70,000.00	\$26.37
Department 11 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$69,973.63	\$70,000.00	\$26.37
Fund 11 Totals					
	Revenues	\$13.59	\$72,431.23	\$70,000.00	\$2,431.23
	Expenses	\$.00	\$69,973.63	\$70,000.00	\$26.37

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
12-00-377	REFUSE CHARGES	\$5,790.44	\$324,923.97	\$399,495.00	-\$74,571.03
12-00-381	REFUSE FUND INTEREST INCOME	\$.00	\$446.22	\$500.00	-\$53.78
12-00-389	MISCELLANEOUS INCOME	\$9.00	\$1,029.95	\$1,200.00	-\$170.05
12-00-396	RESERVE CASH	\$.00	\$.00	\$6,454.00	-\$6,454.00
Department 00 Totals					
	Revenues	\$5,799.44	\$326,400.14	\$407,649.00	-\$81,248.86
	Expenses	\$.00	\$.00	\$.00	\$.00
12-07-573	REFUSE DISPOSAL	\$31,148.32	\$307,619.02	\$372,859.00	\$65,239.98
12-07-574	CREDIT CARD USER FEES	\$.00	\$4,728.58	\$7,200.00	\$2,471.42
12-07-578	YARD WASTE BAGS	\$.00	\$.00	\$1,200.00	\$1,200.00
12-07-953	INTERFUND OPERAT TRANS	\$.00	\$.00	\$26,390.00	\$26,390.00
Department 07 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$31,148.32	\$312,347.60	\$407,649.00	\$95,301.40
Fund 12 Totals					
	Revenues	\$5,799.44	\$326,400.14	\$407,649.00	-\$81,248.86
	Expenses	\$31,148.32	\$312,347.60	\$407,649.00	\$95,301.40

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 F/Y Over/Under
13-00-311	TIF REAL ESTATE TAX DISTRIB	\$.00	\$49,773.00	\$70,000.00	-\$20,227.00
13-00-381	TIF FUND INTEREST INCOME	\$.00	\$99.26	\$500.00	-\$400.74
Department 00 Totals					
	Revenues	\$.00	\$49,872.26	\$70,500.00	-\$20,627.74
	Expenses	\$.00	\$.00	\$.00	\$.00
13-11-915	TIF DISBURSEMENTS	\$.00	\$57,000.00	\$70,500.00	\$13,500.00
Department 11 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$57,000.00	\$70,500.00	\$13,500.00
Fund 13 Totals					
	Revenues	\$.00	\$49,872.26	\$70,500.00	-\$20,627.74
	Expenses	\$.00	\$57,000.00	\$70,500.00	\$13,500.00

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
14-00-344	MOTOR FUEL TAX	\$6,883.34	\$66,938.68	\$108,399.00	-\$41,460.32
14-00-345	MFT - NEW COLLECTIONS	\$7,863.63	\$136,650.78	\$175,409.00	-\$38,758.22
14-00-354	IDOT SAFE ROUTES TO SCHOOLS	\$.00	\$.00	\$250,000.00	-\$250,000.00
14-00-381	INTEREST	\$1,134.05	\$5,912.74	\$1,500.00	\$4,412.74
14-00-395	MFT ANTICIPATION NOTES	\$.00	\$.00	\$650,000.00	-\$650,000.00
14-00-396	MFT RESERVE CASH	\$.00	\$.00	\$267,242.00	-\$267,242.00
Department 00 Totals					
	Revenues	\$15,881.02	\$209,502.20	\$1,452,550.00	-\$1,243,047.80
	Expenses	\$.00	\$.00	\$.00	\$.00
14-08-533	ENGINEERING	\$.00	\$1,250.00	\$36,900.00	\$35,650.00
14-08-614	MAINT. SUPPLIES - STREET	\$18,696.07	\$40,169.40	\$99,000.00	\$58,830.60
Department 08 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$18,696.07	\$41,419.40	\$135,900.00	\$94,480.60
14-10-861	CAPITAL PROJECTS	\$.00	\$.00	\$250,000.00	\$250,000.00
14-10-951	CAPITAL RESERVE CONTRIBUTION	\$.00	\$.00	\$1,066,650.00	\$1,066,650.00
Department 10 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$.00	\$1,316,650.00	\$1,316,650.00
Fund 14 Totals					
	Revenues	\$15,881.02	\$209,502.20	\$1,452,550.00	-\$1,243,047.80
	Expenses	\$18,696.07	\$41,419.40	\$1,452,550.00	\$1,411,130.60

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
15-00-381	PD CESFA INTEREST INCOME	\$.00	\$461.01	\$250.00	\$211.01
15-00-393	INTERFUND TRANSFERS	\$.00	\$130,000.00	\$130,000.00	\$.00
Department 00 Totals					
	Revenues	\$.00	\$130,461.01	\$130,250.00	\$211.01
	Expenses	\$.00	\$.00	\$.00	\$.00
15-15-830	CAPITAL OUTLAY - EQUIPMENT	\$.00	\$107,250.50	\$80,000.00	-\$27,250.50
15-15-957	CAPITAL RESERVE CONTRIB	\$.00	\$.00	\$50,250.00	\$50,250.00
Department 15 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$107,250.50	\$130,250.00	\$22,999.50
Fund 15 Totals					
	Revenues	\$.00	\$130,461.01	\$130,250.00	\$211.01
	Expenses	\$.00	\$107,250.50	\$130,250.00	\$22,999.50

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
16-00-358	JOINT FUEL FUND REIMBURSEMENTS	\$18,965.54	\$209,731.67	\$257,950.00	-\$48,218.33
16-00-381	INTEREST	\$15.46	\$118.26	\$.00	\$118.26
Department 00 Totals					
	Revenues	\$18,981.00	\$209,849.93	\$257,950.00	-\$48,100.07
	Expenses	\$.00	\$.00	\$.00	\$.00
16-12-577	FUEL PAYMENTS	\$20,429.67	\$214,308.58	\$257,950.00	\$43,641.42
Department 12 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$20,429.67	\$214,308.58	\$257,950.00	\$43,641.42
Fund 16 Totals					
	Revenues	\$18,981.00	\$209,849.93	\$257,950.00	-\$48,100.07
	Expenses	\$20,429.67	\$214,308.58	\$257,950.00	\$43,641.42

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 F/Y Over/Under
18-00-381	GO BOND INTEREST INCOME	\$2.10	\$10.03	\$.00	\$10.03
18-00-393	INTERFUND OPERATING TRANS	\$.00	\$75,075.00	\$85,150.00	-\$10,075.00
18-00-710	PRINCIPAL & INTEREST	\$.00	\$75,075.00	\$85,150.00	\$10,075.00
18-00-711	INTEREST	\$.00	\$.00	\$.00	\$.00
Department 00 Totals					
	Revenues	\$2.10	\$75,085.03	\$85,150.00	-\$10,064.97
	Expenses	\$.00	\$75,075.00	\$85,150.00	\$10,075.00
Fund 18 Totals					
	Revenues	\$2.10	\$75,085.03	\$85,150.00	-\$10,064.97
	Expenses	\$.00	\$75,075.00	\$85,150.00	\$10,075.00

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G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
19-00-346	1/2 PERCENT INFRASTRUCTURE SALES	\$21,313.45	\$182,485.84	\$203,512.00	-\$21,026.16
19-00-355	GRANT REVENUE	\$.00	\$.00	\$.00	\$.00
19-00-356	PENFIELD ST STP PE II REIMB	\$.00	\$25,687.95	\$384,800.00	-\$359,112.05
19-00-357	DCEO MAIN ST ARPA GRANT	\$.00	\$.00	\$1,300,000.00	-\$1,300,000.00
19-00-381	INTEREST INCOME	\$480.96	\$2,900.12	\$1,000.00	\$1,900.12
19-00-396	RESERVE CASH	\$.00	\$.00	\$356,688.00	-\$356,688.00
Department 00 Totals					
Revenues		\$21,794.41	\$211,073.91	\$2,246,000.00	-\$2,034,926.09
Expenses		\$.00	\$.00	\$.00	\$.00
19-19-533	ENGINEERING	\$26,895.29	\$26,895.29	\$481,000.00	\$454,104.71
19-19-600	OPERATING LEASE	\$.00	\$.00	\$.00	\$.00
19-19-860	CAPITAL OUTLAY - LAND	\$.00	\$.00	\$.00	\$.00
19-19-861	CAPITAL OUTLAY - INFRA.	\$.00	\$150,077.00	\$1,765,000.00	\$1,614,923.00
Department 19 Totals					
Revenues		\$.00	\$.00	\$.00	\$.00
Expenses		\$26,895.29	\$176,972.29	\$2,246,000.00	\$2,069,027.71
Fund 19 Totals					
Revenues		\$21,794.41	\$211,073.91	\$2,246,000.00	-\$2,034,926.09
Expenses		\$26,895.29	\$176,972.29	\$2,246,000.00	\$2,069,027.71

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
21-00-360	PUB SAFETY FACILITY- BOND PROCEE	\$.00	\$3,998,328.50	\$.00	\$3,998,328.50
21-00-381	PUBLIC SAFETY FAC- BOND INTEREST	\$.00	\$966.17	\$.00	\$966.17
21-00-389	MISC INCOME	\$.00	\$5.00	\$.00	\$5.00
Department 00 Totals					
	Revenues	\$.00	\$3,999,299.67	\$.00	\$3,999,299.67
	Expenses	\$.00	\$.00	\$.00	\$.00
Fund 21 Totals					
	Revenues	\$.00	\$3,999,299.67	\$.00	\$3,999,299.67
	Expenses	\$.00	\$.00	\$.00	\$.00

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
51-00-371	WATER CHARGES	\$15,052.34	\$798,279.27	\$935,796.00	-\$137,516.73
51-00-375	WATER SERVICE CONNECTION FEES	\$.00	\$4,315.00	\$5,700.00	-\$1,385.00
51-00-381	INTEREST INCOME	\$.00	\$1,910.91	\$1,000.00	\$910.91
51-00-387	RENTAL INCOME	\$225.00	\$2,250.00	\$2,700.00	-\$450.00
51-00-389	MISCELLANEOUS INCOME	\$400.00	\$3,737.83	\$9,700.00	-\$5,962.17
51-00-390	IPBC TERMINAL RESERVE	\$.00	\$.00	\$.00	\$.00
51-00-396	RESERVE CASH	\$.00	\$.00	\$2,957.00	-\$2,957.00
Department 00 Totals					
	Revenues	\$15,677.34	\$810,493.01	\$957,853.00	-\$147,359.99
	Expenses	\$.00	\$.00	\$.00	\$.00
51-20-421	SALARIES FULL-TIME	\$21,143.13	\$223,502.94	\$260,201.00	\$36,698.06
51-20-423	SALARIES OVERTIME	\$1,315.38	\$19,725.05	\$16,963.00	-\$2,762.05
51-20-451	HEALTH INSURANCE	\$4,942.17	\$49,793.60	\$57,271.00	\$7,477.40
51-20-461	SOCIAL SECURITY	\$1,647.81	\$17,880.72	\$21,203.00	\$3,322.28
51-20-462	IMRF	\$821.99	\$10,693.96	\$12,667.00	\$1,973.04
51-20-471	UNIFORMS	\$.00	\$435.00	\$.00	-\$435.00
51-20-513	MAINT. SERVICE- VEHICLES	\$.00	\$2,465.18	\$4,500.00	\$2,034.82
51-20-517	MAINT. SERVICE - WATER SYSTEM	\$2,265.66	\$12,229.67	\$25,800.00	\$13,570.33
51-20-532	AUDIT	\$.00	\$6,300.00	\$6,300.00	\$.00
51-20-534	LEGAL SERVICES	\$.00	\$.00	\$4,200.00	\$4,200.00
51-20-536	DATA PROCESSING SERVICES	\$.00	\$2,440.00	\$5,700.00	\$3,260.00
51-20-537	LABORATORY ANALYSIS	\$126.00	\$2,598.72	\$5,120.00	\$2,521.28
51-20-551	POSTAGE	\$25.28	\$1,454.56	\$2,200.00	\$745.44
51-20-552	TELEPHONE	\$1,040.51	\$3,718.59	\$4,700.00	\$981.41
51-20-561	DUES AND PUBLICATIONS	\$.00	\$404.56	\$990.00	\$585.44
51-20-563	TRAINING	\$.00	\$3,071.00	\$3,120.00	\$49.00
51-20-571	ELECTRIC POWER	\$4,226.82	\$20,124.54	\$26,500.00	\$6,375.46
51-20-574	NATURAL GAS	\$.00	\$.00	\$.00	\$.00
51-20-592	COMPREHENSIVE INSURANCE	\$.00	\$48,527.00	\$48,527.00	\$.00
51-20-595	OTHER PROFESSIONAL SERVICES	\$.00	\$744.11	\$1,300.00	\$555.89
51-20-599	DEPRECIATION EXPENSE	\$.00	\$.00	\$.00	\$.00
51-20-611	MAINT. SUPPLIES - BUILDING	\$.00	\$357.16	\$350.00	-\$7.16
51-20-616	MAINT. SUPPLIES-WATER SYSTEM	\$3,096.73	\$60,833.47	\$60,299.00	-\$534.47
51-20-651	OFFICE SUPPLIES	\$.00	\$1,516.81	\$1,900.00	\$383.19
51-20-653	SMALL TOOLS	\$.00	\$413.00	\$500.00	\$87.00
51-20-657	DIESEL FUEL	\$.00	\$.00	\$600.00	\$600.00
51-20-659	CHEMICALS	\$11,478.17	\$36,822.51	\$38,050.00	\$1,227.49
51-20-830	CAPITAL OUTLAY - EQUIPMENT	\$.00	\$35,000.00	\$35,000.00	\$.00
51-20-953	INTERFUND TRANS	\$.00	\$173,910.00	\$313,892.00	\$139,982.00
Department 20 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$52,129.65	\$734,962.15	\$957,853.00	\$222,890.85
Fund 51 Totals					
	Revenues	\$15,677.34	\$810,493.01	\$957,853.00	-\$147,359.99
	Expenses	\$52,129.65	\$734,962.15	\$957,853.00	\$222,890.85

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY' Over/Under
52-00-372	SEWER CHARGES	\$7,746.43	\$483,278.13	\$588,530.00	-\$105,251.87
52-00-373	LIFT STATION CHARGES	\$299.59	\$11,946.65	\$14,900.00	-\$2,953.35
52-00-374	DEBT SERVICES CHARGES	\$1,612.07	\$90,117.79	\$113,100.00	-\$22,982.21
52-00-381	INTEREST INCOME	\$.00	\$60.10	\$.00	\$60.10
52-00-389	MISC. INCOME	\$.00	\$.00	\$.00	\$.00
52-00-390	IPBC TERMINAL RESERVE	\$.00	\$.00	\$.00	\$.00
Department 00 Totals					
	Revenues	\$9,658.09	\$585,402.67	\$716,530.00	-\$131,127.33
	Expenses	\$.00	\$.00	\$.00	\$.00
52-21-421	SALARIES FULL-TIME	\$17,224.28	\$169,797.04	\$157,227.00	-\$12,570.04
52-21-422	SALARIES PART-TIME	\$.00	\$1,755.00	\$.00	-\$1,755.00
52-21-423	OVERTIME	\$1,136.07	\$21,521.54	\$20,410.00	-\$1,111.54
52-21-451	HEALTH INSURANCE	\$3,793.59	\$39,867.40	\$36,096.00	-\$3,771.40
52-21-461	SOCIAL SECURITY	\$1,348.24	\$14,212.96	\$13,589.00	-\$623.96
52-21-462	IMRF	\$671.98	\$8,380.95	\$8,118.00	-\$262.95
52-21-471	UNIFORM ALLOWANCE	\$534.06	\$8,275.13	\$10,400.00	\$2,124.87
52-21-512	MAINT. SERVICE - EQUIPMENT	\$446.25	\$15,518.90	\$14,900.00	-\$618.90
52-21-513	MAINT. SERVICE - VEHICLES	\$.00	\$508.44	\$1,400.00	\$891.56
52-21-518	MAINT SERVICE SEWER SYSTEM	\$7,612.29	\$14,565.36	\$22,200.00	\$7,634.64
52-21-532	AUDIT	\$.00	\$6,300.00	\$6,300.00	\$.00
52-21-533	ENGINEERING	\$.00	\$2,878.13	\$2,900.00	\$21.87
52-21-534	LEGAL SERVICES	\$.00	\$2,646.25	\$4,200.00	\$1,553.75
52-21-536	DATA PROCESSING SERVICES	\$.00	\$2,045.11	\$5,700.00	\$3,654.89
52-21-537	LABORATORY ANALYSIS	\$2,843.03	\$24,818.27	\$27,200.00	\$2,381.73
52-21-549	OTHER PROFESSIONAL SERVICES	\$1,651.80	\$2,784.80	\$1,950.00	-\$834.80
52-21-551	POSTAGE	\$25.28	\$1,454.55	\$1,700.00	\$245.45
52-21-552	TELEPHONE	\$247.92	\$1,920.00	\$1,920.00	\$.00
52-21-562	IEPA PERMIT FEES	\$.00	\$18,500.00	\$18,500.00	\$.00
52-21-563	TRAINING	\$.00	\$40.00	\$900.00	\$860.00
52-21-571	ELECTRICAL POWER	\$6,943.23	\$40,259.20	\$63,697.00	\$23,437.80
52-21-574	NATURAL GAS	\$948.60	\$5,900.00	\$5,900.00	\$.00
52-21-592	COMPREHENSIVE INSURANCE	\$.00	\$47,716.00	\$48,527.00	\$811.00
52-21-595	OTHER PROFESSIONAL SERV	\$.00	\$13,980.49	\$47,500.00	\$33,519.51
52-21-611	MAINT. SUPPLIES - BUILDING	\$.00	\$390.94	\$500.00	\$109.06
52-21-612	MAINT. SUPPLIES - EQUIPMENT	\$.00	\$2,513.85	\$2,700.00	\$186.15
52-21-616	METER REPLACEMENT PROGRAM	\$.00	\$.00	\$.00	\$.00
52-21-617	MAINT. SUPPLIES-SEWER SYSTEM	\$.00	\$11,032.52	\$10,900.00	-\$132.52
52-21-651	OFFICE SUPPLIES	\$.00	\$459.65	\$900.00	\$440.35
52-21-657	DIESEL FUEL	\$784.75	\$1,236.05	\$3,500.00	\$2,263.95
52-21-659	CHEMICALS	\$.00	\$13,305.88	\$34,307.00	\$21,001.12
52-21-830	CAPITAL OUTLAY- EQUIPMENT	\$2,197.12	\$24,517.00	\$24,517.00	\$.00
52-21-953	INTERFUND TRANS	\$.00	\$4,872.00	\$117,972.00	\$113,100.00
Department 21 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$48,408.49	\$523,973.41	\$716,530.00	\$192,556.59
Fund 52 Totals					
	Revenues	\$9,658.09	\$585,402.67	\$716,530.00	-\$131,127.33
	Expenses	\$48,408.49	\$523,973.41	\$716,530.00	\$192,556.59

Village of Beecher VARIANCE REPORT for Feb of 2023

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G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
53-00-381	WATER-SEWER CAPITAL INTEREST	\$.00	\$165.97	\$.00	\$165.97
53-00-396	RESERVE CASH - CAPITAL	\$.00	\$.00	\$10,500.00	-\$10,500.00
Department 00 Totals					
	Revenues	\$.00	\$165.97	\$10,500.00	-\$10,334.03
	Expenses	\$.00	\$.00	\$.00	\$.00
53-22-393	INTERFUND TRANSFERS	\$.00	\$.00	\$.00	\$.00
53-22-535	PLANNING SERVICES	\$200.00	\$1,172.22	\$6,000.00	\$4,827.78
53-22-595	OTHER PROFESSIONAL SERVICES	\$.00	\$2,500.00	\$4,500.00	\$2,000.00
53-22-600	INTEREST	\$.00	\$.00	\$.00	\$.00
Department 22 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$200.00	\$3,672.22	\$10,500.00	\$6,827.78
Fund 53 Totals					
	Revenues	\$.00	\$165.97	\$10,500.00	-\$10,334.03
	Expenses	\$200.00	\$3,672.22	\$10,500.00	\$6,827.78

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 F/Y Over/Under
54-00-336	WATER-SEWER FUND UTILITY TAX	\$28,765.63	\$210,105.18	\$195,000.00	\$15,105.18
54-00-346	HALF PERCENT SALES TX FOR WWTP	\$21,313.46	\$182,485.83	\$203,512.00	-\$21,026.17
54-00-381	INTEREST INCOME	\$.00	\$5,045.29	\$2,800.00	\$2,245.29
54-00-393	TRANSFER FROM WATER FUND	\$.00	\$.00	\$10,362.00	-\$10,362.00
54-00-394	TRANSFER FROM SEWER FUND	\$.00	\$.00	\$113,100.00	-\$113,100.00
Department 00 Totals					
	Revenues	\$50,079.09	\$397,636.30	\$524,774.00	-\$127,137.70
	Expenses	\$.00	\$.00	\$.00	\$.00
54-22-533	ENGINEERING SERVICES	\$.00	\$862.50	\$.00	-\$862.50
54-22-534	LEGAL SERVICES	\$.00	\$11,720.54	\$13,952.00	\$2,231.46
54-22-535	REPAIRS & MAINTENANCE	\$.00	\$.00	\$.00	\$.00
54-22-616	METER REPLACEMENT PROGRAM	\$.00	\$.00	\$.00	\$.00
54-22-713	2018 IEPA LOAN	\$.00	\$201,438.61	\$402,878.00	\$201,439.39
54-22-830	CAPITAL OUTLAY - EQUIPMENT	\$.00	\$.00	\$.00	\$.00
54-22-953	INTERFUND TRANSFERS	\$.00	\$.00	\$107,944.00	\$107,944.00
Department 22 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$.00	\$214,021.65	\$524,774.00	\$310,752.35
Fund 54 Totals					
	Revenues	\$50,079.09	\$397,636.30	\$524,774.00	-\$127,137.70
	Expenses	\$.00	\$214,021.65	\$524,774.00	\$310,752.35

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
55-00-381	WATERMAIN REPL FUND INTEREST INC	\$.00	\$2,535.02	\$405.00	\$2,130.02
55-00-389	MISC INCOME	\$.00	\$805.56	\$.00	\$805.56
55-00-393	INTERFUND TRANS	\$.00	\$369,506.00	\$499,126.00	-\$129,620.00
55-00-394	LOAN PROCEEDS - IEPA DRINK WAT	\$.00	\$984,598.94	\$4,372,000.00	-\$3,387,401.06
55-00-395	DCEO CAPITAL BILL GRANT	\$.00	\$966,719.41	\$967,000.00	-\$280.59
55-00-396	RESERVE CASH	\$.00	\$.00	\$65,420.00	-\$65,420.00
55-00-397	IEPA GRANT	\$.00	\$.00	\$.00	\$.00
Department 00 Totals					
	Revenues	\$.00	\$2,324,164.93	\$5,903,951.00	-\$3,579,786.07
	Expenses	\$.00	\$.00	\$.00	\$.00
55-21-422	SALARIES PART-TIME	\$.00	\$.00	\$.00	\$.00
55-21-533	ENGINEERING	\$1,620.00	\$136,039.59	\$611,200.00	\$475,160.41
55-21-714	DEBT SERV - 2017 IEPA LOAN	\$.00	\$32,651.99	\$65,304.00	\$32,652.01
55-21-830	CAPITAL OUTLAY - EQUIPMENT	\$.00	\$4,647.00	\$4,647.00	\$.00
55-21-861	CAPITAL OUTLAY-WATERMAINS	\$.00	\$1,896,581.07	\$5,222,800.00	\$3,326,218.93
Department 21 Totals					
	Revenues	\$.00	\$.00	\$.00	\$.00
	Expenses	\$1,620.00	\$2,069,919.65	\$5,903,951.00	\$3,834,031.35
Fund 55 Totals					
	Revenues	\$.00	\$2,324,164.93	\$5,903,951.00	-\$3,579,786.07
	Expenses	\$1,620.00	\$2,069,919.65	\$5,903,951.00	\$3,834,031.35

Village of Beecher VARIANCE REPORT for Feb of 2023

625 Dixie Hwy Beecher IL 60401

G/L Number	G/L Title	FY 23 Month's Activity	FY 23 Fiscal YTD Activity	FY 23 Budget	FY 23 FY Over/Under
Grand Totals					
	Revenues	\$328,632.90	\$12,620,422.57	\$16,950,291.00	-\$4,329,868.43
	Expenses	\$516,828.89	\$7,574,885.94	\$16,950,291.00	\$9,375,405.06

Robert Barber

From: dhooover@nimec.net
Sent: Wednesday, March 1, 2023 7:59 PM
To: Robert Barber
Cc: Adam
Subject: NIMEC Bid results



Bob,

We are pleased to report that Dynegy Energy has provided the lowest pricing this year. Below are the weighted average bid results, looking at the entire NIMEC bid group as one entity. Prices are listed in ¢/kWh.

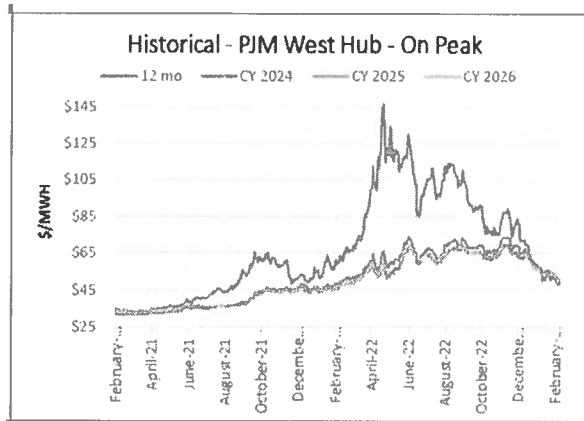
	1 yr	2 yr	3 yr
AEP	6.199	6.174	6.424
Constellation	6.007	6.037	6.065
Dynegy	5.922	5.755	5.825
MC Squared	5.934	5.745	n/a

Below is your individual pricing. Remember, everyone in NIMEC receives their own, individual pricing. We do not conduct a "one price for all" bid. All prices are in ¢/kWh, and include energy and transmission charges; all charges except for the ComEd delivery fees. You will find Dynegy's 1, 2 and 3 year bid price followed by your current pricing for comparison purposes. (Remember that if you select a multi-year term, you will pay that one rate for all months in that term.)

Member	Acct #	Current	28%	29%	30%
			1 year	2 year	3 year
Village of Beecher	0036001046	4.425	5.692	5.678	5.734
Village of Beecher	0959310000	4.425	5.692	5.678	5.734
Village of Beecher	3243132080	4.425	5.692	5.678	5.734
Village of Beecher	0120148147	4.425	5.692	5.678	5.734
Village of Beecher	3756155006	4.425	5.692	5.678	5.734
Village of Beecher	2523087187	4.425	5.692	5.678	5.734
Village of Beecher	1935239018	ComEd	5.692	5.678	5.734
Village of Beecher	0925044006	ComEd	5.969	5.941	6.004

Handwritten notes:
 - WELL #5
 - WW TP
 - CANTONAL LEFT
 - WELL #4
 - WELL #3 10, 120
 - MILLER ST LEFT
 - PARK 105, 112
 - FARAWAY DRIVE LEFT

You will note that your rates have likely increased from the last time you bid. However, you will see below that we have avoided a huge runup in pricing over the last 18 months. Pricing has declined significantly, but not yet quite to the pricing of 3 years ago.



Some of you may ask how these rates compare to ComEd's. About 9 years ago, ComEd stopped offering a fixed rate for Medium and Large sized accounts. ComEd now charges Medium and Large accounts on a floating market rate that changes every hour, depending on market conditions. ComEd only offers a fixed rate for Small accounts. (The largest Small size account is about the size of a McDonalds restaurant.) ComEd's current fixed rate for Small accounts is 9.665¢. We expect that to decrease significantly, starting in June. Our best estimate is 7.5 to 8.0 ¢/kWh.

We will be hosting two online calls on Thursday to review the results; approximately 20 minutes long. They are identical; choose whichever one accommodates your schedule better. We will present a brief summary of the bid, then we'll open it up for questions.

10:30 Zoom Meeting [Video Call Link](#)

1:30 Zoom Meeting [Video Call Link](#)

You will have received late this afternoon a separate email from Angie Ward at Dynegy through DocuSign with your individual sales agreements. You will find your prices for 1 year, 2 year and 3 year terms. Select the term/price you want.

On the second page, under the signature section, you will find a section titled, "Billing and Notice Information". Be sure to check the first box stating that you are a local government entity. This insures that you will receive 60 day payment terms.

Next you will find two boxes; check the first one to receive a consolidated bill. Do not check the third box, as this will send invoices to your service addresses.

Please return by 4:30pm on Thursday. Pricing will expire at that time. Email will be the best way to reach us, should you be missing any documents or have any other questions.

Dave

David Hoover
 Executive Director
 847.392-9300

Adam

Adam Hoover
 Director, Strategic Accounts
 847.732-2515

Section 454.90 of the Public Utilities Act (220 ILCS 5/16 – 115C) requires all agents, brokers and consultants to disclose that if the above bid is accepted, NIMEC receives compensation from the electric supplier. The legislation also requires us to inform you that no NIMEC representative is employed by Commonwealth Edison.

Robert Barber

From: dhoover@nimec.net
Sent: Wednesday, March 8, 2023 2:43 PM
To: NIMEC Members
Subject: Bid Summary



Dear Members,

We are pleased to report that our group bid last week was a big success. 104 of the 107 members in this bid renewed with Dynegy. That is consistent with our retention averages since 2007. We appreciate the continued loyalty. We have added many more than the 3 losses over the year, so NIMEC's size and purchasing power continues to grow.

Regarding terms selected, you will find below the percentages of our group that selected each term.

- 1 year: 9%
- 2 year: 48%
- 3 year: 43%

Finally, most of you experienced a significant increase in your rates, due to the volatile market we've experienced over the last few years. But the impact to your budget may not be as bad as first perceived.

For instance, if your rates increased 20%, please consider that the energy comprises only about 60% of your total costs. The other components of your costs are ComEd delivery fees, in addition to taxes and other fees.

Therefore, a 20% increase (in rates) translates to a 12% increase to your total costs.

By now, you should have received your countersigned agreement from Dynegy. Let me know if that is not the case. Please let us know if we can be of any further assistance.

Dave

Adam

David Hoover
Executive Director
847.392-9300

Adam Hoover
Director of Strategic Accounts
847.732-2515



**ELECTRIC SERVICE AGREEMENT
EXHIBIT A – Standard Large Stable
Issued: March 1, 2023**

This offer is presented to **VILLAGE OF BEECHER** (“Customer”) by **DYNEGY ENERGY SERVICES, LLC** (“Supplier”) and represents a price for Customer’s full requirement retail power (“Retail Power”) needs at the service location(s) listed in Table 2, each service location referred to as an (“Account”). Upon acceptance, this offer will become Exhibit A of Supplier’s Electric Service Agreement Terms and Conditions (“Agreement”), a copy of which is attached. By signing this Exhibit A, Customer is authorizing Supplier to enroll each Account with the Utility (“Utility”) noted in Table 1.

Table 1					
Select Term:	Quote #:	Delivery Term Begins:	Delivery Term Ends:	Power Price (/kWh):	Voluntary REC Quantity (%):
<input type="checkbox"/>	Q-02205919	May 2023	May 2024	\$0.05692	N/A
<input checked="" type="checkbox"/>	Q-02205920	May 2023	May 2025	\$0.05678	N/A
<input type="checkbox"/>	Q-02205921	May 2023	May 2026	\$0.05734	N/A
Utility:		ComEd			
Regional Transmission Organization (RTO):		PJM			
Broker Consultant (If blank, N/A):		NIMEC			

Power Price: Supplier will arrange for delivery of Customer’s Retail Power. The Power Price noted in Table 1 includes charges for energy, capacity, applicable Regional Transmission Operator, ancillary services and other market settlement charges, distribution and transmission energy losses, charges associated with the purchase, acquisition and delivery of renewable energy certificates (RECs) in accordance with the state-mandated Renewable Portfolio Standards (“RPS”) requirements, if applicable, the charge for additional voluntary RECs, and scheduling and load forecasting associated with the delivery of Customer’s Retail Power. Such RPS Charge imposed on alternative retail energy suppliers (“ARES”) are due to expire as of June 1, 2019 pursuant to the Future Energy Jobs Bill (SB 2814), as amended. As of June 1, 2019, DYNEGY ENERGY SERVICES, LLC will no longer charge RPS Charge.

Voluntary REC Quantity: If applicable in Table 1, the Power Price in Table 1 will include a charge associated with the Voluntary REC Quantity requested by Customer. Retail Power shall be associated with the generation of electricity from a renewable energy resource such that the percentage required, when added to Customer’s obligation under the RPS of this Agreement, shall equal the Voluntary REC Quantity (%) selected in Table 1.

The Parties agree and understand a REC is separate from the Retail Power being delivered but, nonetheless, constitutes value associated with the provision of Retail Power. It is understood and agreed that any RECs purchased and retired in accordance with the aforesaid state mandate is not the property of Customer and Customer has no claim, interest, or right to said RECs, or any value derived therefrom.

Customer will incur additional service and delivery charges from the Utility, and Customer is solely responsible for payments of all charges related to the delivery of electricity from the Utility.

Net Metering. Customer must enroll, and be accepted in, as applicable by state law, Utility’s net metering program in order to participate in net metering with Supplier.

The validity, interpretation and performance of this Agreement shall be governed by and performed in accordance with the laws of the State of Illinois, together with administrative and judicial decisions construing applicable provisions of the Illinois retail choice law, 220 ILCS 5/16-101 et al, and without regard to principles of conflicts of law.

This offer is contingent on acceptance by the Utility of the enrollment of Customer with Supplier. By signing below, you certify that 1) you are authorized on behalf of Customer to enter into this Agreement with Supplier, 2) Customer has read the Terms & Conditions of this Agreement and agrees to be bound by them, and 3) Customer authorizes Supplier to enroll the Account(s) listed in Table 2 with the Utility which will allow Supplier to provide retail electricity.

FM
FM

IN WITNESS WHEREOF, subject to any of the foregoing execution conditions, the Parties have executed and delivered this Agreement on the date last signed by the Parties.

<p>DYNEGY ENERGY SERVICES, LLC</p> <p>By: <u>Michael Grimes</u> Name: <u>Michael Grimes (Mar 2, 2023 11:07 CST)</u> Title: <u>Manager, Third Party Channel Sales</u> Date: <u>Mar 2, 2023</u></p>	<p>VILLAGE OF BEECHER</p> <p>By: <u>Robert O. Barber</u> <small>Robert O. Barber (Mar 2, 2023 10:53 CST)</small> Name: <u>Robert O. Barber</u> Title: <u>Village Administrator</u> Date: <u>Mar 2, 2023</u></p> <p>**Signatory certifies authorization to enter in to this Agreement</p>
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BILLING AND NOTICE INFORMATION			
FEIN or DUNS#: <u>03-426-5239</u>			
<input type="checkbox"/> Check here if you are a local government entity as defined by 50 ILCS 505/Local Government Prompt Payment Act.			
If applicable, see Section 4 of the Terms & Conditions for below:			
<input checked="" type="checkbox"/> Check here to receive one master invoice that includes detailed usage by Account. If blank, an individual invoice for each Account will be issued.			
<input type="checkbox"/> Check here if you want invoices mailed to the Service Location, Attn: Accounts Payable. Otherwise, please complete Invoice information below.			
<u>Invoices</u>	(Complete below section)	<u>Notices</u>	
Attn:	Accounts Payable	Attn:	Bob Barber
Address:	ATTN ACCOUNTS PAYABLE 625 DIXIE BOX 1154 BEECHER IL 60401-1154	Address:	625 Dixie Hwy BEECHER, IL 60401
E-mail:		E-mail:	bobadm@villageofbeecheer.org
Phone:		Phone:	(630) 871-6250
<u>Sales Contact</u>		<u>Notices/Inquires</u>	
Name:	Angie Ward	Attn:	Customer Care
Address:	1500 Eastport Plaza Dr Collinsville IL 62234	Address:	6555 Sierra Drive Irving TX 75039
E-mail:	angie.ward@vistraenergy.com	E-mail:	ContractLegal12@vistraenergy.com
Phone:		Phone:	844-441-0716 Option-3

Upon execution and delivery to Supplier, this Agreement is binding. Please retain a copy for your records and send a signed copy to ContractLegal12@vistraenergy.com. Supplier will forward all necessary documents to the Utility.

ELECTRIC SERVICE AGREEMENT
ACCOUNT INFORMATION SHEET FOR
VILLAGE OF BEECHER AS OF 03/01/2023

TABLE 2 Utility: ComEd			
	Account #	Bill Group	Service Location
1	0036001046	11	1475 Rolling Pass, Well #5, Beecher, IL
2	0120148147	2	638 Gould St, Beecher, IL
3	0925044006	13	0 S Fairway Dr, 1E Dixie-Hwy, Beecher, IL
4	0959310000	13	<i>BEECHER VVJIP 375 WARENS</i>
5	1935239018	2	711 W. Penfiled, Beecher, IL
6	2523087187	11	300 Miller St, Beecher, IL
7	3243132080	2	<i>CARDINAL LEBEL LEFT STATION, 30200 CARDINAL PUBLIC SCSB.</i>
8	3756155006	2	1 Romans Rd, Beecher, IL

**ELECTRIC SERVICE AGREEMENT
GENERAL TERMS AND CONDITIONS**

This Electric Service Agreement ("Agreement") is between Supplier and Customer and is dated and effective as of the date the Exhibit A is signed by both parties. To the extent there is a conflict in the terms, interpretation or understanding of this Agreement and Exhibit A, the terms of Exhibit A shall supersede the terms of this Agreement.

1. ELECTRIC ENERGY SERVICES

Supplier shall supply and deliver to Customer and Customer shall exclusively purchase and receive from Supplier all Retail Power as defined in Exhibit A, pursuant to the terms and conditions which are described in the attached Exhibit A and incorporated herein for all purposes. The Retail Power will be delivered to the interconnection between the transmission system of the applicable transmission provider and the Utility's ("Utility") distribution system ("Delivery Point"). Customer's Utility will be responsible for delivery of Retail Power to Customer's meter from the Delivery Point. The delivery of Retail Power over the Utility's distribution system is subject to the terms and conditions of the Utility's tariff relating to delivery and metering. Customer's Utility will send Customer a notice confirming the switch to Supplier for electricity (the "Confirmation"). Customer shall provide written notice as soon as practicable of any changes to Customer's Account and meter numbers and/or billing locations associated with Customer's delivery services. Customer is solely responsible for payments of all charges related to the delivery of the Retail Power from the Utility whether billed to Supplier or Customer, and agrees to hold harmless and indemnify Supplier from any liability, demand or payment for same. Customer represents and warrants it is eligible to receive electric energy services from Supplier and that it has given all required notices to the supplier currently serving Customer, if applicable.

2. TERM OF AGREEMENT

After Supplier and the Utility process Customer's enrollment request, Retail Power delivery will begin for each Account with the first available meter reading date of the month noted under "Delivery Term Begins" in Table 1 or as soon as possible thereafter, and ends with the regularly scheduled meter reading date for the month noted under "Delivery Term Ends" in Table 1 on Exhibit A ("Term"). At the end of the Term of this Agreement, Supplier will return Customer to Utility default service, unless a written amendment has been executed to renew the Term. Notwithstanding the foregoing, the Term is subject to renewal pursuant to the conditions under Section 3, Monthly Renewal.

3. MONTHLY RENEWAL

This Agreement shall automatically continue on a monthly basis ("Renewal Term") at the rates determined by Supplier, which may vary from month to month. If Customer has not notified Supplier that Customer has elected to obtain Retail Power from another retail supplier, then Supplier may, in its sole discretion, place Customer on Renewal Term service or

Supplier may return Customer to Utility default service, thereby terminating this Agreement.

4. PAYMENTS/INVOICES

Supplier will issue an invoice via mail or e-mail based on actual usage data provided by the Utility as soon as practicable after the end of each Monthly Billing Cycle in which service was provided. Each invoice will include Supplier charges set forth in this Agreement and payments shall be received by Supplier within fourteen (14) Calendar Days following the issue date of each invoice, the "Due Date". Alternatively and upon mutual agreement of the Parties and approval by Utility, Supplier may issue an invoice that includes both Supplier charges set forth in this Agreement and the Utility's delivery service charges, in which case the Due Date shall be fourteen (14) days. All payments shall be made via an electronic method or check to the account specified on each invoice. Should the Utility fail to provide the customer's usage information to Supplier within five (5) Business Days after the published meter read date, Supplier reserves the right to provide the Customer with an estimated bill to be trued up in an invoice that follows receipt of the actual bill. Amounts not paid on or before the Due Date shall be deemed delinquent and a late payment charge equivalent to one and one-half percent (1.5%) will be assessed each month on the unpaid balance ("Interest Rate"). If Customer in good faith disputes the correctness of any invoice rendered under this Agreement, then Customer shall 1) provide written explanation of the basis of the dispute to Supplier no later than the Due Date and 2) pay the undisputed portion of the amount invoiced no later than the Due Date. If the disputed amount is determined to have been due by Supplier, it shall be paid to Supplier within five (5) Business Days of such determination, along with interest at the Interest Rate from and including the date such amount was due, but excluding the date paid. For purposes of this Agreement, "Business Day" shall mean any day except a Saturday, Sunday, or a Federal Reserve Bank holiday, and "Calendar Day" shall mean every day including Saturday, Sunday and Federal Reserve Bank holidays.

Alternatively, if eligible, Customer will receive a single bill from the Utility that contains Supplier charges set forth in this Agreement and Utility charges. Customer will make payments to the Utility according to the Utility's billing rules and schedules. Failure to pay Supplier charges may result in the Account(s) being returned to the Utility's standard service and forfeiture of Customer's right to choose another retail electric service provider until past due amounts are paid. Failure to pay invoice charges may result in the Account(s) being disconnected in accordance with the Utility's business practices. If, due to Utility rules, any Account(s) become ineligible for a single bill from the Utility at any time during contract, then Supplier will issue an invoice for all ineligible Account(s). Supplier's invoice will reflect the Power Price for Retail Power times the kWh each month for those accounts billed by supplier, and Customer will make

payments to Supplier in the terms described above in Supplier billing.

If Customer is a state government entity as defined by its local government Prompt Payment Requirements Act indicated in Exhibit A, then, in such event, said Act shall control with regard to the calculation of payment due dates and late payment charges. All other provisions in this paragraph remain the same and are in effect.

5. CUSTOMER INFORMATION

Customer authorizes Supplier to receive current and historical energy billing and usage data from the Utility and such authorization shall remain in effect unless Customer rescinds such authorization in writing. Supplier reserves the right to cancel this Agreement in the event that Customer rescinds such authorization. Customer has the right to request from Supplier, twice within a twelve (12) month period without charge, up to twenty-four (24) months of Customer's payment history.

6. TAXES

Except for taxes on the gross income and property of Supplier, all federal, state, and municipal or other governmental subdivision taxes, assessments, fees, use taxes, sales taxes or excise taxes, or similar taxes or fees incurred by reason of Retail Power sold under this Agreement are the sole responsibility of Customer, and Customer agrees to hold harmless and indemnify Supplier from any liability, demand or payment for same. It is understood that Supplier is responsible for all taxes applicable prior to Supplier's delivery to the Delivery Point, and Supplier agrees to hold harmless and indemnify Customer from any liability, demand or payment for same.

7. CREDIT

Should Customer's creditworthiness or financial condition deteriorate following the date of this Agreement, Supplier may request adequate financial security from Customer in a form acceptable to Supplier as determined in a commercially reasonable manner. The failure of Customer to provide adequate financial security to Supplier within ten (10) Business Days of a written request by Supplier shall be considered an Event of Default under Section 14. For purposes of this Section, creditworthiness or financial condition shall be determined by Supplier in a commercially reasonable manner, based upon but not limited to, reasonable concern over Customer's payment pattern, discovery of negative or derogatory public information, and/or based upon a review of Customer's most recently audited annual financial statements or such other documents that may be necessary to adequately determine Customer's creditworthiness (which, if available, shall be supplied by Customer upon the reasonable request of Supplier). In addition the determination of creditworthiness or financial condition may include consideration of the market exposure assumed by Supplier relevant to the liquidation value of this Agreement under Section 14.

8. CONFIDENTIALITY

Customer and Customer's agents and Supplier and/or Supplier's agents shall treat as confidential all terms and conditions of this Agreement, including all information and documentation exchanged by the Parties during the negotiations of this Agreement. Neither Party will disclose terms and conditions of this Agreement to any other party, except as required by law. Notwithstanding the foregoing, Supplier and/or Supplier's agents and Customer and/or Customer's agents shall be allowed to acknowledge that an Agreement for Retail Power services does exist between the Parties. At Supplier's discretion, third-party agents of Customer may be asked to execute a confidentiality agreement.

9. WARRANTY, DISCLAIMER AND LIMITATION OF LIABILITY

Supplier warrants title to all Retail Power delivered hereunder, and sells such Retail Power to Customer free from liens and adverse claims to the delivery point. THIS IS SUPPLIER'S ONLY WARRANTY CONCERNING THE RETAIL POWER PROVIDED HEREUNDER, AND IS MADE EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES AND REPRESENTATIONS, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY OR OTHERWISE. UTILITY WILL PROVIDE DELIVERY SERVICES UNDER THIS AGREEMENT; THEREFORE SUPPLIER IS NOT LIABLE FOR ANY DAMAGES RESULTING FROM FAILURE BY THE UTILITY OR RTO. SUPPLIER DOES NOT GUARANTEE UNINTERRUPTED SERVICE AND SHALL NOT BE LIABLE FOR ANY DAMAGES SUSTAINED BY CUSTOMER BY REASON OF ANY FAILURE, ALTERATION OR INTERRUPTION OF SERVICE. NEITHER PARTY SHALL BE RESPONSIBLE UNDER ANY CIRCUMSTANCES FOR ANY SPECIAL, INCIDENTAL, INDIRECT, EXEMPLARY, OR CONSEQUENTIAL DAMAGES, INCLUDING LOSS OF PROFITS, OR OTHER BUSINESS INTERRUPTION DAMAGES, BY STATUTE, IN TORT OR CONTRACT, UNDER ANY INDEMNITY PROVISION OR OTHERWISE, INCURRED BY THE OTHER PARTY.

10. FORCE MAJEURE

If a Party is prevented by Force Majeure from carrying out, in whole or part, its obligations under this Agreement (the "Claiming Party") and gives notice and details of the Force Majeure to the other Party as soon as practicable, then the Claiming Party shall be excused from the performance of its obligations under this Agreement (other than the obligation to make payments then due or becoming due with respect to performance prior to the Force Majeure). The Claiming Party shall remedy the Force Majeure with all reasonable dispatch. During the period excused by Force Majeure, the non-Claiming Party shall not be required to perform its obligations under this Agreement. "Force Majeure" shall mean an event or circumstance which prevents the Claiming Party from performing its obligations or causes delay in the Claiming Party's performance under this Agreement, which event or circumstance was not anticipated as of the date this Agreement was agreed to, which is not within the reasonable control of, or the result of the negligence of, the Claiming

Party, and which, by the exercise of due diligence or use of good utility practice, as defined in the applicable transmission tariff, the Claiming Party is unable to overcome or avoid or cause to be avoided, such as, but not limited to: acts of God, fire, flood, earthquake, war, riots, strikes, walkouts, lockouts and other labor disputes that affect Customer or Supplier. Force Majeure shall not be based on 1) Customer's inability to economically use the Retail Power purchased hereunder; or 2) Supplier's ability to sell the Retail Power at a price greater than the price under this Agreement.

11. CHANGE IN LAW OR REGULATORY EVENT

In the event that any change in or enactment of any rule, regulation, Utility operating procedure, tariff, ordinance, statute, or law affecting the sale or transmission, distribution, or purchase or other obligation under this Agreement (including but not limited to any administrative ruling, interpretation, or judicial decision), or any new or increased charges to maintain system reliability affects Supplier's costs to deliver Retail Power, as determined in Supplier's reasonable discretion (a "Change in Law"), Supplier shall 1) provide written notice to Customer of the change, 2) specify the effect on price necessary to accommodate the Change in Law, and 3) state the date upon which such new pricing shall be effective, which date shall not be less than thirty (30) days from the date of the written notice and shall coincide with the next Monthly Billing Cycle invoice that follows the thirty (30) day period. Customer agrees that it shall be bound by the new pricing set forth in the written notice described in the foregoing provision.

12. ASSIGNMENT/CUSTOMER NAME CHANGE

This Agreement shall be binding on each Party's successors and permitted assigns. Neither Party shall assign this Agreement or its rights without the prior written consent of the other Party, which consent shall not be unreasonably withheld; provided, however, 1) Supplier may assign its rights and obligations under this Agreement to an affiliate without consent of the Customer, or 2) the assigning party ("Assignor") shall be released from all liability under this Agreement if assignee agrees in writing to be bound by the terms and conditions and assumes the liability of Assignor under this Agreement.

If Customer undergoes a change of legal name during any term of this Agreement, Customer is responsible for notifying the Utility and Supplier of such change in Customer's legal name (such new name, the "New Name") as soon as practicable. Customer further agrees to take any and all steps as may be required by the Utility to continue as Supplier's customer or to re-enroll with Supplier.

13. WAIVER

Except as otherwise set forth in this Agreement, failure or delay on the part of either Party to exercise any right, power, or privilege under this Agreement shall not operate as a waiver of such right, power or privilege of this Agreement.

14. EVENTS OF DEFAULT

Definition: An "Event of Default" shall mean, with respect to a defaulting party (the "Defaulting Party"), the occurrence of

any of the following: (a) the failure to make, when due, any payment required pursuant to this Agreement if such failure is not remedied within five (5) Business Days (as such term is defined in Section 4 above) after written notice of such failure; (b) any representation or warranty made by such Party herein is false or misleading in any material respect when made or when deemed made or repeated; (c) the failure to perform any material covenant or obligation set forth in this Agreement (except to the extent constituting a separate Event of Default, and except for such Party's obligations to deliver or receive where such Party has made payments due for such failure to deliver or receive) if such failure is not remedied within five (5) Business Days (as such term is defined in Section 4 above) after written notice by Supplier to Customer; (d) such Party (1) files a petition or otherwise commences, authorizes or acquiesces in the commencement of a proceeding or cause of action under any bankruptcy, insolvency, reorganization or similar law, or has any such petition filed or commenced against it, (2) makes an assignment or any general arrangement for the benefit of creditors, (3) otherwise becomes bankrupt or insolvent (however evidenced), or (4) has a liquidator, administrator, receiver, trustee, conservator or similar official appointed with respect to it or any substantial portion of its property or assets as part of bankruptcy proceeding or reorganization for the benefit of creditors; (e) the failure of Customer to satisfy the creditworthiness/collateral requirements under Section 7 of this Agreement; or (f) a Party consolidates or merges with or into, or transfers all or substantially all of its assets to another entity and, at the time of such consolidation, amalgamation, merger or transfer, the resulting, surviving or transferee entity fails to assume all the obligations of such Party under this Agreement, or the resulting, surviving or transferee entity does not satisfy the creditworthiness requirements/collateral requirement set forth in Section 7 of this Agreement (each, an "Event of Default").

Suspension and Early Termination: If an Event of Default occurs, the non-defaulting Party ("the Non-Defaulting Party") may, at its option and in its sole discretion, 1) suspend its performance under this Agreement, or 2) terminate this Agreement ("Early Termination"), at which Early Termination, the Non-Defaulting Party shall have the right to liquidate this Agreement and to demand payment of, which the defaulting Party ("the Defaulting Party") shall pay upon invoice, a settlement amount which shall be equal to a) if Customer is the Defaulting Party, any unpaid invoices plus the positive difference (if any) of the Power Price minus the Market Price multiplied by the Total Monthly Usage kWh in the Monthly Billing Cycles remaining in the Term or Renewal Term, or b) if Supplier is the Defaulting Party, the net result of any unpaid invoices by Customer to Supplier and, the positive difference (if any) of the Market Price minus the Power Price multiplied by the Total Monthly Usage kWh in the Monthly Billing Cycles remaining in the Term or Renewal Term. Any such calculation shall be discounted to present value, plus other costs, expenses and charges under this

Agreement which the Non-Defaulting Party incurs as a result of such Early Termination, in addition to and without prejudice to any right of setoff, recoupment, combination of accounts, lien or other right to which the Non-Defaulting Party is otherwise entitled, whether by operation of law, equity, contract or otherwise as a result of the Event of Default and early termination of this Agreement, subject to any limitations on liability as set forth in Section 9 WARRANTY, DISCLAIMER AND LIMITATION OF LIABILITY. For the purposes of this section "Market Price" shall mean the amount, as determined by the Non-Defaulting Party, that a bona fide third party would pay for the subject kWh at the then current prevailing energy prices. The non-Defaulting Party may consider, among other things, quotations from the leading dealers in the wholesale energy industry, internally developed forward market prices and other bona fide third party offers as commercially available to the Non-Defaulting Party, which will be adjusted, as necessary, for the period and differences in transmission costs, volume, and other factors, as reasonably determined by the Non-Defaulting Party.

15. MISCELLANEOUS

This Agreement constitutes the entire agreement of the parties with respect to the subject matter of this Agreement and supersedes and extinguishes any and all prior oral or written agreements between the parties concerning the subject matter of this Agreement. This Agreement may only be modified or amended through a written document signed by both parties. Except as otherwise set forth in this Agreement, failure or delay on the part of Supplier to exercise any right, power, or privilege under this Agreement shall not operate as a waiver of such right, power or privilege of this Agreement.

16. FORWARD CONTRACT/NON-UTILITY ACKNOWLEDGEMENT

The Parties agree this Agreement is construed and understood to be a "forward contract" as defined by the U.S. Bankruptcy Code. Each party agrees that, for purposes of this Agreement, the other party is not a "utility" as such term is used in Section 366 of the U.S. Bankruptcy Code, and each party waives and agrees not to assert the applicability of the provisions of such Section 366 in any bankruptcy proceeding wherein such party is a debtor.

17. RESOLUTION OF DISPUTES/ARBITRATION

If a question or controversy arises between the Parties concerning the observance or performance of any of the

terms, provisions or conditions contained herein or the rights or obligations of either Party under this Agreement, such question or controversy shall in the first instance be the subject of a meeting between the Parties to negotiate a resolution of such dispute. Such meeting shall be held within fifteen (15) days of a written request by either Party. If within fifteen (15) days after that meeting the Parties have not negotiated a resolution or mutually extended the period of negotiation, the question or controversy shall be resolved by arbitration in accordance with arbitration procedures established from time to time by the American Arbitration Association ("AAA"). The panel of arbitrators to be provided shall be competent in their expertise and qualifications to understand and arbitrate the dispute. In addition to the arbitration procedures established by the AAA, arbitration shall be conducted pursuant to the Federal Rules of Evidence. The arbitrators may award only damages as allowed for by this Agreement, and attorney fees and other legal costs. Any decision and award of the majority of arbitrators shall be binding upon both Parties. Judgment upon the award rendered may be entered in any court of competent jurisdiction.

18. EXECUTION

Customer may provide Supplier with an executed facsimile copy of the Agreement, or other form of an electronic execution of the Agreement, and in such event the Agreement is binding on the Parties upon acceptance and execution by Supplier, and shall be deemed an original.

19. CHANGES IN CONSUMPTION

Customer will provide Supplier advanced notification of any planned shut-downs or known or anticipated changes to Customer's operations that will have an impact on Supplier's ability to accurately forecast Customer's load and/or notice of any Account closings that may occur or may be expected to occur during the Term. Supplier may incorporate a request that Customer provide a periodic production or load forecast to aid in forecasting Customer's load requirements as part of the terms of this Agreement.

20. CUSTOMER SERVICE

For questions about your invoice or Supplier service, please contact our Customer Care Department by calling Supplier at the toll free number listed on the Notices Schedule. To report a service outage in an emergency or for any other questions, please contact your Utility directly.

Signature: Fernando Marquez
Fernando Marquez [Mar 2, 2023 11:05 CST]

Email: contractlegal12@txu.com

Robert Barber

From: Adam Hoover <ahover@nimec.net>
Sent: Friday, February 24, 2023 1:27 PM
To: Robert Barber
Cc: David Hoover
Subject: Municipal Aggregation Rates
Attachments: Beecher-Muni Agg (1).pdf

Bob,

We were able to go to the market and get some rates for a fixed rate municipal aggregation program. The current ComEd rate is 9.66¢ with a new rate expected to be released in the middle of April. MC2 had the best offer and their best rate was 7.59¢ with 0% green energy.

There also is an option from MC2 to have the residents match ComEd rate, and they will create 5% green energy, or have a civic contribution of \$3,000 a year.

I'll give you a call early next week to discuss. Or if you have any questions, please let me know. Thanks!

--

Adam Hoover
Director, Strategic Accounts
847-732-2515
ahover@nimec.net
www.nimec.net

NIMEC has been helping the Village of Beecher find lower suppliers for their water pumping accounts for years. Recently, NIMEC has found opportunities in municipal aggregation. Municipal Aggregation is the municipality purchasing electricity in bulk on behalf of its residents in hopes of finding financial savings. The current options for the Village are to find a fixed rate for all residents that is currently lower than the ComEd rate. Next year's ComEd rate will be released in May of 2023, and will run from June 2023 to June of 2024. MC2 currently has the best option with a rate of 7.59¢ for a 1 yr deal, the current ComEd rate is 9.66¢.

<h2>Beecher</h2>		
<u>Fixed Rate (Classic All-in)</u>		
Green RECs	14 Months	26 Months
0%	7.59	7.85
25%	7.69	7.95
50%	7.79	8.05
100%	7.99	8.25
<u>PTC Rate (Tariff Match)</u>		
Either option but not both combined:		
(a) 5% EPA Green Community RECs		
or		
(b) \$250 per month		





March 1, 2023

The Honorable Janett Connor
Village Clerk
Village of Beecher
625 Dixie Highway
Beecher, IL 60401

RE: 2022 Comcast Customer Annual Report

Dear Ms. Connor:

I am writing today to present Comcast's 2022 customer service report, pursuant to the Illinois Cable and Video Customer Protection Law (220 ILCS 5/22).

Comcast provides innovative, state-of-the-art communications services to millions of residential and business customers in more than 400 Illinois communities. We're dedicated to our customers, the communities we serve, and our thousands of employees throughout Illinois.

We value each and every customer and work hard to earn their loyalty. We've instituted companywide initiatives designed to enhance the customer experience and deliver even greater service reliability. Our data confirm our progress. Our network is 99.9 percent reliable—service outages have decreased significantly in recent years. Customers use our apps and digital tools to communicate with us, get information, place orders, update their services, and resolve issues more than 80 percent of the time. The vast majority of customers now install their own services, eliminating the need for in-person appointments. As a result, service calls to customers' homes and businesses and calls to Customer Care have decreased significantly over the last five years.

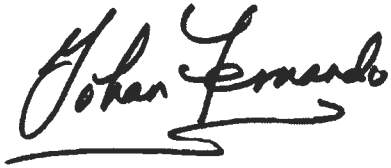
The centerpiece of Project UP, Comcast's \$1 billion, 10-year investment in digital equity, is Internet Essentials, Comcast's low-cost broadband adoption program for low-income grammar, high school, and community college students, seniors, veterans, people with disabilities, and public housing residents enrolled in public assistance programs. Since its launch in 2011, Internet Essentials has connected more than 10 million Americans to the Internet--more than 1.6 million people in Illinois alone. In addition, in 2022, we opened our nearly 73 Lift Zones in the state. Lift Zones are WiFi-enabled safe spaces in community centers where students can come to do schoolwork and adults can come to build digital skills, access government and other services, and search for jobs.

Our 2022 annual report is below for your review.

Type of Complaint	Total
Billing, Charges, Refunds and Credits	2
Installation or Termination of Service	1
Quality of Service or Repair	2
Programming	0
Miscellaneous	1
Total	<hr/> 6

Please don't hesitate to contact me if you have any questions or need additional information; I can be reached at (630) 669-0830.

Sincerely,

A handwritten signature in black ink that reads "Yohan Fernando". The signature is written in a cursive style with a prominent flourish at the end of the name.

Yohan Fernando
Senior Manager of Government Affairs

Davis Concrete Construction Co.

11244 W MANHATTAN MONEE RD
MONEE, IL 60449

Phone: 708.388.1100 Fax: 708.388.9642

PROPOSAL AND CONTRACT

PROPOSAL SUBMITTED TO:

Village of Beecher
ATTN: Matt Connor
Phone: (708)946-3636
E-mail: MConner@villageofbeecher.org

DATE: March 6, 2023
PROJECT NAME: Fireman's Park Concrete Pads
PROJECT LOCATION: 724 Penfield Street
Beecher, IL

We hereby submit specifications and estimates for:
Fireman's Park Concrete Pads
Beecher, IL

DESCRIPTION OF WORK

ESTIMATED QUANTITY

UNIT PRICE

AMOUNT

Base Bid

1. 6 Concrete Pads Along Walking Path - 5' x 10' x 4" each	300.00 SF	\$18.50	\$5,550.00
2. 1 Concrete Pad Near Splash Pad - 20' x 40' x 4"	800.00 SF	\$16.50	\$13,200.00

Base Bid Total: \$18,750.00

NOTES:

Final restoration work by Beecher Public Works.

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum of:

Actual Quantity x Unit Price.
Net 30 days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Proposal Signature: 

NOTE: This proposal may be withdrawn by us if not accepted in 30 days.

Acceptance of Proposal/Contract Agreement

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner's Representative:

Accepted By: _____

Signature: _____

Date: _____

Davis Concrete Representative:

Accepted By: _____

Signature: _____

Date: _____



13820 S. California Avenue • Blue Island, IL 60406
(708) 396-8888 • Fax (708) 396-8893
www.PavementSystems.com

PROPOSAL & CONTRACT

We hereby propose to furnish all material and perform all the labor necessary for the completion of work as follows:

0101-23

PROPOSAL SUBMITTED TO: Matt Conner

JOB SITE Village of Beecher - Spring 2023 asphalt patching, Fireman's Park & Beecher Elementary
Scho, Beecher, IL 60401

Spring 2023 Asphalt Patching at Fireman's Park & Beecher Elementary School:

Fireman's Park:

Patch a 30 square foot utility trench on the asphalt path in the northeast corner of the park, to include:

- remove up to 2" of stone and dump it at the public works facility
- patch the area with 2" of surface asphalt.

Fine grade and pave an existing gravel area totaling 911 square feet at the southwest corner of the park, to include:

- remove any unsuitable material and dump it at the public works facility
- fine grade the existing stone base and pave it with 2" of surface asphalt.

Remove and replace a 1,864 square foot area of deteriorated asphalt at the southwest corner of the park, to include:

- saw cut and remove up to 2" of asphalt and haul the material to the asphalt plant
- fine grade the existing stone base and pave the area with 2" of surface asphalt.

Beecher Elementary School:

Fine grade and pave 2 existing stone walkway areas west of the school by the bridge, to include:

- remove any unsuitable material and dump it at the public works facility
- fine grade the existing stone base and pave it with 2" of surface asphalt.

NOTES: Work to be done in 1 mobilization and on a weekday. Exclusions: stone base replacement, proof roll, testing, plumbing structure adjustments, de-watering, pavement markings, layout, engineering, staking, barricades, flagmen, traffic control, permits, as-built drawings, bonds and landscape restoration. Additional mobilizations will incur extra charges. All areas to be paved must be accessible to a fully loaded six wheel dump truck. All prices quoted are based on our current insurance limits per the attached sample certificate. **BACKGROUND CHECKS, FINGERPRINTING, DRUG TESTING OR EMPLOYEE TESTING OF ANY KIND ARE NOT INCLUDED IN THIS BID.** Existing drainage patterns to remain. This proposal does not include sales tax. Water must be provided for us to use from an outdoor spigot at no charge to Pavement Systems, Inc. If the depth of the existing asphalt differs from 2" on average, there will be an extra charge for the additional asphalt removal and disposal or for stone base removal and disposal.

Job site info, acceptance of proposal and base bid pricing at the bottom of page 3.

See the back of this page and the following page for our General Specifications.

All of the services we provide are described in these specifications.

Only the services that are listed above are included in this proposal.

GENERAL SPECIFICATIONS

These are general specifications for our most common services. Some or all of these services may be included in your specific proposal (See page 1). There also may be differences on your proposal, which would supersede these specifications.

SEALCOATING

Prior to sealing, the entire area will be swept and cleaned of all dirt and debris with hand brooms and blowers or a sweeper truck as the particular project warrants. Oil spots that require priming will be cleaned and primed as necessary with a latex primer. Please note that areas of asphalt with severe oil saturation will not accept the coating even if primed, thus replacement of the asphalt may be necessary. All concrete edging will be done with fine bristle brooms to prevent splashing the sealer on the concrete. Finally, the pavement sealer will be applied in 2 coats at a rate of 3 gallons per 100 square feet or as indicated on the proposal.

The sealer will meet all requirements of federal specification ASTM D 5727 (old RP-355e) and will be fortified with 4 pounds of Black Beauty aggregate per gallon of sealer for added skid resistance and durability. Tarmax latex rubber additive will be added to the mixture at a rate of 4 gallons per 100 gallons of sealer to provide added flexibility and durability to the finished coating.

Please note that for most applications (excluding residential driveways) sealer is best applied in 2 coats. Since sealer, as with most waterborne products, does not cure properly if the coating is too thick, it is recommended that the sealer be applied in 2 separate coats thereby achieving the proper cure as well as a final film thickness equal to or greater than a 1-coat application.

Please note that sealer is not a suitable crackfilling material. The sealer will fill very minute cracks and voids; but when applied to a crack or void greater than its acceptable thickness, it will either not cure or will shrink and crack in a relatively short period of time. The only proper crackfilling material is a rubberized material specifically designed for sealing cracks.

PAVEMENT MARKINGS (STRIPING)

Prior to striping, the specific areas to be painted will be cleaned as necessary of minor debris with hand brooms. The specific markings will be measured and chalk lines will be snapped as necessary. Finally, the traffic marking paint will be applied at a rate of approximately 100 square feet per gallon per coat producing a wet film thickness of approximately 15 mils per coat. All paint used will meet or exceed Illinois Department of Transportation specifications.

CRACKFILLING

Cracks ¼ inch in width and greater will be routed to a width and depth of ½ inch and cleaned of all dust and debris with a compressor providing a minimum of 100 PSI and 185 CFM. Routing and cleaning of the cracks is a vital part of the process, as the crackfill material needs a properly prepared and cleaned reservoir so that it will bond with the sides of the crack and remain in the crack. The cracks will then be filled with rubberized hot tar crack sealant. The cracks will be slightly overfilled and relieved of excess material by striking off the excess forming a band on either side of the crack. This method is recommended by the manufacturer and ensures that the proper amount of material is poured into the crack, while preventing an excess that might lead to the material being pulled from the crack by snow plow blades, stationary power steering turns, etc. Please note that as the material cools it will contract slightly leaving a meniscus or slightly beveled effect in the crack. This is not a problem with the material and is desired, as there is a risk of the material being pulled from the crack if it is flush or slightly raised. Please see your proposal for the actual quantity of cracks to be filled. Filling of additional cracks would incur an additional charge.

The crackfill material will meet all requirements of federal specifications AASHTO M 173 and ASTM D 3405 and will be heated in an oil-jacketed double boiler with thermostatic controls and mechanical agitation. Please note that areas of asphalt that are "alligated" will not be filled as that asphalt condition warrants replacement patching, and filling those cracks is not cost effective. Please also note that crackfilling is a functional maintenance procedure and is not an aesthetic remedy for unsightly cracks. Sealcoating over the crackfilling material will hide the material for a short period of time, but the cured sealcoat material is a rigid coating and will eventually flake off the flexible crackfill material over time. Although the sealcoat and crackfill materials are both black, they are different shades of black; therefore in time you will be able to plainly see the crackfill

ASPHALT PATCHING – REMOVE AND REPLACE

The areas to be patched will be sawcut as necessary and the broken asphalt will be removed to the depth indicated on the proposal. The stone base will be inspected to insure its integrity, regraded and compacted. The vertical edges of the patch will be primed, and the areas will be patched with bituminous plant mix asphalt.

Unless otherwise indicated the pricing will not include repairing the stone base and/or additional depth patching. If a problem with the stone base exists, the Owner/Contractor will be notified and given a quotation to repair the problem. If additional depth patching is required due to unforeseen conditions (e.g. thickness of the existing asphalt is greater than assumed), an additional charge of \$1.00 per square foot for each additional inch of depth that is required will be charged. A lesser or greater charge amount may be listed on your proposal and would supersede

ASPHALT PATCHING – SKIN

The areas to be patched will be cleaned and primed. The areas will then be resurfaced with bituminous plant mix asphalt at a finished compacted thickness as listed on the proposal. Please note that the edges of each patch will be feathered in to the existing asphalt.

GENERAL NOTES AND EXCLUSIONS

General notes:

- Unless otherwise indicated prices quoted are based upon performing work during normal working hours, Monday through Friday excluding holidays.
- Unless otherwise indicated all material and labor is warranted for one full year from the date of substantial completion of our work.
- Pavement Systems is fully licensed and insured and will provide a certificate of insurance upon request. The prices quoted are based on the insurance limits held by Pavement Systems, Inc. on the date of the proposal, using Insurance Form Accord 25S.
- Return trips necessary to complete any work, which could not be completed due to any problem or issue which is caused in any way by the Owner/ Contractor, their employees, their tenants or anything under their control will incur a return trip charge.
- All job information, work instructions and/or requested changes must be conveyed to your Pavement Systems Inc. salesperson or estimator. We cannot be held responsible for problems arising from information that is not conveyed to the salesperson or estimator.
- The prices on this proposal do not cover any costs due to unforeseeable existing conditions. Additional costs arising from unforeseeable conditions will be charged to the Contractor/Owner or the signer of the proposal.

Exclusions

Unless otherwise stated on this proposal the following are excluded from the price quoted:

- Payment for and procurement of required permits, performance and payment bonds
- Notification to residents/tenants and removal of vehicles and/or other obstructions in the area of work.
- Multiple mobilizations and/or phasing of the work other than as indicated on this proposal.
- Engineering work, layout work, proof roll, testing of materials and testing of completed work.
- Excavation and/or undercutting above and beyond that which is indicated on the proposal, preparation and fine grading of subgrade, removal of hazardous materials, plumbing adjustments, landscape restoration, and disposal of Petromat type reflective crack control fabric.
- Location of underground utilities not located by JULIE, DIGGER or UNDERGROUND utility location services. Pavement Systems, Inc. is not responsible for any damage to any non-located utilities when performing work authorized by the owner. This includes but is not limited to site electric, detector loops, data lines, security lines and phone lines.

The price(s) stated on this proposal will be guaranteed for 30 days from the date below.

JOB SITE Village of Beecher - Spring 2023 asphalt patching, Fireman's Park & Beecher Elementary
Scho, Beecher, IL 60401

CONTRACTOR/OWNER Village of Beecher
625 Dixie Hwy, Beecher, IL 60401

All of the above base bid work to be completed in a substantial and workmanlike manner for the sum of:


Fifteen Thousand Seven Hundred Ten Dollars **\$15,710.00**

The entire amount of contract to be paid upon completion.

1 1/2% interest per month added after 30 days completion. Any alteration or deviation from the above drawings or specification involving extra cost of material or labor will become an extra charge over the sum mentioned in this contract. All agreements must be in writing. All agreements are contingent upon strikes, accidents, or delays beyond our control. Customer agrees to pay all legal cost and fees incurred in collecting delinquent accounts.

RESPECTFULLY SUBMITTED:

AUTHORIZED
SIGNATURE



Ken Maziarek

0101-23

Date of Proposal: February 22, 2023

Acceptance of Proposal

You are hereby authorized to furnish all the material and labor required to complete the work mentioned in the above proposal....we agree to pay the amount in said proposal and according to the terms thereof.

SIGNATURE: _____

DATE: _____

PRINTED NAME: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/03/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Xartia Group 1900 E Golf Road, Suite 950 Schaumburg, IL 60173 License #: 3001073822	CONTACT NAME: Dominic J Messina PHONE (A/C, No, Ext): (847)787-7400 FAX (A/C, No): E-MAIL ADDRESS: dmessina@xartia.com
	INSURER(S) AFFORDING COVERAGE
INSURED Pavement Systems Inc. 13820 California Ave. Blue Island, IL 60406	INSURER A: Utica National Insurance Group NAIC # 25976
	INSURER B: Westchester 21121
	INSURER C:
	INSURER D:
	INSURER E:

COVERAGES **CERTIFICATE NUMBER:** 06000162-0 **REVISION NUMBER:** 10

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	TYPE OF INSURANCE	ADDL	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS
LTB		(ISS)		(MM/DD/YYYY)	(MM/DD/YYYY)	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PERCT <input type="checkbox"/> LOC OTHER:		CPP 5526596	08/01/2022	08/01/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		BA 5526588	08/01/2022	08/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE DED: RETENTION \$		UMB 5532587	08/01/2022	08/01/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory to R/R) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N / A	WC 5526594	08/01/2022	08/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Pollution Liability		G71476029 005	08/01/2022	08/01/2023	General Aggre 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Certificate Holders are named as Additional Insureds including Products & Completed Operations coverage of a Primary & Non-Contributory basis with waiver of subrogation, if required by written contract or written agreement subject to the above general liability policy provisions per endorsements CG7174.3 1013 and CG 7578 0617. Certificate Holders are named as additional insureds on a primary & non-contributory basis with waiver of subrogation if required by written contract or written agreement subject to the above business auto policy provisions per endorsements CA7450 1117 and CA 7286 1115. Waiver of subrogation is included to any or all persons or organizations subject to the written contract.

CERTIFICATE HOLDER SAMPLE	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  (DJM)
---	---

POLICE STATION SITE IMPROVEMENTS

West Church Road, Beecher, Illinois 60401

PROJECT INFORMATION

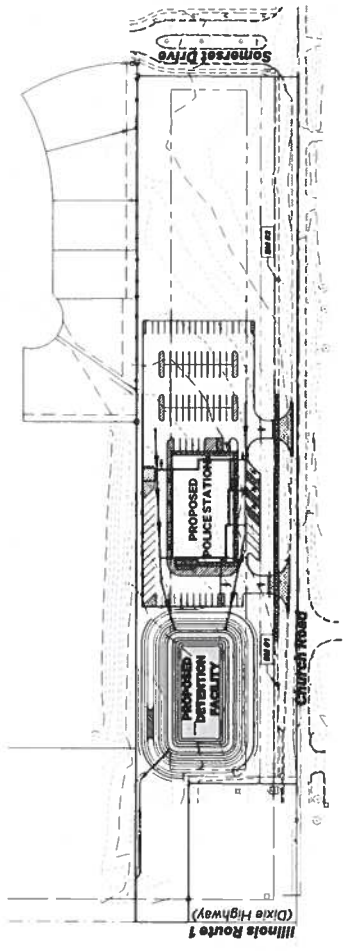
Owner/Developer:
Village of Beecher
Beecher, Illinois 60401

Project Address:
West Church Road
Beecher, Illinois 60401

Development Notes:
277,208 Sq.Ft. = 4.99 Acres
Total Site Area = 156,690 Sq.Ft. = 3.53 Acres
Zoning: C-1 - Office/Neighborhood District

Building Setbacks Are As Follows:
Front Yard Setback = 40 Feet
Side Yard Setback = 20 Feet
Rear Yard Setback = 60 Feet

Parking Tabulation:
ADA Requirements (1 Space per 25 Spaces) = 4 Spaces
Standard Parking (9' x 18' Typ.) = 95 Spaces
Total Parking = 99 Spaces



VICINITY MAP



DRAINAGE CERTIFICATE

State of Illinois)
County of Hamilton) 14

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof or that if such change is made, it will be in accordance with the provisions of the laws of this State. The collector and diversion of such surface waters into public areas or drains which the subdivider has the right to use, and that surface waters will not be deposited on the property adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction on the subdivision.

Dated at Beardstown, Illinois this _____ day of _____ A.D. 20

Design Engineer: _____
Owner: _____

UTILITY COMPANIES SERVING SITE

Call **JULIE** Before You Dig:
Call 877 or 800.892.0723 or go to Illinois1Call.com

Water:
Village of Beecher Public Works
625 Duane Highway
Beecher, IL 60401
Phone: 708.846.2281

Natural Gas:
Nicox Gas
1844 Ferry Rd
Naperville, IL 60563
Phone: 630.730.0714
Email: Building@nicox.com

Electric:
Com Ed
1000 West Congress Highway
University Park, IL 60468
Phone: 708.235.2360

Telephonics:
A T & T
65 West Webster - Floor 4E
Joliet, IL 60431
Phone: 815.727.2879

Cable Televisions:
Comcast
2770 Hoffman Way
South Hillside, IL 60473
Phone: 708.444.8822

Highway Department:
Will County
18841 W. Laramie Rd
Joliet, IL 60438
Phone: 815.727.2826
Hours: Mon. - Fri. 8 a.m. to 4 p.m.

Department of Transportation:
Illinois Department of Transportation
201 West Center Court
Springfield, IL 62756
Phone: 847.705.4000

BENCHMARK SUMMARY

Site Benchmarks:

BM #1
Cut #1 - In South edge of concrete sidewalk North of West Church Road, approximately 70 Feet North of the centerline of West Church Road, West-northwest of a "Traffic Signal Ahead" sign.
Measured Elevation = 724.73 - NAVD 88

BM #2
Cut #2 - In South edge of concrete sidewalk North of West Church Road, approximately 70 Feet North of the centerline of West Church Road and 142 Feet West of a telephone pole.
Measured Elevation = 743.58 - NAVD 88

SYMBOLS & LEGEND

Existing	Proposed	Removals
<ul style="list-style-type: none"> Redline Old Cross Street Burnt Ink Stump / Futility Machine Hydrant Power Pole Well Light Pole Telephone Pole Cellar / Television Pedestal Power Pedestal Storm Sewer Pipe Storm Sewer Pipe Storm Sewer Pipe Water Meter, Size N/A Telephone Line Cellar / Television Line Electric Line Electric Line, Overhead Old and Center Concrete Grass Grass, Wood Grass, PVC 	<ul style="list-style-type: none"> New Color Pavement / Concrete New Curb and Gutter, 8" x 3" New Storm Sewer Pipe New Concrete Sidewalk New Bituminous Pavement New Concrete Pavement New Inland Parking Stall New Storm Sewer New Storm Sewer New Storm Sewer New Water Service Box (8" dia) Remove Object PCC Sidewalk Removal Bituminous Pavement Removal, Full Depth Aggregate Pavement Removal, Full Depth 	<ul style="list-style-type: none"> Remove Object PCC Sidewalk Removal Bituminous Pavement Removal, Full Depth Aggregate Pavement Removal, Full Depth

DRAWING INDEX

C1.0	COVER PAGE
C1.1	STANDARDS & SPECIFICATIONS
C1.2	EXISTING CONDITIONS & REMOVALS PLAN
C1.3 - C1.3	SITE PLAN
C1.4 - C1.4	EROSION CONTROL PLAN
C1.5 - C1.5	SITE DETAILS

JMA RECEIVED FROM PIGGUSH 02.22.23
REVIEW COPY ONLY
NOT FINAL COPY

JMA ARCHITECTS
INITIAL REVIEW COPY 02.27.23
ONLY OF SHEETS C1.0, C3.0, C3.1, C3.2.
SENT BACK ON 02.27.23 TO PIGGUSH WITH COMMENTS

PIGGUSH ENGINEERING
188 Illinois Center Drive, Suite 8
Naperville, Illinois 60563
P 630.341.2147
F 630.341.2121

NEW POLICE FACILITY
VILLAGE OF BEECHER, ILLINOIS
CHURCH STREET EAST OF DIXIE HIGHWAY

Architects
JMA Architects
16125 Lakeshore Street
South Holland, Illinois 60473
708.335.3900 FAX 708.333.0949
www.jmaarchitects.com

COVER PAGE

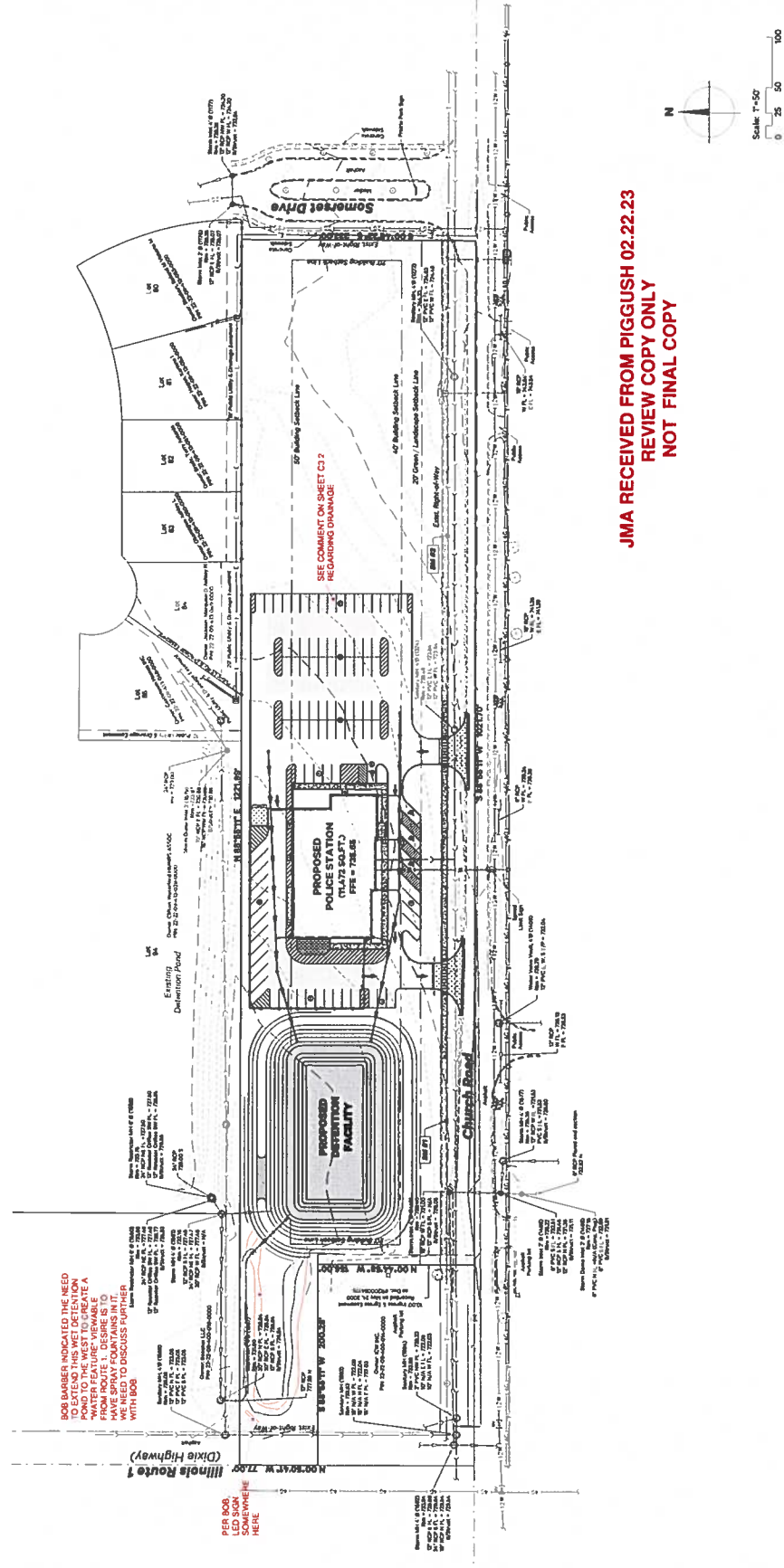
NO.	REVISIONS	DATE	BY

PROJECT NO.	DATE	DATE	DATE
2225			

C1.0
SHEETS

NO	REVISIONS	DATE

DATE	REVISION



BOB BARBER INDICATED THE NEED FOR A WATER FEATURE IN THE DETENTION POND TO THE WEST TO CREATE A "WATER FEATURE" VIEWABLE FROM THE DETENTION POND. WE NEED TO DISCUSS FURTHER WITH BOB.

PER BOB, LED SIGN HERE HERE

JMA RECEIVED FROM PIGGUSH 02.22.23
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NOT FINAL COPY

NEW POLICE FACILITY
VILLAGE OF BEECHER, ILLINOIS
CHURCH STREET EAST OF DIXIE HIGHWAY

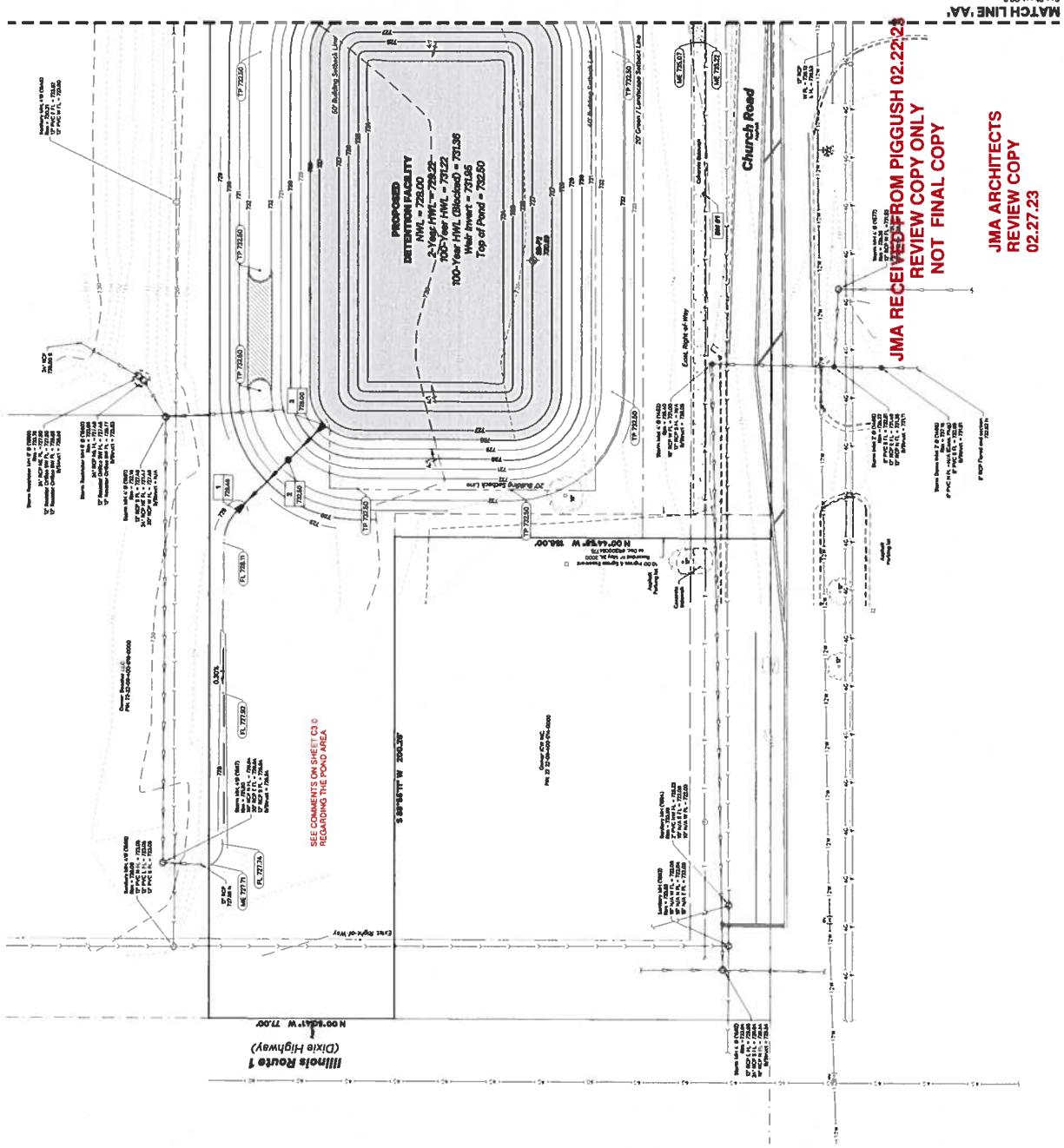
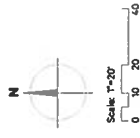
JMA Architects
South Holland, Illinois 60473
www.jmaarchitects.com
708-339-3900 FAX 708-339-0949

GRADING & DRAINAGE PLAN

NO.	REVISIONS	DATE	BY

C3.1
SHEETS

PIGGUSH ENGINEERING
1848 Williams Latham Drive, Suite 8
Naperville, Illinois 60563
630.516.2443
630.516.3758



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JMA ARCHITECTS
REVIEW COPY
02.27.23

SEE COMMENTS ON SHEET C3.0
REGARDING THE POND AREA

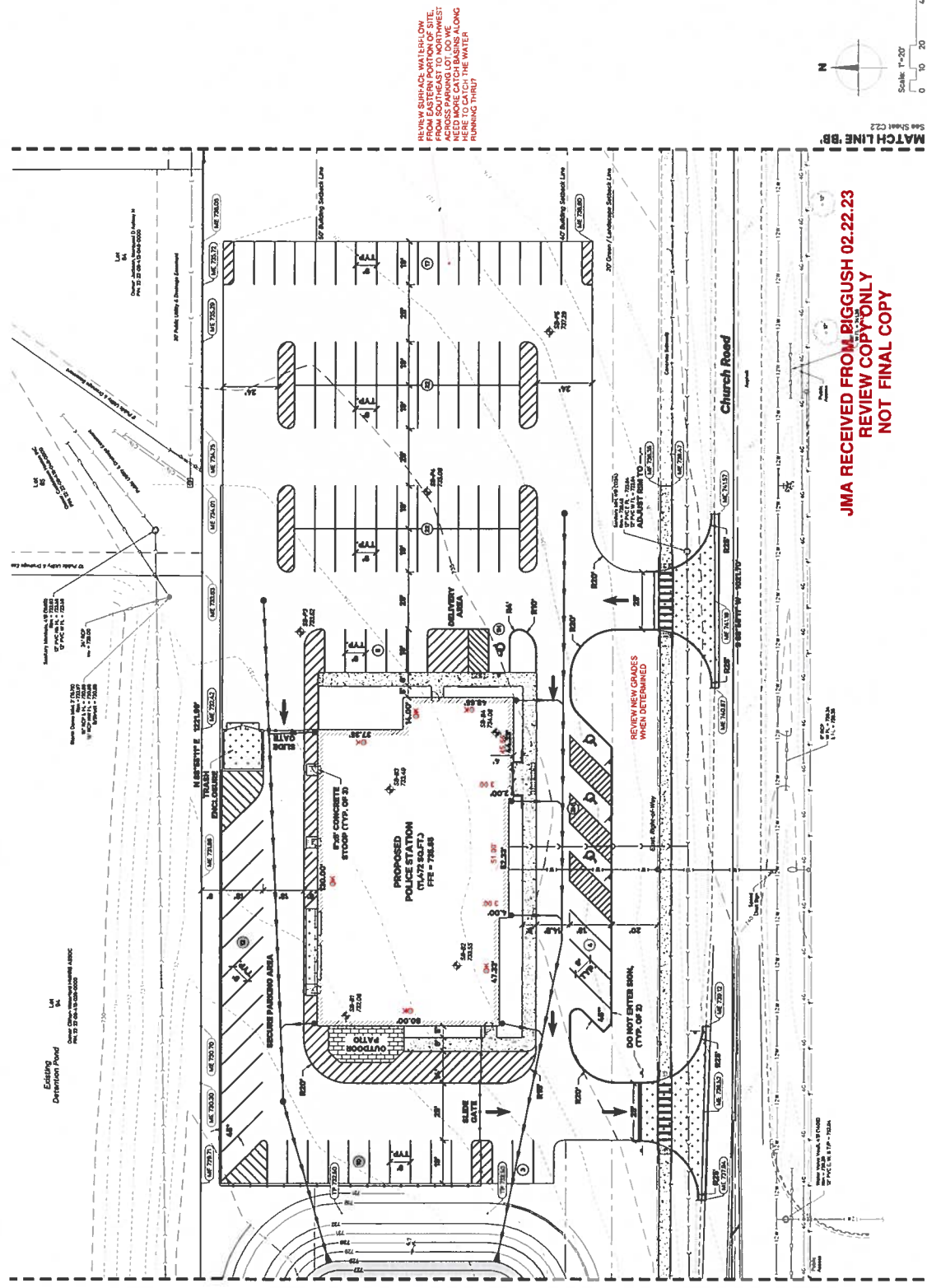
MATCH LINE 'AA'

Sheet C3.2

NO.	REVISIONS	DATE

PROJECT NO.	2225
DATE	08/23
DRAWN	CH

PIGGUSH ENGINEERING
1800 Wilshire Lakeside Drive, Suite # 8
Beverly Hills, CA 90210
Tel: 310.412.3147
Fax: 310.412.3138
www.piggush.com



REVIEW SURFACE WATER FLOW FROM EASTERN PORTION OF SITE. ADJUST GRADING AS NECESSARY TO PREVENT WATER FROM CROSSING PARKING LOT. DO WE NEED MORE CATCH BASINS ALONG RUNNING THRU? THE WATER



**JMA RECEIVED FROM BIGGUSH 02.22.23
REVIEW COPY ONLY
NOT FINAL COPY**

**JMA ARCHITECTS
REVIEW COPY
02.27.23**

588 Sheet C3.1
MATCH LINE 'AA'

588 Sheet C2.2
MATCH LINE 'BB'

Robert Barber

From: JPIM LLC <jpimllc@gmail.com>
Sent: Thursday, March 9, 2023 10:46 AM
To: Robert Barber
Subject: BEECHWOOD LOT 1 DONATION
Attachments: BEECHWOOD LOT 1-Written Acknowledgement.docx; BEECHWOOD LOT 1 - Agreement.docx; Scan.pdf

Bob,

I. Attached please find the following:

1. An AGREEMENT regarding the donation of Beechwood Subdivision Lot 1 to the Village of Beecher.
2. A pro-forma modified WRITTEN ACKNOWLEDGEMENT OF DONATION which should be duplicated and placed on Village of Beecher official letterhead.

II. Additional comments and items for completion as itemized below.

1. Regarding 2022 real estate taxes not yet due and payable. If these taxes are mailed to the Village of Beecher as a result of the deed recording, please notify me and we will either bring you a check in full payment or, alternatively, if the bill gets mailed to me, we will pay the taxes and provide you with a paid receipt. Depending on the pleasure of the Village of Beecher, we will prorate the 2023 taxes payable in 2024 when they become available.
2. Completion of IRS Form 8283. The form requires:
 - a. In **PART IV Declaration of Appraiser**, the appraiser's signature, date of signing, and the appraiser's TIN (tax identification number). We can arrange to rendezvous with the appraiser to obtain this information and his signature.
 - b. In **Part V Donee Acknowledgement**, insertion of the the date of actual donation, EIN (Employer Identification Number of the Village of Beecher), authorized signature of a representative of the Village of Beecher including title and the date of signing.

The Form 8232 will be prepared by our CPA and will be available at the time of deed transfer.

3. We request a copy of the Ordinance and/or official minute from the Village of Beecher effecting and memorializing acceptance of the donation.
4. Noted that the effective date of the donation will be fixed and shown as March 13, 2023 with all relevant donation related documents bearing that date.
5. Confirming our meeting at your office on March 14 at 11AM to exchange and further execute any necessary documents.
6. As per our previous agreement, we will forward, for payment by the Village of Beecher, any invoicing we receive for the legal and accounting fees incurred with this donation. It is possible that the vendors of those services may send the invoicing directly to the Village of Beecher.

We have attached an invoice from The Chicago Trust Company, N.A., a division of Wintrust Wealth Management, in the amount of \$75.00 (in three formats depending on the requirements of your office) for which we seek eventual reimbursement. The invoice represents the fee for the Execution of Trustee's Deed in favor of the Village of Beecher. Payment was required by The Chicago Trust Company at the time the deed was picked up.

7. Removal of the existing FOR SALE sign on the property. We will coordinate with your office to accomplish that timely. We would like to retain this sign for modification and possible future use elsewhere.

Bob, please feel free to call with any questions or concerns.

Jim Van Drunen
708-331-6000

AGREEMENT

Agreement made this ____ day of _____, 2023, by and between James K. Van Drunen, (Donor), and the **Village of Beecher** (Donee).

Whereas, the Donor desires to donate certain real estate to the Donee on the terms and conditions set forth herein, and

Whereas, Donor is the sole member of J. P. Investments and Management, LLC, an Indiana Limited Liability Company, which is the beneficiary of a land trust with Chicago Title and Trust Company, as trustee under trust no. 5763; and holds the power of direction in that land trust

Whereas, Donee wishes to accept the donation of the real estate,

Now therefore, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. The Donor shall convey the property legally described as:

Lot 1 in Beechwood Highlands Subdivision (being a subdivision of part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 33 North, Range 14 East of the Third Principal Meridian) in Will County, Illinois

PIN: 22-22-21-203-001-0000

To the Donee by trustee's deed.

2. The parties stipulate that the value of the donated property is \$112,000 per the appraisal by Ernest J. Ramos dated February 1, 2023.
3. Donee shall cooperate with the Donor in obtaining an income tax charitable deduction for the donation in the amount of the value of the property, including completion of IRS form 8283 and the execution of a Contemporaneous Written Acknowledgment at the time of the conveyance. The Contemporaneous Written Acknowledgment shall comply with the requirements of IRS Publication 1771, and be substantially in the form attached hereto.
4. Donee intends to retain ownership of the property for a minimum of three years following the conveyance, and hold the property during that time exclusively for public use;

provided, however, that this provision shall not be regarded as a restriction, temporary or permanent, on the Donee's right to use or dispose of the donated property, or as a restriction limiting the donated property for a particular use.

Donor:

James K. Van Drunen

Donee:

The Village of Beecher

By: _____

Attest: _____

Village of Beecher

625 Dixie Highway
PO Box 1154
Beecher, Illinois 60401
Phone: 708-946-2261
Fax: 708-946-3764
www.villageofbeecher.org



President

Marcy Meyer

Clerk

Janett Conner

Administrator

Robert O. Barber

Treasurer

Donna Rooney

Trustees

Jonathon Kypuros

Todd Kraus

Benjamin Juzeszyn

Joe Tieri

Roger Stacey

Joseph Gianotti

WRITTEN ACKNOWLEDGEMENT OF DONATION

To: James K. Van Drunen

Thank you for your contribution of the parcel of real estate described as follows, received by trustee's deed dated _____, 2023:

Lot 1 in Beechwood Highlands Subdivision (being a subdivision of part of the Northwest ¼ of the Northeast ¼ of Section 21, Township 33 North, Range 14 East of the Third Principal Meridian) in Will County, Illinois

PIN: 22-22-21-203-001-0000

No goods or services were received in return for the contribution and

The undersigned acknowledges and is in receipt of an appraisal from Advanced Appraisal Associates, Inc. dated February 1, 2023 establishing the FMV of the subject property at **\$112,000.**

Dated: _____

Village of Beecher

By: _____

Attest: _____

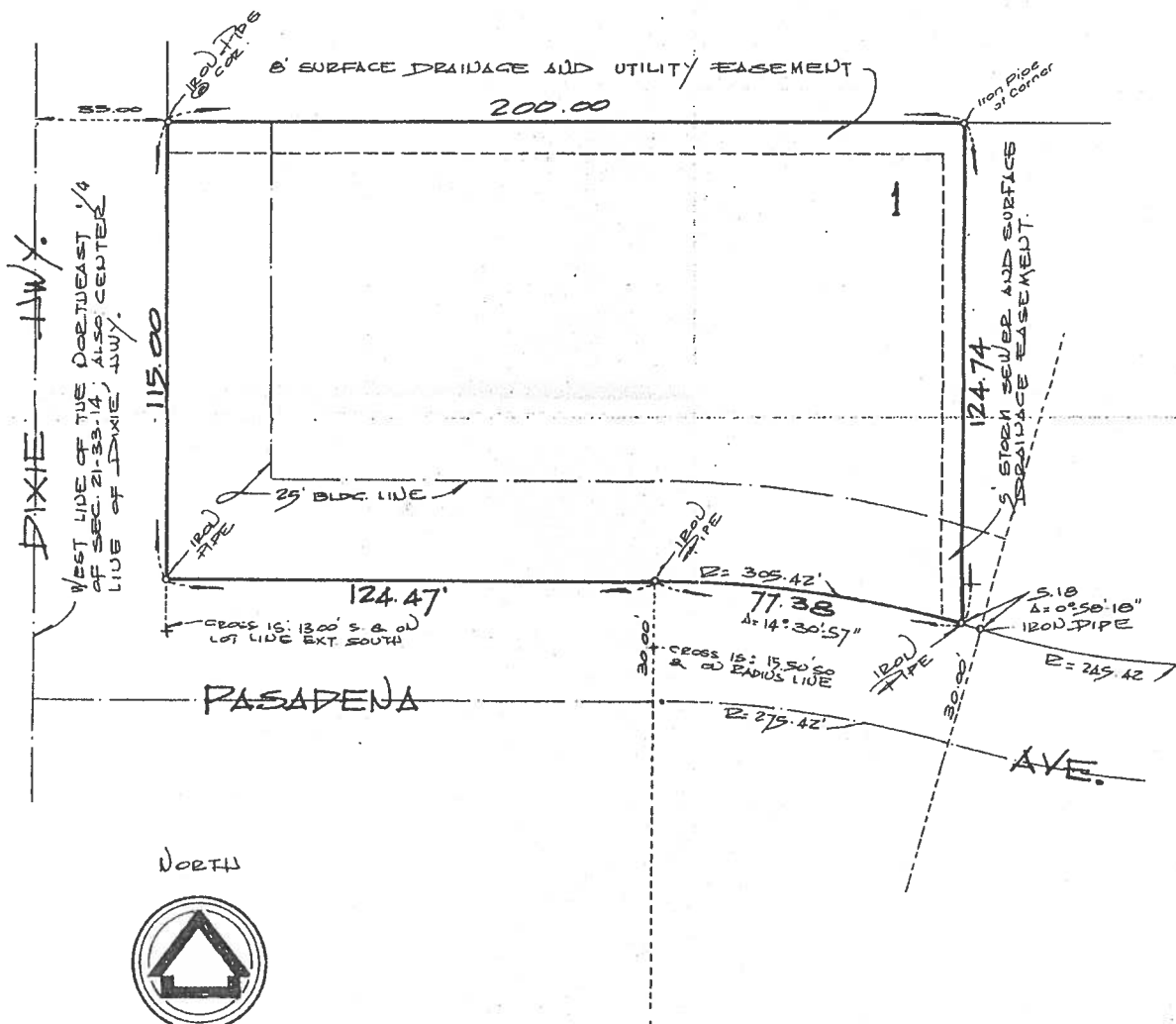
FEEIN: # 36-1005789

OFFICE
 357 E. 170th St.
 SOUTH HOLLAND, ILLINOIS 60473
 SURVEYING & ENGINEERING
 of
 URBAN AND RURAL PROPERTY
 SUBDIVISIONS — TOPOGRAPHY
 RIGHT-OF-WAY — MORTGAGE
 LAND TITLES — CONDOMINIUM

Certificate of Survey

By
R. W. ROBINSON & ASSOCIATES, CO.
 REGISTERED ILLINOIS LAND SURVEYORS
 and PROFESSIONAL ENGINEERS

LOT 1 IN BEECHWOOD HIGHLANDS SUBDIVISION (being a subdivision of part of the Northwest 1/4 of the Northeast 1/4 of Township 33 North, Range 14 East of the Third Principal Meridian), IN WILL COUNTY, ILLINOIS.



SCALE: 1" = 30'

RE-STAKED REAR CORNERS
 OCT. 24, 1983
 FOR BILL VAN DRUNEN
 ORDER No 83-9-34

DECIMAL EQUIVALENTS		
1/4" = 0.01	1" = 0.08	8" = 0.67
1/8" = 0.02	2" = 0.17	9" = 0.75
3/8" = 0.03	3" = 0.25	10" = 0.83
1/2" = 0.04	4" = 0.33	11" = 0.92
5/8" = 0.05	5" = 0.42	12" = 1.00
3/4" = 0.06	6" = 0.50	
7/8" = 0.07	7" = 0.58	

For: BILL VAN DRUNEN
 Scale: 1" = 30'
 Order No. 79-8-13
 Resurveyed to locate buildings.
 Date _____
 Ordered by _____

Compare all points before building and report any difference at once.
 For building lines, easements and other restrictions not shown hereon

State of Illinois } ss.
 County of Cook }
 I OLETO BONA
 CERTIFY that I have
 in the caption to the
 plat is a correct repre
 Date AUG. 10, 19

Will County, Illinois

Tax Assessment Map

Revised for the 2022 Assessment

Copyrighted 2022 by Will County GIS Division

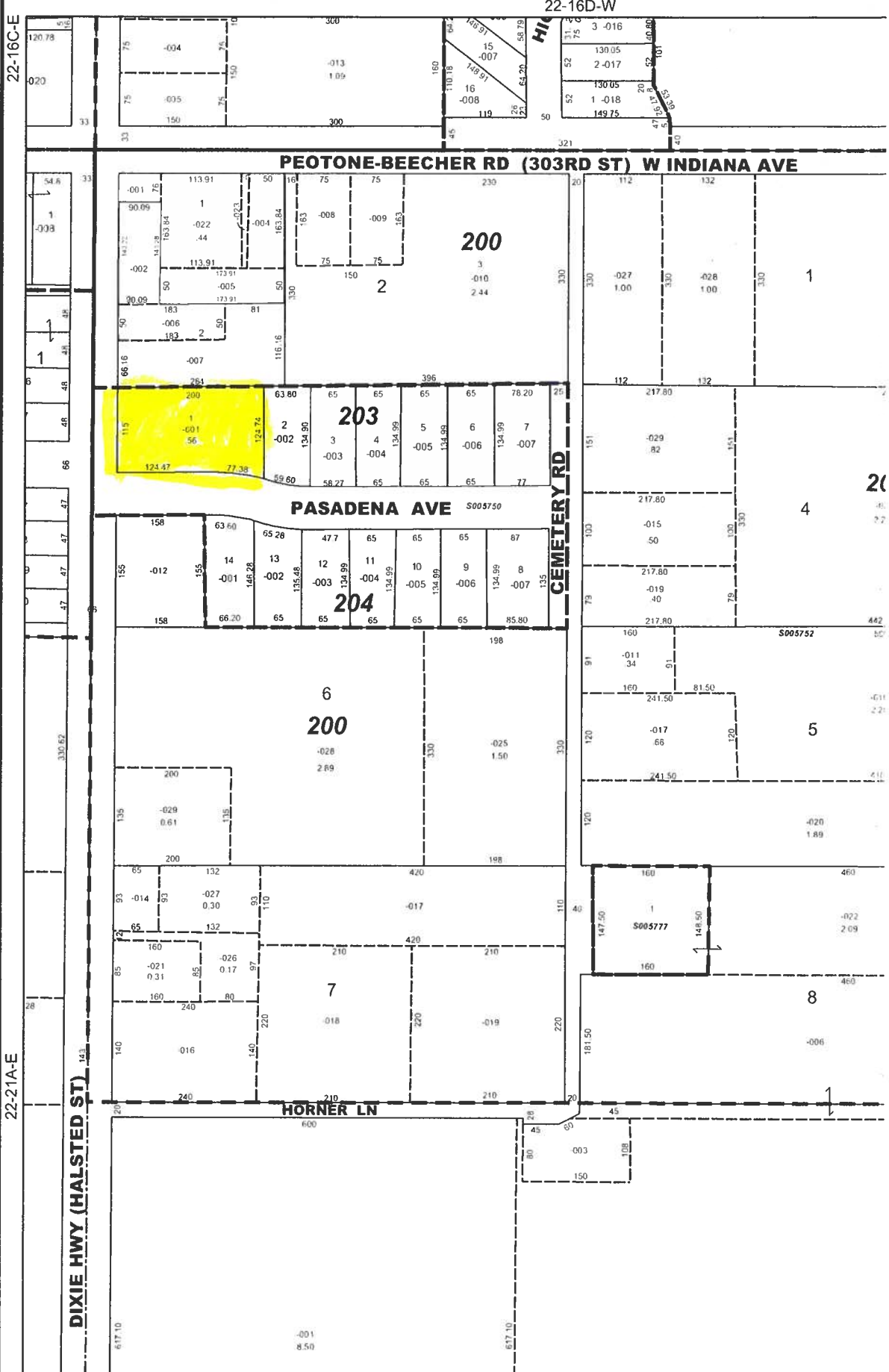
Disclaimer of Warranties and Accuracy of Data
Although the data displayed by Will County GIS Tax Assessment System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both published and unpublished users of the information. The County and its officials do not provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose, are hereby disclaimed. No responsibility is assumed for any errors or omissions in this information. Changes may be periodically made to the information herein. These changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that incorrect data may be attributed to the County. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted, in any questions regarding inappropriate use. Please direct any questions to Mapping & Planning at (618) 740-6664.



Subdivision List

S005750
Beechwood Highlands
R79-011951
S005752
Charles Beseke's Sub

S005777
Morris Sub
R69-008383



22-16D-W

22-16C-E

22-21A-E

PEOTONE-BEECHER RD (303RD ST) W INDIANA AVE

PASADENA AVE S005750

HORNER LN

DIXIE HWY (HALSTED ST)

CEMETERY RD

200

203

204

200

7

1

4

5

8

20

42

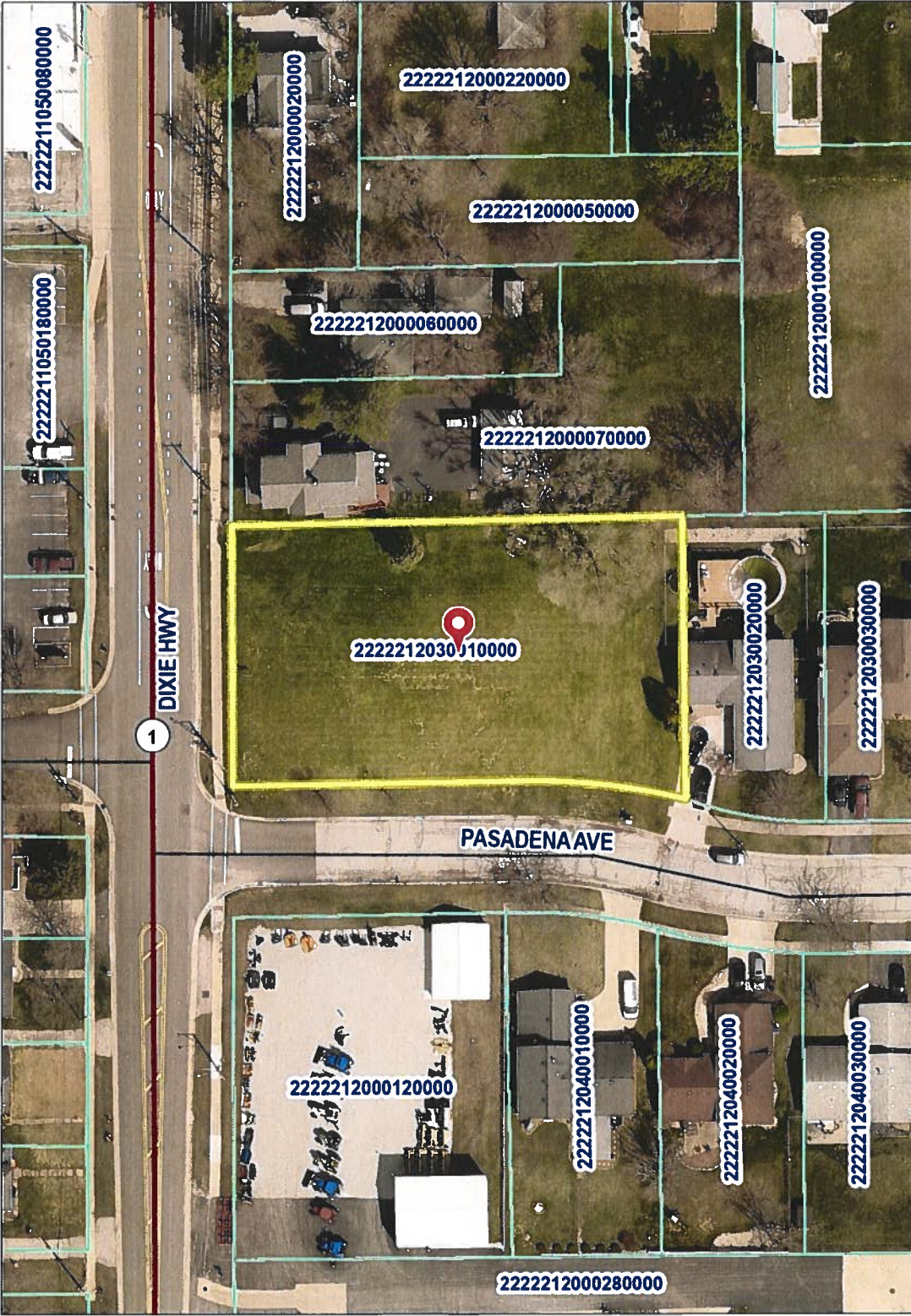
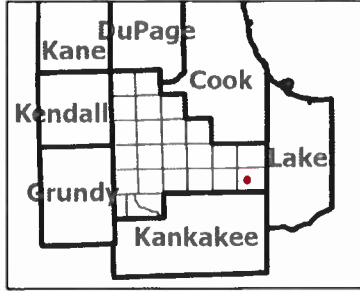
40

46

45

45

45



Legend

Roadways

- Federal
- State
- County
- Local and Private

Parcels

- Parcels
- Townships

Notes

Date: 1/17/2023

1: 1,128

0 0.02 0.04 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Will County CCAO
Dale D. Butalla, CIAO-M
302 N. Chicago Street
2nd Floor
Joliet, Illinois 60432
Phone: 1-815-740-4648

PIN 22-22-21-203-001-0000

Parcel Information

<< Prev Parcel

Next Parcel >>

WASHINGTON TOWNSHIP

Owner Name: JPIM

Street Address:
 VACANT DIXIE HWY
 BEECHER IL 60401



[View on Bing Maps](#)

Subdivision:

Property Class: 0062 Commercial Vacant Land 20G4

Homesite Acres: 0.00
Farm Acres: 0.00
Open Space Acres: 0.00
Total Acres: 0.00



<< Prev Picture

1 of 4

Next Picture >>

[GIS Map & Address Information](#)

[Will County Treasurer's Tax Information](#)

[View Local Taxing Bodies](#)

Assessment Information									
Year	Assess Level	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total	Market Value	Instant Date	Instant Amount
2022	SA/E	0	928	0	0	928	2,784		0
2022	TWP	0	928	0	0	928	2,784		0
2021	BOR	0	928	0	0	928	2,784		0
2020	BOR	0	928	0	0	928	2,784		0

Sale Information

Building Information

**** There is no building information currently available for this parcel. Please contact the [WASHINGTON TOWNSHIP Assessor](#) for more information. ****

Legal Description

LOT 1 IN BEECHWOOD HIGHLANDS IN THE W1/2 OF THE NE1/4 OF SEC 21, T33N-R14E.



APPRAISAL OF REAL PROPERTY "Vacant Land"



LOCATED AT

419 S Dixie Hwy
Beecher, IL 60401

LOT 1 IN BEECHWOOD HIGHLANDS SUBDIVISION

FOR

Village of Beecher
625 Dixie Hwy PO Box 1154
Beecher, IL 60401

OPINION OF VALUE

112,000

AS OF

January 26, 2023

BY

Ernest J Ramos IFA, ASA
Advanced Appraisal
19311 Waterford Ln
Mokena, IL 60448
(708)478-4788
contact@advancedappraisal.net
www.advancedappraisal.net



Advanced Appraisal
19311 Waterford Ln
Mokena, IL 60448
(708)478-4788
www.advancedappraisal.net

02/01/2023

Robert Barber
Village of Beecher
625 Dixie Hwy PO Box 1154
Beecher, IL 60401

Re: Property: 419 S Dixie Hwy
Beecher, IL 60401
Client: Client: Village of Beecher
File No.: 419 S Dixie Hwy

Opinion of Value: \$ 112,000
Effective Date: January 26, 2023

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached. The purpose of the appraisal is to develop a Current opinion of market value for the property (unimproved land) described in this appraisal report, "As Vacant" in unencumbered fee simple title of ownership for Possible Donation/IRS Purposes.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The appraisal is made, under the hypothetical condition, that the property is vacant, & available for possible improvements. The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

A handwritten signature in black ink that reads "Ernest J. Ramos". The signature is stylized and written in a cursive-like font.

Ernest J Ramos IFA, ASA
Certified General Appraiser
Certification #: 553.001879
State: IL Expires: 09/30/2023
contact@advancedappraisal.net

LAND APPRAISAL SUMMARY REPORT

File No.: 419 S Dixie Hwy

SUBJECT	Property Address: 419 S Dixie Hwy		City: Beecher		State: IL Zip Code: 60401																																																																																															
	County: Will Legal Description: LOT 1 IN BEECHWOOD HIGHLANDS SUBDIVISION (BEING A SUB OF PART OF THE NW 1/2 OF THE NE 1/2 OF SECTION 21 TOWNSHIP 33 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN WILL COUNTY, IL. (See attached dated survey and also see Title)																																																																																																			
	Assessor's Parcel #: 22-22-21-203-001-0000		Tax Year: 2021		R.E. Taxes: \$ 91.82 Special Assessments: \$ 0																																																																																															
	Market Area Name: In Town Beecher		Map Reference: 16984		Census Tract: 8839.02																																																																																															
ASSIGNMENT	Current Owner of Record: JPIM Trust 5763 Borrower (if applicable): Client: Village of Beecher																																																																																																			
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) N/A HOA: \$ 0 per year <input type="checkbox"/> per month																																																																																																			
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																																			
	If Yes, give a brief description: The subject is a corner site that is currently vacant, but grass covered. Utilities are assumed available at street, rear or side per the adjacent developed residential and commercial properties.																																																																																																			
MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																																			
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																																			
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																																			
	Intended Use: The intended use of this report is for the use by the client only for possible "Donation/IRS Purposes" only regarding the subject property. The scope of work relates to providing an opinion of "As Is but As Vacant" value for the subject property.																																																																																																			
SITE DESCRIPTION	Intended User(s) (by name or type): Village of Beecher, the IRS assignees and/or successors only. No other use or user(s) are intended.																																																																																																			
	Client: Village of Beecher		Address: 625 Dixie Hwy PO Box 1154, Beecher, IL 60401																																																																																																	
	Appraiser: Ernest J Ramos IFA, ASA		Address: 19311 Waterford Ln, Mokena, IL 60448																																																																																																	
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3">Characteristics</th> <th colspan="2">Predominant Occupancy</th> <th colspan="2">One-Unit Housing</th> <th colspan="2">Present Land Use</th> <th colspan="2">Change in Land Use</th> </tr> <tr> <td>Location:</td> <td><input type="checkbox"/> Urban</td> <td><input checked="" type="checkbox"/> Suburban</td> <td><input type="checkbox"/> Rural</td> <td><input checked="" type="checkbox"/> Owner 90%</td> <td>PRICE (\$000)</td> <td>AGE (yrs)</td> <td>One-Unit 50 %</td> <td><input checked="" type="checkbox"/> Not Likely</td> <td><input type="checkbox"/> Likely *</td> <td><input type="checkbox"/> In Process *</td> </tr> <tr> <td>Built up:</td> <td><input type="checkbox"/> Over 75%</td> <td><input checked="" type="checkbox"/> 25-75%</td> <td><input type="checkbox"/> Under 25%</td> <td><input checked="" type="checkbox"/> Tenant 5%</td> <td>50</td> <td>Low 0</td> <td>2-4 Unit 0 %</td> <td colspan="3">* To: The subject is zoned</td> </tr> <tr> <td>Growth rate:</td> <td><input type="checkbox"/> Rapid</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Slow</td> <td><input checked="" type="checkbox"/> Vacant (0-5%)</td> <td>1,250</td> <td>High 160</td> <td>Multi-Unit 0 %</td> <td colspan="3">Local Business District,</td> </tr> <tr> <td>Property values:</td> <td><input checked="" type="checkbox"/> Increasing</td> <td><input type="checkbox"/> Stable</td> <td><input type="checkbox"/> Declining</td> <td><input type="checkbox"/> Vacant (>5%)</td> <td>300</td> <td>Pred 65</td> <td>Comm'l 10 %</td> <td colspan="3">with the area dedicated for</td> </tr> <tr> <td>Demand/supply:</td> <td><input type="checkbox"/> Shortage</td> <td><input checked="" type="checkbox"/> In Balance</td> <td><input type="checkbox"/> Over Supply</td> <td></td> <td></td> <td></td> <td>Rural/Farm 40 %</td> <td colspan="3">commercial along Dixie Hwy</td> </tr> <tr> <td>Marketing time:</td> <td><input checked="" type="checkbox"/> Under 3 Mos.</td> <td><input type="checkbox"/> 3-6 Mos.</td> <td><input type="checkbox"/> Over 6 Mos.</td> <td></td> <td></td> <td></td> <td></td> <td colspan="3"></td> </tr> </table>		Characteristics			Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use		Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner 90%	PRICE (\$000)	AGE (yrs)	One-Unit 50 %	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *	Built up:	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Tenant 5%	50	Low 0	2-4 Unit 0 %	* To: The subject is zoned			Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Vacant (0-5%)	1,250	High 160	Multi-Unit 0 %	Local Business District,			Property values:	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/> Vacant (>5%)	300	Pred 65	Comm'l 10 %	with the area dedicated for			Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply				Rural/Farm 40 %	commercial along Dixie Hwy			Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.																												
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Market Area Comments: The subject's market area boundaries are roughly defined by the Village of Crete to the North, the Kankakee Border to the South, Stalene Road and State of Indiana to the East, near Will-Center Road and Route 50 to the West. (See Text Addendum for Further Description)																																																																																																				
Dimensions: 115x200x124.74x201.85		Site Area: 24,085 sf Sq.Ft.																																																																																																		
Zoning Classification: B-2		Description: Local Business District																																																																																																		
Do present improvements comply with existing zoning requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Improvements																																																																																																				
Uses allowed under current zoning: The B-2 District is intended to accommodate a wide range of business type establishments that would be incompatible with the uses permitted in the B-1 Historic Downtown Business District and the B-3 District. Many commercial service, retail to office type uses. If there is a question or concern I suggest the ordinance be reviewed with legal counsel.																																																																																																				
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ /																																																																																																				
Comments: None associated with the subject property.																																																																																																				
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) Current use for possible development as allowed under current zoning.																																																																																																				
Actual Use as of Effective Date: Vacant Land		Use as appraised in this report: Vacant Land																																																																																																		
Summary of Highest & Best Use: The highest and best use of the subject in my opinion that the subject site would be best utilized or offered as developed with commercial service, retail or office type uses with no residential allowed in terms of a sole development under zoning. The village's interest in the property or plans was not available or made known to the appraiser.																																																																																																				
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FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X		FEMA Map # 17197C0528G		FEMA Map Date 2/15/2019																																																																																																
Site Comments: There are no apparent easements, encroachments, or other adverse conditions that were observed, made known or readily available. The valuation is based on the property, "As Vacant". The subject site is currently vacant and grass or sod covered, being well manicured and maintained. The subject has +-115' frontage on Dixie Highway and near 202' on a side mostly residential street Pasadena Avenue. The subject and properties along Dixie Highway have been zoned as a dedicated Commercial/Local Business District.																																																																																																				

LAND APPRAISAL SUMMARY REPORT

File No.: 419 S Dixie Hwy

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Cook County Tax Data - Township Assessor, MLS

1st Prior Subject Sale/Transfer: Analysis of sale/transfer history and/or any current agreement of sale/listing: Subject had not sold or transferred in the past 36 months. The property has been under current ownership for over 3 decades, in a land trust with the original owner developing the residential sites to the East. The subject has been offered for sale over time with a sign and on the MLS back in 2009 for \$239,000 per MLS#06119156 and most recent asking price by owner was reported to be \$119,000, per ownership per the recent sale basically next door but was higher in the past. I would expect especially without agent representation for any agreement price to be slightly less than that at a minimal.

Date: _____ Price: _____ Source(s): County Records

2nd Prior Subject Sale/Transfer: _____ Date: _____ Price: _____ Source(s): County Records

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	419 S Dixie Hwy Beecher, IL 60401	405 Dixie Hwy Beecher, IL 60401	1319 S Dixie Hwy Beecher, IL 60401	29300 Dixie Hwy Beecher, IL 60401
Proximity to Subject		0.03 miles S	1.15 miles N	1.41 miles N
Sale Price	\$	\$ 113,000	\$ 125,000	\$ 212,000
Price/ Sq.Ft.	\$	\$ 4.61	\$ 0.49	\$ 0.25
Data Source(s)	Observation	Neighbor/County Records	MLS#10972634/DOM 424	MLS#09158076/DOM1633
Verification Source(s)	County Records	Doc#201987297/Observations	County and Township Records	County and Township Records
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing		ArmLth	ArmLth	ArmLth
Concessions		Cash:0	Cash:0	Cash:0
Date of Sale/Time		12/05/2019	04/29/2022	10/01/2020
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	In Town Beecher	Across from Subjct	Just N of Town +2	North of Town +2.5
Site Area (in Sq.Ft.)	24,085	24,490	252,648	850,000
Zoning Classification	B-2	B-2	Office/Research	B-3
Situs	Corner	Corner	Interior +2	Interior +2
Front Foot/\$ Per Front Ft.	115'	155/\$729 FF	80/\$1562.5	634/\$334.38
Acres/Price Per Acre	0.55 Acres	5.72/\$200,991/Acr	5.81/\$21,515/Acre	19.5/\$10,872/Acr
Improvements	Vacant	Old Dated Residnc +0.4	Vacant	Vacant
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 9,796	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,010,592	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,825,000
Net Adjustment (Total, in \$ / Sq.Ft.)		(\$ 0.4 /Sq Ft)	(\$ 4 /Sq Ft)	(\$ 4.5 /Sq Ft)
Adjusted Sale Price (in \$ / Sq.Ft.)		\$ 5.01	\$ 4.49	\$ 4.75

Summary of Sales Comparison Approach: Sale 1 was considered the most relevant and similar per being directly across the adjacent side street. This property was purchased for the value in the land, with an older home in need of repairs, razed for reported demo costs near \$10,000 in 2019. The subject was an option for their purchase at the time of the 2019 purchase but the owner of the subject had a higher price in mind at that time. Sale 2 and 3 are some of the only recent area commercial sites, but are located just North of town with inferior frontage or located frontage, vs. a corner site directly at the start or in town. These were larger acreage sites but consisted of surplus land or inferior layouts. Sale 4 was a recent sale in a competing area of Monee, purchased by the village and was a similar but smaller corner commercial zoned site, with that area having less commercial activity and needs. Sale 5 was an improved sale across the street from the subject, with extraction completed to estimate the amount paid for the underlying land. See additional comparable page. Comp 6 is an active, somewhat competing listing, but of a larger site adjacent to the only large shopping center within 5-10 miles. See addendum for complete summary. Sale 1 was the absolute best support available for the conclusion. Minimal activity did not warrant time adjustments.

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: _____

Describe common elements and recreational facilities: No PUD information made known to the appraiser.

Indicated Value by: Sales Comparison Approach \$ 112,000 or \$ 4.65 per Sq.Ft.

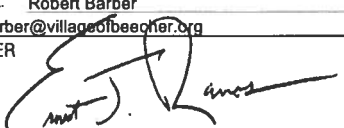
Final Reconciliation: The Sales Comparison Approach accurately reflects the actions of independent buyers and sellers in this market place and is therefore the most reliable indicator of value in this instance though comparables were not ideal. No income was reported or considered. This appraisal is made "as is", or subject to the following conditions: The subject is appraised in "As Vacant" an if ready for improvement.

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 112,000, as of: January 26, 2023, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 30 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: Scope of Work Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Additional Sales Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions

Client Contact: Robert Barber Client Name: Village of Beecher
E-Mail: rbarber@villageofbeecher.org Address: 625 Dixie Hwy PO Box 1154, Beecher, IL 60401

APPRAISER: 
Supervisory or Co-Appraiser Name: _____
or CO-APPRAISER (if applicable)

Appraiser Name: Ernest J Ramos IFA, ASA
Company: Advanced Appraisal
Phone: (708)478-4788 Fax: 708-390-4531
E-Mail: contact@advancedappraisal.net
Date of Report (Signature): 02/01/2023
License or Certification #: 553.001879 State: IL
Designation: Certified General Appraiser
Expiration Date of License or Certification: 09/30/2023
Inspection of Subject: Did Inspect Did Not Inspect (Desktop)
Date of Inspection: January 26, 2023

Supervisory or Co-Appraiser Name: _____
Company: _____
Phone: _____ Fax: _____
E-Mail: _____
Date of Report (Signature): _____
License or Certification #: _____ State: _____
Designation: _____
Expiration Date of License or Certification: _____
Inspection of Subject: Did Inspect Did Not Inspect
Date of Inspection: _____

ADDITIONAL COMPARABLE SALES

File No.: 419 S Dixie Hwy

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	419 S Dixie Hwy Beecher, IL 60401	5510 W Court St Monee, IL 60449		436 Dixie Hwy Beecher, IL 60401		S Dixie Hwy Beecher, IL 60401	
Proximity to Subject		8.55 miles NW		0.03 miles NW		0.89 miles N	
Sale Price	\$	\$ 35,000		\$ 170,000		\$ 1,600,000	
Price/ Sq.Ft.	\$	\$ 2.73		\$ 5.90		\$ 6.71	
Data Source(s)	Observation	MLS#10990039/DOM 219		MLS#10757008/DOM 73		MLS#10931322/DOM 812	
Verification Source(s)	County Records	County and Township Records		Doc#P2020100511/Cnty Recs		County and Public Records	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing		ArmLth		ArmLth		Current Listing	
Concessions		Cash;0		Cash;0		Active Listing	
Date of Sale/Time		10/18/2021		09/20/2020			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	In Town Beecher	Competing/Inferior	+2	Across Street		Adaj to Shpg Cntr	-1.5
Site Area (in Sq.Ft.)	24,085	12,800		28,800		238,500	
Zoning Classification	B-2	C-1		B-3		B-2	
Situs	Corner	Corner		Corner		Corner	
Front Foot/\$ Per Front Ft.	115'	80'/\$437.50 FF		192'/\$885.42		477'/\$3,354 FF	
Acres/Price Per Acre	0.55 Acres	0.29/\$120,690/Acr		0.66/\$156,574/Acr		3.78/\$423,280/Acr	
Improvements	Vacant	Vacant		Commercial Bldg	-2.3	Vacant	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 25,600		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -66,240		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -357,750	
Net Adjustment (Total, in \$ / Sq.Ft.)			(\$ 2/Sq Ft)		(\$ -2.3/Sq Ft)		(\$ -1.5/Sq Ft)
Adjusted Sale Price (in \$ / Sq.Ft.)		\$ 4.73		\$ 3.6		\$ 5.21	
<p>Summary of Sales Comparison Approach Sale 4 was a 2021 sale in a somewhat competing market of Monee, also in SE Will County but near 8 miles from the subject. This was a similar site but in a less active commercial area purchased by the Village of Monee for a similar potential use as the subject or situation. This sale was included per the Village acquisition and per the lack of similar commercial sales in Beecher in the past 5 years. Sale 5 was a 2020 sale of an improved property across the street from the subject. The site value or price per sq. ft. indicator was concluded by extraction, or by building a cost for the improvements -depreciation, leaving the approximate value paid for the underlying land.</p> <p>Sale 5 had original listing or asking prices without a business for \$575,000 down to \$449,000 in 2015 then lowered overtime, since renovated and parking resurfaced to now being a restaurant. The property was basically a shop building with previous build out associated with the business. The extraction reflected \$65,000 to \$70,000 was paid for the improvements. Being across the street from the subject made this sale relevant to this appraisal per the lack of commercial area land sales or allocation reflected near 60% was land value in the transaction. .</p> <p>Comp 6 is an active listing of a larger but similar property near the subject but adjacent to the main shopping center in Town and only within 5-10 miles.</p>							

SALES COMPARISON APPROACH



Assumptions, Limiting Conditions & Scope of Work

File No.: 419 S Dixie Hwy

Property Address: 419 S Dixie Hwy City: Beecher State: IL Zip Code: 60401
Client: Village of Beecher Address: 625 Dixie Hwy PO Box 1154, Beecher, IL 60401
Appraiser: Ernest J Ramos IFA, ASA Address: 14817 El Vista Avenue, Oak Forest, IL 60452

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS:

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership. The future operation of the property assumes skilled and adequate management but are not represented to be historically based.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand. Any need for testimony would require a separate engagement, retainer and additional fee arrangement.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. All information furnished regarding rental rates, lease terms, or projections of income and expense is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'property inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.
- Values for various components of the subject parcel and improvements or the value derived by one or two approaches to value as contained within this report are valid only when making a summation or final opinion of value and are not to be used independently for any purpose and must be considered invalid if so used. A separate report on only a part of a whole property, particularly if the reported value exceeds the value that would be derived if the property were considered separately as a whole, must be stated as a fractional report.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.
- If the photos reviewed, MLS or floor plan located not consistent with what exists, or what we assume is accurate that could definitely affect the value or conclusions reached for the subject.

HYPOTHETICAL CONDITIONS and/or EXTRAORDINARY ASSUMPTIONS (if applicable): The appraisal is based on the extraordinary assumptions regarding the subject's condition and the partial observations as stated, with access available to the property at the time of the appraisal. But no current Plat of Survey was provided or engineer report reflecting any other in place improvements or underground improvements.

An Extraordinary Assumption is: An assumption, directly related to a specific assignment, as of the effective date of the appraisal results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Certifications & Definitions

File No.: 419 S Dixie Hwy

Property Address: 419 S Dixie Hwy City: Beecher State: IL Zip Code: 60401

Client: Village of Beecher Address: 625 Dixie Hwy PO Box 1154, Beecher, IL 60401

Appraiser: Ernest J Ramos IFA, ASA Address: 14817 El Vista Avenue, Oak Forest, IL 60452

APPRAISER'S CERTIFICATION: I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:
 THE CLIENT: and/or their assigns only notwithstanding any language contained herein to the contrary under S.R. 1-2 (a) of USPAP. Anyone else using this report is an unintended user. Any release or re-use by unintended or identified users so stated, is strictly prohibited without prior written consent of the CLIENT and ADVANCED APPRAISAL ASSOCIATES, INC. (Appraisers for this Assignment).

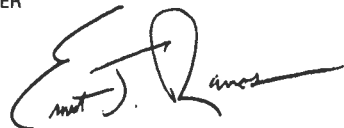
PROPERTY VALUE APPRAISED
 Under S.R. 1-2 (c) the value appraised for this assignment is Market Value1, is defined as follows: **The Internal Revenue Service defines fair market value as: Fair market value (FMV) is the price that property would sell for on the open market. It is the price that would be agreed on between a willing buyer and a willing seller, with neither being required to act, and both having reasonable knowledge of the relevant facts. If you put a restriction on the use of property you donate, the FMV must reflect that restriction.** IRS Publication 561. Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client's intended use includes more than one intended user. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories.

1. The relationship, knowledge, and motivation of the parties (i.e. seller and buyer)
2. The terms of sale (e.g., cash equivalent, or other terms); and
3. The conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

Weighted Analysis and:
 - Indicated Weight Value
 Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.
 As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

Special Note: Keep in mind a real estate appraisal when "Market Value" is concluded reconciled on a Sales Comparison Approach is based on recent area sales and true to approximate market reactions within those recent sales in comparison to the subject property. Understand that a market value appraisal is not an appraisal of every nail, every shingle, item or characteristics but rather a summary of a comparison to area properties that have sold, based on an interpretation of how the market has reacted to certain characteristics of purchasing area properties, in the past.

Client Contact: Robert Barber Client Name: Village of Beecher
 E-Mail: rbarber@villageofbeecher.org Address: 625 Dixie Hwy PO Box 1154, Beecher, IL 60401

SIGNATURES	APPRAISER  Appraiser Name: Ernest J Ramos IFA, ASA Company: Advanced Appraisal Phone: (708) 478-4788 Fax: 708-390-4531 E-Mail: contact@advancedappraisal.net Date Report Signed: 02/01/2023 License or Certification #: 553.001879 State: IL Designation: Certified General Appraiser Expiration Date of License or Certification: 09/30/2023 Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: January 26, 2023	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection: _____
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Supplemental Addendum

File No. 419 S Dixie Hwy

Client	Village of Beecher						
Property Address	419 S Dixie Hwy						
City	Beecher	County	Will	State	IL	Zip Code	60401
Owner	JPIM Trust 5763						

Market Area - Description

The subject is located in the Village of Beecher address or in the Southeastern Will County area. The village of Beecher has a 2021 population of 4,690+- which is up near 6% from 2019. The area is an in town area of 100+ year old to new construction housing with minor commercial shopping and service area and Route 1 or Dixie Hwy being a thorofare for some commuter and semi traffic, and near the subject consists of service districts, retail and the only shopping area within a 5-10 mile radius. The area is just North of Northeastern Kankakee County areas. The State of Indiana and the Indiana State Border is located a +-2 miles to the East with the subject on County Line Road with Kankakee County to the immediate South and part of the market area as well. The market area of acreage properties, farms, estates or equestrian estates consists of areas of Crete, Beecher, Grant Park, Momence and adjacent Indiana areas. The cities of Peotone and Manteno are located 10-15 miles to the West also in Will County. The surrounding areas are considered Rural but the in town areas and competing Peotone and Manteno to Crete areas are also considered Suburban. The farm and equestrian type properties that surround the immediate in town areas date back from the late 1800's to more recent construction. The surrounding residential subdivisions in Crete, Beecher and Momence consist of average to similar high end single family residences built from mostly the 1950's and 1990's, with a reasonable amount of early 1900's properties and newer construction intersped throughout the areas with attached and detached high end, above average size construction built from the early 2000's to around 2008, or prior to the real estate and economic downturn. Cardinal Creek Golf Course is located to the NE of the subject. Equestrian and farm properties are very common in the market area surrounding the in town area. Schools, places of worship, shopping, employment and parking are nearby and are easily accessible. Small commercial shopping districts are located within 5-10 miles in the towns noted above within the subject being in Beecher School Districts 200u.

Neighborhood - Market Conditions

Property values of land in the general market area have been generally stable in the past few years with not a significant amount of land transfers located or occurring. Single family pricing increasing from the year prior see attached trends, at a median of near 15-17%, with only minor stabilization in the past 6 months or since the recent interest rate increase to near or above 7%. Supply and demand of single family, farm land, farm or home sites is somewhat in balance but commercial land sales or improved activity has been very slow in recent years. See below Commercial Land Comparative Market Analysis. Loan discounts and interest buy downs are not prevalent at this market at this time. Assuming competitive pricing and prudent marketing efforts, market times for vacant commercial sites are typically 9-18 months in the subject's direct market area, with an expected exposure time for the subject to be similar. Sale to list price trends for land in the area is typically 80-85% of asking price. General financing is available throughout the market area at current rates for borrowers with above average credit ratings and Conventional financing being typical for the area. There is some new and newer single family construction in the area but the transfers and demand is generally considered slow. See Attached and Below Trends.

Special Economic and Pandemic Comments

As of the date of the appraisal we have seen a pandemic of a health scare known as the Corona Virus(Covid-19), which has affected many parts of the world since March 2020. It has caused many states to be considered shelter in place, halted businesses to stay open, travel, events and affected the stock market in the recent years. The Fed previously cut interest rates significantly in hopes to spark financing interest in the recent past, with residential financing and applications up significantly in the years but increases in rates above 7% have had an affect on buying power. I cannot predict the future but I am hoping everything noted will stabilize to reasonableness in terms of goods, services and real estate. Businesses have been allowed to open with minimal restrictions present any longer, but the effects on the economy and real estate market could be significant to even devastating in certain segments, especially if borrowers are unable to qualify or pay their debts or qualify for loans or businesses facilitating employment are unable to succeed which may happen after the stimulus money and enhanced unemployment benefits are no longer available. Just understand I as an appraiser are basing my opinion on past facts, some pending sales but not necessarily future assumptions. Demands is still present in the market area with many over asking price offers per the low rates and minimal inventory. The recent sales activity can have a relation to the shortened activity during the past +-34-35 months since the start of Covid, or limited housing on the market but in the coming couple months, we hope to see evidence of any affects the pandemic may have had. The recent increase in interest rates to over 6-7% will have a negative affect on buying power of the public and ultimately the market in the coming months.

CMA Summary Report

Land Sold - Land

#	MLS #	Address	Status	Area	Acreage	Lot Size	Actual Zoning	LMT	MT	LP	SP	Close Date
1	10688664	25832-36 Dixie	CLSD	417	1.06	1.0-1.99 Acres	Commercial	161	479	\$29,900	\$21,000	10/27/2020
2	10990039	5510 W Court	CLSD	449	0.29	.25-.49 Acre	Commercial	219	219	\$50,000	\$35,000	10/18/2021
3	11301844	0 Governor's	CLSD	468		10.0-24.99 Acres	Industrial	17	17	\$97,750	\$75,000	03/04/2022
4	10758562	0000 Oriole	CLSD	468	1.62	1.0-1.99 Acres	Commercial	300	300	\$125,000	\$106,000	05/11/2021
5	10972634	1319 apx W Dixie Highway	CLSD	401	5.81	5.0-5.99 Acres	Other	424	424	\$125,000	\$125,000	04/29/2022
6	11117478	0 S Dixie	CLSD	417	9.79	8.0-9.99 Acres	Industrial	101	101	\$220,000	\$175,000	10/06/2021
7	09158076	29300 Dixie	CLSD	401	19.5	10.0-24.99 Acres	Commercial	1633	1633	\$249,900	\$212,000	10/01/2020
8	11478936	Parcel V Elms Ct. & 394 Expressway	CLSD	417	6.6	6.0-7.99 Acres	Commercial	71	71	\$400,000	\$350,000	10/31/2022

8 Sold - Land Statistics

	High	Low	Average	Median
List Price	\$400,000	\$29,900	\$162,194	\$125,000
Sold Price	\$350,000	\$21,000	\$137,375	\$115,500
Listing Market Time	1633	17	366	190
Market Time	1633	17	405	259

Supplemental Addendum

File No. 419 S Dixie Hwy

Client	Village of Beecher				
Property Address	419 S Dixie Hwy				
City	Beecher	County	Will	State	IL Zip Code 60401
Owner	JPIM Trust 5763				

Sales Comparison Summary

Sale 1 was considered the most relevant and similar per being directly across the adjacent side street. This property was purchased for the value in the land, with an older home in need of repairs, razed for reported demo costs near \$10,000 in 2019. The subject was an option for their purchase at the time of the 2019 purchase but the owner of the subject had a higher price in mind at that time. Sale 2 and 3 are some of the only recent area commercial sites, but are located just North of town with inferior frontage or located frontage, vs. a corner site directly at the start or in town. These were larger acreage sites but consisted of surplus land or inferior layouts. Sale 4 was a recent sale in a competing area of Monee, purchased by the village and was a similar but smaller corner commercial zoned site, with that area having less commercial activity and needs. Sale 5 was an improved sale across the street from the subject, with extraction completed to estimate the amount paid for the underlying land. See additional comparable page. Comp 6 is an active, somewhat competing listing, but of a larger site adjacent to the only large shopping center within 5-10 miles.

Adjustments were made to the comparables or to Sale 1 for it's improvements costing \$10,000 to remove, with others for location, situs (corner vs. interior or amount of frontage on Route 1 or similar), location to Sale 5 for offering a building on it, with extraction method completed to estimate the contributory value of the commercial shop type construction building. The locational and situs adjustments were based on sensitivity and general pairing to hopefully provide good indicators of value for the subject.

The sales of vacant sites reflect an unadjusted range of a low \$0.25 to the most similar \$2.80/sq. ft. After sensitivity adjustments \$4.61 + cost of demo and other adjustments to reflect \$3.60 to just over \$5/sq. ft. Price per front foot indications near \$335 to over \$1500/front foot. As such I give most consideration to Sale 1 and the other not so great comparables I conclude the subject's market value as below, again with most consideration given to Sale 1 but other comparables and factors considered in the market, demand, market times etc. I conclude the subject's market value "as vacant" to be \$112,000. The value was based on a minimal 6 month to year exposure time on the open market and not just a sign.

Land Value Conclusion				
Subject	Unit	Price Per	Sales Indicators	Value Indication
24,085	Sq. Ft.	\$5.01	Best Sale(Sale 1)	\$120,666
24,085	Sq. Ft.	\$4.52	Average 1-5	\$108,864
24085	Sq. Ft.	\$4.73	Median 1-5	\$113,922
115	Front Foot	\$789	Average 1-5	\$90,735
Subject	Concluded	Market Value	\$4.65	\$112,000

Please understand, market value is not synonymous with listing price. I would suggest an asking price of near 5%-8% above my concluded opinion to command it's market value "as is" at this time or an asking price of \$115,000 to \$125,000 "as is" given the location and nature of the well manicured site, corner location and access on 2 streets.

Supplemental Addendum

File No. 419 S Dixie Hwy

Client	Village of Beecher						
Property Address	419 S Dixie Hwy						
City	Beecher	County	Will	State	IL	Zip Code	60401
Owner	JPIM Trust 5763						

Supplemental Addendum

INTENDED USERS

The analysis, opinions, and value conclusions provided in this appraisal, are intended for the Village of Beecher, the IRS and/or their successors/assignees only, notwithstanding any language contained herein to the contrary under S.R. 4-1 of USPAP. Anyone else using this report is an unintended user, Any release or re-use by unintended or identified users so stated, is strictly prohibited without prior written consent of the **CLIENT and Advanced Appraisal Associates, Inc. (Appraisers for this Assignment).**

INTENDED USE

Under S. R. 1-2 (b) this report is for possible "**Donation and/or IRS purposes only**". It may be distributed to and relied upon by client, their successors or assignees, and designated readers only, for interpretation regarding A retrospective "**As Is**" VALUATION concerning the subject Real Estate only. Any other use by unintended or identified users, for other purposes may not conform to stated intended use without additional information contained within our file memorandum under the Standards Rules of USPAP.

CONFIDENTIALITY

The intended users of this appraisal should be aware Under the Confidentiality section of the ETHICS RULE of the Uniform Standards of Professional Appraisal Practice (USPAP) We are under a strong obligation to our client and client's counsel, and may not discuss the results of this appraisal with others. Copies of the report can not be provided to others beyond those identified and cited intended users, without written permission from my Client and Advanced Appraisal Associates, Inc.

COMPETENCY

The intended users of this appraisal should be aware Under the Competency section of the ETHICS RULES of the Uniform Standards of Professional Appraisal Practice (USPAP): The Appraiser for this assignment All opinions, analysis, and value conclusions reached in this Appraisal were independently determined and are in no way contingent on our remittance. The opinions, analysis, and conclusions reached were not based upon a pre-determined value, the attainment of any stipulated results, occurrences or subsequent events, from use of this appraisal. The appraiser, Ernest J Ramos IFA, ASA is a designated and Certified General Appraiser in the State of Illinois, with 20 years of appraising residential, commercial and industrial properties in the subject's market area, including dozens of land, acreage and residential to commercial properties in the subject's expanded market areas . I also have extensive experience performing appraisals for similar IRS purposes and completed many appraisals with the client being the US Department of Treasury/IRS. As such has the necessary professional knowledge and expertise to complete this assignment for the state purpose and function.

CONFORMITY

This report conforms to the Appraisal Standards, the Code of Professional Ethics, and Competency of the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. All the opinions, analysis, and the values concluded for the subject, from the different approaches employed are defined under: Source Paragraph 34.42 of the OCC Final Rule issued by the Comptroller. We have no present or prospective interest in the property or the parties involved. The opinions reached in this report were based upon our recent observation of the property, our examination and analysis of the general real estate market conditions and trends affecting the subject.

PROPERTY VALUE APPRAISED

Under S.R. 1-2 (c) the value appraised for this assignment is Market Value1, is defined as follows: **The Internal Revenue Service** defines fair market value as: Fair market value (FMV) is the price that property would sell for on the open market. It is the price that would be agreed on between a willing buyer and a willing seller, with neither being required to act, and both having reasonable knowledge of the relevant facts. If you put a restriction on the use of property you donate, the **FMV must reflect that restriction.**" **IRS Publication 561.** Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client's intended use includes more than one intended user. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories.

1. The relationship, knowledge, and motivation of the parties (i.e. seller and buyer)
2. The terms of sale (e.g., cash equivalent, or other terms); and
3. The conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

Please understand that Market Value is not synonymous with List or Asking price. Typical "Sale Prices" in the subject's neighborhood have been approximately 8-15% below "Asking Price" with average marketing times being just over 1 year prior to selling or median 6-9 months and average being over 1 year.

Exposure Time: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. I expect a typical exposure time for the subject to be **6 months to over 1 year to command it's true market value.**

Supplemental Addendum

File No. 419 S Dixie Hwy

Client	Village of Beecher				
Property Address	419 S Dixie Hwy				
City	Beecher	County	Will	State	IL Zip Code 60401
Owner	JPIM Trust 5763				

SCOPE

It is neither economical for this appraiser nor of any service to the client to burden this appraisal report with certain data, computations, or explanations beyond those which the client desires or requires to accomplish the purpose and intended use of the appraisal. The extent of detail contained within the report is based upon the desires and needs of this appraiser's client. As in any assignment the intended use warrants strict disclosure of the steps used and the information considered in the appraisal process. The analysis, opinions, and value conclusions provided in this appraisal will be apparent to **these designated users only, not with standing any language contained herein to the contrary under The Jurisdictional Exception.** If any of the standards is contrary to the law or public policy within the jurisdiction, only that part shall be void and of no force or effect. This is in keeping with standard rules and statements under USPAP justifying this action. The scope of the work necessary to complete the assignment, in our opinion is consistent with; the expectations of participants in the market for the same or similar appraisal services, and what this appraiser's peers actions would be in performing the same or a similar assignment, for the same use and intended users as indicated.

The Scope of Work: is defined as: the amount and type of information researched and the analysis applied in the assignment. The scope of work includes but is not limited to the following:

The degree to which the subject property was observed and identified: The subject was physically observed.

The extent of research into the physical or economic factors that could affect the property:

The extent of data researched;

The type and extent of analysis applied to arrive at opinions or conclusions:

The scope of work in this assignment included gathering data about the characteristics of the subject that are significant in the market for this type of property under its' Highest and Best Use.

The assignment was based on the subject property "as vacant" with no other values or indications of being requested or made. The subject property was legally identified from data supplied by others, information provided by the owner and/or agents of the owners and verified by review of public and county records or other documents made part of this report.

The subject property and surrounding area was personally observed and researched by the Appraiser regarding physical and economic factors, that in our opinion are consistent with the expectations of participants in the market of the same or similar properties. The extent of data researched; included but was not limited to: Information provided by client, Assessor's Records, Recorder of Deeds, Public Records, Census Information, County Tax Maps, FEMA, Local Zoning, Illinois Information Services, Local Multiple Listing Services, Local Area Brokers, Remine, and this appraiser's office files of similar properties.

To the best of our knowledge the decisions made regarding any information either gathered or provided and procedures utilized, are relevant to the client, and intended users of this appraisal. The value conclusions reached in this analysis were independently determined and are in no way contingent on my remittance. The **Market Value "As Is or as Vacant"** sought for the subject, was based upon what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions, possible re-zoning or prospective changes in the property as of the effective date determined from the sales of similar properties in the market place.

Special Note: All values and methods employed were tempered by the Appraiser's experience and judgment and are subject to the extraordinary assumptions and hypothetical conditions set forth within this report.

S.R. 1-5 the State of Illinois has implemented additional time requirements under this Standard for listing and sale's date concerning the subject. At this time and for a year prior the subject was not listed.

Any "**Value in Use**" may be different and not necessarily synonymous with the **Market value** sought for this type of property, at its' highest and best use, as developed in the course of this analysis and defined under [S.R. 1-3 (a) & (b)] of USPAP for this appraisal.

Prior Services Comments

I have not previously been involved in any assignment or appraisal, regarding the subject property, in the past 3 years.

Supplemental Addendum

File No. 419 S Dixie Hwy

Client	Village of Beecher				
Property Address	419 S Dixie Hwy				
City	Beecher	County	Will	State	IL Zip Code 60401
Owner	JPIM Trust 5763				

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

The following extra ordinary assumptions and hypothetical conditions affecting my analysis, opinions and conclusions have been provided under [Standard Rule 1-2 (g) & (h) of USPAP] governing this action, These included but are not limited to:

PROPERTY INTERESTS

No value considerations was given as to whether the subject's real property has any: fractional interests, physical segregate or partial holdings, or any unknown easements, restrictions, encumbrances, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature not disclosed, or provided. The interest appraised for the Subject in this assignment is **Fee Simple**.

TITLE POLICY

No "Title Policy" was provided this appraiser. We have assumed my client, and all parties involved with the property and the intended users of this report are familiar with the elements associated with ownership or the conditions of title. The subject "Legal Description" was taken from the dated survey provided and county records. It is assumed to be accurate although not guaranteed. I am not an attorney and therefore accept no responsibility for the condition of "Title." We have appraised the property as if "Title" to the property is transferable.

PLAT OF SURVEY

No Current Plat of Survey was provided but at dated pre-1980 survey was provided to confirm general property boundaries, easements, and any encroachments or encumbrances affecting the property. For the purpose and function of this assignment I based all measurements on my review of information provided, a Review the Tax Map, County Records and my on-site measurements. I am not a licensed surveyor and as such I assume no responsibility beyond reporting the information reviewed.

SOIL CONDITION

No soil boring tests were made or caused to be made to determine the suitability of land for construction purposes, as necessity for the same is precluded by the existence of the present improvement thereon.

ENVIRONMENTAL CONDITIONS

No EPA Audits or an Environmental Assessment was provided this appraiser to determined the presence of any contamination which may or may not presence on, in, or near the property under "The Act." According to our review of county records, area investigation, discussions with ownership, coupled with my on-site observation no contamination is suspected. We are not expert's in this field and therefore, accept no responsibility in this matter. We do recommend if there is any concern regarding any environmental or safety issues, the appropriate experts be retained as the presence of; **any asbestos, radon gas, mercury, lead based paint, bacteria, ureaformadehyde, under ground storage tanks (UST's), or other contaminates** could affect our value conclusion. We do reserve the right should such an Audit be conducted to review and rescind, retract or amend our value conclusions which were based upon a clean property. (With respect to Appraiser Certification #14)

ARCHITECTURAL PLANS or BLUE PRINTS

No Architectural Plans or Specifications were provided this appraiser. We are not an Architects and therefore accept no responsibility for the structural integrity or construction quality of the subject improvements beyond reporting the facts indicated from these plans. All measurements were taken on-site and from a review of governmental record, and information provided by others. We have accepted this information as correct and accurate, although not guaranteed. Should Architectural Plans become available the right to review and amend is reserved by the appraiser.

ENGINEERING REPORT

No Engineering Report was provided the appraiser. We are not a civil, electrical, structural or mechanical engineers and therefore accept no responsibility for the working order of any mechanical systems in the facility. If there is a concern regarding any mechanical systems associated with the subject improvement the appropriate engineers or consultants be retained to assure all systems are sound and in good working order. Should such reports become available the right of review is reserved.

Supplemental Addendum

File No. 419 S Dixie Hwy

Client	Village of Beecher				
Property Address	419 S Dixie Hwy				
City	Beecher	County	Will	State	IL Zip Code 60401
Owner	JPIM Trust 5763				

CONTRACTOR SWORN STATEMENT

No Sworn Contractors Statement or Detailed Quantity Survey was provided this appraiser, regarding the original costs to construct or any capital improvements made over time. We are not licensed contractors and therefore accept no responsibility regarding any cost estimates provided beyond the reporting of the same or the services cited and used. We were not made aware of any building code violations the current improvements may or may not have. We are not licensed building inspectors or contractor and therefore accept no responsibility for any Building Code Violations the property may have. Should any cost estimate be provided by a licensed professional contractor the right to review is reserved by the appraiser.

PROPERTY INSPECTION REPORT

No property inspection report was provided to the appraiser to determine the presence of any **mold, dry-rot, insect, rodent or other infestation nor any other health, welfare or safety issues which may or may not be have been present in, on or near the property at the time of the effective date of value.** At the time of my inspection no infestation or other health, welfare or safety issues were noted. We are not licensed inspectors and therefore accepted no responsibility regarding this matter. Should a property inspection report become available we reserve the right to review and amend any conclusions.

COMMENT

I have appraised this property based upon the information provided by others as identified and cited. For the purpose of my analysis it is assumed, all information provided by others is accurate although not guaranteed. I recently personally did an on-site interior and exterior observation. Should for any unknown reasons any facts, or other extraordinary conditions arise after the fact or writing of this appraisal, I respectfully reserve the right of review regarding any or all of the aforementioned.

RECONCILIATION

Under S.R. 1-5 As of the writing of this appraisal we were not provided nor made aware of any current Listing Agreements, or Offers to purchase the Subject Real Estate. or any recent purchase of the Subject in the last 3years other than those discovered, identified, and disclosed through the normal courses of our research and investigation of normal sources of data collection utilized, recognized and cited in the course of competing this assignment regarding the subject. These extraordinary assumptions and hypothetical conditions in mind, we have appraised the Subject Real Estate based upon my exterior observations of the subject property, and examination and investigation of the Subject area market.

All information provided by others is presumed accurate although not guaranteed. No responsibility is accepted for this information or the expertise of those which providing it beyond reporting the same. This in mind we subjected the subject property to all the identified traditional standard methods of valuation, based upon my on-site interior and exterior observation, examination of data gathered, cited sources employed and the preceding information provided by others regarding the subject property to reconcile a value conclusion for the Subject as required under S.R. 1-6 of USPAP for the intended and identified users only, for the state used, as of the effective date provided .

All extraordinary assumptions and any hypothetical conditions, necessary in this assignment, have been properly identified and appropriately disclosed, within the course of our analysis, as required by USPAP under [S.R. 1-2 (g), (h)] within the body of the **Appraisal Report** that follows:

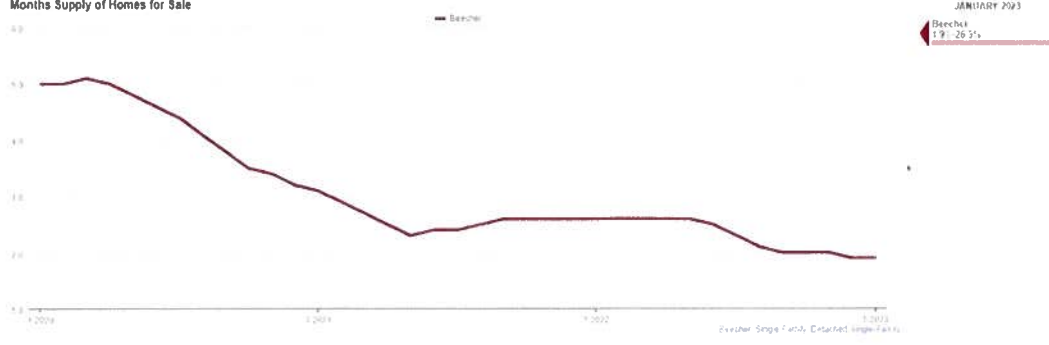
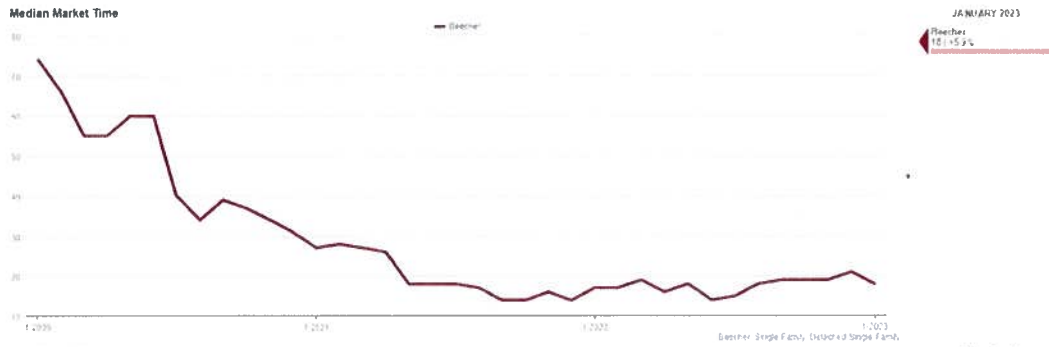
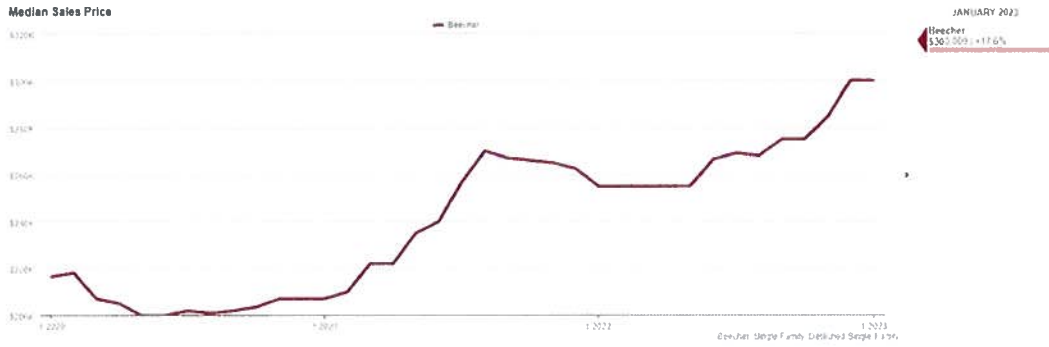
All values and methods employed were tempered by the Appraiser's experience and judgment and are subject to the extraordinary assumptions and hypothetical conditions set forth within this report. Any "**Value in Use**" may be different and not synonymous with the **Market value** sought for this type of property, at its' highest and best use, as developed in the course of this analysis and defined under [S.R. 1-3 (a) & (b)] of USPAP for this appraisal.

"The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report."



Single Family Trends

Client	Village of Beecher						
Property Address	419 S Dixie Hwy						
City	Beecher	County	Will	State	IL	Zip Code	60401
Owner	JPIM Trust 5763						



Subject Photo Page

Client	Village of Beecher				
Property Address	419 S Dixie Hwy				
City	Beecher	County	Will	State	IL Zip Code 60401
Owner	JPIM Trust 5763				



Subject Front on Dixie Hwy

419 S Dixie Hwy
Sales Price

Location In Town Beecher
View Resid/Commercial
Site 24,085
Quality
Age



Subject Street



Subject Rear

Subject Photo Page

Client	Village of Beecher				
Property Address	419 S Dixie Hwy				
City	Beecher	County	Will	State	IL Zip Code 60401
Owner	JPIM Trust 5763				



Subject Front

419 S Dixie Hwy
Sales Price

Location In Town Beecher
View Resid/Commercial
Site 24,085



Subject Rear



Subject Street

Subject Photo Page

Client	Village of Beecher				
Property Address	419 S Dixie Hwy				
City	Beecher	County	Will	State	IL Zip Code 60401
Owner	JPIM Trust 5763				



Side

419 S Dixie Hwy



South/Adjacent View

Comparable Photo Page

Client	Village of Beecher		
Property Address	419 S Dixie Hwy		
City	Beecher	County	Will
Owner	JPIM Trust 5763	State	IL
		Zip Code	60401



Comparable 1

405 Dixie Hwy
 Prox. to Subject 0.03 miles S
 Sale Price 113,000

Total Bathrooms
 Location Across from Subject
 View Residential
 Site 24,490



Comparable 2

1319 S Dixie Hwy
 Prox. to Subject 1.15 miles N
 Sale Price 125,000

Location Just N of Town
 View Residential
 Site 252,648



Comparable 3

29300 Dixie Hwy
 Prox. to Subject 1.41 miles N
 Sale Price 212,000

Location North of Town
 View Residential/Water
 Site 850,000

Comparable Photo Page

Client	Village of Beecher			
Property Address	419 S Dixie Hwy			
City	Beecher	County	Wjll	State IL Zip Code 60401
Owner	JPIM Trust 5763			



Comparable 4

5510 W Court St
 Prox. to Subject 8.55 miles NW
 Sale Price 35,000

Location Competing/Inferior
 View Resid/Commercial
 Site 12,800



Comparable 5

436 Dixie Hwy
 Prox. to Subject 0.03 miles NW
 Sale Price 170,000

Location Across Street
 View Resid/Commercial
 Site 28,800



Comparable 6

S Dixie Hwy
 Prox. to Subject 0.89 miles N
 Sale Price 1,600,000

Location Adaj to Shpg Cntre
 View Commercial
 Site 238,500

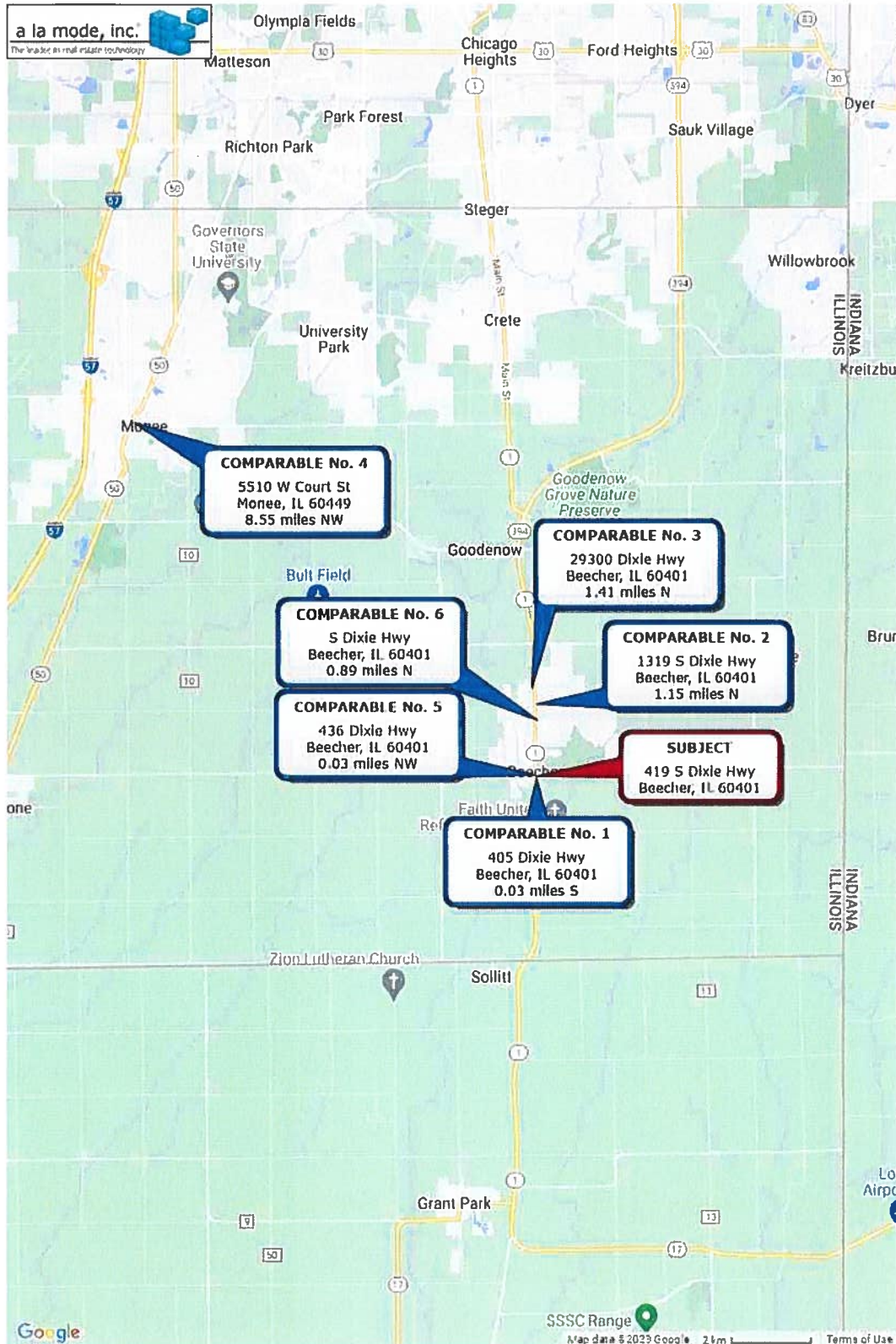
Comparable Improved Sale 5(Land Value Extraction)

Address:436 Dixie Hwy, Beecher	Sale \$170,000	9/20/2020	
Site Value Extraction	Sq. Ft.	\$/SF	Cost Indications
Sale Price			\$170,000
Gross Building Sq Ft. Shop Type Bldg	4,940	\$33.96	\$167,762
			\$0
Other Improvements As Is	Gravel/Ashp Drive		\$10,000
Total Estimated Cost			\$177,762
	Effective Age	Expct Life	Depreciation Amount
Physical Depreciation	25	40	63%
Functional Depreciation			
External Depreciation			
Total Estimated Depreciation			\$111,102
Depreciated Value of Improvements			\$66,661
Estimated Value of Site			\$103,339
Site Size	28,800 Sq. Ft.		\$3.59 Sq. Ft.



Location Map

Client	Village of Beecher		
Property Address	419 S Dixie Hwy		
City	Beecher	County Will	State IL Zip Code 60401
Owner	JPIM Trust 5763		



Aerial Map

Client	Village of Beecher				
Property Address	419 S Dixie Hwy				
City	Beecher	County	Will	State	IL Zip Code 60401
Owner	JPIM Trust 5763				



Plat of Survey

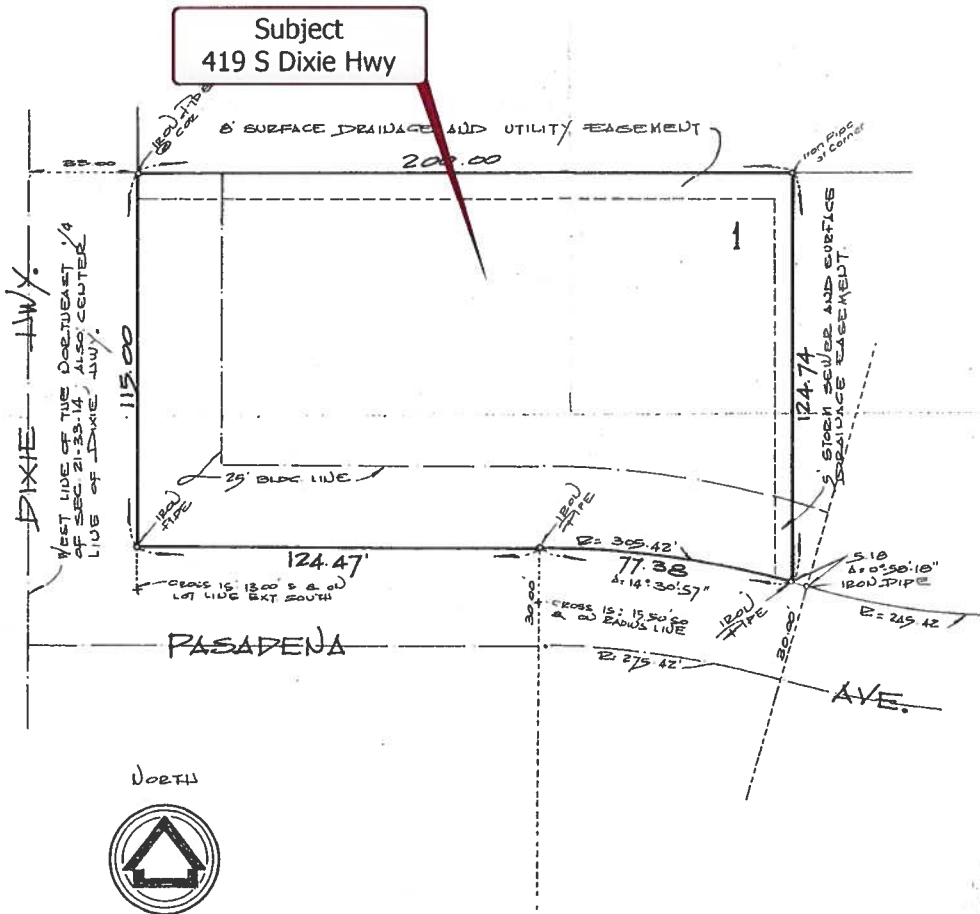
Certificate of Survey

I

OFFICE
 357 E. 170th St.
 SOUTH HOLLAND, ILLINOIS 60473
 SURVEYING & ENGINEERING
 of
 URBAN AND RURAL PROPERTY
 SUBDIVISIONS — TOPOGRAPHY
 RIGHT-OF-WAY — MORTGAGE
 LAND TITLES — CONDOMINIUM

By
R. W. ROBINSON & ASSOCIATES, CO.
 REGISTERED ILLINOIS LAND SURVEYORS
 and PROFESSIONAL ENGINEERS

LOT 1 IN BEECHWOOD HIGHLANDS SUBDIVISION (being a subdivision of part of the Northwest 1/4 of the Northeast 1/4 of Sect Township 33 North, Range 14 East of the Third Principal Meridian), IN WILL COUNTY, ILLINOIS.



REGISTERED FEAR CORNER
 OCT. 24, 1903
 FOR BILL VAN DRUNEN
 ORDER NO. 83-0-34

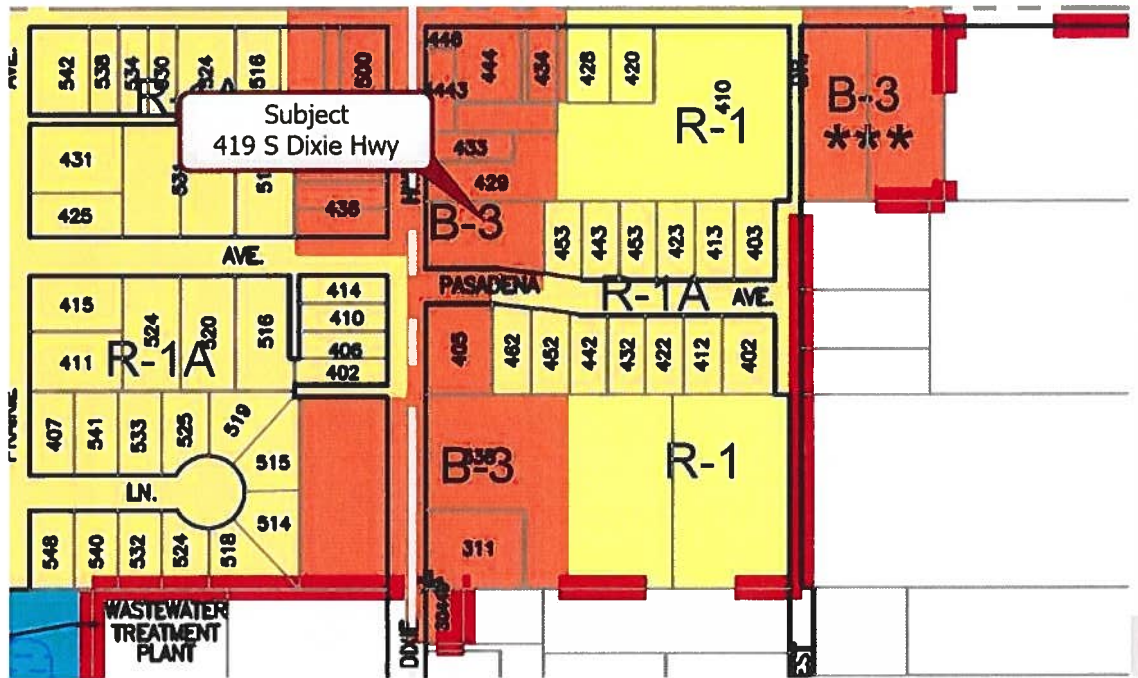
DECIMAL EQUIVALENTS		
1/4" = 0.01	1" = 0.08	8" = 0.67
1/8" = 0.02	2" = 0.17	9" = 0.75
3/16" = 0.03	3" = 0.25	10" = 0.83
1/2" = 0.04	4" = 0.33	11" = 0.92
5/8" = 0.05	5" = 0.42	12" = 1.00
3/4" = 0.06	6" = 0.50	
7/8" = 0.07	7" = 0.58	

For: BILL VAN DRUNEN
 Scale: 1" = 30'
 Order No. 79-0-13
 Resurveyed to locate buildings.
 Date _____
 Ordered by _____

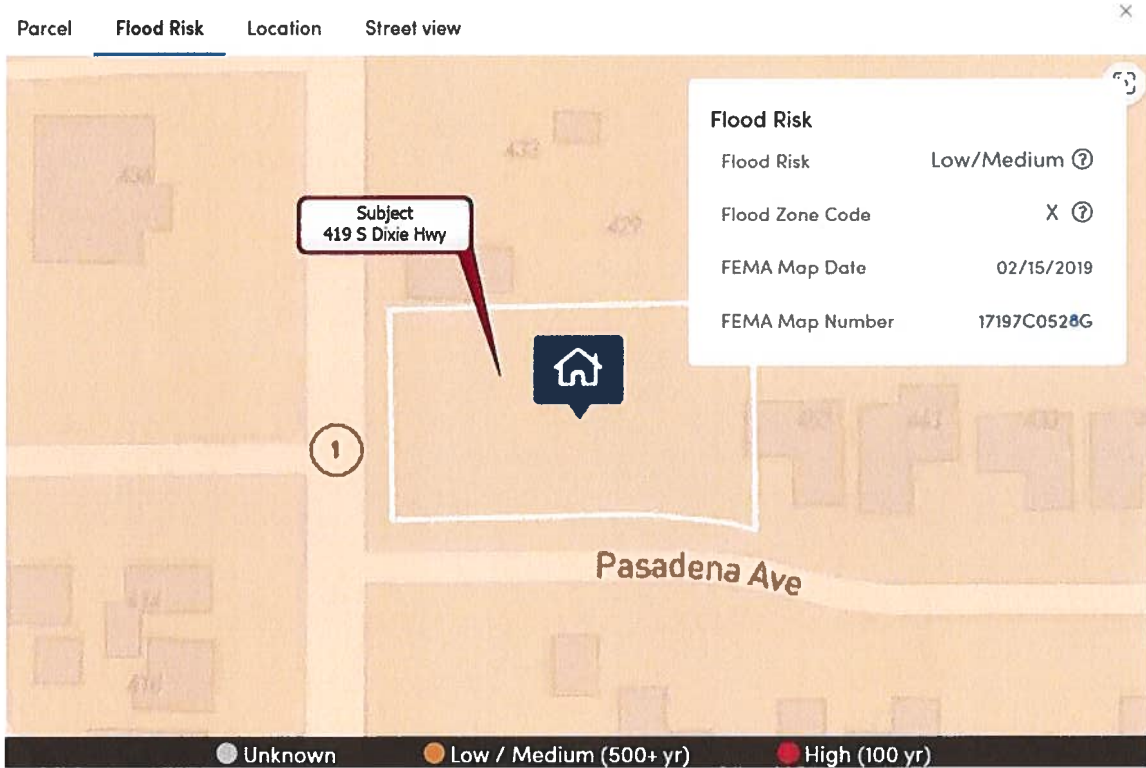
State of Illinois }
 County of Cook } ss.
CLAYTON DONAGHY
 CERTIFY that I have surveyed in the caption to the heretofore plat is a correct representation
 Date AUG 16, 1979

Compare all points before building and report any difference at once. For building lines, easements and other restrictions not shown hereon refer to your deed, contract, title policy, zoning ordinance, etc.

Zoning Map (B-2:Local Business District)



Flood Map



Assessor Property Card



Will County CCAO
Dale D. Butalla,
CIAO-M
302 N. Chicago
Street
2nd Floor
Joliet, Illinois 60432
Phone: 1-815-740-
4648

PIN 22-22-21-203-001-0000

Parcel Information

<< Prevl Parcel

Next Parcel >>

WASHINGTON TOWNSHIP

Owner Name: JPIM

Street Address:
 VACANT DIXIE HWY
 BEECHER IL 60401

[View on Bing Maps](#)

Subdivision:

Property Class: 0062 Commercial Vacant Land 20G4

Homesite Acres: 0.00
Farm Acres: 0.00
Open Space Acres: 0.00
Total Acres: 0.00



<< Prevl Pict 1 of 4

Next Picture

[GIS Map & Address Information](#)

[Will County Treasurer's Tax Information](#)

[View Local Taxing Bod](#)

Assessment Information

Year	Assess Level	Land Unimproved	Land Farm/Improved	Land Other	Building Farm	Building Total	Market Value	Instant Date	Instant Amount
2022	BOR	0	928	0	0	928	2,784		0
2022	SA/E	0	928	0	0	928	2,784		0
2022	TWP	0	928	0	0	928	2,784		0
2021	BOR	0	928	0	0	928	2,784		0
2020	BOR	0	928	0	0	928	2,784		0

Sale Information

Building Information

**** There is no building information currently available for this parcel. Please contact the WASHINGTON TOWNSHIP Assessor for more information. ****

Legal Description

LOT 1 IN BEECHWOOD HIGHLANDS IN THE W1/2 OF THE NE1/4 OF SEC 21, T33N-R14E.

Community Overview (FAQ)

Review Search

This report is a detailed community overview for BEECHER, IL
 Includes Zip Codes: 60401.

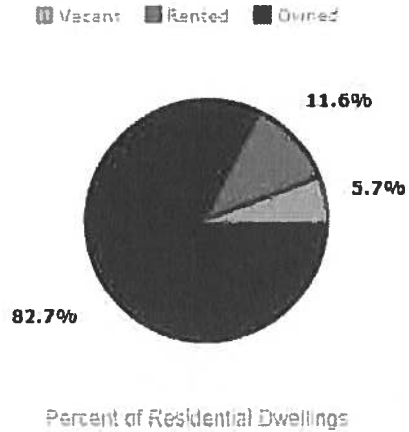
Community Quick Facts (FAQ)

- Daytime population in this area: 6,040
- Average travel time to work for people in this community: 30
- Average salary of people in this community: \$49,754
- Closest Major Airport: Chicago Midway International
- Closest Major Sports Teams: Chicago White Sox

Community Summary

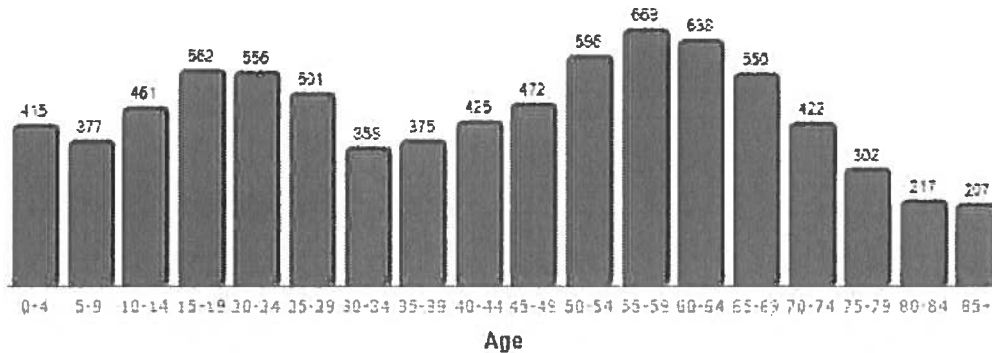
Population Growth (since 2000)	42.84%
Population Density (ppl / mile)	143
Household Size (ppl)	2.59
Households w/ Children	31%
Annual Residential Turnover	

Housing Inventory



Population Demographics (FAQ)

The population of the community broken down by age group. The numbers at the top of each bar indicate the number of people in the age bracket below.



Total: 8,102

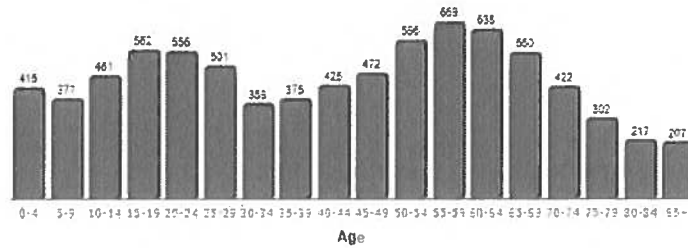
Households: 3,089

Median Age: 45.22

Demographics - Page 2

Population Demographics (FAQ)

The population of the community broken down by age group. The numbers at the top of each bar indicate the number of people in the age bracket below.



Total: 8,102

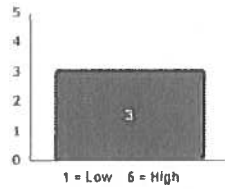
Households: 3,089

Median Age: 45.22

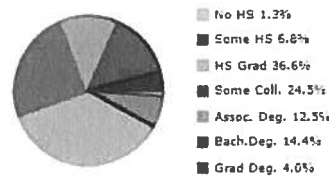
Education (FAQ)

The Community Educational Index chart is based on the U.S. Census Bureau's Socioeconomic Status (SES) elements. Factors used in creating the index below are income, educational achievement, and occupation of persons within the selected ZIP code. Since this index is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.

Educational Climate Index (FAQ)



Highest Level Attained



Test Score Rating Comparison (FAQ)

Test Score Ratings provide an overview of a school's test performance. Based on a scale of 0-5.

BEECHER(60401)

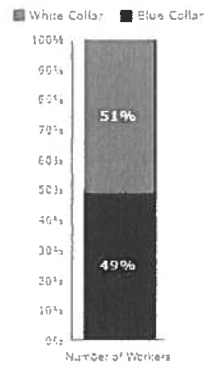
4 out of 5

ILLINOIS

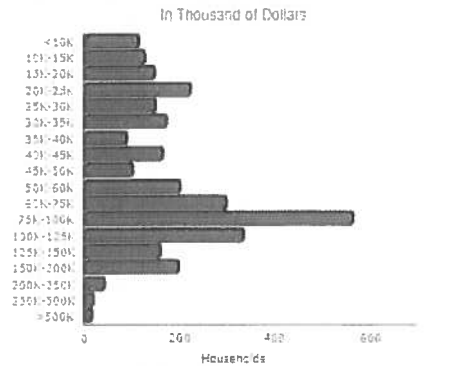
2 out of 5

Employment & Finance (FAQ)

Workforce



Income by dollar range (Median Income: \$63,356)



Fair Market Rents (FAQ)

The Fair Market Rents show average gross rent estimates based on figures provided by the U.S. Department of Housing and Urban Development (HUD).

Studio	\$629
One Bedroom	\$728
Two Bedroom	\$850
Three Bedroom	\$1,093
Four Bedroom	\$1,296

Appraiser Qualifications - Page 1

Ernie J. Ramos IFA, ASA
Certified General Real Estate Appraiser
 Illinois License #553.001879
 Ernie@advancedappraisal.net
 www.advancedappraisal.net
 www.chicagoappraisals.com



Professional Experience

- | | |
|--|---|
| <p>Advanced Appraisal Associates, Inc (Owner/President)
 (December 2005 to Present)
 - Head Appraiser responsible for appraising residential and commercial properties throughout NE IL, with clients from local lenders, private individuals, attorneys to government entities. A mentor to staff appraisers as well reviewer.</p> | <p>Oak Forest
& Mokena, IL</p> |
| <p>SAS Inc, under the late and great, Robert W. Schlitz MAI, CAE, RES, CIAO
 (March 2005-June 2012)
 - Contract Appraiser responsible for appraising residential, commercial, and industrial properties throughout Illinois.</p> | <p>Chicago, IL
(Beverly Area)</p> |
| <p>Collins Appraisal Services, under Thomas M. Collins, IFA
 (November 2003-March 2005)
 -Responsible for residential appraisals and field review assistance throughout Illinois.</p> | <p>Chicago, IL
(Beverly Area)</p> |
| <p>MCI/Worldcom (Now Verizon Business)
 (September 2000-April 2004)
 Network Communication Circuit Engineer-Provisioner
 -Responsible for the computer based design of long distance network circuits for phone, data, and Telecommunication networks.</p> | <p>Downers Grove, IL</p> |
| <p>Alternative Business Suppliers
 (June 1998 to July 2000)
 -Copier, printer and fax machine technician, field delivery and installation technician.</p> | <p>Willowbrook, IL
& Burr Ridge</p> |

Appraisal and Consultation Experience-

- | | | |
|---|---|--|
| <p>Apartment Buildings(5+ Units)
 Acreage & Farm Properties
 Bankruptcy Purposes
 Churches/Religious Facilities
 Condo-Conversions
 Condominiums
 Cost Estimations/Replacement
 Divorces
 Estate Appraisals
 Expert Witness Testimony
 FHA Appraisals</p> | <p>Funeral Homes
 Indemnity Appraisals
 Insurance Appraisals
 Lease Analysis
 Lumber Yards
 Mixed-Use Buildings
 Multi-Family Buildings
 New Construction
 Office Buildings
 Residential Subdivision Analysis
 Restaurants</p> | <p>Strip Centers
 Single Family Residences
 Subdivision Analysis
 Taverns
 Tax/Assessment Appeals
 Distribution Facilities
 Warehouses(Industrial)
 Vacant Land
 Reviews (Current& Retro)
 Small Commercial</p> |
|---|---|--|

Education

- | | |
|---|--------------------|
| <p>DeVry Institute of Technology
 Associates Degree of Applied Science- Computer Electronics Tech Program (2000)</p> | <p>Addison, IL</p> |
| <p>The Appraisal Institute (Certified General Classes)
 -Basic Income Capitalization (2007)
 -Non-Residential Report Writing(2007)
 -Highest and Best Use Analysis(2007)
 -Apartment Appraising (2007)</p> | <p>Chicago, IL</p> |
| <p>Additional Appraisal Education (NAIFA, ASA, ICAP, OREP & Appraisal Institute)
 -Uniform Standards of Professional Appraisal Practice(2003)
 -Basic Real Estate Appraisal Principles(2003)
 -Basic Appraisal Procedures (2003)
 -Residential Report Writing(2005)
 -Valuation Techniques and Procedures(2005)
 -FHA Appraising (2011 & 2015)</p> | |

Appraiser Qualifications - Page 2

Education-Continued

- USPAP Update (2006, 2009, 2011, 2012, 2014, 2016, 2018 & 2020)
- Appraiser Update Seminar (2009)
- Valuation Process & State Compliance(2010)
- UAD Compliance Seminar(2011)
- Forensic Residential Review(2011)
- Appraisal Review and the Law (2012)
- Institutional Fraud (2013)
- Report Writing-Understanding the Message (2013)
- Mobile Appraising (2013)
- Supervisor/Trainee Seminar, ICAP (2014)
- Collateral Underwriting and the Future of Appraising, NAIFA(2015)
- How to support and prove adjustments, Simple Regression Techniques, Webinars (2015)
- HUD Single Family Housing Policy Handbook 4000.1 (2016)
- ICAP Summer Seminar-Appraisal Ethics and the Law -State of the Chicago Multifamily Market(2017)
- Identifying Comparable Properties (2017)
- Supporting Your Adjustments: Methods for Residential Appraisers (2017)
- ICAP Summer Seminar-Litigation Issues, Supporting Adjustments, Marketing & Intro to Solar Power in Valuations(2018)
- ASA(American Society of Appraisers) Ethics(2018)
- George Dell SRA, MAI, ASA, CRE: Stats, Graphs and Data Science I (2019)
- ICAP Summer Seminar-Litigation Against Appraisers, 2020-21 USPAP Changes, Innovative Appraisal Technologies, Trends, Opportunities and Challenges. Collateral Damage-Changing Appraisal Environment, Techniques for Creating Credibility. (2019)
- The Valuation of High Performance "Green" Properties, hosted by the Appraisal Institute(2019)
- Bankruptcy and IRS Valuations, American Society of Appraisers (2020)
- The Appraising Condos, Co-Ops and PUDs, Maureen Sweeney SRA, AI-RRS (2021)
- Appraising Green Properties(AI 2021)
- Supporting Your Adjustments, Methods for Residential Appraising(2021)
- Commercial Land Valuation (2021)
- Avoiding Appraisal Bias and Discrimination Webinar, OREP/Craig Capilla(2022)

Appraiser Forum and Festival (2018)

- ASA(American Society of Appraisers)- Multi-Discipline Appraiser Practices
- Power of Data Analysis-Jonathan Miller
- Antitrust & Advocacy -Allison Sheedy & Phil Crawford
- Mortgage Fraud-Maureen Sweeney & William K. Black
- Block Chain and the Appraiser-Jonathan Miller and Phil Crawford
- Advanced Economic Knowledge and Principles-Professor Elliot Eisenberg, Ph. D
- Illustrating Economic Principles and Marketing-Ryan Lundquist
- Forecasting & Reporting-Ross Kay & Phil Crawford

Professional Affiliations & Memberships:

NAIFA/ASA-Designated Member of the NAIFA (National Association of Independent Fee Appraisers) and Accredited Senior Appraiser awarded by the ASA(American Society of Appraisers)

ICAP (Illinois Coalition of Appraisal Professionals)

NICAR (Northern Illinois Commercial Association of Realtors)

100% Real Estate Appraisers and the Appraisal All Star Team(Very active online contributor in these private online groups)



INVOICE

INVOICE NUMBER	
230128	
DATE	
02/01/2023	
REFERENCE	
Internal Order #:	230128
Lender Case #:	
Client File #:	
Main File # on form:	419 S Dixie Hwy
Other File # on form:	
Federal Tax ID:	
Employer ID:	

TO:

Village of Beecher
 625 Dixie Hwy PO Box 1154
 Beecher, IL 60401

Telephone Number: Fax Number:
 Alternate Number: E-Mail:

Advanced Appraisal
 19311 Waterford Ln
 Mokena, IL 60448

DESCRIPTION

Lender: Village of Beecher Client: Village of Beecher
 Purchaser/Borrower: Client: Village of Beecher
 Property Address: 419 S Dixie Hwy
 City: Beecher
 County: Will State: IL Zip: 60401
 Legal Description: LOT 1 IN BEECHWOOD HIGHLANDS SUBDIVISION (BEING A SUB OF PART OF THE NW 1/2 OF THE NE 1/2 OF THE NW 1/4 OF SECTION 16, T12N, R12E, S12)

FEES	AMOUNT
------	--------

Vacant Land Appraisal Zoned B-3 Retail and Service Business District	700.00
Fee due within 30 days.	SUBTOTAL 700.00

PAYMENTS	AMOUNT
----------	--------

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
www.advancedappraisal.net			SUBTOTAL 0

We appreciate your business!!!!	TOTAL DUE \$ 700.00
---------------------------------	---

BUILDING PERMITS - FEBRUARY 2023

PERMIT #	OWNER NAME	ADDRESS	DATE	DESCRIPTION	COST	VALUE
006-23-2B	Winemiller	525 Melrose	02/02/2023	Roof	\$60.00	\$10,000.00
007-23-2BEPH	Singler	714 Gould	02/03/2023	Remodel	\$803.00	\$60,037.00
008-23-2HE	Midwest Mining	516 Hodges	02/15/2023	HVAC system	\$75.00	\$15,099.00
MONTHLY TOTALS					\$938.00	\$85,136.00

February 2023, Police Department Monthly Report

- February 1st The Beecher High School National Honor Society provided lunch for all Beecher PD personnel. Also, police officer candidate screening took place at the village hall.
- February 2nd The chief participated in a legislative bill review meeting with the Illinois Association of Chiefs of Police.
- February 3rd A meeting was held at the village hall to discuss a planning and zoning application in which the PD participated.

The chief attended a tow hearing at Peotone PD.
- February 6th Members of the PD participated in the Penfield project coordination meeting.

The police commission held interviews for police officer candidates at the village hall.
- February 8th Members of the PD held a recruiting meeting in an effort to attract a good full time police officer candidate. A number of recommendations were discussed including a recruitment flyer that has been developed and posted on social media.
- February 20th Half of the department participated in mental health screenings at the PD.

Officers held an active shooter drill at Beecher H.S.
- February 22nd The chief participated in the second session of legislative bill reviews with the ILACP.

- February 23rd Members of the PD along with Village Administrator Bob Barber met with the architect designing the new police station to finalize plans.
- The chief testified at a planning and zoning meeting at the village hall.
- February 24th Sealed bids were opened at the village hall for the sale of the 2011 Chevy Traverse. It sold for \$2,400. The funds will be placed in the seizure account due to the vehicle being a seized vehicle.
- February 25th The chief participated in a budget meeting at the village hall.
- February 27th The second half of officers participated in the mental health evaluations at the PD.

February 2022 Tickets

Officer	Warnings	Citations	P-tickets	Compromise	Total
107	5	2	0	0	7
108	1	1	0	0	2
149	58	4	0	0	62
157	0	0	0	0	0
169	14	0	0	0	14
172	0	0	0	0	0
173	14	14	0	0	28
175	49	5	1	0	55
178	58	14	0	0	72
179	16	2	0	0	18
98	0	0	4	1	5
Totals	215	42	5	1	263

**Beecher Police Department
Monthly Ticket Report
Feb-23**

				Current Total	Aggregate Total					
Driving under the influence of alcohol/drugs				0	0					
Driving with bac over .08				0	0					
Driving under the influence of drugs in urine				0	0					
Illegal transportation of alcohol				0	2					
Suspended registration				2	9					
Improper display of registration				0	0					
Improper use of registration				1	1					
Operation of uninsured motor vehicle				3	13					
No valid registration				7	17					
No valid drivers license				2	11					
Driving while license suspended or revoked				4	9					
Speeding				10	23					
Disobey traffic control device				0	0					
Seat belt violation				0	0					
Improper lane usage				0	1					
Adult cannabis in motor vehicle				0	3					
Truck violation (size/weight/load)				1	1					
Overweight				1						
Overweight / registration										
Overwidth / Overlength										
No safety test										
Permit Violation										
No valid CDL										
Equipment violation				3	8					
Fail to yield - emergency vehicle				0	0					
Cell Phone Violation				9	9					
All others				0	2					
Total tickets				42	109					
Total violators				29	74					
		Current	%	Aggregate	%	Current	%	Aggregate	%	
M/W		12	41%	24	32%	F/W	3	11%	12	16%
M/B		6	21%	14	19%	F/B	1	3%	4	5%
M/Hispanic		6	21%	18	24%	F/Hispanic	0	0%	1	2%
M/Other		1	3%	1	2%	F/Other	0	0%	0	0%
		Current	%	Aggregate	%					
Total White		15	52%	36	49%					
Total Black		7	24%	18	24%					
Total Hispanic		6	21%	19	25%					
Total Other		1	3%	1	2%					

Beecher Police Department
 Civil Process - Detailed Report
 2/1/2023 12:00:00 AM to 3/1/2023 12:00:00 AM

Ticket Number	Issued By	Date Issued
O - Open		
P011178	Hancock, James 175	2/8/2023 12:00:00 AM
Issued To: Westerholm, Nancy		Charge: 6316 - PARKING: WITHIN 15FT OF FIRE HYDRANT
Amount Due: \$25.00	Amount Paid: \$	
P011270	Harrison, David 098	2/13/2023 12:00:00 AM
Issued To: Schram, Timothy		Charge: 6712 - EXPIRED REGISTRATION
Amount Due: \$25.00	Amount Paid: \$	
P011271	Harrison, David 098	2/13/2023 12:00:00 AM
Issued To: Roggeman, Sandra		Charge: 6712 - EXPIRED REGISTRATION
Amount Due: \$25.00	Amount Paid: \$	
P011272	Harrison, David 098	2/17/2023 12:00:00 AM
Issued To: Gianotti, Paschal A		Charge: 8659 - Expired/Invalid Registration
Amount Due: \$25.00	Amount Paid: \$	
P011273	Harrison, David 098	2/24/2023 12:00:00 AM
Issued To: Guzman-Tena, Stephanie		Charge: 8656 - Expired Registration
Amount Due: \$25.00	Amount Paid: \$	
Total Amount Due: \$125.00	Total Amount Paid: \$	
V - Void-Appeal		
C004841	Harrison, David 098	2/2/2023 12:00:00 AM
Issued To: PIN & TONIC		Charge: 9394 - ZONING ORDINANCE VIOLATION
Amount Due: \$0.00	Amount Paid: \$	
Total Amount Due: \$0.00	Total Amount Paid: \$	

Beecher Police Department

CAD Calls For Service Counts

2/1/2023 12:00:00 AM to 3/1/2023 12:00:00 AM

911 HANG UP CALL	9
Abandoned	1
Abandoned 911 Call	3
Accident	7
ALARM	4
Animal Complaints	3
Assist Fire Department	57
Assist Law Agency	4
Bite	1
BUILDING CHECK	122
Criminal Damage to Property	3
Disturbance	3
Escorts	3
Extra Patrol	59
FIGHT	1
FINGERPRINTING DUTIES	1
Flagged Down	1
Follow Up	30
Found	1
HARASSMENT	2
Information	3
Juvenile Complaints	2
Lock out or in	3
Missing Person	1
Open Door	2
Ordinance Violation	1
Other Complaints	4
Parking Complaints	1
Public Service	1
Public Works	1
Reckless Driving Complaints	3
Relocated Vehicles	1
Report Writing	2
Road	2
Runaway	1

Shoplifting Complaints	1
Solicitor Complaints	1
Stand By	1
Suspicious	16
Test	2
Traffic Complaint	3
Traffic Stop	261
Training	1
Truancy Complaint	6
Unwanted	2
Vehicle Maintenance	10
Violation of Order of Protection	1
Walk in at Station	11
Welfare Check	4
Total	663

END OF REPORT

Beecher Police Department

Case Report Summary

2/1/2023 12:00:00 AM to 2/28/2023 11:59:59 PM

<u>Case Number</u>	<u>Subject</u>	<u>Date/Time</u>	<u>Case Report Location</u>	<u>Call for Service Location</u>	<u>Primary Officer</u>	<u>Offense Code</u>
B1-23-0000029	Accident	2/1/2023 1:51:14 PM		901 Dixie Hwy	Drew, Ryan #173	
B1-23-0000030	Disturbance/Disputes	2/3/2023 8:58:25 PM	502 Dixie Hwy	502 Dixie Hwy	Hancock, James #175	9110 0560
B1-23-0000031	Forgery / Deceptive Practice	2/6/2023 3:18:52 PM	1439 Crooked Crk	724 Penfield St	Smycz, Gabriel #179	1120 1112
B1-23-0000032	Accident	2/7/2023 12:13:01 PM		W Church Rd / Dixie Hwy	Smycz, Gabriel #179	
B1-23-0000033	DWLS	2/8/2023 8:14:10 PM	S DIXIE HWY / HUNTERS DR	S Dixie Hwy / W Eagle Lake Rd	Ingram, Kurtis #178	2480 6601
B1-23-0000034	DWLS	2/9/2023 1:35:15 AM	DIXIE HWY / GROVE ST	Dixie Hwy / Miller St	Ingram, Kurtis #178	2480 2454
B1-23-0000035	Assault	2/9/2023 1:43:10 PM	966 Keenan Ln		Drew, Ryan #173	0560
B1-23-0000036	Missing Person	2/10/2023 8:00:46 PM	1863 N Stonington Ave		Rodriguez, Michael #169	9066
B1-23-0000037	Fleeing/Eluding	2/11/2023 1:56:17 AM	DIXIE HWY / LINDEN LN	Pasadena Ave / S Hillcrest Dr	Fravel, Brian #149	6653 6630 6669 6595 6607 2496
B1-23-0000038	DWLS	2/11/2023 11:38:07 PM	DIXIE HWY / W INDIANA AVE	Dixie Hwy / Miller St	Fravel, Brian #149	2480 6633
B1-23-0000039	Station Information	2/12/2023 2:21:06 AM	Dixie Hwy / Grove St		Ingram, Kurtis #178	9507
B1-23-0000040	Criminal Damage to Property	2/13/2023 5:35:11 AM	759 W Indiana Ave		Ingram, Kurtis #178	1310
B1-23-0000041	Credit Card Fraud	2/14/2023 4:05:07 PM	545 Park Dr		Drew, Ryan #173	1164
B1-23-0000042	Improper Use of Registration	2/15/2023 11:32:32 AM	Indiana Ave / Dixie Hwy	550(500) Blk E Indiana Ave	Smycz, Gabriel #179	2465 2456
B1-23-0000043	Accident	2/16/2023 9:56:14 AM	1121 Dixie Hwy Apt 3		Smycz, Gabriel #179	
B1-23-0000044	UWU/In-State Warrant	2/16/2023 9:16:39 PM	DIXIE HWY / W CHURCH RD	S Rt 394 Nb / Village Woods Dr	Fravel, Brian #149	5081 1461
B1-23-0000045	Accident	2/17/2023 9:13:25 PM		618 Dixie Hwy	Hancock, James #175	
B1-23-0000046	No Valid DL/Never Issued	2/18/2023 12:27:36 AM	DIXIE HWY / MILLER ST	S Dixie Hwy / W Corning Rd	Hancock, James #175	2470 2461 2454
B1-23-0000047	Speeding Arrest 26+	2/19/2023 5:15:23 PM	300 Blk W Indiana Ave		Drew, Ryan #173	8563
B1-23-0000048	Suicide threat	2/19/2023 8:03:10 PM	623 Reed St		Hancock, James #175	9607
B1-23-0000049	Criminal Damage to	2/15/2023 7:42:42 PM	1928 N Monhegan Ave		Ingram, Kurtis #178	1310

Property									
B1-23-0000050	DWLS	2/21/2023 3:54:20 AM	DIXIE HWY / W INDIANA AVE	Dixie Hwy / Linden Ln	Ingram, Kurtis #178	Rodriguez, Michael #169	1310		
							2480		
							8594		
B1-23-0000051	Battery	2/22/2023 7:34:52 AM	538 Miller St	538 Miller St	Drew, Ryan #173		0460		
						Hanson, Erik #172	0460		
B1-23-0000052	Station Inormation	2/22/2023 5:04:11 PM	538 Miller St	538 Miller St	Drew, Ryan #173		9507		
B1-23-0000053	Assist Ambulance	2/24/2023 1:24:35 AM	1014 Cherry Ln	1014 Cherry Ln	Fravel, Brian #149		9083		
B1-23-0000054	DWLS	2/26/2023 5:34:05 AM	29000 Bik Dixie Hwy	1201 Dixie Hwy	Ingram, Kurtis #178		2480		
							2461		
							8569		
B1-23-0000055	Bite	2/25/2023 11:08:58 AM		724 Penfield St	Dacorte, Aaron #157				
B1-23-0000056	Accident	2/27/2023 12:55:42 PM		609 W Indiana Ave	Rodriguez, Michael #169				

Beecher Police Department

Accidents by Location

2/1/2023 12:00:00 AM to 3/1/2023 12:00:00 AM

B1-23-0000056 - Control # 20230056

2/27/2023 12:55:00 PM

609 W Indiana Ave

Inv. By: Rodriguez, Michael 169

1 - Driver

KOPMAN, DENNIS M

C - Possible Injury

13 - Parked

B1-23-0000045 - Control # 20230045

2/17/2023 9:20:00 PM

618 Dixie Hwy

Inv. By: Hancock, James 175

1 - Driver

Unknown

13 - Parked

B1-23-0000029 - Control # 202302029

2/1/2023 10:00:00 AM

901 Dixie Hwy

Inv. By: Drew, Ryan 173

1 - Driver

Unknown

13 - Parked

Willet, Keith E

B1-23-0000032 - Control # 20230032

2/7/2023 12:13:00 PM

W Church Rd / Dixie Hwy

Inv. By: Smycz, Gabriel 179

1 - Driver

Tengolis, Irma

O - No Apparent Injury

13 - Parked

13 - Parked

Beecher Emergency Management

Monthly Report

February, 2023

- 02/04/2023 Maintenance
- Install lights and sirens to Chief's car
 - 7 hours
 - R. Heim, D. Murray
- 02/15/2023 Called out by PD for accident at Rt.1/ Eagle Lake Rd.
- Traffic Control
 - 1 hour
 - D. Murray, R. Heim, S. Murray
- 02/18/2023 Funeral Escort
- Traffic Control
 - 1 hour
 - S. Murray, D. Murray
- 02/18/2023 Decommission PD car #32
- Remove prisoner cage, gun racks, and wiring; detailed interior
 - 5 hours
 - D. Murray
- 02/19/2023 Maintenance of EMA car 303
- Add emergency lighting and finished detailing
 - 2 hours
 - R. Heim, D. Murray
- 02/22/2023 Funeral Escort
- Traffic Control
 - 1 hour
 - R. Heim
- 02/28/2023 Faith Church Food Pantry
- Traffic Control
 - 1 hour
 - S. Murray

02/28/2023 Meeting

- EMA
- 1 Hour
- R.Heim, D. Murray, S. Murray, S. Giggey, L. Voss, D. Harrison

Total Hours: 36 hours

2023 Code Enforcement Report	2-23	David	Harrison	Code	Enforcement
Resident Submitted Complaints		2			
Grass Weeds		0			
Tall Grass Weeds Fines ISSUED		0			
Open Storage		0			
Basketball Hoop		0			
Boat		0			
Trailer		2			
Camper		0			
Motorhome		0			
Abandon/Disabled Vehicle		0			
Parking Tickets		4			
Warning Notice Various		5			
Vehicle on Parkway		2			
Other Parkway Violations		0			
Dumpsters		0			
Storage Pod/Container		0			
Nuisance fines		0			
Dog Running at Large/Incidents		0			
Dog Tags		0			
Dog Increment		0			
Construction Debris		0			
Prohibited Generaly		8			
Swimming Pool Violations		0			
Pond Maintenance		0			
Water Bills Final Notice		0			
Signs Prohibited		5			
Trash Recepticals left on curb		3			
Unlisenced Contractors		0			
Zoning Violations		6			
IPMC Violations		0			
IPMC Violation Fines Issued		0			
C-Ticket total		1			

VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS

ORDINANCE NO. _____

AN ORDINANCE TERMINATING AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE VILLAGE OF BEECHER AND THE BEECHER FIRE PROTECTION DISTRICT FOR ENFORCEMENT OF THE BUILDING AND FIRE PREVENTION CODES

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, did on the 25th day of May, 2018, at a public meeting, pass, approve, and adopt Village Ordinance No. 1304 authorizing the execution of an Intergovernmental Agreement between the Village of Beecher and the Beecher Fire Protection District regarding the Enforcement of Building and Fire Protection Codes (“Fire Intergovernmental Agreement”), subject to the Beecher Fire Protection District approving the same; and

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, have been advised by the Corporate Counsel that the Fire Intergovernmental Agreement provides that the Fire Intergovernmental Agreement “*may be terminated by either party hereto by the giving of thirty (30) days written notice to the governing body of the respective local government unit.*”

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, now concur that is advisable, necessary, and in the best interests of the residents of the Village of Beecher to terminate Intergovernmental Agreement between the Village of Beecher and the Beecher Fire Protection District regarding the Enforcement of Building and Fire Protection Codes.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: That Intergovernmental Agreement between the Village of Beecher and the Beecher Fire Protection District regarding the Enforcement of Building and Fire Protection Codes is hereby terminated effective upon the thirty (30) day notice being provided to the Beecher Fire Protection District. Further, the Village Administrator shall provide the notice to terminate to the Beecher Fire Protection District.

SECTION TWO: That this Ordinance shall take effect, and be in full force and effect, from and after its passage, approval and publication as provided by law.

PASSED and **APPROVED** this ____ day of _____, 2023.

Yeas: _____

Nays: _____

Abstain: _____

Present: _____

Marcy Meyer, Village President

ATTEST:

Janett Conner, Village Clerk

VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE VILLAGE OF BEECHER AND THE BEECHER FIRE PROTECTION DISTRICT FOR ENFORCEMENT OF THE BUILDING AND FIRE PREVENTION CODES (2023)

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois (the “Village”), are authorized by the “Intergovernmental Cooperation Act” (5 ILCS 220/1) to enter into contracts or otherwise associate with other public agencies in any manner not prohibited by law or ordinance; and

WHEREAS, the Village and the Beecher Fire Protection District (the Fire District”) have had a long term working relationship for the benefit of the residents of the Village and the Village and Fire District seek to coordinate and share the enforcement of the Building and Fire Prevention Codes; and

WHEREAS, the Village have been advised that it is in their best interests to enter into an intergovernmental agreement with the Fire District, which is a public agency pursuant to 5 ILCS 220/2, to coordinate and share the enforcement of the Building and Fire Prevention Codes; and

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, did on the 25th day of May, 2018, at a public meeting, pass, approve, and adopt Village Ordinance No. 1304 authorizing the execution of an Intergovernmental Agreement between the Village of Beecher and the Beecher Fire Protection District regarding the Enforcement of Building and Fire Protection Codes (“Fire Intergovernmental Agreement”), subject to the Beecher Fire Protection District approving the same; and

WHEREAS, the Village seeks to amend and replace the Fire Intergovernmental Agreement; and

WHEREAS, the Village having reviewed the Illinois Compiled Statutes, as amended from time to time, the proposed Intergovernmental Agreement, now concur that it is advisable, necessary, and in the best interests of the residents of the Village of Beecher to authorize the President and Clerk to execute a new Intergovernmental Agreement with the Fire District to coordinate and share the enforcement of the Building and Fire Prevention Codes (2023).

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: That the Village Board of the Village of Beecher, Will County, Illinois, does hereby approve the document entitled “**AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BEECHER AND THE BEECHER FIRE PROTECTION DISTRICT REGARDING THE ENFORCEMENT OF BUILDING AND FIRE PREVENTION CODES (2023)**” by and between the Village of Beecher and the Beecher Fire

Protection District, a true, correct and complete copy of which is marked as *Exhibit A*, attached hereto, and incorporated by reference as if fully set forth herein, and the Village Board does hereby further authorize the Village President and the Village Clerk to execute *Exhibit A* on behalf of the Village of Beecher and to perform any other action as may be necessary or convenient to effectuate this Ordinance.

SECTION TWO: That all existing Ordinances and Village Code provisions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null, void, and of no legal effect, and are specifically repealed.

SECTION THREE: If any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance, and this Village Board hereby expressly acknowledges that it would have enacted this Ordinance even with the invalid portion deleted.

SECTION FOUR: That this Ordinance shall be in effect immediately after its passage by the Village Board, its approval by the President, and its publication as required by law, and recording.

PASSED and APPROVED this ___ day of _____, 2023.

Yeas: _____

Nays: _____

Abstain: _____

Present: _____

Marcy Meyer, Village President

ATTEST:

Janett Conner, Village Clerk

**INTERGOVERNMENTAL AGREEMENT
BETWEEN THE VILLAGE OF BEECHER AND
THE BEECHER FIRE PROTECTION DISTRICT
REGARDING THE ENFORCEMENT OF BUILDING AND
FIRE PREVENTION CODES (2023)**

This Intergovernmental Agreement is made and entered on the last date set forth next to the signatures of the Village of Beecher, Illinois (the “Village”) and the Beecher Fire Protection District (the “Fire District”) (collectively the “Parties”), that have approved this Agreement in the manner provided by law.

RECITALS

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 authorizes units of local government “to obtain or share services and to exercise, combine, or transfer any power or function, in any manner not prohibited by law or ordinance”; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/3, provides that any power or powers, privileges, functions, or authority exercised or which may be exercised by a public agency may be exercised, combined, transferred and enjoyed jointly with any other public agency of the State except where specifically and expressly prohibited by law; and

WHEREAS, the Parties are both public agencies as defined by state statute; and

WHEREAS, the Village of Beecher and the Beecher Fire Protection District both possess the power to establish regulations regarding fire protection and fire safety within their respective boundaries; and

WHEREAS, the Village of Beecher and the Beecher Fire Protection District in 2018 entered into “**AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BEECHER AND THE BEECHER FIRE PROTECTION DISTRICT REGARDING THE ENFORCEMENT OF BUILDING AND FIRE PREVENTION CODES**” (“Fire IGA”) and the Parties seek to amend and replace the Fire IGA; and

WHEREAS, the governing bodies of both the Village and the Fire District desire to coordinate their enforcement of the legally adopted Building and Fire Prevention Codes to the greatest extent possible; and

WHEREAS, the Village is desirous of sharing its powers of Code enforcement with the Fire District.

COVENANTS

NOW, THEREFORE BE IT AGREED between the Village of Beecher and the Beecher Fire Protection District, as follows:

SECTION ONE:

A. The Fire District agrees to make annual inspections of existing commercial, institutional, industrial and multi-family buildings having common interior areas and/or three or more dwelling units as requested by the Village to enforce the provisions of the Village's Fire Prevention Code and those portions of the Village's Building Code relating to fire safety and/or life safety, and any and all amendments or revisions hereto, within the common boundaries of the Village and the District.

B. Upon the request of the Village, the District shall perform such inspection services and provide all equipment that may be necessary for the performance of such inspections and the proper enforcement of the Village's Fire Prevention Code and those portions of the Village's Building Code relating to fire safety and/or life safety, within the common boundaries of the District and the Village.

C. The Village shall make available to the District all available plans, specifications and such other data and information in the possession of the Village as may be necessary for the performance of the District's inspection services under this Agreement.

D. The Village shall make reasonable arrangements with the District to assist the District in the performance of the inspection services provided for herein.

E. The number of inspections required at any time, the inspection assignment and the shifts to be worked shall be determined by the District. No person performing inspection or other services hereunder at the direction of the District shall be deemed to be an employee of the Village as a result of the performance of such services.

F. All inspections by the District provided for in this Agreement shall only be performed to the extent the District is able to do so and has the necessary resources.

SECTION TWO: It shall be the responsibility of the Village to issue building permits, collect fees pertaining to building construction, issue stop work orders, post structures, maintain inspection reports and issue certificates of use and occupancy. Any legal fees connected with the enforcement of the Building Code shall be assumed by the Village.

SECTION THREE: The Village shall be responsible for the administration and enforcement of the International Building Code 2015 as amended by the Village.

SECTION FOUR: The Village and Fire District agree that any dispute regarding this agreement (not specific Code issues) which has not been resolved by staff, shall be resolved by a meeting between the Village President and the President of the Fire District at a mutually agreed-to time and location.

SECTION FIVE: Changes in the International Building Code 2015 as amended or the International Fire Code 2015 as amended, as they relate to this Agreement, shall only be made with the concurrence of the other party and legally adopted by an amending ordinance.

SECTION SIX: The Village Administrator or designee shall be responsible for administering and enforcing this agreement.

SECTION SEVEN: The Fire District shall identify its Code Official and designee who is responsible for administering this agreement.

SECTION EIGHT: The Inspection Form to be utilized by the Fire District for annual inspections is hereby attached as Exhibit B. Any additional or updated forms used by the District for its annual inspections shall be provided to the Village for review prior to use.

SECTION NINE: This intergovernmental agreement may be terminated by either party hereto by the giving of thirty (30) days written notice to the governing body of the respective local government unit. This Agreement shall be in full force and effect after its passage by the Village Board of Trustees and by the Fire District Board of Trustees and the affixing of the signatures of the appropriate officials of those parties to this agreement.

SECTION TEN: This Agreement shall be binding upon and inure the benefit of any successor governmental legal entity that may assume and perform the duties of either party hereto. Notwithstanding the foregoing, this Agreement shall not be assigned by either party hereto without the prior written consent of the other party to this Agreement.

SECTION ELEVEN: The invalidity of any provision of this Agreement shall not impair the validity of any other provisions. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, provisions severed or modified by the court shall not affect the validity of enforceability of the remaining provisions hereof.

SECTION TWELVE: This Agreement sets forth the entire understanding of the parties, and may only be amended, modified or terminated by a written instrument signed by the parties. The prior **INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BEECHER AND THE BEECHER FIRE PROTECTION DISTRICT REGARDING THE ENFORCEMENT OF BUILDING AND FIRE PREVENTION CODES (2023)** between the parties is hereby terminated as of the execution of this Agreement by both parties.

SECTION THIRTEEN: This Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.

SECTION FOURTEEN: All notices hereunder shall be in writing and must be served with personally or registered or certified mail to:

- a. Village at: Village of Beecher
625 Dixie Highway
Beecher, IL 60401
Attention: Village Administrator

b. District at: Beecher Fire Protection District
711 Penfield St.
Beecher, IL 60401
Attention: Fire Chief

c. To such other person or place which either party hereto by its prior written notice shall designate for notice to it from the other party hereto.

SECTION FIFTEEN: This Agreement is executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties, pursuant to proper and necessary authorization, have executed this Agreement on the dates shown below.

APPROVED:

APPROVED:

Village of Beecher

Beecher Fire Protection District

By: _____
Village President

By: _____
President, Board of Trustees

Attest: _____
Village Clerk

Attest: _____
Secretary, Board of Trustees

Dated: _____

Dated: _____

**INTERGOVERNMENTAL AGREEMENT
BETWEEN THE VILLAGE OF BEECHER AND
THE BEECHER FIRE PROTECTION DISTRICT
REGARDING THE ENFORCEMENT OF BUILDING AND
FIRE PREVENTION CODES (2023)**

This Intergovernmental Agreement is made and entered on the last date set forth next to the signatures of the Village of Beecher, Illinois (the “Village”) and the Beecher Fire Protection District (the “Fire District”) (collectively the “Parties”), that have approved this Agreement in the manner provided by law.

RECITALS

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 authorizes units of local government “to obtain or share services and to exercise, combine, or transfer any power or function, in any manner not prohibited by law or ordinance”; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/3, provides that any power or powers, privileges, functions, or authority exercised or which may be exercised by a public agency may be exercised, combined, transferred and enjoyed jointly with any other public agency of the State except where specifically and expressly prohibited by law; and

WHEREAS, the Parties are both public agencies as defined by state statute; and

WHEREAS, the Village of Beecher and the Beecher Fire Protection District both possess the power to establish regulations regarding fire protection and fire safety within their respective boundaries; and

WHEREAS, the Village of Beecher and the Beecher Fire Protection District in 2018 entered into **“AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BEECHER AND THE BEECHER FIRE PROTECTION DISTRICT REGARDING THE ENFORCEMENT OF BUILDING AND FIRE PREVENTION CODES”** (“Fire IGA”) and **the Parties seek to amend and replace the Fire IGA; and**

WHEREAS, the governing bodies of both the Village and the Fire District desire to coordinate their enforcement of the legally adopted Building and Fire Prevention Codes to the greatest extent possible; and

WHEREAS, the Village is desirous of sharing its powers of Code enforcement with the Fire District.

COVENANTS

NOW, THEREFORE BE IT AGREED between the Village of Beecher and the Beecher Fire Protection District, as follows:

SECTION ONE:

A. The Fire District agrees to make annual inspections of existing commercial, institutional, industrial and multi-family buildings having common interior areas and/or three or more dwelling units as requested by the Village to enforce the provisions of the Village's Fire Prevention Code and those portions of the Village's Building Code relating to fire safety and/or life safety, and any and all amendments or revisions hereto, within the common boundaries of the Village and the District.

B. ~~The District shall,~~ Upon the request of the Village, the District shall perform such inspection services and provide all equipment that may be necessary for the performance of such inspections and the proper enforcement of the Village's Fire Prevention Code and those portions of the Village's Building Code relating to fire safety and/or life safety, within the common boundaries of the District and the Village.

C. The Village shall make available to the District all available plans, specifications and such other data and information in the possession of the Village as may be necessary for the performance of the District's inspection services under this Agreement.

D. The Village shall make reasonable arrangements with the District to assist the District in the performance of the inspection services provided for herein.

E. The number of inspections required at any time, the inspection assignment and the shifts to be worked shall be determined by the District. No person performing inspection or other services hereunder at the direction of the District shall be deemed to be an employee of the Village as a result of the performance of such services.

F. All inspections by the District provided for in this Agreement shall only be performed to the extent the District is able to do so and has the necessary resources.

~~**SECTION TWO:** The Village and Fire District shall coordinate their enforcement activities as they relate to matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures within the Village and shall apply these efforts to existing or proposed buildings and structures.~~

~~**SECTION THREE**~~**SECTION TWO:** It shall be the responsibility of the Village to issue building permits, collect fees pertaining to building construction, issue stop work orders, post structures, maintain inspection reports and issue certificates of use and occupancy. Any legal fees connected with the enforcement of the Building Code shall be assumed by the Village.

~~**SECTION FOUR**~~**SECTION THREE:** The Village shall be responsible for the administration and enforcement of the International Building Code 2015 as amended, and further be responsible for ~~providing the Fire District with one copy of all approved building plans of all non-residential buildings.~~

~~**SECTION FIVE:** The Fire District will assist with the administration and enforcement of the International Fire Code 2015 as amended. Any legal fees connected with the enforcement of the Fire Prevention Code shall be assumed by the Village.~~

~~**SECTION SIX:** The Fire District agrees to provide written comments for the plan review within seven (7) days of receipt of the original plans from the Village and inspection services for the Village for the Sections of the International Building Code 2015 pertaining to the following:~~

- ~~1. Fire Department Access~~
- ~~2. Special Hazards~~
- ~~3. Flammable and Combustible Liquids~~
- ~~4. Fire Protection Systems~~
- ~~5. Means of Egress~~

~~**SECTION SEVEN:** The Village shall not issue a final Certificate of Occupancy until it receives a final inspection report from the Fire District, which shall be forwarded to the Village within 48 hours of the request for final inspection. All violations of the approved plans and permit shall be noted and it shall be the responsibility of the Village to notify the holder of the permit of any discrepancies.~~

~~**SECTION EIGHT**~~**SECTION FOUR:** The Village and Fire District agree that any dispute regarding this agreement (not specific Code issues) which has not been resolved by staff, shall be resolved by a meeting between the Village President and the President of the Fire District at a mutually agreed-to time and location.

~~**SECTION NINE**~~**FIVE:** Changes in the International Building Code 2015 as amended or the International Fire Code 2015 as amended, as they relate to this Agreement, shall only be made with the concurrence of the other party and legally adopted by an amending ordinance.

~~**SECTION TEN**~~**SIX:** The Village Administrator or designee shall be responsible for administering and enforcing this agreement.

~~**SECTION ELEVEN**~~**SEVEN:** The Fire District shall identify its Code Official and designee who is responsible for administering this agreement.

~~**SECTION TWELVE**~~**EIGHT:** The Inspection Form to be utilized by the Fire District for annual inspections is hereby attached as Exhibit B. Any additional or updated forms used by the District for its annual inspections shall be provided to the Village for review prior to use.

~~**SECTION THIRTEEN**~~**NINE:** This intergovernmental agreement may be terminated by either party hereto by the giving of thirty (30) days written notice to the governing body of the respective local government unit. This Agreement shall be in full force and effect after its passage by the Village Board of Trustees and by the Fire District Board of Trustees and the affixing of the signatures of the appropriate officials of those parties to this agreement.

SECTION FOURTEENTEN: This Agreement shall be binding upon and inure the benefit of any successor governmental legal entity that may assume and perform the duties of either party hereto. Notwithstanding the foregoing, this Agreement shall not be assigned by either party hereto without the prior written consent of the other party to this Agreement.

SECTION FIFTEENELEVEN: The invalidity of any provision of this Agreement shall not impair the validity of any other provisions. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, provisions severed or modified by the court shall not affect the validity of enforceability of the remaining provisions hereof.

SECTION SIXTEENTWELVE: This Agreement sets forth the entire understanding of the parties, and may only be amended, modified or terminated by a written instrument signed by the parties. **The prior INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BEECHER AND THE BEECHER FIRE PROTECTION DISTRICT REGARDING THE ENFORCEMENT OF BUILDING AND FIRE PREVENTION CODES (2023) between the parties is hereby terminated as of the execution of this Agreement by both parties.**

SECTION SEVENTEENTHIRTEEN: This Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.

SECTION EIGHTEENFOURTEEN: All notices hereunder shall be in writing and must be served with personally or registered or certified mail to:

- a. Village at: Village of Beecher
625 Dixie Highway
Beecher, IL 60401
Attention: Village Administrator
- b. District at: Beecher Fire Protection District
711 Penfield St.
Beecher, IL 60401
Attention: Fire Chief
- c. To such other person or place which either party hereto by its prior written notice shall designate for notice to it from the other party hereto.

SECTION NINETEENFIFTEEN: This Agreement is executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties, pursuant to proper and necessary authorization, have executed this Agreement on the dates shown below.

APPROVED:

Village of Beecher

By: _____
Village President

Attest: _____
Village Clerk

Dated: _____

APPROVED:

Beecher Fire Protection District

By: _____
President, Board of Trustees

Attest: _____
Secretary, Board of Trustees

Dated: _____

Village of Beecher

Monthly Water Department Report

FEBRUARY 2023

System Pumping Data

Total Gallons Pumped: 10,879,000 Monthly Average: 388,000

Peak Day: 473,000 Gal. 02/06/2023

Well Pumping Data

Well #3 Total Gallons: 3,297,000 Daily Average 118,000

Well #4 Total Gallons: 4,553,000 Daily Average 163,000

Well #5 Total Gallons: 3,029,000 Daily Average 108,000

Chemical Usage

Total Pounds Chlorine used: 510.5 Well #3: 146.6 Well #4: 230.4

Well #5: 133.5

Total Pounds Aqua Mag used: 1,260.0 Well #3: 243.0 Well #4: 724.0

Well #5: 293.0

Total Gallons Fluoride used :0

Well #3:0

Well #4: 0

Well #5:0

Village of Beecher

625 Dixie Highway

PO Box 1154

Beecher, Illinois 60401

Phone: 708-946-2261

Fax: 708-946-3764

www.villageofbeecher.org



President

Marcy Meyer

Clerk

Janett Conner

Administrator

Robert O. Barber

Treasurer

Donna Rooney

Trustees

Jonathon Kypuros

Todd Kraus

Benjamin Juzeszyn

Joe Tieri

Roger Stacey

Joseph Gianotti

WATER BILLING REGISTER REPORT

Billing Period: January-February 2023

<u>Gallons Pumped</u>	<u>Gallons Accounted For</u>	<u>Difference</u>	<u>Pumped/Accounted Ratio</u>	<u>Water Loss</u>
22,628,000	16,921,016	5,706,984	74.78%	25.22%

<u>Gallons Pumped</u>	<u>Gallons Billed</u>	<u>Difference</u>	<u>Pumped/Billed Ratio</u>
22,628,000	16,761,000	5,867,000	74.07%

This compares to the pumped/billed ratio of 68.57% for the same period last year and the 10 year average of 64%

of water accounts: 1,740 (decrease of 2)

Amount billed for water: \$150,380.00

of sewer accounts: 1720 (decrease of 2)

Amount billed for sewer: \$93,038.02

Amount billed for sewer debt: \$18,701.62

of accounts on lift station: 336 (increase of 1)

Amount billed for lift station: \$2,349.01

of refuse accounts: 1624 (increase of 2)

Amount billed for refuse: \$66,469.14

New account charges: \$550.00

Mosquito charges: \$3,458.27

Total amount billed this period: \$334,946.06

BREAKDOWN OF WATER CHARGES

Watermain Replacement Flat Charge: \$6,960.00

Watermain Replacement \$2 Rate: \$33,522.00

School Ball Fields \$4.29/1,000 (WM Replace): \$0

Over 30,000gl \$1/1,000gl surcharge: \$1,987.00

(1,987,000 gl billed this period over 30,000)

Water Rate for Operations: \$107,911.00

Customer	Serv	Rate	Seq	Description	From Reading	To Reading	Consumption	Amount	Tax	Penalty	Est
----------	------	------	-----	-------------	--------------	------------	-------------	--------	-----	---------	-----

The total number of accounts listed is 1740 Billing Date: 03/05/23

Direct Debit Accounts included: 285
 Total balance for Direct Debit Accounts (New Charges): \$55,350.15
 Anticipated Direct Debit Accounts to submit: 285
 Anticipated Direct Debit Bank Submission (New Charges + Prev Balance): \$55,350.15

***** Grand Total *****

Total prev bal \$5,236.91
 Total billed \$334,946.06
 Total net \$340,182.97
 Total penalty \$32,323.40
 Total gross \$372,506.37

***** Service / Rate	Units	Charge	# of bills	tax	*****
Total A / MOS	0	3458.27	1735		
Total D / SD1	0	16731.62	1679		
Total R / RES	0	66059.14	1617		
Total S / RES	16757000	92351.82	1715		
Total W / RES	16750000	149933.70	1715		
Total D / SD2	0	380.00	19		
Total W / W1	0	28.90	17		
Total D / SD3	0	120.00	4		
Total W / W2	0	10.20	3		
Total S / OUT	0	47.00	1		
Total W / OUT	11000	184.50	2		
Total M / SNO	0	50.00	1		
Total D / SD4	0	440.00	11		
Total W / W3	0	56.10	11		
Total R / RF2	0	246.00	3		
Total D / SD8	0	80.00	1		
Total W / W7	0	11.90	1		
Total W / WNO	74000	.00	0		
Total M / NC	0	500.00	10		
Total D / D51	0	510.00	1		
Total W / W50	0	85.00	1		
Total S / SWO	0	639.20	8		
Total D / D25	0	250.00	1		
Total W / W24	0	40.80	1		
Total L / LIF	3060000	2349.01	336		
Total D / SD7	0	70.00	1		
Total W / W6	0	10.20	1		
Total D / D12	0	120.00	1		
Total W / W11	0	18.70	1		
Total R / REF	0	164.00	4		

Village of Beecher

625 Dixie Highway

PO Box 1154

Beecher, Illinois 60401

Phone: 708-946-2261

Fax: 708-946-3764

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Roger Stacey

Joseph Gianotti

February 22, 2023

Dear Penfield Street Resident:

Construction is ready to begin! After 10 years of planning, designing, permitting and financing the \$5 million Penfield Street Reconstruction Project is about to start. Completion of this project will mean new public sidewalks, better drainage, more decorative street lighting and green space between the roadway and the walkways in the commercial areas. However, the summer of 2023 is going to be a bit messy and dusty and cause all of you some inconvenience. The largest impact is going to be the inability to access your driveway for certain periods of time when cement is poured or a storm pipe is being installed.

Iroquois Paving, the contractor completing the work, has provided the Village with a tentative schedule. Work will begin with the closure of the bridge over Trim Creek beginning around March 24th. The bridge will be replaced and two new off-street parking lots will be constructed at Reed Street and Maxwell Street. When this work is completed, the next phase of the project is expected to begin around May 9th when the south half of the road will be closed and the north half will become one-way westbound. The project will then flip to the other side around July 15th and the road will then become one lane eastbound. A project map is enclosed for your review.

The Village will be hosting an informational meeting on this project exclusively for Penfield Street residences and businesses on **Tuesday, March 14th at 7:00 p.m. at the Washington Township Center, 30200 Town Center Road** to explain the schedule and the work to be performed followed by a question and answer session. After the meeting there will be a meet and greet with the engineers on the project who will be available to address your specific questions or concerns. We will also be gathering some contact information from you to set up a newsgroup to push out information on the project and as a link to the project coordinators.

We hope to see you on Tuesday, March 14th at 7:00 p.m. at the Township Center. If you are unable to make the meeting but wish to receive information please call the Village at 708-946-2261.

Sincerely yours,

A handwritten signature in cursive script that reads "Marcy Meyer".

Marcy Meyer

Village President

Robert Barber

From: Peter M. Kozak <PKozak@baxterwoodman.com>
Sent: Monday, February 20, 2023 5:16 PM
To: Robert Barber
Cc: Contracts; Stephen R. Amann; Matthew Conner
Subject: Dixie Hwy Water Main - Amendment #No. 2
Attachments: 191041.40_Amend2_DixieHwy.pdf

Bob,

As we discussed, please see the attached Amendment No. 2 for your approval, in the amount of \$20,000. This is a bit higher than the draft amendment that was provided to the Village in November 2021 when the project was put on hold. This increase is due to three main reasons: updating the project documents and EOPC to 2023 standards, incorporating ARPA requirements into the project documents, and obtaining IDOT, Will County, and IEPA permits. Permitting with IDOT and Will County will require MOT and traffic staging sheets to be created. Since 2021, IDOT has also changed their utility permit review process, and now requires restoration and cross-section sheets to be prepared for utility permits. We will need to create these for the entire project route.

If you have any questions, please let me know. Thanks,
Peter

Peter M. Kozak, P.E.
Project Engineer

main: 815.459.1260 | direct:815.444.3394

email:pkozak@baxterwoodman.com

www.baxterwoodman.com

8430 West Bryn Mawr Ave., Suite 400, Chicago, IL 60631



This email and any attachments are confidential and are intended solely for the use of the intended addressee(s). If you have received this email in error, please notify the sender immediately or call 815-459-1260 and delete this email. If you are not the intended recipient(s), any use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. The integrity and security of this message cannot be guaranteed on the Internet. Thank You.

February 20, 2023

Mr. Robert O. Barber
Village of Beecher
625 Dixie Highway
Beecher, Illinois 60401-1154

Subject: Village of Beecher-- Dixie Highway (Route 1) Water Main Cross-Overs

Dear Mr. Barber:

Baxter & Woodman, Inc. is pleased to submit this Amendment No. 2 to complete design services for the Dixie Highway (IL Route 1) Water Main Cross-Overs Project. The Project has been on hold since October 2021 while the Village was working to obtain funding for the improvements. Recently, the Village applied for \$500,000 in American Rescue Plan Act (ARPA) funds from Will County for the Project. The ARPA program requires the design to be completed and permits to be obtained when advised of a funding award. This Amendment will include all work to finalize the project design in preparation for bidding, obtain all required permits for the construction project, and assist the Village with the bidding process.

Current project design documents can be considered to be at a 90% design stage but must be updated to meet 2023 standards. This includes updates to the plans and specifications, as well as updating the engineer's estimate of probable construction cost to 2023 prices. Update of the project specifications includes incorporating ARPA project requirements. While not included in this amendment, it is recommended that soil borings are completed by a geotechnical consultant prior to project bidding to provide information for directional drill and jack and bore installations.

Water main replacement work at the intersection of Dixie Highway (IL Route 1) and Indiana Avenue (Will County Route 24) was previously added to the original project scope. While water main design at this intersection is at a pre-final state, significant coordination with the Illinois Department of Transportation (IDOT) and Will County Division of Transportation (WCDOT) is needed for utility and traffic permitting. The project will require maintenance of traffic plans as work will be performed in IDOT and WCDOT right-of-way. We will develop a preferred maintenance of traffic and staging plan for comment and approval. The plan will include identification of the preferred strategy for maintaining traffic and driveway access, and design of the preferred staging plan, comprised of detours or staged construction, construction staging notes, typical sections, and layout to maintain local traffic flow. Scope includes attendance at one (1) IDOT Detour Committee Meeting for the proposed detour(s). Further, IDOT now requires full restoration and cross-section sheets for all work within their right-of-way. These sheets will be created for the entire project area to meet IDOT permitting requirements. An Illinois Environmental Protection Agency (IEPA)

permit has previously been obtained for the Project. However, this permit has since expired and must be resubmitted with the IEPA.

Engineering Fee

Our engineering fee for the above stated scope of services will be based upon our hourly rates for actual work time performed plus reimbursement for out-of-pocket expenses including travel, which will total an additional \$20,000 for an amended not to exceed amount of **\$50,000**.

The Village will be kept informed of progress and expenditure of the budget and we will not exceed the estimated amount without receiving your authorization. It is not anticipated, but overtime by hourly staff must be approved by the Owner and will be billed at standard hourly billing rates on a time and a half basis.

The attached Standard Terms and Conditions apply to this proposal. If you find this proposal acceptable, **please sign and return one copy for our files**. If you have any questions or need additional information, please do not hesitate to contact Peter Kozak, PE at 815.444.3394 or pkozak@baxterwoodman.com.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Daniel G. Bounds, PE
Associate Vice President

VILLAGE OF BEECHER, IL

ACCEPTED BY: _____

TITLE: _____

DATE: _____

\\corp.baxwood.com\Projects\Crystal Lake\BEECH\191041-Dixie Hwy _Rt 1_ WM\Contracts\Work\Amendment No. 2\191041.40_Amend2_DixieHwy.docx

STANDARD TERMS AND CONDITIONS

PLEASE READ THESE STANDARD TERMS AND CONDITIONS ("TERMS") CAREFULLY BEFORE EXECUTING THE LETTER PROPOSAL PRESENTED BY BAXTER & WOODMAN, INC. ("BW"). BY EXECUTING THE LETTER PROPOSAL, OWNER AGREES TO BE BOUND BY THESE TERMS, THE PROVISIONS OF THE LETTER PROPOSAL, AND THE PROVISIONS OF ANY DOCUMENT REFERRING TO THESE TERMS OR THE LETTER PROPOSAL, ALL OF WHICH SHALL COLLECTIVELY CONSTITUTE THE "AGREEMENT".

Owner's Responsibility – Provide BW with all criteria and full information for the "Project", which is generally otherwise identified in the Letter Proposal. BW will rely, without liability, on the accuracy and completeness of all information provided by the Owner (as defined in the Letter Proposal) including its consultants, contractors, specialty contractors, subcontractors, manufacturers, suppliers and publishers of technical standards ("Owner Affiliates") without independently verifying that information. The Owner represents and warrants that all known hazardous materials on or beneath the site have been identified to BW. BW and their consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, unidentified or undisclosed hazardous materials unless this service is set forth in the Letter Proposal.

Schedule for Rendering Services - The agreed upon services shall be completed within a reasonable amount of time. If BW is hindered, delayed or prevented from performing the services as a result of any act or neglect of the Owner, any Owner Affiliate, or force majeure event, BW's work shall be extended and the rates and amounts of BW's compensation shall be equitably adjusted in a written instrument executed by all Parties.

Invoices and Payments - The fees to perform the proposed scope of services constitutes BW's estimate to perform the agreed upon scope of services. Circumstances may dictate a change in scope, and if this occurs, an equitable adjustment in compensation and time shall be agreed upon by all Parties by written agreement. No service for which added compensation will be charged will be provided without first obtaining written authorization from the Owner. BW invoices shall be due and owing by Owner in accordance with the terms and provisions of the State of Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

Opinion of Probable Construction Costs - BW's opinion of probable construction costs represents its reasonable judgment as a professional engineer. Owner acknowledges that BW has no control over construction costs or contractor's methods of determining prices, or over competitive bidding, or market conditions. BW cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from BW's opinion of probable construction costs.

Standards of Performance – (1) The standard of care for all services performed or furnished by BW will be the same care and skill ordinarily used by professionals practicing under similar circumstances, at the same time and in the same locality on similar projects. BW makes no warranties, express or implied, in connection with its services; (2) BW shall be responsible for the technical accuracy of its services and documents; (3) BW shall use reasonable care to comply with applicable laws, regulations, and Owner-mandated standards; (4) BW may employ such sub-consultants as BW deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive objection by Owner; (5) BW shall not supervise, direct, control, or have authority over any contractors' work, nor have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work; (6) BW neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents; (7) BW is not acting as a municipal advisor as defined by the Dodd-Frank Act. BW shall not provide advice or have any responsibility for municipal financial products or securities; (8) BW is not responsible for the acts or omissions of any contractor, subcontractor, or supplier, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work; (9) Shop drawing and submittal review by BW shall apply only to the items in the submissions and only for the purpose of assessing if, upon installation or incorporation in the Project work, they are generally consistent with the contract documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e. hard copy or electronic transmission) and for compliance with the construction documents. Owner further agrees that BW's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs or precautions. BW's consideration of a component does not constitute acceptance of the assembled item; (10) BW's site observation during construction shall be at the times agreed upon in the Project scope. Through standard, reasonable means, BW will become generally familiar with observable completed work. If BW observes completed work that is inconsistent with the construction documents, information shall be communicated to the contractor and Owner for them to address.

Insurance - BW will maintain insurance coverage with the following limits and Certificates of Insurance will be provided to the Owner upon written request:

Worker's Compensation:	Statutory Limits	Excess Umbrella Liability:	\$10 million per claim and aggregate	General
Liability:	\$1 million per claim	Professional Liability:	\$5 million per claim	
	\$2 million aggregate		\$5 million aggregate	
Automobile Liability:	\$1 million combined single limit			

In no event will BW's collective aggregate liability under or in connection with this Agreement or its subject matter, based on any legal or equitable theory of liability, including breach of contract, tort (including negligence), strict liability and otherwise, exceed the contract sum to be paid to BW's under this Agreement. Any claim against BW arising out of this Agreement may be asserted by the Owner, but only against the entity and not against BW's directors, officers, shareholders or employees, none of whom shall bear any liability and may not be subject to any claim.

Indemnification and Mutual Waiver – (1) To the fullest extent permitted by law, BW shall indemnify and hold harmless the Owner and its officers and employees from claims, costs, losses, and damages (“Losses”) arising out of or relating to the Project, provided that such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by any grossly negligent act or omission of BW; (2) To the fullest extent permitted by law, Owner shall indemnify and hold harmless BW and its officers, directors, employees, agents and consultants from and against any and all Losses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project provided that any such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent arising out of or occurring in connection with the Owner’s, or Owner’s officers, directors, employees, consultants, agents, or others retained by or under contract to the Owner, negligent act or omission, willful misconduct, or breach of this Agreement; (3) To the fullest extent permitted by law, Owner and BW waive against each other, and the other’s employees, officers, directors, insurers, and consultants, any and all claims for or entitlement to special, incidental, indirect, enhanced, punitive, or consequential damages, in each case regardless of whether such party was advised of the possibility of such losses or damages or such losses or damages were otherwise foreseeable, and notwithstanding the failure of any agreed or other remedy of its essential purpose; (4) In the event Losses or expenses are caused by the joint or concurrent fault of the BW and Owner, they shall be borne by each party in proportion to its respective fault, as determined by a mediator or court of competent jurisdiction; (5) The Owner acknowledges that BW is a business corporation and not a professional service corporation, and further acknowledges that the corporate entity, as the party to this contract, expressly avoids contracting for individual responsibility of its officers, directors, or employees. The Owner and BW agree that any claim made by either party arising out of any act of the other party, or any officer, director, or employee of the other party in the execution or performance of the Agreement, shall be made solely against the other party and not individually or jointly against such officer, director, or employees.

Termination - Either party may terminate this Agreement upon ten (10) business days’ written notice to the other party in the event of failure by the other party to comply with the terms of the Agreement through no fault of the terminating party. A condition precedent to termination shall be conformance with the Dispute Resolution terms below. If this Agreement is terminated, Owner shall receive reproducible copies of drawings, developed applications and other completed documents upon written request. Owner shall be liable, and shall promptly pay BW, for all services and reimbursable expenses rendered through the effective date of suspension/termination of services.

Use of Documents – All BW documents (data, calculations, reports, Drawings, Specifications, Record Drawings and other deliverables, whether in printed form or electronic media format, provided by BW to Owner pursuant to this Agreement) are instruments of service and BW retains ownership and property interest therein (including copyright and right of reuse). Owner shall not rely on such documents unless in printed form, signed or sealed by BW or its consultant. Electronic format of BW’s design documents may differ from the printed version and BW bears no liability for errors, omissions or discrepancies. Reuse of BW’s design documents is prohibited and Owner shall defend and indemnify BW from all claims, damages, losses and expenses, including attorney’s fees, consultant/expert fees, and costs arising out of or resulting from said reuse. Project documents will be kept for time periods set forth in BW’s document retention policy after Project closeout.

Successors, Assigns, and Beneficiaries – Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or BW to any third party, including any lender, contractor, subcontractor, supplier, manufacturer, other individual, entity or public body, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement are for the sole and exclusive benefit of the Owner and BW and not for the benefit (intended, unintended, direct or indirect) of any other entity or person.

Dispute Resolution - All disputes between the Parties shall first be negotiated between executives who have authority to settle the dispute for a period of thirty (30) days. If unresolved, disputes shall be then submitted to mediation as a condition precedent to litigation. The mediation session shall be held within forty-five (45) days of the retention of the mediator, and last for at least one (1) full mediation day, before any party has the option to withdraw from the process. If mediation is unsuccessful in resolving a Dispute, then the parties may seek to have the Dispute resolved by a court of competent jurisdiction.

Miscellaneous Provisions – (1) This Agreement is to be governed by the law of the state or jurisdiction in which the project is located; (2) all notices must be in writing and shall be deemed effectively served upon the other party when sent by certified mail, return receipt requested; (3) all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion and/or termination for any reason; (4) any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and BW, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision; (5) a party’s non-enforcement of any provision shall not constitute a waiver of the provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement; (6) to the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of substantial completion, which is the point where the Project can be utilized for the purposes for which it was intended; (7) this Agreement, together with any other documents incorporated herein by reference, constitutes the sole and entire agreement of the parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter; (8) no amendment to or modification of this Agreement is effective unless it is in writing and signed by each party.

VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS

ORDINANCE NO. _____

AN ORDINANCE EXTENDING THE MORATORIUM ON THE COLLECTION OF CERTAIN NEW RESIDENTIAL BUILDING PERMIT FEES IN THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS UNTIL DECEMBER 31, 2024

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, adopted Ordinance No. 1317 on October 15, 2019, which authorized a moratorium on the collection of certain residential building permit fees for new residential construction in the Village of Beecher and such original moratorium under the Ordinance expires on October 31, 2021, and the adopted Ordinance No. 1341 on December 21, 2020, extending the moratorium until December 31, 2023;

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, has been advised by the Finance Committee that current circumstances require the Village to continue to take action to preserve property values, to increase residential building activity, and to increase the tax base in the Village;

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, still consider a temporary moratorium on the collection of certain fees paid to the Village when applying for building permit to be a catalyst to encourage and stimulate new residential building construction on existing improved lots within the Village;

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, have been advised that new residential construction on existing improved lots will enhance the tax base of the Village and benefit all taxing bodies; and

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, now concur that it is advisable, necessary, and in the best interests of the residents of the Village of Beecher that the Village impose a moratorium on the collection of certain fees paid when applying for a new residential building permit until December 31, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: That for any type of new residential building permit, the Village will only charge a \$1,750.00 inspection permit fee per residential unit and hereby waives the collection of any other fees or charges for a new residential building permit fee until December 31, 2024. Specifically, the Village is imposing a moratorium on the collection of the following fees on new residential building permits: Water Tap-in and Inspection Fee (\$2,059), Sewer Tap-in and Inspection Fee (\$4,283), Sidewalk Inspection Fee (\$50), Contractor Use of Water Fee (\$25), Certificate of Occupancy Fee (\$25), Cash in lieu of land for parks (\$2,225), and cash in lieu of land for school fee (based upon number of bedrooms).

SECTION TWO: That the Village Administrator, Village Clerk, and Village Treasurer are hereby authorized and directed to administer this Ordinance.

SECTION THREE: That all existing ordinances and Village Code provisions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null, void, and of no legal effect, and are specifically repealed.

SECTION FOUR: If any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance, and the Village Board hereby expressly acknowledges that it would have enacted this Ordinance even with the invalid portion deleted.

SECTION FIVE: That this Ordinance shall be effective January 1, 2024, after its passage by the Village Board, its approval by the President, and its publication as required by law.

PASSED and APPROVED this ____ day of _____, 2023.

Yeas: _____
Nays: _____
Abstain: _____
Present: _____

Marcy Meyer, Village President

ATTEST:

Janett Conner, Village Clerk

VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE EXTENDING THE HISTORIC DOWNTOWN BUSINESS DISTRICT
INCENTIVE PROGRAM UNTIL DECEMBER 31, 2024.**

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, adopted Ordinance No. 1215 on August 25, 2104, which authorized certain incentives to new business locating within certain downtown areas in the Village of Beecher, which was extended by Ordinance No. 1272 and Ordinance 1340, and such incentive program under the Ordinance expires on December 31, 2023;

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, seek to continue to stimulate and encourage new businesses in the downtown area in the Village of Beecher;

WHEREAS, the Corporate Authorities of the Village of Beecher, Will County, Illinois, understand the importance of attracting and encouraging new businesses in the downtown area in the Village with a combination of waivers of various license fees, permit fees, water and sewer credits, and local sales tax reimbursements; and

WHEREAS, the Corporate Authorities of this Village of Beecher, Will County, Illinois, now concur that it is advisable, necessary, and in the best interests of the residents of the Village of Beecher that a historic downtown business district incentive program be extended and adopted for the downtown area in the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BEECHER, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The “Downtown Area” shall mean the Historic Downtown Business District Area which includes any business zoned parcel of real property along Gould Street from Indiana Avenue to Hodges Street, along Penfield Street from Gould Street to Woodward Street, and Reed Street from Penfield Street to Hodges Street.

SECTION TWO: Notwithstanding any other ordinances, resolutions, motion, regulations, or policy applicable to the Downtown Area prior to this date, the following regulations are hereby adopted for any new business moving into the Downtown Area after the effective date of this Ordinance and before December 31, 2024:

- (a) Waiver of first year business license fee;
- (b) Waiver of first year liquor license fee;
- (c) Waiver of any builder permit fees;
- (d) Waiver of first year video gaming license fee;

- (e) Waiver of any fee for a special use permit fee if applied for within one (1) year of occupancy;
- (f) \$500.00 water and sanitary sewer credit; and
- (g) Full 1.5% in local sales tax reimbursement for first twelve calendar months of business upon proof of payment.

SECTION THREE: The Village Board does hereby further authorize the Village President, the Village Administrator, and the Village Clerk to transfer funds and provide credits and debits to the as necessary to effectuate the credits authorized in Section Two(f) herein and to perform any other action as may be necessary or convenient to effectuate this Ordinance.

SECTION FOUR: That all existing Ordinances and Village Code provisions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null, void, and of no legal effect, and are specifically repealed.

SECTION FIVE: If any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance, and this Village Board hereby expressly acknowledges that it would have enacted this Ordinance even with the invalid portion deleted.

SECTION FIVE: That this Ordinance shall be effective after its passage by the Village Board, its approval by the President and its publication as required by law.

PASSED and APPROVED this ____ day of _____, 2023.

Yeas: _____
 Nays: _____
 Abstain: _____
 Present: _____

 Marcy Meyer, Village President

ATTEST:

 Janett Conner, Village Clerk