

FINANCE & RULES COMMITTEE MEETING OF THE WHOLE

PLEASE TAKE NOTE: that the Chairman of the Finance & Rules Committee of the Whole has called a meeting for Monday, April 6, 2026 at 6:30 P.M. The Meeting will be held in the City Council Chambers, located at Northlake City Hall, 55 E. North Avenue, Northlake, IL, for the purpose of discussing and acting upon items assigned to the Finance and Rules Committee. The public is invited.

Respectfully,

Nancy Pauletto
City Clerk

**FINANCE AND RULES COMMITTEE
APRIL 6, 2026
AGENDA**

A) Call to Order

B) Approval of participation by aldermen via conference bridge.

M _____ 2nd _____

C) Roll Call

Straube _____ Feldmann _____ Contreras _____ Sosa _____
Johnson _____ Urbina _____ Grochowski _____ Patti _____

D) Review and Approve Minutes of the March 16, 2026 Regular Meeting

M _____ 2nd _____

E) Approval of Expenditures Over One Thousand Dollars

M _____ 2nd _____

F) Approval of Warrants and Vouchers

M _____ 2nd _____

G) Approval of Commission Expenditures

M _____ 2nd _____

H) UNFINISHED BUSINESS (Finance Committee May Fast Track Any of the Following Item

I) NEW BUSINESS (Finance Committee May Fast Track Any of the Following Items)

1) Discussion and motion to approve Renewal of Billboard Lease.

M _____ 2nd _____

2) Discussion and motion to approve Ordinance O-09-2026; An Ordinance Establishing City of Northlake Special service Area No. 7, Cook County, Illinois.

M _____ 2nd _____

- 3) Discussion and motion to approve the proposal from Filotto Roofing in the amount of \$98,700.00 for the roof replacement for 220 S . Wolf Rd. (PW South).

M_____ 2nd _____

- 4) Discussion and motion to approve Resolution R-05-2026; A Resolution Approving an Easement Agreement with Ventas Realty, Limited Partnership for the Property Located at 365 East North Avenue.

M_____ 2nd _____

J) EXECUTIVE SESSION TO DISCUSS REAL ESTATE, PERSONNEL AND LITIGATION

M_____ 2nd _____

K) ADJOURNMENT

M_____ 2nd _____

**MINUTES OF THE FINANCE & RULES COMMITTEE OF THE
WHOLE MEETING HELD ON MONDAY, MARCH 16, 2026**

Mayor Sherwin called for the roll.

ROLL CALL:

PRESENT: **ALDERMAN FELDMANN**
 ALDERMAN SOSA
 ALDERMAN JOHNSON
 ALDERMAN GROCHOWSKI
 ALDERMAN PATTI

PRESENT VIA CONFERENCE BRIDGE: **ALDERMAN STRAUBE**

ABSENT: **ALDERMAN CONTRERAS**
 ALDERMAN URBINA

OTHERS PRESENT: **KEN BERES, CHIEF OF POLICE**
 TONY FACIANO, PUBLIC WORKS SUPERINTENDENT
 ISMAEL JIMENEZ, FINANCE DIRECTOR

Alderman Patti made a motion to approve participation by aldermen via conference bridge; seconded by Alderman Feldmann. Mayor Sherwin called for a voice vote. All were in favor. The motion carried.

The committee reviewed the minutes of the March 2, 2026 meeting. Alderman Patti made a motion to approve the minutes of the March 2, 2026 meeting; seconded by Alderman Grochowski. Mayor Sherwin called for a voice vote. All were in favor. The minutes were approved.

Mayor Sherwin presented the Warrants and Vouchers. Alderman Patti made a motion to pay the Warrants and Vouchers; seconded by Alderman Johnson. Mayor Sherwin called for the roll. All were in favor. The motion carried.

Mayor Sherwin presented the Commission Expenditures. Alderman Patti made a motion to pay the Commission Expenditures; seconded by Alderman Feldmann. Mayor Sherwin called for the roll. All were in favor. The motion carried.

Mayor Sherwin opened a discussion to approve Ordinance O-06-2026; An Ordinance Abolishing the Automated Traffic Law Enforcement System and Repealing Section 6-2-11 or the Northlake City Code. Alderman Patti made a motion to approve; seconded by Alderman Grochowski. Mayor Sherwin called for the roll. All were in favor. The motion carried.

Mayor Sherwin opened a discussion to approve Ordinance O-07-2026; An Ordinance Increasing the Number of Class B-2 Liquor Licenses and Amending Section 3-3-4-6 of the Northlake City Code. Alderman Patti made a motion to approve; seconded by Alderman Straube. Mayor Sherwin called for the roll. All were in favor. The motion carried.

There being no further business, Alderman Straube made a motion to adjourn; seconded by Alderman Patti. Mayor Sherwin called for a voice vote. All were in favor. The motion carried.

MEETING ADJOURNED 6:34 P.M.

RESPECTFULLY SUBMITTED,

NANCY PAULETTO, CITY CLERK

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN GENERAL ACCOUNT						
03/13/2026	GEN	82697	ATT	AT&T	708-345-8684 645 5 - PHONE BILL	381.32
03/13/2026	GEN	82698	CES	CAMPLIN ENVIRONMENTAL SERVICES	PRE-DEMOLITION ASBESTOS INSPECTION AT 3	2,050.00
03/13/2026	GEN	82699	CBB	CHRISTOPHER B BURKE	NORTHLAKE MAIN PUMP STATION MOD& FRANKL NORTHLAKE FULROY PARK IMPROVEMENTS PH I EPA SANITARY SEWER LINING REPLACEMENT P 2025 CAPITAL IMPROVEMENTS PH III NORTHLAKE RAILROAD AVENUE IMPROVEMENTS SERVICES FROM FEBRUARY 1,2026 - FEBRUAR	43,383.75 445.00 2,701.98 5,442.47 12,580.27 90,570.74 <u>155,124.21</u>
03/13/2026	GEN	82700	COMED	COMMONWEALTH EDISON COMPANY	9497217787 - FINAL ELECTRIC BILL FOR 32	1.35
03/13/2026	GEN	82701	COMCAST2	COMCAST	8771 20 169* 0260793 - CABLE BILL	153.65
03/13/2026	GEN	82702	CCT	COOK COUNTY TREASURER	15-05-212-011-0000 - 320 MORSE AVE, 202	2,732.13
03/13/2026	GEN	82703	D&P	D&P CONSTRUCTION CO., INC.	22 S GAIL AVE DEMOLITION	2,959.30
03/13/2026	GEN	82704	DACRA	DACRA ADJUDICATION SYSTEM	MONTHLY SERVICE FEE: 2-28-2026	3,000.00
03/13/2026	GEN	82705	ELM OCC	ELMHURST OCCUPATIONAL HEALTH	MEDICAL SERVICES RENDERED TO MARIELLA H MEDICAL SERVICES RENDERED TO MARIELLA H	415.00 1,149.40 <u>1,564.40</u>
03/13/2026	GEN	82706	MISC	ENDEAVOR HEALTH ELMURST	MEDICAL SERVICES RENDERED TO JAY DEL RO	1,639.00
03/13/2026	GEN	82707	MISC	ENDEAVOR HEALTH MEDICAL GROUP	MEDICAL SERVICES RENDERED TO JASON GRAM	204.00
03/13/2026	GEN	82708	MISC	ENDEAVOR HEALTH NORTHWEST	MEDICAL SERVICES RENDERED TO JASON GRAM	106.00
03/13/2026	GEN	82709	MISC	ENDEAVOR HEALTH NORTHWEST	MEDICAL SERVICES RENDERED TO JASON GRAM	769.00
03/13/2026	GEN	82710	EN	ENHANCED NETWORKS, INC.	IT PROJECT 30: CONTINGENCY PROJECT 2: LICENSING (CLOUD) PROJECT 2: LICENSING (PATCH MGMT) PROJECT 2: LICENSING (ACROBAT) PROJECT 14: WORSTATION REPLACEMENT PROJECT 2: LICENSING (ANTI VIRUS)	2,509.13 2,101.47 3,960.00 2,734.80 4,186.06 299.88 <u>15,791.34</u>
03/13/2026	GEN	82711	EYEMED	EYEMED	OCTOBER AND NOVEMBER VISION INSURANCE	125.46
03/13/2026	GEN	82712	MISC	KFC	40 LUNCHES FOR THE SENIOR LUNCH FOR MAR	400.00
03/13/2026	GEN	82713	KM	KONICA MINOLTA BUSINESS	AGGREGATE CHARGES, FLEET & SHIPPING AND	11.00
03/13/2026	GEN	82714	T0001296	KONICA MINOLTA BUSINESS	MONTHLY PRINTING BIZHUB C368 MONTHLY PRINTING BIZHUB C368	22.65 12.91 <u>35.56</u>
03/13/2026	GEN	82715	LRS	LAKESHORE	WASTE SERVICES FOR KING ARTHUR	6,320.09
03/13/2026	GEN	82716	LEMRI	LAW ENFORCEMENT RECORDS	MEMBERSHIP: COLON, FERRERA, AND RIVERA,	120.00
03/13/2026	GEN	82717	LOAG	LAW OFFICES ANCEL GLINK, P.C.	LEGAL SERVICES RENDERED	34,418.45
03/13/2026	GEN	82718	LC	LIBETTE CARRERA	REIMBURSEMENT FOR NOTARY	29.00
03/13/2026	GEN	82719	MAB	MANNHEIM AUTOMOTIVE AND BRAKES INC	VEHICLE MAINT: SQUAD 906	60.78
03/13/2026	GEN	82720	NIGAS	NICOR GAS	38-98-64-0000 0 - GAS BILL	372.68
03/13/2026	GEN	82721	NIPAS	NORTHERN ILLINOIS POLICE	LANGUAGE LINE	22.00
03/13/2026	GEN	82722	QUADIENT	QUADIENT LEASING USA INC	POSTAGE MACHINE LEASING: 05-JAN-2026 TO	510.15
03/13/2026	GEN	82723	ROH	RAY O'HERRON CO. INC.	UNIFORM ALLOWANCE: COHN UNIFORM ALLOWANCE: SALAS	40.49 569.21 <u>609.70</u>
03/13/2026	GEN	82724	SLPCSR	STACEY L. PARR, C.S.R.	LIQUOR LICENSE - ST. GEORGE PETRO, LLC,	294.80

CHECK REGISTER FOR CITY OF NORTHLAKE
CHECK DATE FROM 03/11/2026 - 04/02/2026

04/02/2026 10:22 AM
User: MHUITRON
DB: Northlake

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
03/13/2026	GEN	82725	CRF	TECHNOLOGY MANAGEMENT	MONTHLY COMMUNICATION CHARGE	397.70
03/13/2026	GEN	82726	TRADEPRINT	TRADE PRINT	5000 #10 WINDOW ENVELOPES 5000 # 10 REGULAR ENV (W/POSTAGE PERMIT	362.50 362.50 725.00
03/13/2026	GEN	82727	ULINE	ULINE	OFFICE CHAIR OFFICE CHAIR	359.96 360.06 720.02
03/13/2026	GEN	82728	WD	WAREHOUSE DIRECT	MISC MERCHANDISE FOR CH	2.10
03/13/2026	GEN	82729	WCCSWA	WEST COOK COUNTY SOLID	WASTE SERVICES	17,178.22
03/13/2026	GEN	82730	T0000833	ZOEPAZ INCORPORATED	FIRE ALARM MONITORING SERVICE JANUARY-M	150.00
03/20/2026	GEN	82743	ASTEEL	ALRO STEEL CORPORATION	STEEL STOCK FOR PARK SIGNS	77.03
03/20/2026	GEN	82744	AMHC	APEX MATERIAL HANDLING	FORKLIFT REPAIRS	777.04
03/20/2026	GEN	82745	ATT	AT&T	708 343-0084 623 0 - PHONE BILL	1,112.98
03/20/2026	GEN	82746	T0001488	AT&T	MONTHLY INTERNET	190.21
03/20/2026	GEN	82747	BONGI	BONGI CONSTRUCTION CORP.	HYDRO EXCAVATION FOR SERVICE LINE IDENT	50,000.00
03/20/2026	GEN	82748	BH	BRISTOL HOSE	HOSE REPAIRS	271.19
03/20/2026	GEN	82749	T0001554	C.J.C AUTO PARTS	WIPER BLADES	16.96
03/20/2026	GEN	82750	CERN	CERNIGLIA CO.	CAT320 MOVED FROM PW TO 22 S GAIL AVE	600.00
03/20/2026	GEN	82751	CP&S	CHICAGO PARTS & SOUND	AUTO BATTERY	259.00
03/20/2026	GEN	82752	COMED	COMMONWEALTH EDISON COMPANY	1140937000 - ELECTRIC BILL 4520902262 - ELECTRIC BILL	106.46 47.24 153.70
03/20/2026	GEN	82753	COMCASTB	COMCAST BUSINESS	ACC 8771201690400696 220 S WOLF RD	258.23
03/20/2026	GEN	82754	COMCASTB	COMCAST BUSINESS	ACC 8771201690130657 100 W PALMER	227.60
03/20/2026	GEN	82755	T0001117	CONFIDENTIAL SERVICES PROGRAM	VEHICLE REGISTRATION (4)	604.00
03/20/2026	GEN	82756	CONS	CONSTELLATION NEW ENERGY, INC	6091162697 - ELECTRIC BILL 1353938200 - ELECTRIC BILL 2090728055 - ELECTRIC BILL 7293945817 - ELECTRIC BILL 9281336650 - ELECTRIC BILL	67.73 188.24 104.20 65.65 69.30 495.12
03/20/2026	GEN	82757	BIDDLE	ELIZABETH BIDDLE	REIMBURSEMENT FOR FOOD FOR ELECTION JUD	788.27
03/20/2026	GEN	82758	EN	ENHANCED NETWORKS, INC.	SQUAD PRINTER PAPER	377.32
03/20/2026	GEN	82759	FERGW	FERGUSON WATERWORKS	2026 ANNUAL NEPTUNE MAINTENANCE	14,957.77
03/20/2026	GEN	82760	FAE	FOREST AWARDS & ENGRAVING	EMPLOYEE ID BADGES	179.00
03/20/2026	GEN	82761	FOREST	FOREST SECURITY	PANIC ALARM - EQPT & MAINTENANCE QUARTE	89.04
03/20/2026	GEN	82762	GARVEY	GARVEY'S OFFICE PRODUCTS	OFFICE SUPPLIES	568.59
03/20/2026	GEN	82763	HST	HIGHSTAR TRAFFIC	BIKE ROUTE PAVEMENT STENCILS	199.85
03/20/2026	GEN	82764	HD	HUMAR ABATEMENT LTD	ACC 6035322501167401 PURCHASES MADE IN	1,186.24
03/20/2026	GEN	82765	HUSAR	HUSAR ABATEMENT LTD	ASBESTOS REMOVAL @ 320 MORSE	3,300.00
03/20/2026	GEN	82766	IDOTFS	ILLINOIS DEPARTMENT OF	TRAFFIC SIGNAL MAINTENANCE GRAND/NW AVE	455.85
03/20/2026	GEN	82767	IPS	ILLINOIS PROSECUTOR SERVICES	CODE STATUE BOOKS	180.00
03/20/2026	GEN	82768	IPRF	ILLINOIS PUBLIC RISK FUND	MAY WORKERS' COMPENSATION	21,462.00
03/20/2026	GEN	82769	JJH&S	JOSEPH J. HENDERSON & SON, INC.	MAIN PUMP STATION PROJECT. PAYMENT REQU	648,843.58
03/20/2026	GEN	82770	BERES	KENNETH BERES	REIMB. SQUAD EQPT.	126.89
03/20/2026	GEN	82771	LT	LEYDEN TOWNSHIP	0500000000 7/18/25-9/18/25 - SEWER	1,014.09
03/20/2026	GEN	82772	LC	LISETTE CARRERA	REIMBURSEMENT FOR OFFICE SUPPLIES	313.55
03/20/2026	GEN	82773	MENARDS	MENARDS	CITY HALL KITCHEN RENOVATION CITY HALL KITCHEN RENOVATION CITY HALL KITCHEN RENOVATION	53.88 296.90 62.60

User: MHUITRON
 DB: Northlake
 CHECK DATE FROM 03/11/2026 - 04/02/2026

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
03/20/2026	GEN	82774	ROH	RAY O'HERRON CO. INC.	CITY HALL KITCHEN RENOVATION	18.72
						432.10
03/20/2026	GEN	82775	RTE	REGIONAL TRUCK EQUIPMENT CO	UNIFORM ALLOWANCE: ANYON	47.79
03/20/2026	GEN	82776	RMC	ROSEMONT MASONRY CORP	EQUIPMENT FOR NEW SQUAD	2,559.21
03/20/2026	GEN	82777	ROSSI	ROSSI CONTRACTORS INC	UNIFORM ALLOWANCE: WHITSON	247.48
03/20/2026	GEN	82778	SMITH	SMITHEREEN PEST MANAGEMENT	UNIFORM ALLOWANCE: HERNANDEZ	13.50
03/20/2026	GEN	82779	SUNSET	SUNSET	UNIFORM ALLOWANCE: POLLARD	340.13
03/20/2026	GEN	82780	TIG	TELCOM INNOVATIONS GROUP	UNIFORM ALLOWANCE: CLEARY	153.00
03/20/2026	GEN	82781	TSW	THE SHERWIN-WILLIAMS CO.	UNIFORM ALLOWANCE: CABRAL	142.09
03/20/2026	GEN	82782	TW	THOMSON REUTERS - WEST	UNIFORM ALLOWANCE: ORTIZ	300.56
03/20/2026	GEN	82783	TRADEPRINT	TRADE PRINT	UNIFORM ALLOWANCE: HERRERA	542.65
03/20/2026	GEN	82784	USPS	UNITED STATES POSTAL SERVICE	UNIFORM ALLOWANCE: WILES	201.78
03/20/2026	GEN	82785	WD	WAREHOUSE DIRECT	UNIFORM ALLOWANCE: DUARTE	58.49
03/20/2026	GEN	82786	T0001557	WENSCO SIGN SUPPLY	UNIFORM ALLOWANCE: QUINN	269.22
03/20/2026	GEN	82787	WCMC	WEST CENTRAL MUNICIPAL		4,875.90
03/20/2026	GEN	82788	WSCOP	WEST SUBURBAN CHIEFS OF POLICE	HYDRAULIC PUMP MAINTENANCE SUPPLIES	363.61
03/20/2026	GEN	82789	ZWS	ZIEBELL WATER SERVICE	CITY HALL WINDOW OPENING @ KITCHEN	715.00
03/26/2026	GEN	82790	BESTQ	BEST QUALITY CLEANING	RECYCLED GRAVEL	1,659.71
03/26/2026	GEN	82791	CPSE	CPSE ELK GROVE VILLAGE	REGULARLY SCHEDULED PC SERVICE	56.81
03/26/2026	GEN	82792	T0001461	CLEAN NET OF ILLINOIS INC.	TRAINING AMMO	4,998.74
03/26/2026	GEN	82793	COMED	COMMONWEALTH EDISON COMPANY	COMM CENTER SUPPLIES (PHONE REPLACEMENT	447.20
					PARK SIGN PAINT	63.93
					MONTHLY INVESTIGATION SOFTWARE	268.36
					WINDOW ENVELOPES	208.50
					FIRST-CLASS PRESORT PERMIT #52	370.00
					TONER	224.58
					SIGN MAKING SOFTWARE UPGRADE	1,045.00
					EAP FOR 2026	1,804.14
					ADMIN ASSISTANT MEETING/LUNCH (2)	60.00
					WATERMAIN REPAIR CLAMPS	600.00
					CLEANING SERVICES PD & CH	3,710.00
					REPLACEMENT AUTOMOTIVE BATTERY W-6	165.95
					SUPPLIES FOR CLEANING OF COMMUNITY CENT	114.26
03/26/2026	GEN	82794	COMED	COMMONWEALTH EDISON COMPANY	4025432000 - ELECTRIC BILL	33.07
03/26/2026	GEN	82795	COMED	COMMONWEALTH EDISON COMPANY	3992075361 - ELECTRIC BILL	62.32
03/26/2026	GEN	82796	COMCAST2	COMCAST BUSINESS		95.39
03/26/2026	GEN	82797	COMCASTB	COMCAST BUSINESS		53.05
03/26/2026	GEN	82798	COMED	COMMONWEALTH EDISON COMPANY	7647172111 - ELECTRIC BILL	405.80
03/26/2026	GEN	82799	COMCASTB	COMCAST BUSINESS	8771 20 169 0032259 - INTERNET CITY HAL	421.22
03/26/2026	GEN	82800	COMCASTB	COMCAST BUSINESS	962376285- PHONE BILL	
03/26/2026	GEN	82797	CONS	CONSTELLATION NEW ENERGY, INC		37.30
					2813118127 - ELECTRIC BILL	33.49
					0375874833 - ELECTRIC BILL	2,180.34
					7544033195 - ELECTRIC BILL	235.28
					2396443747 - ELECTRIC BILL	476.21
					50649005949 - ELECTRIC BILL	83.26
					7875926006 - ELECTRIC BILL	616.63
					2308049907 - ELECTRIC BILL	127.36
					2990162135 - ELECTRIC BILL	41.77
					5772977870 - ELECTRIC BILL	3,831.64
03/26/2026	GEN	82798	DEPO	DEPOSITION CREW LLC	DEPOSITION TRANSCRIPT OF OFFICER FOREBS	104.00
03/26/2026	GEN	82799	SNP&R	DONALD N. NOVELLE	MARCH 2026 REGULAR PROSECUTION	2,000.00
03/26/2026	GEN	82800	EMC	EARL MICH COMPANY	SIGN MAKING SUPPLIES	626.08

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
03/26/2026	GEN	82801	ECOP	ECO PLUMBING INC.	CITY HALL KTCHEN PLUMBING	2,880.00
03/26/2026	GEN	82802	ELM OCC	ELMHURST OCCUPATIONAL HEALTH	IOD GOGOLA: NEW PATIENT LEVEL 2 IOD HERNANDEZ: ESTABLISHED PATIENT LEVE IOD HERNANDEZ: ESTABLISHED PATIENT LEVE IOD HERNANDEZ: ESTABLISHED PATIENT LEVE IOD NAVA: NEW PATIENT LEVEL 3 IOD NAVA:ESTABLISHED PATIENT LEVEL 3	409.00 396.00 396.00 241.00 582.00 396.00
03/26/2026	GEN	82803	EN	ENHANCED NETWORKS, INC.	IT PROJECT 1:100 HOURS SUPPORT	2,420.00
03/26/2026	GEN	82804	GARVEY	GARVEY'S OFFICE PRODUCTS	RECORDS EQUIP/ CABINET	12,900.00
03/26/2026	GEN	82805	HST	HIGHSTAR TRAFFIC	TRAFFIC SIGN SUPPLIES	3,731.70
03/26/2026	GEN	82806	JKSV	JKS VENTURES, INC.	4.24 TON SCREENING	1,560.10
03/26/2026	GEN	82807	T0001296	KONICA MINOLTA BUSINESS	PRINTING BIZHUB C658	206.25
03/26/2026	GEN	82808	LC	LISETTE CARRERA	REIMBURSEMENT FOR OFFICE SUPPLIES	54.10
03/26/2026	GEN	82809	MEADE	MEADE	TRAFFIC SIGNAL REPAIRS	164.95
03/26/2026	GEN	82810	MENARDS	MENARDS	CITY HALL KITCHEN VASQUEZ CENTER ROOF REPAIR PW BUILDING SUPPLIES	477.92 19.98 35.90
03/26/2026	GEN	82811	ODELS	ODELSON,MURPHEY,FRAZIER & MCGRATH	21-619-2011-2014 TAX RATE OBJECTIONS	533.80
03/26/2026	GEN	82812	MISC	PAUL ARTEAGA	TOW REFUND	62.50
03/26/2026	GEN	82813	POSPRO	POSITIVE PROMOTIONS INC.	COMMUNITY GIVEAWAYS: PD MERCH	316.00
03/26/2026	GEN	82814	ROH	RAY O'HERRON CO. INC.	UNIFORM ALLOWANCE: LEFIONKA UNIFORM ALLOWANCE:FOWLER	3,049.99 326.74 667.86
03/26/2026	GEN	82815	RPE	RUSSO'S POWER EQUIPMENT	LANDSCAPE SUPPLIES	994.60
03/26/2026	GEN	82816	SBUILT	SAFEBUILT LLC	BUILDING INSPECTION BUILDING INSPECTION BUILDING INSPECTION	2,196.20 100.00 7,350.00 7,350.00
03/26/2026	GEN	82817	SCD	SAMS CLUB DIRECT	CLEANING JANITORIAL SUPPLIES FOR PW. RE	14,800.00
03/26/2026	GEN	82818	SL	SUBURBAN LABORATORIES INC.	WATER SAMPLING FEES WATER SAMPLING LAB FEES	412.16 931.00 210.00
03/26/2026	GEN	82819	TARGET	TARGET SOLUTIONS LEARNING	FRONTLINE (SOFTWARE): ANNUAL BILLING	1,141.00
03/26/2026	GEN	82820	ULINE	ULINE	PERSONAL PROTECTION EQPT.	7,166.25
03/26/2026	GEN	82821	USABB	USA BLUE BOOK	UTILITY MARKING PAINT	386.74
03/26/2026	GEN	82822	WD	WAREHOUSE DIRECT	OFFICE SUPPLIES PRINTER INK	382.26 639.65

GEN TOTALS:
 Total of 114 Checks: 1,084,133.57
 Less 1 Void Checks: 2,732.13
 Total of 113 Disbursements: 1,081,401.44

JEFFREY T. SHERWIN
MAYOR

ISMAEL JIMENEZ
FINANCE DIRECTOR



CITY OF NORTHLAKE
FINANCE DEPARTMENT
NORTHLAKE, IL 60164

TO: City of Northlake Alderpersons
City of Northlake Mayor

FROM: Ismael Jimenez, Finance Director

RE: Senior Commission Expenditures

DATE: March 26, 2026

The following Commission expenditures are being submitted for Finance Committee review and approval:

Senior Commission: Refreshments (muffins) for senior activities/program: \$41.09

55 E. NORTH AVE • NORTHLAKE, IL 60164
(708) 343-8700 • FAX (708) 343 8038



City of Northlake
 55 E. North Avenue – Northlake, Illinois 60164
 Phone 708-343-8700 Fax 708-343-8708

PURCHASE ORDER

Department <i>Senior Commission</i>	Fund No.
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Vendor
SAM'S Club

Requested by *DIANA PETRIE*
 Date *03/15/26*

Quantity	Description	Unit Price	Total price
	<i>984282624 BN MUFFINS</i>		<i>5.87</i>
	<i>2626 CRM MUFFINS</i>		<i>5.87</i>
	<i>2626 "</i>		<i>5.87</i>
	<i>2622 BB MUFFINS</i>		<i>5.87</i>
	<i>2626 CRM MUFFINS</i>		<i>5.87</i>
	<i>2623 CC MUFFINS</i>		<i>5.87</i>
	<i>2624 BN MUFFINS</i>		<i>5.87</i>
	<i>SAMS D Credit</i>		<i>41.09</i>
	<i>T 3209</i>		<i>41.09</i>



(708) 343-8707
 NORTH LAKE, IL
 visit SamsClub.com

03/15/26 11:04 7797 06358 005 2393

X MEMBER 101-*****2099

THANK YOU,
 Diane

E	984282624	BN MUFFINS F	5.87	E
E	984282626	CRM MUFFINSF	5.87	E
E	984282626	CRM MUFFINSF	5.87	E
E	984282622	BB MUFFINS F	5.87	E
E	984282626	CRM MUFFINSF	5.87	E
E	984282623	CC MUFFINS F	5.87	E
E	984282624	BN MUFFINS F	5.87	E
		SUBTOTAL	41.09	
		TOTAL	41.09	
		SAMS D CREDIT	41.09	

Authorized by *Diana M. Petrie*
 Dept. Head Commission Chair

ACCOUNT # *****
 APPROVAL # 000324
 TERMINAL # 50459041
 03/15/26 11:06:19
 CHANGE DUE 0.00

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RENEWAL SIGN LOCATION LEASE

THIS RENEWAL SIGN LOCATION LEASE ("Lease"), made _____, ("Effective Date"), by and between: City of Northlake ("Lessor") and Lamar Advantage GP Company LLC ("Lessee"). The Lessor and Lessee may at times hereinafter be referred to collectively as "Parties" or individually as "Party."

WHEREAS, Lessor is the owner, easement holder or lessee under written lease of certain real property located in Cook County as more particularly described or depicted on **Exhibit A** attached hereto (the "Leased Premises"); and

WHEREAS, Lessor and Lessee are Parties or successors in interest to that lease and two amendments of the Leased Premises dated the May 30, 2007, October 13, 2009 and May 16, 2017 respectively (the "Previous Lease") for the purposes of constructing, maintaining and operating a sign on the Leased Premises and the Parties desire to renew, amend supersede and replace the terms of the Previous Lease to the extent more specifically described herein.

NOW, THEREFORE, in consideration of and reliance upon the mutual benefits and obligations to be conveyed by this Lease and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Lessor hereby leases and grants to Lessee, its successors or assigns, the right to use the Leased Premises, with free access over and across the Leased Premises, for the purposes of constructing, installing, operating, maintaining, servicing, altering, replacing, relocating or removing an outdoor advertising structure ("Sign"), including supporting structures, illumination facilities and connections, display panels, and other appurtenances and ancillary equipment, and the right to post, illuminate and maintain advertisements on the Sign, and to modify the Sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by applicable local and state law. Lessor also grants to Lessee and/or its agents, contractors, subcontractors, sublessees and assigns (i) the right and easement to and from the Sign over and across the Leased Premises for the vehicular and pedestrian ingress and egress necessary to effect any action allowed herein or required by this Lease or by applicable law, (ii) the right to provide, establish, install and maintain electrical power to the Sign at Lessee's expense, and (iii) ~~the right to place incidental and ancillary equipment onto and add any commercially reasonable use to the Sign, including but not limited to wireless or telecommunication devices.~~ The Parties acknowledge that, except as otherwise provided for herein, the Sign shall remain at its present location within the Leased Premises as described in **Exhibit B** attached hereto (the "Sign Location") and any discrepancies or errors in the Sign Location and/or the orientation of the Sign have been waived.

2. This Lease shall be for an initial term of ten (10) years commencing on October 28, 2026 ("Rent Commencement Date"). Each one-year period following the Rent Commencement Date shall be referred to herein as a "Lease Year." ~~Lessee may renew this Lease for an additional term, of equal length as the initial term, on the same terms and conditions set forth herein. Said renewal term shall automatically become effective unless Lessee gives to Lessor written notice of non-renewal at least sixty (60) days prior to the expiration of the initial term.~~ Upon expiration of both the initial term and the renewal term of this Lease, this Lease shall automatically renew and continue from year to year, on the same terms and conditions contained herein, unless either Party provides to the other Party written notice of non-renewal at least sixty (60) days prior to the expiration of the then-current term.

3. Lessee shall pay to Lessor the annual rental of Twenty-Three Thousand Five Hundred and 00/100 (\$23,500.00) Dollars for years 1 through 5 and Twenty-Four Thousand Five Hundred and 00/100 (\$24,500.00) Dollars for years 1 through 5 ("Annual Rent"), payable in twelve (12) equal monthly payments in advance, with the first installment due upon the Rent Commencement Date. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by Lessor, whether or not actually received by Lessor. Should Lessee fail to pay rent or perform any other obligation under this Lease within thirty (30) days after such performance is due, Lessee will be in default under the Lease. In the event of such default, before exercising any remedies, Lessor must give Lessee written notice by certified mail and allow Lessee thirty (30) days thereafter to cure any default.

4. Lessor shall not ~~erect or allow to be erected any other off-premise advertising structure(s), other than Lessee's, on property owned or controlled by Lessor within two thousand (2,000) feet of Lessee's Sign or erect or allow to be erected any other structure or allow any vegetation on the Leased Premises that may obstruct the roadway view of Lessee's Sign.~~ Lessor hereby authorizes Lessee, at Lessee's option, to remove any such obstruction of Lessee's Sign.

5. Should Lessee be prevented from constructing or maintaining a Sign at the Leased Premises by reason of any final governmental law, regulation, subdivision or building restriction, order or other action, Lessee may, at its sole discretion, elect to immediately terminate this Lease without any obligation or liabilities due to Lessor. Additionally, Lessee may terminate this Lease upon providing thirty (30) days' written notice to Lessor in the event the Sign becomes entirely or partially obstructed in any way or, in Lessee's sole opinion, the location becomes economically or otherwise undesirable. Upon termination of this Lease prior to expiration, Lessor shall return to Lessee any unearned prepaid rentals on a pro rata basis.

6. Lessee, at Lessee's sole discretion, shall have the right to make any necessary applications with, or obtain permits or entitlements from, governmental bodies for the construction, operation, maintenance and removal of Lessee's Sign. The Sign and all such permits and entitlements obtained by Lessee, as well as any nonconforming rights pertaining to the Leased Premises, shall remain the property of Lessee. Upon the expiration or earlier termination of this Lease, Lessor shall provide Lessee with continued access to the Leased Premises to remove the Sign and to restore the surface of the Leased Premises to its original condition, less ordinary wear-and-tear.

7. Lessor represents that it is the owner, easement holder, or lessee under written lease of the Leased Premises and has the right to enter into this Lease and to grant Lessee free access to the Leased Premises to perform all acts necessary to exercise its rights pursuant to this Lease. Lessor is not aware of any recorded or unrecorded rights, servitudes, easements, subdivision or building restrictions, or agreements affecting the Leased Premises that prohibit the erection, posting, painting, illumination or maintenance of the Sign. Lessor shall disclose to Lessee the existence of any deeds of trust, mortgages or similar encumbrances on the Leased Premises and shall, if requested by Lessee, deliver a non-disturbance agreement in recordable form reasonably acceptable to Lessee prior to the Rent Commencement Date. Lessor shall be responsible for the payment of all real property ad valorem taxes assessed against the Leased Premises. If Lessor fails to pay the real property taxes for which it is responsible, Lessee shall have the right, but not the obligation, to pay such taxes on behalf of Lessor and be reimbursed therefor upon demand or, at Lessee's sole discretion, deduct the amount of such taxes from future rental payments. The Parties shall follow all local, state, and federal laws with respect to collection, withholding, and payment of any taxes due under this Lease. Lessor acknowledges that the terms and conditions of this agreement are confidential and proprietary and shall not be disclosed to any third-party without the written consent of Lessee.

8. ~~Before Lessor sells or otherwise transfers any interest in the Leased Premises, Lessor shall first grant to Lessee the exclusive right and option to purchase a perpetual easement encompassing the Sign Location along with the access, utility service and visibility rights set forth herein. Lessee must elect to exercise this option within thirty (30) days of receiving written notification from Lessor of its desire to sell or transfer any interest in the Leased Premises. Lessee's failure to exercise this option within said period following Lessor's written notice shall be deemed a waiver of this option by Lessee for that particular transaction. Any waiver of rights under this provision by Lessee shall apply only to the contemplated transaction for which notice was provided by Lessor and this provision shall remain in full force and effect for all future transactions during the term of this Lease. The purchase price for such easement shall be six (6) times the previous Lease Year's total rental amount pursuant to the terms hereof. The Parties shall cooperate and use commercially reasonable efforts to ensure that closing occurs within forty five (45) days of Lessee's exercise of this option. Notwithstanding the foregoing, Lessor shall allow Lessee a reasonable amount of time to perform the customary due diligence and shall transfer the easement to Lessee free and clear of liens, mortgages and encumbrances or obtain subordination, non-disturbance and attornment agreements for the same in recordable form, reasonably acceptable to Lessee, prior to closing.~~ Lessor may not assign this Lease without the express prior written consent of Lessee or its successor in interest, as applicable, except as expressly provided otherwise in this Lease. A putative assignment made without such required consent will have no effect. Nor may Lessor assign any right or interest arising out of this Lease, in whole or in part, without consent of Lessee.

9. In the event of any change of ownership of the Leased Premises, Lessor shall notify Lessee in writing of the name, address, and phone number of the new owner, and Lessor shall further give the new owner formal written notice of the existence of this Lease and deliver a copy thereof to such new owner prior to or upon closing. In the event that Lessee assigns this Lease, the assignee shall be fully obligated under this Lease and Lessee shall no longer be bound by the Lease. This Lease shall be binding upon the personal representatives, heirs, executors, successors, and assigns of both Lessee and Lessor.

10. In the event of condemnation or eminent domain activities affecting any portion of the Leased Premises that results in the removal or diminished value of Lessee's Sign or Sign Location, (i) any condemnation award for Lessee's property shall

accrue to Lessee, and (ii) Lessee shall have the right and option to relocate the Sign onto any remaining portion of the Leased Premises on the same terms contained herein.

11. Lessee shall indemnify Lessor from all claims of injury and damages to Lessor or third parties as well as repair any damages to the Leased Premises, less ordinary wear-and-tear, or personal property at the Leased Premises caused by the installation, operation, maintenance and removal of Lessee's Sign during the term of this Lease. Lessor shall indemnify Lessee from any and all damages, liability, costs and expenses, including attorney's fees, resulting from any inaccuracy in or nonfulfillment of any representation, warranty or obligation of Lessor under this Lease.

12. During the term of this Lease, and for five (5) years following the removal of Lessee's Sign, Lessor hereby grants Lessee the right of first refusal to meet any offer which Lessor receives from a third party for the purposes of installing and operating an off-premise advertising structure on any portion of the Leased Premises. Lessee must elect to match any such offer within ten (10) business days after Lessor provides to Lessee a written and executed copy of the third-party offer.

13. If required by Lessee, Lessor shall execute and acknowledge a memorandum of lease suitable for recordation. In addition to the foregoing, Lessor authorizes and appoints Lessee as Lessor's agent, representative, and attorney-in-fact for the limited purpose of executing on behalf of Lessor such memorandum of lease and any amended memoranda of lease that are necessary or desirable to correct, amend, or supplement any matter set forth in such memorandum. Lessor further authorizes Lessee to perform all acts that are incidental to or necessary for the execution and recordation of such memorandum or memoranda.

14. This Lease is **NOT BINDING UNTIL EXECUTED** by all Parties. All written notifications, demands or requests pertaining to this Lease shall be sent via certified mail to the addresses on the following signature page.

This Lease may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument. Facsimile or electronic signatures shall be considered binding original signatures for all purposes hereunder.

[SIGNATURES ON FOLLOWING PAGE]

RENEWAL SIGN LOCATION LEASE SIGNATURE PAGE

LESSEE:
Lamar Advantage GP Company, LLC

BY: _____
(Signature)

BY: Thomas J. Simpson
(Printed Name)

Its: Vice President | GM
(Title)

Date: _____

Address: 15255 S. 94th Ave
Orland Park, Illinois 60462
312-828-0281

LESSOR:
City of Northlake

BY: _____
(Signature)

BY: Jeffrey Sherwin
(Printed Name)

ITs: Mayor of Northlake
(Title)

Date: _____

Address: 55 East North Avenue
City, State, Zip Northlake, IL 60164

Email: northlakemayor@comcast.net

Phone: 708-343-8700

This Instrument Prepared by
James R. McIlwain
5321 Corporate Boulevard
Baton Rouge, Louisiana 70808

EXHIBIT A
“The Leased Premises”

Legal Description:

At a point 1313.74 ft north of the south line of the northwest quarter of Section 31, Township 40 North, Range 12, East of the Third Principal Meridian, and 7.6 ft east of the edge of the pavement of east access road on the east side of I-294; commonly referred to as Interstate 294 EL, 4000' N/o North Avenue.

____ Lessee Initials

____ Lessor Initials

EXHIBIT B
"The Sign Location"



THE CITY OF NORTHLAKE
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER O-09-2026

**AN ORDINANCE ESTABLISHING CITY OF
NORTHLAKE SPECIAL SERVICE AREA NO. 7,
COOK COUNTY, ILLINOIS**

JEFFREY T. SHERWIN, Mayor
NANCY PAULETTO, City Clerk

JAIME S. CONTRERAS
PENNY FELDMANN
ALEX SOSA
RICHARD GROCHOWSKI
NORMAN JOHNSON
FRANCINE PATTI
PAUL STRAUBE
JUAN URBINA
Aldermen

ORDINANCE NO. O-09-2026

**AN ORDINANCE ESTABLISHING CITY OF
NORTHLAKE SPECIAL SERVICE AREA NO. 7,
COOK COUNTY, ILLINOIS**

BE IT ORDAINED by the City Council of the City of Northlake, Cook County, Illinois, as follows:

Section 1: Authority to Establish Special Service Areas. That the City of Northlake (the “City”) has the authority to establish special service areas under the provisions of Article VII, Section 7 of the Illinois Constitution of 1970, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, *et seq.*

Section 2: Findings. The City Council, after hearing, considering, and determining all protests and objections, finds as follows:

(a) that the question of the establishment of the area hereinafter described as a special service area was considered by the City Council pursuant to Ordinance No. O-23-2025 at a public hearing held on December 1, 2025;

(b) that said public hearing was held by the City Council pursuant to a notice duly published on December 18, 2025, in the *Franklin Park Herald-Journal*, a newspaper of general circulation in the City, at least fifteen (15) days prior to the hearing and pursuant to notice by mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the special service area. Said notice was given by depositing said notice in the United States mails not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property. The notices conformed in all respects to the requirements of the Special Service Area Tax Law;

(c) that at the public hearing all interested persons were given an opportunity to be heard on the question of the creation of the special service area, and on the issuance of general obligation bonds in an amount not to exceed \$115,000 for the purpose paying for structural repairs to building improvements (the “Special Service Area No. 7”). All questions that were raised by the public at the hearing regarding the formation of the special service area, the special municipal services, the issuance of general obligation bonds, and the Special Service Area No. 7 were answered and no one requested that the City Council not proceed immediately;

(d) that it is in the public interest and in the interest of the property described in Section 3 that the special service area, as hereinafter described, be established;

(e) that said area is compact, contiguous and located in City;

(f) that it is in the best interests of the special service area that the furnishing of the special municipal services proposed and the Special Service Area No. 7 be considered for the common interests therein;

(g) that the proposed municipal services are unique and in addition to the municipal services generally provided to the City as a whole; and

(h) that no objection petition signed by at least 51% of the electors residing within the special service area and by at least 51% of the owners of record of the land included within the boundaries of the special service area has been filed with the City Clerk within 60 days following the final adjournment of the public hearing.

Section 3: City of Northlake Special Service Area No. 7 Established. A special service area to be known and designated as "City of Northlake Special Service Area No. 7" is hereby established and shall consist of the following described territory:

Unit Number 1 Through 14 Inclusive In 38 King Arthur Court Condominiums as Delineated and Defined in the Declaration Recorded as Document No. 0020920705, in the West ½ of the Southeast ¼ of Section 30, Township 40 North, Range 12, East of Third Principal Meridian, in Cook County, Illinois.

PINs:

12-30-402-060-1001	12-30-402-060-1007	12-30-402-060-1013
12-30-402-060-1002	12-30-402-060-1008	12-30-402-060-1014
12-30-402-060-1003	12-30-402-060-1009	
12-30-402-060-1004	12-30-402-060-1010	
12-30-402-060-1005	12-30-402-060-1011	
12-30-402-060-1006	12-30-402-060-1012	

Section 4: Purpose of Area. The City of Northlake Special Service Area No. 7 is established to provide special municipal services consisting of the Special Service Area No. 7. Bonds of the City, payable from the imposition of non-ad valorem special service area taxes and from a pledge of the general obligation of the City in an amount not to exceed \$115,000, may be issued for the purpose of paying for the Special Service Area No. 7 and the costs of issuance of the bonds.

Section 5: Effective Date. This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this 6th day of April, 2026 pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Contreras				
Feldmann				
Sosa				
Grochowski				
Johnson				
Patti				
Straube				
Urbina				
(Mayor Sherwin)				
TOTAL				

APPROVED by the Mayor on April 6, 2026.

ATTEST:

Jeffrey T. Sherwin
MAYOR

Nancy Pauletto
CITY CLERK

CITY OF NORTHLAKE

Public Works

TO: Mayor Jeffrey T. Sherwin & City Council

FROM: Anthony A. Faciano
Supt. of Public Works

DATE: March 31, 2026

RE: Roof replacement – 220 S. Wolf Rd. (PW South)

Dear Mayor Jeffrey T. Sherwin & City Council:

Due to the recent roof damage to 220 S. Wolf Rd from high winds, I have received two proposals for full replacement of the roof with a TPO membrane application. The results are as follows:

Filotto Roofing, Inc.
211 Oakland Ave
Crest Hill, IL 60403
Proposal amount: \$98,700.00

Waukegan Roofing Co. Inc.
956 Campus Drive
Mundelein, IL 60060
Proposal Amount: \$100,621.00

It is my recommendation to approve the proposal from Filotto Roofing, Inc., 211 Oakland Ave., Crest Hill, IL 60403 in the amount of \$98,700.00, as they are the low bidder and have done quality work for the City of Northlake in the past (Salt Dome Roof replacement in 2024).

Sincerely,



Anthony A. Faciano
Superintendent of Public Works



2111 Oakland Ave
Crest Hill IL 60403
Office: 815-740-5461
Fax: 815-740-5463

March 20th, 2026

Submitted to:
Northlake Public Works
ATTN: Anthony Faciano

RE: 220 South Wolf Road Northlake, IL 60164

EMERGENCY ROOF REPAIRS: (Approx 15' x 15' area)

- On southwest corner of the building where roof has received storm damage and partially blown off, remove and dispose of loose and damaged roof membrane
- Install new wood nailers on edge where existing has been damaged and blown off
- Mechanically fasten new 1" insulation and ½" dens deck in area to match existing insulation height
- Install one layer peel and stick modified base sheet over dens deck
- Heat apply one ply of modified cap sheet over base sheet
- Tie into existing roof system around the patched area with mastic and mesh
- Nail off roof edge over new wood to temporarily secure

PRICE: \$7,850.00

ROOF REPLACEMENT:

- Remove and dispose of the existing sheet metal drip edge and perimeter metal
 - Gutters and downspouts are to be left in place and re-used
- Remove and dispose of the existing roof system down to the structural steel deck

Provide & install:

- Install wood blocking at the south west perimeter edge where storm damage had blown off existing
- Install additional new wood blocking on perimeter to match new insulation heights
- Raise one exhaust fan curb to match new insulation heights
- Raise one skylight curb to match new insulation heights
- Mechanically fastened 2 layers of 2.6" insulation to the steel deck using fasteners and Rhinobond plates.
- Taper insulation at gutter edge to promote positive drainage to gutter
- Induction weld 60mil, white, TPO roof membrane to Rhinobond insulation plates
- Install all details and flashings according to manufacturer's recommendations
- New 24 gauge steel sheet metal coping, drip edge, and counter flashing at chimney.
- Strip in new metal with new drip edge metal at gutter
- All hoisting of materials
- Dumpsters for our work
- 2-year workmanship warranty
- 20 year manufacturer warranty

Members of:

National Roofing
Contractors Association

United Union Of Roofers
Local 11

Contractors Association
Of Will And Grundy Counties

Chicago Roofing
Contractors Association



2111 Oakland Ave
Crest Hill IL 60403
Office: 815-740-5461
Fax: 815-740-5463

March 20th, 2026

- All work performed by UNION roofers
- All work performed by OSHA regulations

PRICE: \$98,700.00

*We exclude all sales tax, bonds & permit fees.

ALTERNATE PROPOSAL: Skylights

- Furnish and install 48" x 48" curb and skylight at owners option (*Note: Does not include interior finish, drywall, painting, finishing, etc.*)

PRICE: \$4,700.00 per skylight

Emergency Roof Repairs:

Signed and Accepted

Date

Roof Replacement:

Signed and Accepted

Date

Alternate Skylights:

Quantity

Signed and Accepted

Date

Sincerely,

Kevin Filotto
Vice President

Members of:

National Roofing
Contractors Association

United Union Of Roofers
Local 11

Contractors Association
Of Will And Grundy Counties

Chicago Roofing
Contractors Association

Date March 30, 2026

Quoted To: Northlake Public Works
100 W. Palmer
Northlake, IL 60164

Attention: Mr. Anthony Faciano
Phone: 708-562-0940

Project Name: Roof Removal and Replacement @
220 S. Wolf Rd, Northlake, IL

Thank you for calling Waukegan Roofing Co., Inc. and requesting that our firm provide an estimate to replace the existing roofing system on your building. Please review the enclosed proposal and call me to discuss any questions or concerns you may have.

Our Proposal is based on the information shown below and on the following pages all inclusive:

- ***This Proposal if accepted will become the Contract Document***
- ***The Proposal Price shown is good for 30 days from the date shown at the top of the page.***
- ***After that date we retain the right to adjust our prices based on current market conditions at the time.***
- This Proposal / Contract is based upon your request for our firm to visit the site to measure and evaluate the condition of the existing roofing system and from the information obtained during our discussions while on-site.
- If additional work is requested or required beyond the Scope of Work described herein said work shall be charged as an extra to the Proposal / Contract price shown below.

General Information:

Roof failures can happen gradually over time, or they can happen instantly during a storm. If roof failures are not addressed quickly, these leaks can continue to progress, causing more damage to the roof and the building. If neglected, a small leak can cause extensive damage throughout the entire roofing system. The longer that any moisture infiltration is allowed to travel within the roofing system, the more damage is done. Root causes of the various roof leaks should be addressed, splits, cracks, open seams, failures at various roof penetrations are problems that should be repaired as quickly as possible after they are found. These seemingly small problems can lead to more pervasive issues such as completely saturating the roof insulation, damaging the roof deck, possibly requiring total replacement. Investigation of the various roofing problems is a prerequisite to any effective long term roofing solution. Before investing in your roof replacement project, be sure to hire a Professional Roofing Contractor who is properly licensed and insured to perform the work you are intending to do.

Our recommendation of work to be performed:

Waukegan Roofing Co., Inc. (referred to herein as Contractor) proposes to supply Roofers' Local 11 Union Labor, the necessary tools, equipment, and materials to remove the existing roof system and install a new roof system, as described below, over the existing structurally sloped metal roof decking for the commercial project location described above, with an approximate roof area of 4,470 square feet.

Important Considerations for the Project:

- ✓ For the safety and protection of any valuable property, inventory items, items stored on shelves, light fixtures, security, smoke or fire alarms or wall hangings we recommend that you, the owner, cover, remove or store those items before and during completing this project.
- ✓ Prior to starting the removal of the existing roofing system(s):
 - We will have a "roll off" dumpster delivered and positioned on the pavement and wood boards will be placed beneath the wheels of the dumpster box.
 - We will have the new roofing materials and accessories delivered, stored on the jobsite

- ✓ Then the layers of the existing roofing system(s) along with the sheet metal flashings, will be removed by hand, or lifted with a crane, and will be dumped into the "roll off" dumpster.
- ✓ Throughout the course of the workday:
 - As the dumpster gets filled it will be hauled away
 - The pavement and lawn will be raked clean
 - A rolling magnet will be used to pick up metal scraps and nails in the area.
- ✓ We will leave the property in a broom clean condition at the end of workday.
- ✓ It should be expected that:
 - The accumulated water and moisture currently trapped and absorbed into the existing roofing system(s) may become dislodged and enter the building during the demolition process
 - The accumulated dust and dirt in the existing ceiling and attic spaces may become loose and fall into building and onto the floor.
 - This type of clean-up will be the responsibility of the Authorized Signee / Owner at no cost or expense to Contractor.

New TPO Roof System Installation Scope of Work:

Supply and install the following 60-mil TPO roof system with a 20-year NDL Roofing System Warranty per the most current printed instructions, details and recommendations of the roofing materials manufacturer and the National Roofing Contractors Association.

- R-30 Insulation Package
 - Install two (2) layers of 2.6" polyisocyanurate roofing insulation, mechanically attached to the roof deck at an approximate rate of one fastener per four square feet.
- Coverboard
 - Install one (1) layer of ½" DensDeck Prime, adhered in place using low rise foam insulation adhesive.
- Single Ply Roofing Membrane (TPO)
 - Install 60-mil TPO, adhered using manufacturer's sprayable bonding adhesive with hot-air welded seams.
 - **Note roofing adhesives are typically solvent based.**
- Single Ply Flashing Membrane (TPO)
 - We have included the manufacturer's single ply flashing membrane described above at the following where required:
 - Perimeter gravel stop edge "strip-in" flashing
 - Gutter drip edge flashing "strip-in" flashing
 - For roof mounted HVAC equipment curbs
 - Membrane flashing for the exhaust fan curbs
 - B-Vent Flue pipes
 - Membrane flashing and water block caulk included.
 - Base flashing, storm collar, vent pipe and cap supplied and installed by others.
- Roofing System Warranty / Roof Maintenance
 - **Manufacturer's 20-year No Dollar Limit (NDL) Roofing System Warranty for roofing labor and material is included as specified in their warranty document.**
 - **Waukegan Roofing Co., Inc.'s 2-year Workmanship Warranty is included as specified in our warranty document.**
- Sheet Metal
 - Supply and install **24-gauge galvanized steel** roof related sheet metal flashings with a Kynar 500 20-year paint finish in any one of manufacturer's standard colors.
 - Gravel stop fascia flashings with cleats and splice plates included.
 - Drip edge flashing along the gutter edge with cleats and splice plates included.
 - 6" Box Gutter with integral roof flange and hangers included.
 - 4" x 5" Corrugated Downspouts with elbow connections included.
 - ***Note:** Sewer hubs and / or sewer hub connections are specifically not included
 - ***Note:**
 - Premium Colors, Metallic Colors, Clear Coat Acrylic Finish Products are available at an additional charge to the Base Proposal Price shown below.

Installing roofs, you can rely on since **1914!**

- Wood blocking, backing, leveling devices or hat channels are specifically not included.

Base Proposal Price for the work described above is \$ 100,621.00

This Proposal Price is based on the following:

- ***This proposal, if accepted, is the Contract Document***
- ***The prices set forth in this proposal are good for 30 days from the date shown at the top of this page.***
- ***Prior to finalizing any proposal documents after that date may be cause for these proposed prices to be increased to reflect the additional material and transportation costs extended to the contractor.***

Duties and Rights of Contractor:

- Waukegan Roofing Co., Inc. (herein known as contractor) duties and rights in connection with the specific project address as described on page one herein is as follows:
 - Responsibility for and supervision of work:
 - The contractor shall be solely responsible for all roofing and related work described above in this contract document including the techniques, sequences, procedures and gives it all the attention necessary for such proper supervision and direction.
 - Furnishing of the tools, equipment, labor, and materials:
 - The contractor shall provide and pay for all tools, equipment, labor, material and all other facilities and services necessary for the proper completion of all work specified and described above in this contract document.
 - Clean up:
 - The contractor agrees to keep the work area and adjoining areas free of waste material and rubbish caused by their work.
 - All cleanup of roofing related debris will be contained onsite daily and properly disposed of as needed and upon completion of all work as described herein in a State Registered Landfill.
 - Contractor further agrees to remove upon completion of the project all tools, equipment, and surplus materials.
 - To the fullest extent permitted by law, the Owner agrees to indemnify and hold harmless Contractor, its employees, and agents from and against all claims, damages, losses, and expenses, including but not limited to attorney fees, arising out of or resulting from the Owner's failure to perform obligations under this Contract.

Insurance:

- Our standard Insurance Coverage is included as stated below:
- \$2,000,000.00 General Liability Coverage
- \$1,000,000.00 Automobile Liability
- \$10,000,000.00 Excess / Umbrella Liability
- \$ 500,000.00 Workers Compensation and Employers' Liability
- Contractors Liability Insurance:
 - The contractor agrees to keep in force at its own expense during the entire period of time required to complete the roofing project described herein such liability insurance as described above to protect them from claims under workers compensation and other employee benefit laws, for bodily injury and death, and such property damage that may arise out of work under this contract, such insurance shall include contractual liability insurance applicable to contractors obligations under this contract. All claims of property damage must be reported to contractor within 5 days of completion of the work described in this contract.
- Owners Liability Insurance:
 - The owner agrees to maintain in force their own liability insurance during the entire course of this roofing project and reserves the right to purchase such additional insurance as in their opinion is necessary to protect them against claims arising out of the contractor's operation.
- Property Damage Insurance on the work site:
 - The owner agrees to maintain at their own expense during the entire course of this roofing project property damage insurance on the work site to its full insurable value including interests of the owner, contractor and subcontractors against fire, vandalism and other perils ordinarily included in extended coverage, losses under such

insurance will be adjusted with and made payable to the owner as trustee for the parties insured as their interests appear.

- Waiver of work site property damage claims to extent of insurance coverage:
 - The owner and contractor hereby waive all claims against each other for fire damages from other perils covered by insurance provided in subdivision (D) of this paragraph.

Disclaimer

- Contractor is not responsible for its inability to perform, or delays caused by acts of God, labor disputes or strikes, war, riots, weather conditions, material availability shortages, public authorities, or other cause and casualties beyond its reasonable control and delays due to owner's conduct.

Guarantee

- All work completed by Waukegan Roofing Co., Inc.'s own employees in conjunction with this contract shall be covered for a period of 2 years from the date of completion as explained and described in the Waukegan Roofing Co., Inc. Workmanship Warranty.
- The Roofing System Manufacturer (the manufacturer of the roofing materials used in conjunction with this contract) shall issue their own Warranty to the owner as described above in the Contract document.

Conditions:

- In the event of any conflict between this Proposal/Contract and any plans, specifications, or other documents, the terms of this Proposal/Contract shall control.
- Proper, safe, and adequate jobsite access shall be provided by the Authorized Signee / Owner at no cost or expense to Waukegan Roofing Co., Inc. for the duration of time required to complete this roofing project.
- All roofing related materials will be delivered to and stored on the jobsite.
- Pricing for this roofing project is based on regular working hours 6:30 am through 3:00 pm Monday through Friday
- This roofing project is to be completed once started in one continuous operation weather permitting.
- All existing and / or new roof penetrations, roof curbs, equipment rails and parapet walls shall be in place and 100% ready for the commencement of roofing related work prior to the start of this roofing project.
- No extra work will be completed without receiving either prior written and/or verbal approval from the Authorized Signee /Owner or Owner(s) Authorized Agents agreeing to pay for the extra work in addition to the amount(s) shown on this contract proposal.
- No oral statements or agreements shall modify this Contract. All changes must be authorized in writing by both parties prior to execution
- Contractor shall provide and maintain all OSHA-mandated exterior safety measures, including but not limited to fall protection, warning systems, and safety supervision, as applicable to the work.

Exclusions:

- All details relating to this project in any way that are shown or detailed on any plans or sketches not provided to this contractor for the preparation of this proposal.
- All specifications relating to this project in any way are explained, detailed, or specified on any plans or sketches not provided to this contractor for the preparation of this proposal.
- All requirements of the roofing system design and the requirements of the roofing system to meet the any specific Building, Construction, Energy, Green, Electrical, Plumbing and/or the new 2012 ICC Energy Code requirements are the responsibility of the Authorized Signee / Owner, or a Design Professional employed by the Authorized Signee /Owner and is specifically not the responsibility of Waukegan Roofing Co., Inc.
- All requirements of FM-1-52 wind uplift testing using the "bubble test" are specifically excluded and are by others at no cost or expense to Waukegan Roofing Co., Inc. and are specifically not included in this proposal price.
- All plumbing, carpentry, roofing, sheet metal, roof deck, masonry, or brick, electrical and HAVC work not referenced above.
- All additional insurance requirements not described herein.
- Furnishing of any additional sheet metal flashings for skylights, roof hatches, mechanical roof mounted equipment curbs or equipment rails, portals or plumbing vent flashings not mentioned above.
- Disconnection and / or reconnection of electrical, gas, HVAC condensate lines, unit heater flue pipes, flue pipes of any kind, television, telecommunication, satellite receiver or antennas of any kind not mentioned above.
- Furnishing of all overflow drains, scuppers or conductors or downspouts of any kind not mentioned above.

- Interior cleanup of any kind for any reason
- Determination of the structural slopes or the structural integrity to accept the roofing system described above.
- All OSHA safety requirements for safety protection of the interior because of rooftop openings and opened roof deck above the interior workspace
- All demolition work not referenced above.
- Testing, removal, and disposal of all asbestos containing materials.
- Building Permits, Street or Sidewalk Permits, Crane or Lifting Permits, Payment, or Performance Bonds
- Snow or Ice removal

Time and Material Rates/Unit Pricing for Extra Work Requested or Required and Not Specified Above

- Waukegan Roofing Co., Inc. Employee Labor including taxes, fringe benefits, insurance, overhead and profit at \$185.00 per hour per man.
- Materials at cost plus 15% markup
- Subcontractors (if any are required) at cost plus 15% markup.

Payment Terms and Conditions:

- ***Upon acceptance of this Proposal / Contract as written and agreed to:***
- We need to receive back in our office:
 - One complete signed and initial copy of all the pages of this Proposal along with a Deposit equal to 1/3rd of the Proposal amount which will be due within 10 days of the date of the invoice.
 - Upon receipt of the signed documents and deposit our office will contact you with a proposed schedule date
 - It is important to understand that schedule dates are subject to change without notice due to weather conditions and previously scheduled production schedules.
- It is further understood, agreed, and accepted that the balance due shown in all pay applications presented according to the terms defined in the contract documents including all agreed to extra charges will be due in full within 30 days of the date of the invoice.
- For projects that are ongoing month-over-month, progress invoices will be issued on a monthly basis for work completed to date. For projects of shorter duration or those completed within a single phase, the full invoice amount will be issued and due in full upon completion of the work.
- Payments terms are "Net 30 Day from Invoice Date." If there is a failure to make payment with these agreed terms, Buyer is subject to finance charges of 1.5% per month, (18% per annum on any past due amounts).
- The acceptance by Contractor of any payment after the specified due date shall not constitute a waiver of the Buyer's obligation to make further payments on the specified due dates.
- If the Authorized Signee /Owner fails to pay pursuant to the Terms of this agreement and Waukegan Roofing Co., Inc., or its authorized legal representative elects to take legal action to collect all amounts owing, it is agreed and understood that:
- The Authorized Signee / Owner shall be responsible for all interest accrued on the unpaid balance, collection costs and fees, including reasonable attorney fees, court costs, depositions and transcript costs, sheriff's fees, special process server fees and bond costs.
- This transaction shall be governed by the:
 - Laws of the State of Illinois
 - Jurisdiction and venue for the hearing for any matter in dispute shall be with the Lake County Circuit Court of Illinois
 - The Authorized Signee / Owner by making final payment waives all claims except those arising out of
 - Faulty work appears after substantial completion.
 - Work that does not comply with these contract documents.
 - Outstanding claims of lien
 - Failure of Waukegan Roofing Co., Inc. to comply with any guarantees or warranties.
 - All guarantees and warranties are canceled if all payments are not made within the contract terms and conditions as stated herein.

This Proposal, once signed by the Owner or Owner's authorized representative, shall constitute a binding Contract between the parties and may not be amended except in writing signed by both parties.



956 Campus Drive • Mundelein, Illinois 60060
Phone: 847-623-1625 • Fax: 847-623-4847
IL License #104-000761

We want you to know that all of us at Waukegan Roofing Co., Inc. are dedicated to your total satisfaction and that we know and understand what our role is in the process of maintaining and improving your building.

Respectfully submitted,
Waukegan Roofing Co., Inc.

Phillip Diederich
Phillip Diederich, President

Accepted _____ 2026

Authorized Signee Printed

Authorized Signee's Printed Name & Title

THE CITY OF NORTHLAKE
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER R-05-2026

**A RESOLUTION APPROVING
AN EASEMENT AGREEMENT
WITH VENTAS REALTY, LIMITED PARTNERSHIP
FOR THE PROPERTY LOCATED AT
365 EAST NORTH AVENUE**

JEFFREY T. SHERWIN, Mayor
NANCY PAULETTO, Clerk

**JAIME S. CONTRERAS
PENNY FELDMANN
RICHARD GROCHOWSKI
NORMAN JOHNSON
FRANCINE PATTI
ALEX SOSA
PAUL T. STRAUBE, SR.
JUAN URBINA
Aldermen**

RESOLUTION NO. R-05-2026

**A RESOLUTION APPROVING
AN EASEMENT AGREEMENT
VENTAS REALTY LIMITED PARTNERSHIP
FOR THE PROPERTY LOCATED AT
365 EAST NORTH AVENUE**

WHEREAS, the City of Northlake is in the process of making improvements to its potable water system; and

WHEREAS, in connection with those improvements it is necessary for Northlake to obtain an easement across the property commonly known as 365 East North Avenue ("Property"); and

WHEREAS, the owner of the Property, Ventas Realty, Limited Partnership, has agreed to grant an easement pursuant to the terms of the easement agreement, a copy of which is attached hereto as Exhibit A and incorporated herein by reference ("Easement Agreement"); and

WHEREAS, the Mayor and City Council have determined that the Easement Agreement is in the best interests of the City.

NOW THEREFORE be it resolved by the Mayor and City Council of the City of Northlake, Cook County, Illinois, in the exercise of Northlake's home rule powers as follows:

SECTION 1: The foregoing preambles are restated and incorporated herein by reference.

SECTION 2: The Easement Agreement substantially in the form attached hereto as Exhibit A is hereby approved. The Mayor is authorized to execute the Easement Agreement on behalf of the City subject to such amendments as may be approved by the Mayor.

SECTION 3: If any section, paragraph, clause or provision of this resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this resolution.

SECTION 4: All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: This resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED this 6th day of April 2026 pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT
Contreras				
Feldmann				
Grochowski				
Johnson				
Patti				
Sosa				
Straube				
Urbina				
(Mayor Sherwin)				
TOTAL				

APPROVED by the Mayor on April 6, 2026.

 Jeffrey T. Sherwin
 MAYOR

ATTEST:

 Nancy Pauletto
 CITY CLERK

EXHIBITS

Prepared by & Mail to:
Mark H. Sterk
Ancel Glink
4544 West 103rd Street, Unit 2NE
Oak Lawn, Illinois 60453

EXHIBIT A

EASEMENT AGREEMENT

This easement agreement ("Agreement") is made as of _____, 2026 by and between the City of Northlake, Illinois ("Northlake") and Ventas Realty, Limited Partnership, a Delaware Limited Partnership ("Ventas"), individually a "Party" or collectively the "Parties".

WHEREAS, Ventas is the owner of property located at 365 East North Avenue, Northlake, Illinois which is legally described on Exhibit "A" attached hereto and incorporated herein by reference ("Property"); and

WHEREAS, Northlake has requested Ventas to grant an easement to Northlake ("Water Main Easement") over, upon, under and through that portion of the Property legally described on Exhibit "B" attached hereto and incorporated herein by reference (such described portion of the Property is hereinafter referred to as the "Easement Area") and which is depicted on the Plat of Easement attached hereto as Exhibit "C" and incorporated herein by reference; and

WHEREAS, Ventas is willing to grant the Water Main Easement pursuant to the terms of this Agreement.

NOW therefore, in consideration of the covenants and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The foregoing preambles are restated and incorporated herein by reference as a substantive part of this Agreement as though fully set forth herein.

2. Subject to the terms and conditions of this Agreement, Ventas hereby grants Northlake the Water Main Easement solely for the perpetual right, privilege and authority to survey, construct, reconstruct, repair, inspect, maintain and operate two (2) water mains ("Water Mains") together with any and all necessary manholes, connections, appliances and other structures and appurtenances as be deemed necessary by Northlake, over, upon, under and through the Easement Area together with a reasonable right of access across the Property for Northlake to install and maintain the Water Mains within the Easement Area. The Water Mains shall be constructed and installed in accordance with the plans and specifications therefor which have been reviewed and approved, in writing, in advance by Ventas (the "Approved Plans") by means of directional drilling. No digging or trenching within the Easement Area shall be permitted in connection with the installation and construction of the Water Mains within the Easement Area.

3. Northlake is granted the right to trim and remove any trees, shrubs or other plants on the Easement Area that materially and adversely interfere with the operation of the Water Mains; provided, however, nothing herein shall permit Northlake to remove any structure, building, driveway, sidewalk, fence, landscaping, utility facilities, pipes and/or lines, or other improvements (collectively, "Existing Improvements") presently located at, on or in any of the Property, including the Easement Area. No permanent buildings shall be placed on the Easement Area but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later materially and adversely interfere with Northlake's use of the Water Main Easement or its operation and maintenance of the Water Mains. For the avoidance of doubt, nothing contained herein shall prevent, prohibit or restrict Ventas from reconstructing, restoring or rebuilding any Existing Improvements within their footprint existing on the date of this Agreement.

4. Notwithstanding anything contained herein to the contrary, the Water Main Easement is hereby granted, and Northlake's rights hereunder, in each case, shall be subject to the terms and conditions of the *Rider to City of Northlake Water Main Easement* attached hereto as **Exhibit "D"** (the "Rider") which forms a part hereof and the terms of which are incorporated herein by reference. Northlake shall at all times comply with and shall cause its permittees

accessing any portions of the Property, including the Easement Area (as permitted herein), to comply with, the terms of the Rider. For the avoidance of doubt, by signing this agreement, Northlake has agreed to the terms of the Rider.

5. The construction and maintenance of the Water Mains within the Easement Area shall be the sole responsibility of Northlake and all expenses attendant thereto shall be borne by Northlake. Upon completion of construction, reconstruction, or maintenance of the Water Mains all surplus excavation, debris, trash or litter resulting from said activities shall be cleaned up and hauled off the premises and the Property, and the surface of any portion of the Property (including the Easement Area) and any Existing Improvement disturbed, damaged, removed or destroyed, as applicable, in the course of Northlake's exercise of its rights hereunder, shall be restored or replaced substantially to its original contour and/or condition, at the sole expense of Northlake.

6. Following activation of the Water Mains, Northlake shall release, terminate and vacate, of record, the existing water main easement (the "Existing Easement") legally described on Exhibit "E" attached hereto and incorporated herein by reference and depicted on Exhibit "C" attached hereto. In connection with such release, termination and vacation of the Existing Easement by Northlake, Northlake shall execute and deliver and cause to be recorded among the land records of Cook County, Illinois, a release and termination of the Existing Easement in form and substance reasonably satisfactory to Ventas. The preparation and recording of the release and termination of the Existing Easement shall be borne by Northlake.

7. As a condition precedent to the grant of the Water Main Easement, Northlake will reimburse Ventas for all out-of-pocket costs and expenses (including reasonable attorneys' fees) incurred by Ventas in connection with the review and negotiation of this Agreement.

8. Notwithstanding anything contained in this Agreement to the contrary, it is understood and agreed that, Northlake accepts the Water Main Easement and the Easement Area, in each case and as applicable, in its "as is", "where is" condition and "with all faults" and acknowledges that: (i) Ventas is under no obligation to provide any additional preparations or improvements to any of (a) the Property surrounding or immediately adjacent to the Easement

Area, or (b) any of the Easement Area, in each case, prior to use thereof by Northlake or any agent, employee, contractor or permittee thereof in furtherance of the rights hereby granted, (ii) the use of the Easement Area and the Water Main Easement by Northlake and its agents, employees, contractors and permittees for the uses permitted hereby is entirely at its/their own risk, (iii) except as expressly set forth herein, Ventas makes no representations or warranties with respect to the Easement Area (and Ventas expressly disclaims same) including, without limitation, any representation or warranty that any of the Property, including the Easement Area, are fit for the intended uses or purposes for which the Water Main Easement is being granted, and (iv) Northlake accepts the Water Main Easement subject to all easements, liens, encumbrances and other matters of record affecting the Property including, without limitation, zoning ordinances and regulations.

9. This Agreement shall be binding on the successors and assigns of the Parties and shall be recorded with the Cook County Clerk's Recording Division.

10. This Agreement shall be interpreted according to the laws of the State of Illinois. Venue for any litigation arising in in connection with this Agreement shall be in the Circuit Court of Cook County, Illinois.

[Signature pages follow.]

IN WITNESS WHEREOF, the Parties have set their hand and seal as of the Effective Date.

City of Northlake, Illinois,

By: _____
Jeffrey T. Sherwin, Mayor

State of Illinois)
)SS
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that Jeffrey T. Sherwin personally known to me to be the Mayor of the City of Northlake, Illinois, and appeared before me in person and acknowledged signing and delivering the foregoing instrument as his free and voluntary act of the principal, for the uses and purposes set forth.

Dated: _____, 2026

Notary Public

My Commission expires _____

EXHIBIT "A"

LEGAL DESCRIPTION

~~-----~~ LOT 3 IN BLOCK 2 IN TOWN MANOR SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1986, AS DOCUMENT NO. 13182700 IN COOK COUNTY, ILLINOIS.

EXHIBIT "B"

LEGAL DESCRIPTION

THE WEST 20.00 FEET OF THE EAST 57.00 FEET OF LOT 3 IN BLOCK 2 IN TOWN MANOR SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1986, AS DOCUMENT NO. 13182700 IN COOK COUNTY, ILLINOIS.

EXHIBIT "C"
PLAT OF EASEMENT

TO BE INSERTED

EXHIBIT "D"

RIDER TO CITY OF NORTHLAKE WATER MAIN EASEMENT

This Rider to City of Northlake Water Main Easement (this "**Rider**") is dated as of _____, 2026, and is made part of and incorporated into that certain Easement Agreement (the "**Easement Agreement**" and, as amended hereby, the "**Agreement**") dated _____, 2026, by and between **Ventas Realty, Limited Partnership**, a Delaware limited partnership ("**Grantor**"), and the **City of Northlake, Illinois** ("**Grantee**").

R1. This Rider, to the extent inconsistent with the Easement Agreement, shall be controlling in all respects. Capitalized terms not defined herein shall have the meanings given to them in the Easement Agreement.

R2. Grantee shall maintain in full force and effect and Grantee shall cause its contractors and contractors' subcontractors to maintain in full force and effect: (i) commercial general liability insurance written on an occurrence policy form, including, without limitation, coverage for contractual liability, bodily injury, including death, personal and advertising injury liability, independent contractors liability, products and completed operations liability, and broad form property damage liability (including coverage for explosion, collapse and underground damage), insuring against all liability for loss or damage to person or property arising out of the access, use, construction, maintenance or repair of the Easement Area with limits not less than \$1,000,000 each occurrence and \$2,000,000 annual aggregate; (ii) motor vehicle liability insurance covering all vehicles for bodily injury and property damage with limits not less than \$1,000,000 combined single limit each accident; (iii) workers' compensation insurance to meet statutory and legal requirements and employer's liability insurance with limits not less than \$1,000,000 each accident, \$1,000,000 bodily injury by disease each employee and \$1,000,000 bodily injury by disease policy limit; and (iv) excess/umbrella liability insurance written on an occurrence policy form in excess of the primary commercial general liability, motor vehicle liability and employer's liability insurance with limits not less than \$5,000,000 each occurrence and \$5,000,000 annual aggregate. Such insurance policy or policies shall (a) name Grantor, Grantor's tenant(s) and their respective mortgagees, subsidiaries, affiliates, directors, officers, shareholders, employees, representatives, successors and assigns (collectively, the "Grantor Parties"), as additional insureds (except on the workers' compensation and employer's liability policies) and (b) provide waivers of subrogation and waiver of all rights of recovery against and in favor of the Grantor Parties. Such insurance shall be primary and non-contributory to any insurance maintained by the Grantor Parties and shall be maintained in full force and effect, without lapse in coverage, and Grantee agrees to furnish to Grantor, in writing, certificates of insurance, including renewal certificates of insurance, evidencing the above requirements and that the other requirements of this Section R2 have been satisfied.

R3. Notwithstanding anything to the contrary contained in the Easement Agreement, Grantee acknowledges and agrees that: (a) nothing contained in the Agreement shall authorize or permit Grantee or any of its permittees to make use of, or to construct or install, any roads,

driveways, curbing, utility pipes, lines or other equipment, or other improvements (collectively, "Improvements") on or under any portion of the Property (including the Easement Area) other than the Water Mains within the Easement Area in accordance with the Approved Plans, (b) nothing contained in the Agreement shall authorize or permit Grantee or any of its permittees to remove any Existing Improvements from or within any of the Property other than in accordance with the Approved Plans, (c) in connection with the construction or installation, or the maintenance, repair or replacement, or the operation, as applicable, of the Water Mains within the Easement Area, Grantee shall at all times cause such work to be performed and prosecuted (i) in a good, workmanlike and lien-free manner, (ii) in compliance with all applicable laws, codes and ordinances and with good engineering and construction practices, (iii) in a manner that does not materially interfere with operations by Grantor and its tenant(s) and other permittees on or occupying the Property or any portion(s) thereof, (iv) in a manner that assures uninterrupted access over and through each of the driveways and curbcuts presently serving, and uninterrupted services to, the Property, provided, however, that, if some interruptions are unavoidable due to construction permitted hereunder within the Easement Area, Grantee shall (x) provide not less than two (2) business days' advance written notice to Grantor and Grantor's tenant(s) of any such interruptions, (y) use its best efforts to minimize the number of such interruptions, the duration thereof and the impact of the same upon the operations at or on the Property, and to coordinate the timing thereof with Grantor and Grantor's tenant(s), and (z) reimburse Grantor and Grantor's tenant(s) for any out-of-pocket costs incurred by them as a result of any such interruptions, and (v) in a manner that, once commenced, is prosecuted continuously and diligently to completion, (d) Grantee shall keep and maintain the Water Mains within the Easement Area in good and safe repair and operating condition, in compliance with law and free from any obstructions and shall pay any utility costs, if any, in connection with the use or operation thereof, (e) Grantee shall, and shall cause its permittees to, at all times, conduct operations on and with respect to the Easement Area in such a manner as not to create a nuisance or cause detrimental effects to the Easement Area or the Property.

R4. Grantee shall defend, indemnify and hold harmless the Grantor Parties from and against any loss, damage, cost or expense (including, without limitation, reasonable attorneys' fees) suffered or incurred by any of such indemnitees on account of (i) any mechanic's or materialman's lien claim against the Property on account of any work performed by Grantee or any of its permittees in accordance with the Agreement, (ii) any breach of Section R3 by Grantee, and/or (iii) any breach of Grantee's obligations arising under the Agreement.

EXHIBIT "E"

WATER MAIN EASEMENT LEGAL DESCRIPTION

THE EAST 10 FEET OF LOT 3 IN BLOCK 2 OF TOWN MANOR SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 100 ACRES OF THE NORTHEAST QUARTER (NE ¼) OF SECTION FIVE (5), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF NORTHLAKE, COOK COUNTY, ILLINOIS.

**AGENDA
FOR THE 1,673rd MEETING OF THE CITY COUNCIL
OF THE CITY OF NORTHLAKE
TO BE HELD ON APRIL 6, 2026**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. **Approval of participation by aldermen via conference bridge.**

M _____ 2nd _____

4. ROLL CALL:

MAYOR SHERWIN () CLERK PAULETTO ()

ALDERMEN:	STRAUBE	()	FELDMANN	()
	CONTRERAS	()	SOSA	()
	JOHNSON	()	URBINA	()
	GROCHOWSKI	()	PATTI	()

OTHERS:	CITY ATTORNEY	()	FINANCE DIRECTOR	()
	CHIEF BERES	()	PUB. WORKS DIR. FACIANO	()

5. MINUTES OF PREVIOUS MEETINGS

- 1) **A motion to accept the minutes of the regular meeting held March 16, 2026 as submitted.**

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

6. APPOINTMENTS/RE-APPOINTMENTS AND OATH:

7. PRESENTATIONS/AWARDS/PROCLAMATIONS:

8. MOTION TO ACCEPT THE WARRANTS & VOUCHERS

- 1) **A motion to accept the warrants and vouchers.**

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

9. MAYOR CALLS REPORTS OF STANDING COMMITTEE

10. PRESENTATION OF PETITIONS, COMMUNICATIONS, ORAL COMMENTS FROM MAYOR, CITY CLERK AND ALDERMEN

11. UNFINISHED BUSINESS:

12. NEW BUSINESS:

1) **Motion to approve Renewal of Billboard Lease.**

M _____ 2nd _____

Straube _____ Feldmann _____ Contreras _____ Sosa _____
Johnson _____ Urbina _____ Grochowski _____ Patti _____

2) **Motion to approve Resolution R-04-2026; A Resolution for the Improvement by a Municipality Under the Illinois Highway Code**

M _____ 2nd _____

Straube _____ Feldmann _____ Contreras _____ Sosa _____
Johnson _____ Urbina _____ Grochowski _____ Patti _____

3) **Motion to approve a Raffle License to Sell Tickets for 2026 Daughters of Devine Love Development Ministry.**

M _____ 2nd _____

Straube _____ Feldmann _____ Contreras _____ Sosa _____
Johnson _____ Urbina _____ Grochowski _____ Patti _____

4) **Motion to approve Ordinance O-09-2026; An Ordinance Establishing City of Northlake Special service Area No. 7, Cook County, Illinois.**

M _____ 2nd _____

Straube _____ Feldmann _____ Contreras _____ Sosa _____
Johnson _____ Urbina _____ Grochowski _____ Patti _____

5) **Motion to approve the proposal from Filotto Roofing in the amount of \$98,700.00 for the roof replacement for 220 S . Wolf Rd. (PW South).**

M _____ 2nd _____

Straube _____ Feldmann _____ Contreras _____ Sosa _____
Johnson _____ Urbina _____ Grochowski _____ Patti _____

6) **Motion to approve Resolution R-05-2026; A Resolution Approving an Easement Agreement with Ventas Realty, Limited Partnership for the Property Located at 365 East North Avenue.**

M _____ 2nd _____

Straube _____ Feldmann _____ Contreras _____ Sosa _____
Johnson _____ Urbina _____ Grochowski _____ Patti _____

13. OTHER NEW BUSINESS (*Items May be Fast Tracked from Finance Committee*)

14. ADJOURNMENT

A motion to adjourn.

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

**MINUTES OF THE 1,672nd MEETING OF THE CITY COUNCIL OF THE
CITY OF NORTHLAKE HELD ON MONDAY, MARCH 16, 2026**

The meeting was called to order at 7:00 p.m.

Mayor Sherwin called for the roll.

ROLL CALL:

PRESENT: ALDERMAN FELDMANN
ALDERMAN SOSA
ALDERMAN JOHNSON
ALDERMAN GROCHOWSKI
ALDERMAN PATTI

PRESENT VIA CONFERENCE BRIDGE: ALDERMAN STRAUBE

ABSENT: ALDERMAN CONTRERAS
ALDERMAN URBINA

OTHERS PRESENT: MARK STERK, CITY ATTORNEY
KEN BERES, CHIEF OF POLICE
TONY FACIANO, PUBLIC WORKS SUPERINTENDENT
ISMAEL JIMENEZ, FINANCE DIRECTOR

Alderman Patti made a motion to approve participation by aldermen via conference bridge; seconded by Alderman Sosa. Mayor Sherwin called for a voice vote. All were in favor. The motion carried.

Mayor Sherwin presented the minutes of the city council meeting held on March 2, 2026. Alderman Patti made a motion to accept the minutes of the city council meeting held on March 2, 2026; seconded by Alderman Sosa. Mayor Sherwin asked if there were any additions or corrections. Mayor Sherwin called for a voice vote. All were in favor.

**MOTION TO ACCEPT THE MINUTES OF THE CITY COUNCIL
MEETING HELD ON MARCH 2, 2026 CARRIED**

Alderman Patti made a motion to accept the Warrants and Vouchers; seconded by Alderman Grochowski. Mayor Sherwin called for the roll.

ROLL CALL: ALDERMEN STRAUBE, FELDMANN, SOSA, JOHNSON,
GROCHOWSKI AND PATTI

ABSENT: ALDERMEN CONTRERAS AND URBINA

NAYS: NONE

MOTION TO ACCEPT THE WARRANTS AND VOUCHERS CARRIED

Mayor Sherwin inquired if anyone would be willing to take over the Books to Kids program from the Kiwanis; Aldermen Patti and Grochowski volunteered. Alderman Patti noted the Youth Commission "Sip & Paint" was very successful. Mayor Sherwin reminded everyone tomorrow is primary election day and wished everyone a happy St. Patrick's Day.

Alderman Patti made a motion to deny the Grievance from the Police Union; seconded by Alderman Grochowski. Mayor Sherwin said the matter of closed or open session was not the issue; the issue was the fact that the union wasn't present to present their case. No union representatives appeared at the meeting, so the decision was made to deny the grievance. It will now go to arbitration. Mayor Sherwin called for the roll. All were in favor.

ROLL CALL: ALDERMEN STRAUBE, FELDMANN, SOSA, JOHNSON, GROCHOWSKI AND PATTI

ABSENT: ALDERMEN CONTRERAS AND URBINA

NAYS: NONE

MOTION TO DENY THE GRIEVANCE FROM THE POLICE UNION CARRIED

Alderman Patti made a motion to approve a Raffle License to Sell Tickets for 2026 Northlake Kiwanis; seconded by Alderman Johnson. Mayor Sherwin called for the roll.

ROLL CALL: ALDERMEN STRAUBE, FELDMANN, SOSA, JOHNSON, GROCHOWSKI AND PATTI

ABSENT: ALDERMEN CONTRERAS AND URBINA

NAYS: NONE

MOTION TO APPROVE A RAFFLE LICENSE TO SELL TICKETS FOR 2026 NORTHLAKE KIWANIS CARRIED

Alderman Patti made a motion to approve Ordinance O-06-2026; An Ordinance Abolishing the Automatic Traffic Law Enforcement System and Repealing Section 6-2-11 of the Northlake City Code; seconded by Alderman Feldmann. Mayor Sherwin called for the roll.

ROLL CALL: ALDERMEN STRAUBE, FELDMANN, SOSA, JOHNSON, GROCHOWSKI AND PATTI

ABSENT: ALDERMEN CONTRERAS AND URBINA

NAYS: NONE

MOTION TO APPROVE ORDINANCE O-06-2026; AN ORDINANCE ABOLISHING THE AUTOMATIC TRAFFIC LAW ENFORCEMENT SYSTEM AND REPEALING SECTION 6-2-11 OF THE NORTHLAKE CITY CODE CARRIED

Alderman Patti made a motion to approve Ordinance O-07-2026; An Ordinance Increasing the Number of Class B-2 Liquor Licenses and Amending Section 3-3-4-6 of the Northlake City Code; seconded by Alderman Grochowski. Mayor Sherwin called for the roll.

ROLL CALL: ALDERMEN STRAUBE, FELDMANN, SOSA, JOHNSON, GROCHOWSKI AND PATTI

ABSENT: ALDERMEN CONTRERAS AND URBINA

NAYS: NONE

MOTION TO APPROVE ORDINANCE O-07-2026; AN ORDINANCE INCREASING THE NUMBER OF CLASS B-2 LIQUOR LICENSES AND AMENDING SECTION 3-3-4-6 OF THE NORTHLAKE CITY CODE CARRIED

Alderman Feldmann made a motion to approve Ordinance O-08-2026; An Ordinance Regulating the Testing of Emergency Generators and Amending Title 8 of the Northlake City Code; seconded by Alderman Patti. Mayor Sherwin called for the roll.

ROLL CALL: ALDERMEN STRAUBE, FELDMANN, SOSA, JOHNSON, GROCHOWSKI AND PATTI

ABSENT: ALDERMEN CONTRERAS AND URBINA

NAYS: NONE

MOTION TO APPROVE ORDINANCE O-08-2026; AN ORDINANCE REGULATING THE TESTING OF EMERGENCY GENERATORS AND AMENDING TITLE 8 OF THE NORTHLAKE CITY CODE CARRIED

There being no further business, Alderman Straube made a motion to adjourn; seconded by Alderman Patti. Mayor Sherwin called for a voice vote. All were in favor.

MOTION TO ADJOURN CARRIED

MEETING ADJOURNED 7:10 P.M.

RESPECTFULLY SUBMITTED,

NANCY PAULETTO, CITY CLERK

**THE CITY OF NORTHLAKE
COOK COUNTY, ILLINOIS**

**RESOLUTION
NUMBER R-04-2026**

**A RESOLUTION FOR THE IMPROVEMENT
BY A MUNICIPALITY
UNDER THE ILLINOIS HIGHWAY CODE**

**JEFFREY T. SHERWIN, Mayor
NANCY PAULETTO, Clerk**

Aldermen

**PAUL T. STRAUBE, SR.
PENNY FELDMANN
JAIME S. CONTRERAS
ALEX SOSA
NORMAN JOHNSON
JUAN URBINA
FRANCINE PATTI
RICHARD GROCHOWSKI**

**RESOLUTION
NUMBER R-04-2026**

**A RESOLUTION FOR THE IMPROVEMENT BY A MUNICIPALITY
UNDER THE ILLINOIS HIGHWAY CODE**

WHEREAS, the City of Northlake here in after referred to as Municipality, located in the County of Cook, State of Illinois, desires to undertake, in the years 2026 and 2076, the location, construction, operation and maintenance of driveways and street returns, watermain, sanitary and storm sewers, street light, traffic signals, sidewalk, landscaping, etc., on State highways, within said MUNICIPALITY, which by law and/or agreement come under the jurisdiction and control of the Department of Transportation of the State of Illinois hereinafter referred to as Department, and,

WHEREAS, an individual working permit must be obtained from the Department prior to any of the aforesaid installations being constructed either by the MUNICIPALITY or by a private person of firm under contract and supervision of the MUNICIPALITY.

NOW, THEREFORE, be it resolved by the MUNICIPALITY:

SECTION 1: That MUNICIPALITY hereby pledges its good faith and guarantees that all work shall be performed in accordance with conditions of the permit to be granted by the Department, and to hold State of Illinois harmless during the prosecution of such work, and assume all liability for damages to person or property due to accidents or otherwise by reason of the work which it to be performed under the provision of said permit.

SECTION 2: That all authorized officials of the MUNICIPALITY are hereby instructed and authorized to sign said working permit on behalf of the MUNICIPALITY.

ADOPTED this 6th day of April pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT
Contreras				
Feldmann				
Grochowski				
Johnson				
Patti				
Sosa				
Straube				
Urbina				
(Mayor Sherwin)				
TOTAL				

APPROVED by the Mayor on April 6, 2026

Jeffrey T. Sherwin
MAYOR

ATTEST:

Nancy Pauletto
CITY CLERK

**City of Northlake
Raffle License**

To sell Tickets for 2026 Daughters of Divine
Love Development Ministry

License is Hereby Granted

In said City until May 2nd, 2026 subject to the provisions of all Ordinances now in force and that may hereafter be passed by said City.

Witness the hand of the Mayor said City and the Corporate Seal
Thereof, this 6th day of April, 2026.

Attest:

Nancy Pauletto, City Clerk

Jeffrey T. Sherwin, Mayor