

REGULAR BOARD MEETING AGENDA  
WEDNESDAY, FEBRUARY 16, 2022 AT 6:00 P.M. VIA ZOOM

**Join Zoom Meeting**

<https://us02web.zoom.us/j/86081398120?pwd=Q3BScHRrZEVpVi9VZ0VJTENncTEzQT09>

**Meeting ID:830 7147 1933**

**Passcode:631071**

**One tap mobile**

**+19294362866,,86081398120#,,,,\*007910# US (New York)**

**+13017158592,,86081398120#,,,,\*007910# US (Washington DC)**

1. Call to Order – Village President Michael Bartels
2. Roll Call/Establishment of Quorum-Due to the disaster declaration issued by Governor Pritzker the Illinois Emergency Management Agency Act encourages public bodies to postpone consideration of public business when possible, and encourages them to provide, video, audio and/or telephonic access to meetings to ensure members of the public may monitor the meeting, and to update the public bodies' web sites and social media feeds to keep the public fully apprised of modifications to their meeting schedules or the format of meetings.
3. Pledge of Allegiance
4. Reading and Approval of the minutes from the Regular Board Meeting held February 2, 2022.
5. Public Presentation/Recognition and/or Public Comments.
6. Reports from the President and other Officers (on matters not otherwise appearing on the agenda)
  - A. President
  - B. Trustees
  - C. Police, Public Works & Administration

\*\*\* NOTE: In each of the following items the board may VOTE to approve, deny or table\*\*\*

7. Old Business –None.
8. New Business –
  - A. Review, consideration and approval of a recommendation by the Planning and Zoning Board to re-zone the West tract “A” of 11829 Niabi Zoo Road from R-1 to I-1.
  - B. Review, consideration and approval of the recommendation from the Village Administrator to award the RFQ for the Post Office Park to Streamline Architects.
  - C. Review, consideration and approval of the Treasurer’s Report for December 2021.
  - D. Approval of the bills presented for payment.
9. Adjournment.

VILLAGE OF COAL VALLEY  
MINUTES OF THE REGULAR VILLAGE BOARD MEETING  
WEDNESDAY, FEBRUARY 2, 2022 AT 6:00 P.M.  
VIA ZOOM

**Join Zoom Meeting**

<https://us02web.zoom.us/j/86081398120?pwd=Q3BScHRrZEVpVi9VZ0VJTfNncTEsQT09>

**Meeting ID: 860 8139 8120**

**Passcode: 007910**

**One tap mobile**

**+19294362866,,86081398120#,,,,\*007910# US (New York)**

**+13017158592,,86081398120#,,,,\*007910# US (Washington DC)**

1. Call to Order. The meeting was called to order at 6:00 p.m. by Mayor Bartels.
2. Roll Call/Establishment of Quorum-  
Present: Bartels, Argo, Mountain, Engstrom, Stickell, Hoyt, Rigg.  
Absent: None.  
Staff present at meeting: Penny Mullen-Administrator/Finance Director,  
Clint Whitney-Police Chief, and Deanna Hulliger-Village Clerk.
3. Pledge of Allegiance.
4. Reading and Approval of Minutes.

Trustee Stickell made a motion to approve the minutes of the Regular Board Meeting held January 19, 2022 and the minutes of the Executive Session Meeting held January 19, 2022. Trustee Hoyt offered a second to the motion. All Ayes, motion carried.

5. Public Presentation/ Recognition and/or Public Comments.

Mayor Bartels asked twice if there was anyone from the public on the zoon call this evening that would like to address the Board, if so, please state your name and address prior to discussion. No response so the Mayor went onto the next agenda item.

6. Reports from the President and Other Officers (on matters not otherwise appearing on the agenda).

7.

A. President- Mayor Bartels has nothing for the agenda tonight.

B. Trustees-Trustee Rigg is questioning the ordinance that Penny sent her a copy of after the last meeting about items being parked in front of your home and why utility trailers are not included in that ordinance. This will be checked out.

Trustee Rigg asked Penny if the new wall is completed in the office area. Penny responded that the wall is completed.

Trustee Argo is glad to be back, he has been traveling around the County a lot.

- C. Police, Public Works & Administration-Chief Whitney reported that Sergeant Thomas is on workers compensation with a shoulder injury.

Officer Valencia hit a deer back on January 25<sup>th</sup>, that caused about \$2,300.00 damage to the squad.

Administrator Penny Mullen reported on the following:

An RFQ was posted in the paper and on our website for an architectural design quote for the Post Office Park. The RFQ's are due on February 9<sup>th</sup> at 10:00 a.m. The results will be placed on our next agenda.

The asbestos removal at 105 and 107 First Street began on February 1<sup>st</sup>. This will take about a week and then the demolition will begin.

The dates are set for the street sweeping. LRS will be here on June 1<sup>st</sup> and June 2<sup>nd</sup> for the Spring sweep and then back for the Fall sweep November 2<sup>nd</sup> and Novembers 3<sup>rd</sup>.

I received an update on the Dog Park. The grant is currently waiting on approval for their budget and scope of the project. At least it is still in the works and we have not been denied.

At the last Board meeting I requested to go out for bids on the generator for Well #3. The Board asked if the portable generator could be switched from diesel to gas and we found out the answer is no, this cannot be done. The only conversion that can be done is LP to Natural Gas or vice versa.

8. Unfinished Business-None.

A. New Business-

Approval of bills presented for payment.

The Board reviewed the bills presented for payment.

Trustee Rigg made a motion to approve the bills presented for payment. Trustee Argo gave a second to the motion. Roll Call: Ayes-Argo, Mountain, Engstrom, Stickell, Hoyt, Rigg. Ayes 6, motion carried.

9. Adjournment

Trustee Stickell made a motion to adjourn. Trustee Rigg gave a second to the motion. Roll Call: Ayes-Argo, Mountain, Engstrom, Stickell, Hoyt, Rigg. Ayes 6, motion carried.

Meeting adjourned at 7:08 P.M.

Respectfully submitted,

Deanna Hulliger Village Clerk, Village of Coal Valley



**VILLAGE OF COAL VALLEY, ILLINOIS  
MINUTES OF THE PLANNING COMMISSION AND  
ZONING BOARD OF APPEALS MEETING  
WEDNESDAY, JANUARY 26, 2022 AT 6:30 P.M.  
ZOOM FORMAT**

**I. Call to Order**

The Planning Commission and Zoning Board of Appeals zoom meeting called to order at 6:30 pm by Chairman Mathias.

**II. Roll Call**

Present: Mathias, Head, Rose, Farmer Bealer, Ganahl.

Absent:

**III. Establishment of a Quorum**

Quorum present.

Others attending the zoom meeting were Penny Mullen-Administrator/Finance Director, Brian Mitchell-Building Inspector and Deanna Hulliger-Secretary.

**IV. Reading and Approval of Minutes**

A motion was made by Head to approve the minutes of the December 8, 2021 meeting, Bealer offered a second to the motion. All ayes, motion carried.

**V. Public Hearing(s)**

Application for a Re-Zone of 11829 Niabi Zoo Road, PIN 17-24-100-011, Coal Valley, IL from R-1 (Residential) to I-1 (Industrial) for the purpose of constructing a shop/garage for heavy equipment.

Head made a motion to open the public hearing. Farmer gave a second to the motion. The public hearing opened.

Mathias asked if anyone on the zoom call would like to speak about the property listed for the public hearing.

Peter Ortiz residing at 12015 Niabi Zoo Road asked what is going to be developed in the I-1 zoning. Bryan Bealer, developer, replied that on the West tract it will be a shop/office and storage for their heavy equipment and on the East tract it will be storage units for RV's, boats and items of that nature. Mr. Ortiz mentioned that the last time he spoke with Mr. Bealer the East side was going to be townhomes/condominiums. Mr. Bealer replied that the market is not fairing well for townhomes/condominiums and has changed his plan to storage units. Mr. Ortiz is worried about his property value. Mr. Bealer does not know what the outcome will be on property values in that area. Darcy Pettit residing at 12010 Niabi Zoo Road is concerned with flooding if Mr. Bealer raises his property up. Bryan Bealer will be following the rules and regulations for this type of excavating. Engineers have been hired to design work to be performed in the proposed area. It was suggested that surrounding homeowners receive a copy of the engineers proposed plans. Mr. Bealer also mentioned that the West tract has been calculated and approved by the



State and the Storm Water Management procedures are in place. Mathias stated it is important for the surrounding neighbors to know what has been approved. Mitchell stated he will not give permission to build until everything is met. Mr. Ortiz asked where the access to the storage units will come from. Mr. Bealer responded the access will be off of Niabi Zoo Road. Bryan also mentioned that the main access to the shop/office and contractor building will be off of Route #6. Discussion was held. Farmer mentioned that a special use permit will be needed for the storage units on the East tract. The neighbors of the property in question were asked if they are fine with the proposed project on the West tract of land. They voiced that they are fine with that project. Head asked Mr. Bealer how much equipment will be going in and out on the West tract. Mr. Bealer stated that there will not be a large amount of traffic flow with the equipment. The equipment stays on the job site and comes back to storage occasionally for maintenance and repairs.

Mathias asked for comments from the public three times. No comments made.

Head made a motion to close the public hearing. A second was given by Farmer. The public hearing closed.

Head motioned to approve the West tract of 11829 Niabi Zoo Road to be re-zoned from R-1 to I-1 for a shop/contractor garage and the re-zoning of the East tract for storage units be tabled. A second to the motion was given by Farmer. Roll Call: Ayes-Head, Rose, Farmer, Ganhal. Abstain-Bealer. Motion carried.

**VI. Unfinished Business**

Spicer Variance discussion. The Spicer's are on the zoom call this evening and they thought they would come back to a meeting later in the Spring when they are able to gather information requested by the Board, they were surprised to learn they were on the agenda this evening. Discussion was held. The Spicer's will get their information/documents together in the next few months and email to Penny/Brian and will hope to have their project brought back to a meeting in late Spring once the documentation is ready and can be discussed with the Board.

**VII. Discussion-None**

**VIII. New Business-None.**

**IX. Public Comment**

No public comment.

**X. Other Business**

No other business.

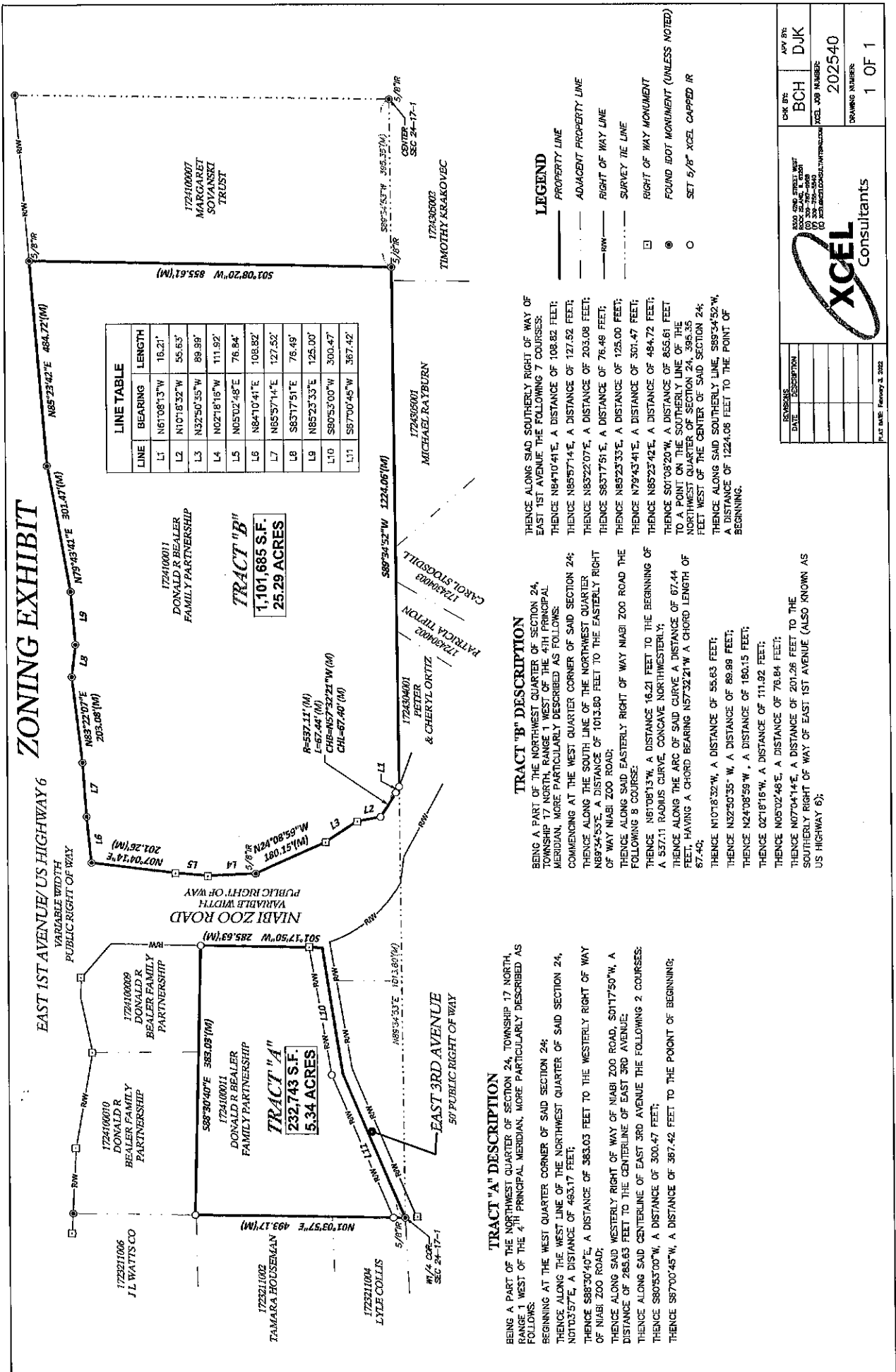
**XI. Adjournment**

Head made a motion to adjourn the meeting, Farmer offered a second to the motion. All ayes, motion carried. The meeting adjourned at 7:08 P.M.

Respectfully submitted,

Deanna Hulliger  
Secretary  
Coal Valley Planning/Zoning Commission

# ZONING EXHIBIT



EAST 1ST AVENUE/US HIGHWAY 6

VARIABLE WIDTH PUBLIC RIGHT OF WAY

NIABI ZOO ROAD

VARIABLE WIDTH PUBLIC RIGHT OF WAY

EAST 3RD AVENUE

50' PUBLIC RIGHT OF WAY

1724100010 DONALD R BEALER FAMILY PARTNERSHIP

1724100009 DONALD R BEALER FAMILY PARTNERSHIP

1723211006 J L WAITS CO

1724100011 DONALD R BEALER FAMILY PARTNERSHIP

1723211002 TAMARA HOUSEMAN

1723211004 LYLE COLLIS

1724100001 DONALD R BEALER FAMILY PARTNERSHIP

1724100007 MARGARET SOVANSKI TRUST

1724305001 MICHAEL RAYBURN

1724305002 TIMOTHY KRAKOVEC

1724305001 PATRICK TITTON

1724305002 CAROL STODOLLA

1724305001 & CHERYL ORTIZ

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## TRACT "A" DESCRIPTION

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4<sup>TH</sup> PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, N01°03'57"E, A DISTANCE OF 483.17 FEET;

THENCE S88°30'40"E, A DISTANCE OF 383.03 FEET TO THE WESTERLY RIGHT OF WAY OF NIABI ZOO ROAD;

THENCE ALONG SAID WESTERLY RIGHT OF WAY OF NIABI ZOO ROAD, S01°17'50"W, A DISTANCE OF 285.63 FEET TO THE CENTERLINE OF EAST 3RD AVENUE;

THENCE ALONG SAID CENTERLINE OF EAST 3RD AVENUE THE FOLLOWING 2 COURSES:

THENCE S80°55'00"W, A DISTANCE OF 300.47 FEET;

THENCE S87°00'45"W, A DISTANCE OF 367.42 FEET TO THE POINT OF BEGINNING;

## TRACT "B" DESCRIPTION

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4<sup>TH</sup> PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, N87°54'55"E, A DISTANCE OF 1013.80 FEET TO THE EASTERLY RIGHT OF WAY NIABI ZOO ROAD;

THENCE ALONG SAID EASTERLY RIGHT OF WAY NIABI ZOO ROAD THE FOLLOWING 8 COURSES:

THENCE N61°08'13"W, A DISTANCE 16.21 FEET TO THE BEGINNING OF A 537.11 RADIUS CURVE, CONCAVE NORTHWESTERLY;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.44 FEET HAVING A CHORD BEARING N57°32'21"W A CHORD LENGTH OF 67.44;

THENCE N10°18'32"W, A DISTANCE OF 55.63 FEET;

THENCE N32°50'35" W, A DISTANCE OF 89.99 FEET;

THENCE N24°08'59" W, A DISTANCE OF 180.15 FEET;

THENCE 02°18'16"W, A DISTANCE OF 111.92 FEET;

THENCE N05°02'48"E, A DISTANCE OF 76.84 FEET;

THENCE N07°04'14"E, A DISTANCE OF 201.26 FEET TO THE SOUTHERLY RIGHT OF WAY OF EAST 1ST AVENUE (ALSO KNOWN AS US HIGHWAY 6);

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY OF EAST 1ST AVENUE THE FOLLOWING 7 COURSES:

THENCE N84°10'41"E, A DISTANCE OF 108.82 FEET;

THENCE N85°57'14"E, A DISTANCE OF 127.52 FEET;

THENCE N85°22'07"E, A DISTANCE OF 203.08 FEET;

THENCE S85°17'51"E, A DISTANCE OF 76.49 FEET;

THENCE N85°23'33"E, A DISTANCE OF 125.00 FEET;

THENCE N79°43'41"E, A DISTANCE OF 301.47 FEET;

THENCE N85°23'42"E, A DISTANCE OF 484.72 FEET;

THENCE S01°08'29"W, A DISTANCE OF 865.61 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE WEST OF THE CENTER OF SAID SECTION 24, A DISTANCE ALONG SAID SOUTHERLY LINE, S89°34'50"W, A DISTANCE OF 1224.06 FEET TO THE POINT OF BEGINNING.

REVISIONS

DATE	DESCRIPTION

DATE: 1/23/2025

TIME: 10:00 AM

PROJECT: 202540

DRAWING NUMBER: 1 OF 1

SCALE: AS SHOWN

APP BY: DJK

BCH

202540

XCEL Consultants

## NOTICE OF PUBLIC HEARING

The Planning commission of the Village of Coal Valley will hold a Public Hearing on Wednesday, January 26, 2022 at 6:30 p.m. Via Zoom remote access meeting (meeting ID 825 2505 8527 password – 336084)

Application for Re-Zone of 11829 Niabi Zoo Road  
PIN 17-24-100-011, Coal Valley, IL. From R-1 (Residential) to I-1 (Industrial) for the purpose of constructing a shop/garage for heavy equipment.

A copy of the proposed application is on file at the Village Hall and may be reviewed during business hours.

PLANNING & ZONING



Shaded area is PIN 1724100011



SUBMIT \$50.00 WITH APPLICATION NON-REFUNDABLE

Fee Paid

Waive \$50.00  
Fee PSM

VILLAGE OF COAL VALLEY

APPLICATION FOR: Re-Zoning Amendment  Special Use  Variance

Subdivision \_\_\_\_\_ Other \_\_\_\_\_

Applicant: Donald R Bealer FLP / Bryan Bealer

Address: P.O. Box 18 Coal Valley, IL 61240

Phone: 309-781-7879

Owner: Donald R Bealer FLP / Bryan Bealer

Address: P.O. Box 18 Coal Valley, IL 61240

Phone: 309-781-7879

Property Description:

Street Address: 11829 N. ab; Zoo Road Coal Valley

Legal: Lot 108 Sheet 11

Physical Description: Pin 172410001 Track 2, Track 3

Dimension: Track 2 785.65 x 55.65 x 675.35 x 493.17

Area: 30.357

Present Zoning & Use: R1-Vacant

Proposed Zoning & Use: I-1 Shop, garage for heavy highway equipment

Proposed Special Use: \_\_\_\_\_

Proposed Variance: (Cite specific Ordinance section)

Applicant Signature: [Signature] Date: 12-22-21

Owner Signature: [Signature] Date: 12-22-21

Attached available plats, maps drawings or other materials that will help illustrate the proposed application.

130855 x 855.54  
130855 x 855.54  
130855 x 855.54



*Share Bedg*

<b>Property Information</b>		
<b>Pin Number</b> 17-24-100-011	<b>Site Address</b> 11829 NIABI ZOO RD COAL VALLEY, IL 61240	<b>Owner Name &amp; Address</b> CARLSON MILDRED J
<b>Tax Year</b> 2020 (Payable 2021) ▼		
<b>Sale Status</b> None		
<b>Property Class</b> 0011 - Homesite-Dwelling	<b>Tax Code</b> 12002 -	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 36,117	<b>Tax Rate</b> 8.412400	<b>Total Tax</b> \$3,038.28
<b>Township</b> COAL VALLEY	<b>Acres</b> 30.3570	<b>Mailing Address</b> BEALER, DONALD R FAMILY LP PO BOX 18 COAL VALLEY, IL, 61240
<b>Legal Description</b> SUPVR ASST MAP LOT 108 SHEET 11		

<b>Related Names</b>			
	<b>Name</b>	<b>Relationship</b>	<b>Status</b>
+	CARLSON MILDRED J	Parcel Owner	CURRENT
+	BEALER, DONALD R FAMILY LP	Mail to	CURRENT

<b>Billing</b>										
<u>Tax payments should be mailed to:</u> Rock Island County Treasurer PO Box 3277 Rock Island IL 61204-3277				<b>Treasurer Name</b> Louisa Ewert	<b>Office Address</b> 1504 3rd Ave Rock Island IL 61201 <b>Phone</b> (309) 558-3510					
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Paid By	Total Unpaid
1	06/10/2021	\$759.57	\$0.00	\$0.00	\$0.00	\$759.57	\$759.57	6/10/2021	CARLSON MILDRED J	\$0.00
2	08/10/2021	\$759.57	\$0.00	\$0.00	\$0.00	\$759.57	\$759.57	6/10/2021	CARLSON MILDRED J	\$0.00
3	09/10/2021	\$759.57	\$0.00	\$0.00	\$0.00	\$759.57	\$759.57	6/10/2021	CARLSON MILDRED J	\$0.00
4	11/10/2021	\$759.57	\$0.00	\$0.00	\$0.00	\$759.57	\$759.57	6/10/2021	CARLSON MILDRED J	\$0.00
<b>Total</b>		<b>\$3,038.28</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,038.28</b>	<b>\$3,038.28</b>			<b>\$0.00</b>

No Drainage / Special District Information

<b>Payment History</b>				
Tax Year	Total Billed	Total Paid	Amount Unpaid	
2020	\$3,038.28	\$3,038.28	\$0.00	
2019	\$2,864.68	\$2,864.68	\$0.00	
2018	\$2,696.60	\$2,696.60	\$0.00	
Show 4 More				



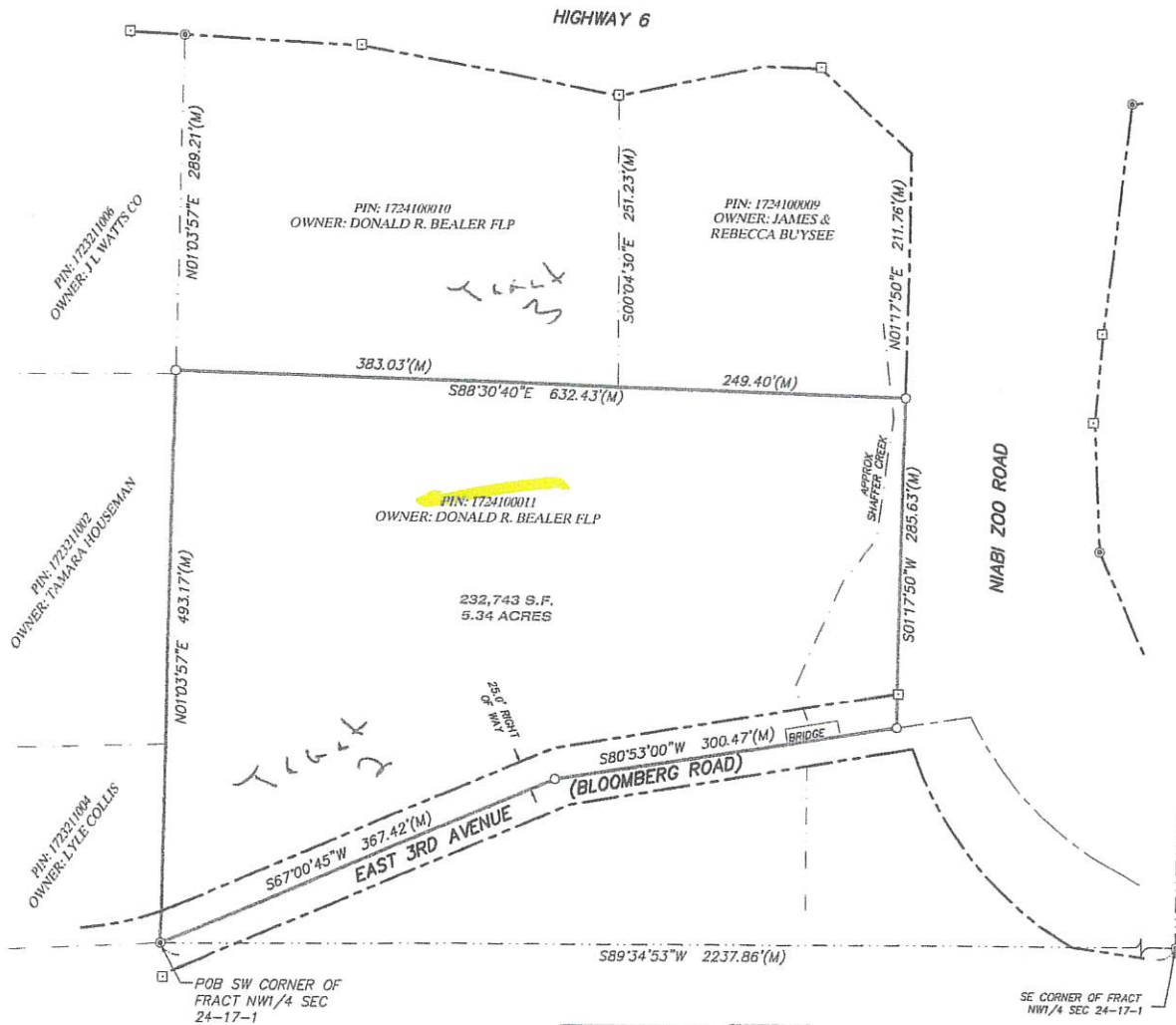
RETURN TO:

XCEL CONSULTANTS: 8300 42ND STREET WEST, ROCK ISLAND, IL 61201 - 309-787-9988

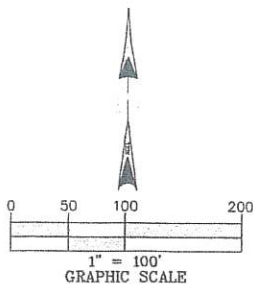
XCEL PROJECT # 202540

### PLAT OF SURVEY

A PART OF THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4TH P.M., ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SW CORNER OF THE SAID NW1/4 OF SECTION 24; THENCE N01°03'57"E, ALONG THE WEST LINE OF THE SAID SW1/4 OF THE NW1/4, 493.17 FEET; THENCE S88°30'40"E, 632.43 FEET TO THE WEST ROW LINE OF NIABI ZOO ROAD; THENCE S01°17'50"W, ALONG THE SAID WEST ROW LINE OF NIABI ZOO ROAD, 285.63 FEET TO THE CENTERLINE OF BLOOMBERG ROAD; THENCE S80°53'00"W, ALONG THE SAID CENTERLINE OF BLOOMBERG ROAD, 300.47 FEET; THENCE S67°00'45"W, CONTINUING ALONG THE SAID CENTERLINE OF BLOOMBERG ROAD, 367.42 FEET TO THE POINT OF BEGINNING.



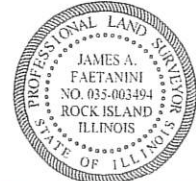
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - SURVEY TIE LINE
- - - CREEK LINE
- - - CENTERLINE
- ⊙ FOUND IRON ROD
- RIGHT OF WAY MONUMENT
- SET 5/8" XCEL CAPPED IP



PAGE 1 OF 1

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

*James A. Faetanini* 9/3/2020  
 DATE  
 JAMES A. FAETANINI  
 LICENSE NUMBER 035-003494  
 MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2020  
 SHEETS COVERED BY THIS SEAL 1 OF 1



Incorporated 1876  
"A Progressive Community  
with a proud past"

Village of Coal Valley  
900 1<sup>st</sup> Street  
P.O. Box 105  
Coal Valley, Illinois 61240  
Phone 309-799-3604 Fax 309-799-3651  
www.coalvalleyil.org

Michael Bartels  
Village President

## **Memorandum Village Administrator**

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**To: Mayor, Village Board**  
**Subject: Architectural Design Qualifications**  
**Date: February 16<sup>th</sup>, 2022**

The invitation to submit an RFQ for the Post Office Park Design was advertised in the Argus/Dispatch and our website.

Attached are the RFQ's that were received.

Streamline Architects  
HPZS  
Hitchcock Design Group

### **Recommendation**

It is recommended that the Village award the RFQ to Streamline Architects.

Submitted by: Penny Mullen, Village Administrator

Penny Mullen  
Village Administrator  
Director of Finance

Deanna Hulliger  
Village Clerk  
Accounting Assistant

Clint Whitney  
Police Chief

Ryan Hamerlinck  
Streets & Parks

Glenn Soike  
Water & Sewer

Brian Mitchell  
Building Inspector





# **STREAMLINE ARCHITECTS STATEMENT OF QUALIFICATIONS**

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Prepared for

**THE VILLAGE OF COAL VALLEY, IL**





Streamline Architects, formerly named [design] [build] by architects originated in Davenport, Iowa in 2015 by founder Andrew Dasso. After years of experience working at several architecture firms and as a prominent hospitality developer in the Quad Cities area, Andrew wanted to create a firm that emphasized a trusting and transparent relationship between the owner, architect, and contractor. That is exactly what we've done; six years later we have an established firm located in Iowa City, the Quad Cities, and Peoria. Streamline Architects is a full-service architecture firm specializing in institution, hospitality, retail, office, multi-family residential, single-family residential, education, municipal, healthcare, industrial, religious, and community centers.

Dear Members of the Village of Coal Valley,

Streamline Architects is pleased to submit our letter of interest on your Coal Valley Park renovation project. We thank you for the opportunity to allow us to show you our qualifications for your project. Since its inception, Streamline has taken great pride in ensuring that the park exceeds your expectations. The construction of a park is a rare occurrence and doesn't happen every day. We take this opportunity very seriously and look at all the possibilities that will benefit the park. Our philosophy brings the function together with sustainability and tailors the design to work with the project's overall goals.

Streamline Architects is a full-service architecture firm specializing in municipal, institutional, hospitality, retail, office, multi-family residential, single-family residential, educational, healthcare, industrial, religious, and community centers. From inception, the firm has emphasized a trusting and transparent relationship between the owner, the architect, and the contractor.

The key to any successful project is a fully integrated project team where the client, architects, consultants, and general contractor all work together to reach a common goal: a high-functioning, aesthetically pleasing facility that is constructed on time and within budget. The high level of communication required to accomplish this goal is the main focus of Streamline Architects, and we utilize several unique approaches to help achieve this goal. While our current workload keeps our team busy, we can assure you that we will meet all the timeline goals of your project.

The talented team at Streamline is motivated and passionate about revitalizing and bringing life to the Quad Cities. Streamline Architects (formerly [Design] [Build] by Architects) was founded in Davenport, and our main studio currently resides in East Moline. At Streamline's core is the desire to build the community that we serve and has served us. Our team is composed of members who have worked together on numerous successful projects.

We appreciate the opportunity to become more involved in our community, and it would be a great honor to work along with the Village of Coal Valley on the renovation of your park.

Please do not hesitate to reach out with any additional questions that you may have.

Regards,  
Andrew Dasso  
Principal Architect



## **CONTACT INFORMATION**

Andrew Dasso  
Principal Architect

Email: [Andrew@streamlinearchitects.com](mailto:Andrew@streamlinearchitects.com)  
Phone: 563-345-2724



# ABOUT OUR STUDIO

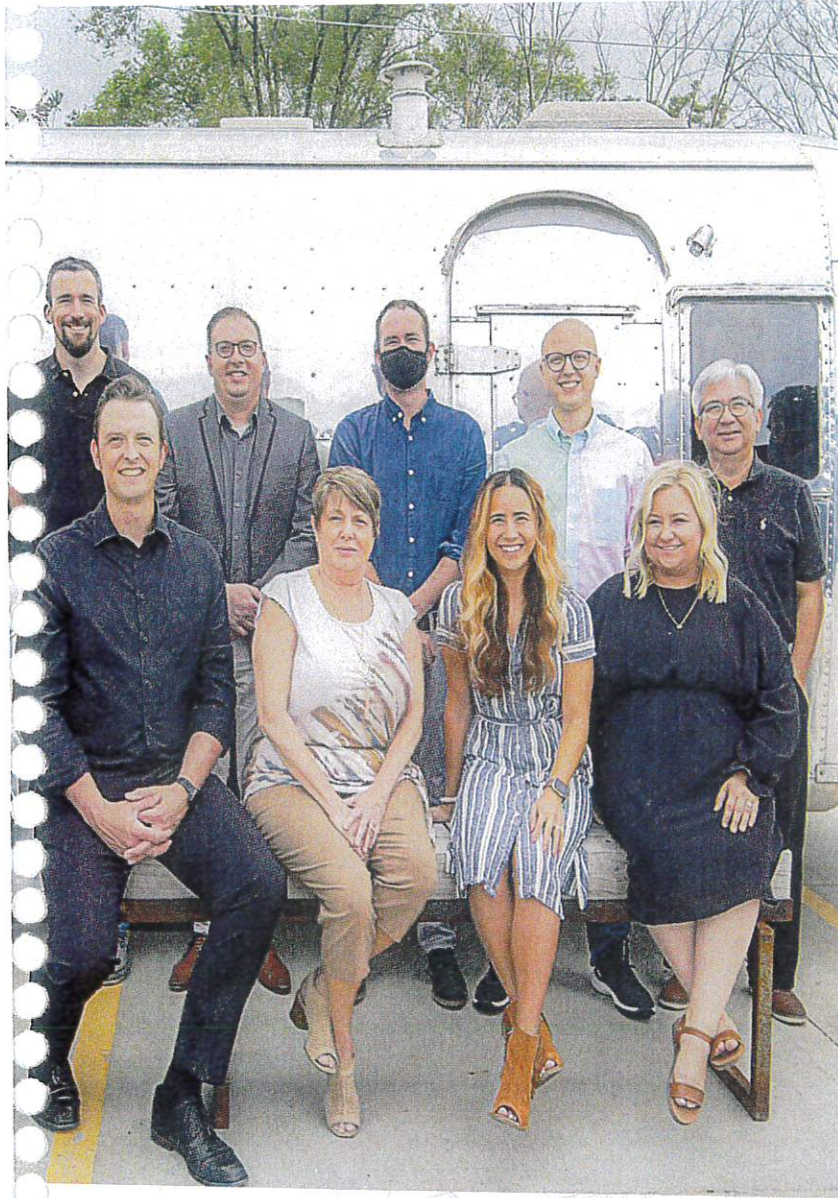
At the start of the project's design process, Streamline Architects utilizes 3D modeling to conceptualize programming and schematic design with the client. The interactive design approach allows the client to become part of the design team. The bonding time created between the client and Streamline staff allows Streamline to extract the client's intentions early on in the project's life. The interactive design also enables the client to visualize the design before construction.

Our project team will work closely with the consultants and your building committee to produce and review the design documents. After this review and approval, we will proceed with the bid documents or pricing set. The building committee and the entire project team will have the opportunity to review the design documents at each phase of the project. Once the final design documents have been reviewed, revisions will then be incorporated into the document set and prepared for final construction documents and permitting.

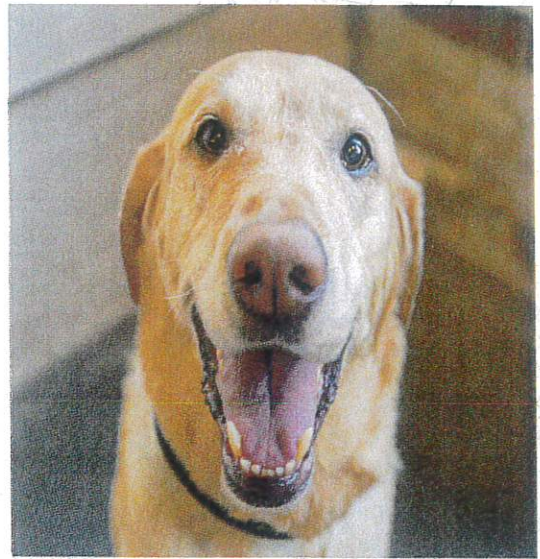
During construction, typically, the architect acts as the owner's representative. In this case, The architect's services during construction include interpreting the contract documents, reviewing the contractor's submittals, answering contractor questions, and rejecting non-conforming work. The architect will provide site visits throughout construction upon request. After the construction a punch list will be provided to the contractor to assure construction has met the owner's satisfaction and is following the construction documents.







- (1) Principal Architect
- (3) Senior Architects (Studio Directors)
  - (1) Project Architect
  - (5) Project Managers
  - (2) Industrial Designers
- (1) Design Library Manager
- (1) Director of Communications
- (1) Office Manager and Photographer
- (1) Emotional Support Dog





# OUR PROJECT MANAGEMENT PHILOSOPHY



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## Methodology

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We will build a thorough work plan specific to your project and factor in the time required to review documents for quality assurance. Quality control starts at the initial organization meeting. Many factors go into making a quality project, items such as responsible scheduling, effective lines of communication, future meeting dates and times, accountable meeting structures, and set agendas identifying issues to be addressed and critical decisions that need to be reached. Quality control involves close monitoring and communication with all consultant team members for the project.

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## Methodology

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Streamline will do a documentation review after each project phase. This assures that the quality of the documents is up to the standards established. We will work with your project manager/owner's representative and will work with them to ensure maximum quality and communication takes place during your project.

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## Review

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Our firm utilizes software programs such as Revit, Sketchup, and Bluebeam to review and create the documents. Design iterations will be presented and reviewed with owners in a 3D format. In our experience, we have found that many clients understand the design intent clearly if it is presented in 3D. We can then work with the client to update the 3D model in real-time. If required, our team also can create detailed, photorealistic renderings to illustrate the design intent and increase awareness of the project for fundraising purposes.





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## Sustainability

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Streamline strives to design with sustainability and the environment in mind. We believe that sustainable design can maximize the quality of the built environment while at the same time reducing or eliminating the negative impact on the natural environment.

At our initial work plan meeting, we will work with you and your project manager to determine a schedule for design and coordination meetings. A representative will be involved in these meetings and be kept informed of progress status.

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## Design-Build

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One of the advantages of a design-build approach is that we will share our drawing files with all consultants and provide them with the architectural models necessary to work off of as they develop their information. This assures that we are all working from the same base and helps identify any inconsistencies.

---

## Design-Build

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Quality control services lead to a reduction in construction costs and change orders - The creation of design and drawings needs to be carefully coordinated with the consultant team. This thorough understanding with the entire team helps to assure a minimal number of change orders. We also ensure that the owner is well-informed of the status of the design and reviews the documentation at key stages. This allows us to confirm that the design aligns with the original program requirements.



# Andrew Dasso



Andrew Dasso, AIA, LEED AP, NCARB

Principal Architect

Phone: 309-737-8587

Email: [andrew@streamlinearchitects.com](mailto:andrew@streamlinearchitects.com)

Andrew started [design] [build] by architects in 2015 that has as of 2018 has been rebranded to Streamline Architects. He works on all stages of the project from initial client contact through construction. Throughout his career, Andrew has stressed the importance of an intergrated design team where the owner, architect, consultants and contractors work together to deliver a high quality project and he continues to look for new state of the art methods to achieve this goal.

## EDUCATION

Master of Architecture  
University of Illinois at Urbana Champaign, 2010

Bachelor's of Science in Architectural Studies  
University of Illinois at Urbana Champaign, 2008

## EXPERIENCE

Streamline Architects  
(formerly [design][build] by architects)  
November 2015-Present

Heart of America (Hospitality Developer)  
Architect  
March 2013 - December 2015

Architects Smith Metzger  
Project Architect  
April 2011 - March 2013

MSA Professional Services/ASD Architects  
Intern Architect  
November 2008 - April 2011

## RELEVANT PROJECT EXPERIENCE

Great River Plaza, Rock Island, IL  
The proposed project includes improvements through the historic downtown, between 1st and 4th avenues and 15th and 21st streets. Not only will this project help accelerate the recovery of businesses hit hard by the pandemic, but it will lead to more private investment and kickstart the revitalization of Downtown Rock Island.

Role: Principal Architect



# Noah Strausser



Noah Strauser

Project Manager

Phone: 563-345-2724

Email: [noah@streamlinearchitects.com](mailto:noah@streamlinearchitects.com)

Noah started working at Streamline in 2019 after graduating with his bachelor's from Yale University.

While in college, he sang with the Yale Whiffenpoofs, a world-renowned a cappella group, visiting 38 countries over the course of their year together.

Born and raised in Clinton, Iowa, he is incredibly excited about the work he gets to do improve our area! At Streamline he is happy to work on a variety of projects and is especially excited to create renderings and animations that give clients an inspirational glimpse of their completed project.

## EDUCATION

Bachelor's of Arts in Architecture, 2019

## EXPERIENCE

Streamline Architects  
(formerly [design][build] by architects)  
November 2015-Present

## RELEVANT EXPERIENCE

MLK Park, Davenport, IA  
MLK Park will soon be located in Davenport, IA. Residents will soon have a new place to gather, celebrate, remember and honor the legacy of someone that fought for the freedom of many. Friends of MLK aims to memorialize the work of local civil rights icons.

Role: Project Manager

The Bison Bridge, Quad Cities  
Inspired by other infrastructure repurposing projects and wildlife bridges around the country, the Bison Bridge Foundation was formed to develop a plan for retaining the bridge and repurposing it as the Bison Bridge. The Mississippi River crossing would be transformed into a pedestrian parkway on the eastbound lanes and a crossing for wildlife, including a small herd of American bison, on the westbound lanes.

Role: Project Manager



# MLK Park



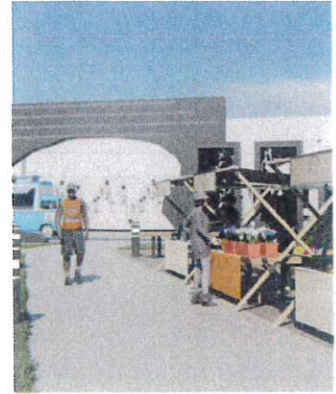
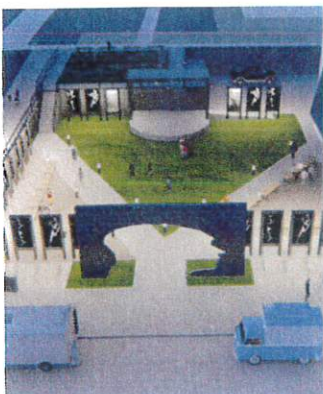
## Martin Luther King Park Summer 2022

501 Brady Street, Ste 106  
Davenport, IA 52803  
563-570-5927  
Ryan Sadler, Chief Executive Officer

**Key Designer and Lead Architect:**  
Andrew Dasso

MLK Park will be located in Davenport, IA. Residents will soon have a new place to gather, celebrate, remember and honor the legacy of someone that fought for the freedom of many. The park, opening in Summer 2022 will memorialize the work of local civil rights icons.

Friends of MLK, a non-profit organization partnered with us on the design of the park to be located at 501 Brady St. in Davenport. It's big show-stopping art piece: a grand archway with an opening shaped in King's silhouette.





# Runners Park

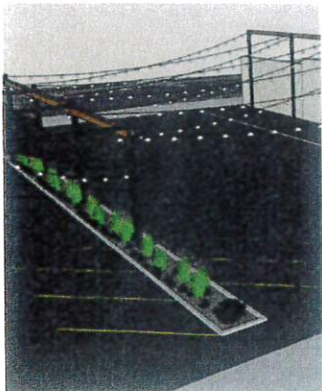


## Runners Park 2020

742 15th Avenue  
East Moline, IL 61244  
rfreeman@eastmoline.com  
Mayor Freeman, City of East Moline

Streamline Architects worked in conjunction with the City of East Moline on providing design work for the construction of a new steel and wooden structure with tensile shades and string lighting. Along with an additive alternate for improvements to the parking lot including, curbed landscape islands.

**Key Designer and Lead Architect:**  
Andrew Dasso





# The Bend Amphitheater

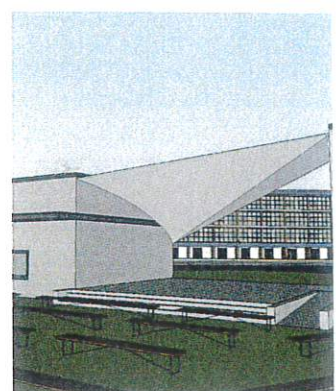
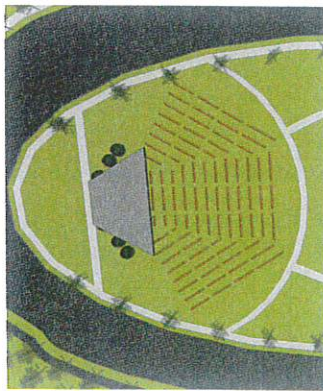
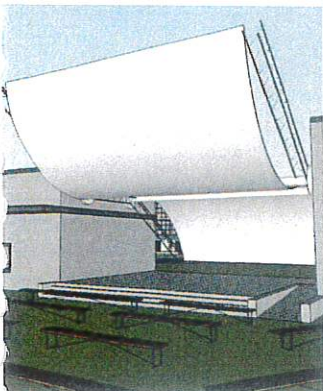


## The Bend Amphitheater 2017

900 Bend Boulevard  
East Moline, IL 61244  
Larry.anderson@eastmolineglass.com  
Larry Anderson, Owner

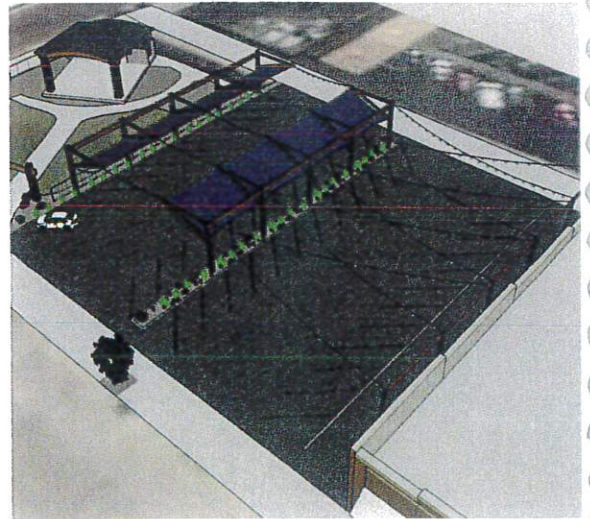
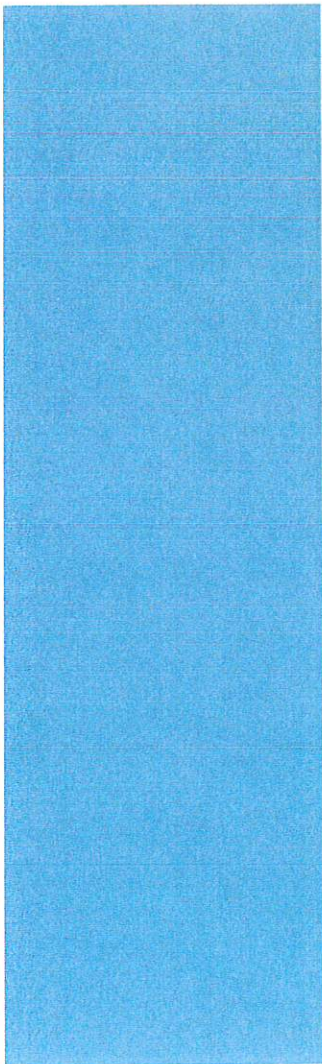
The Bend Amphitheater sits at 900 Bend Boulevard, within East Moline's newest residential, commercial and municipality district. The amphitheater welcomes 1000's of guests each summer for concerts in the park. Streamline worked hand-in-hand with our client to bring a new and exciting attraction to this growing area in East Moline.

**Key Designer and Lead Architect:**  
Andrew Dasso

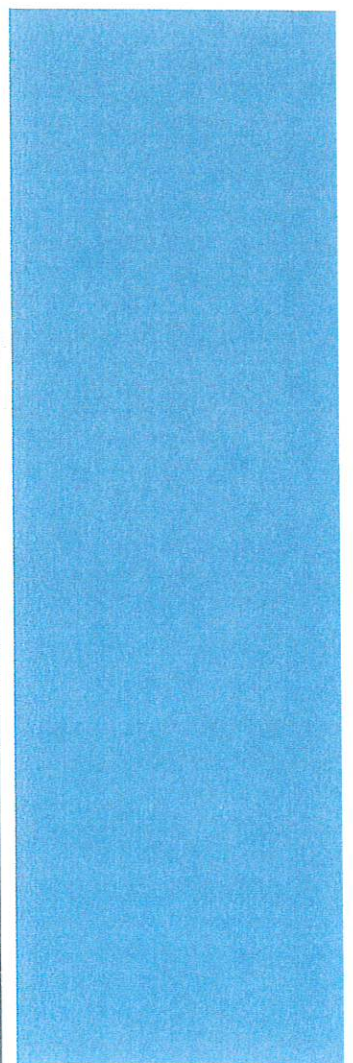
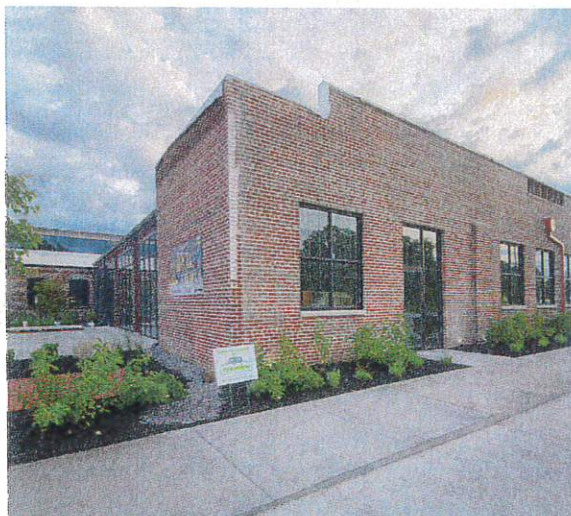
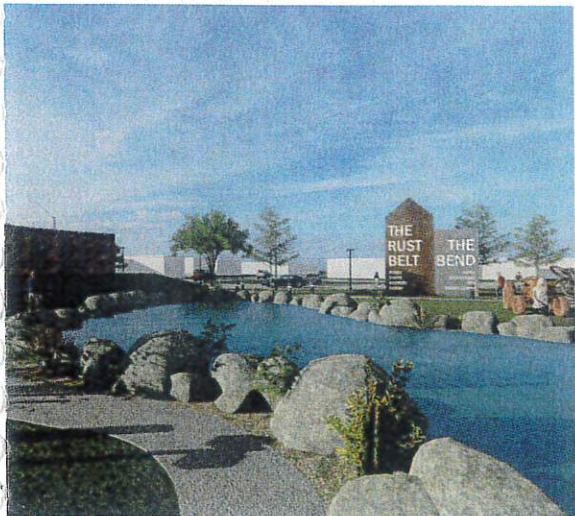




# Talent + Work











## Streamline Architects

### Village of Coal Valley Park Proposal

Streamline Architects

585 12th Avenue

East Moline

IL 61275

[andrew@streamlinearchitects.com](mailto:andrew@streamlinearchitects.com)

[www.streamlinearchitects.com](http://www.streamlinearchitects.com)







# VILLAGE OF COAL VALLEY

Request for Statement of Qualifications for Professional Park Design Services

Attn:

**Penny Mullen, Village Administrator**

Village of Coal Valley

900 1st Street

Coal Valley, IL 61240

**HPZS**

RFQ FOR ARCHITECTURAL DESIGN SERVICES



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# HPZS

February 9, 2022

Penny Mullen, Village Administrator  
Village of Coal Valley  
900 1st Street  
Coal Valley, IL 61240

Dear Ms. Mullen,

HPZS is delighted to present our qualifications to the Village of Coal Valley in response to the RFQ for Professional Park Design Services. We feel our collaborative design team is uniquely positioned to meet the criteria for selection as a partner for the Village, given the team's collective work in municipal parks, rural communities and positioning our projects for sustainable, resilient long-term outcomes.

## **ABOUT HPZS**

HPZS is a Chicago-based, woman-owned, full service architectural firm with a 46-year history and specialties in Historic Preservation and Sustainable Design. Our firm has expanded significantly over the past two years, now boasting an eleven-person staff who has a massive amount of experience in public projects. April Hughes, AIA, President and Managing Principal of HPZS is authorized to administer this contract when and if it is awarded to our firm.

## **OUR DIVERSE, CREATIVE TEAM**

HPZS (WBE) has gathered a team of like-minded and respected consultants for this project, each with years of relevant experience working on municipal parks with private sectors. Site Design (MBE) will serve as our landscape architect and co-lead on park design; IMEG will provide MEP services; EVA (MBE) will provide civil engineering; and CCS (MBE) will provide cost consulting. Our diverse team led by, women and minority-owned firms, represents the need to reflect back to the community the diverse opinions and needs they have to make this park a success. Our team members have worked together over a decade on multiple projects, many including community input processes, and it's this built relationship that allows us to have a cohesive design response to your community's needs.

## **LEADING INTEGRATED COMMUNITY DESIGN PROCESSES**

HPZS Principal Kelly Moynihan, AIA, NCARB, WELL AP, CPHC, LEED GA will be leading the collaborative community focused integrated design process, where stakeholder information is gathered, analyzed and provided to our entire consultant team resulting in an Integrated Design Charrette – focused on the resilient design of the park for energy, economy, beauty and sustainability concerns. She is an award-winning and recognized National Charrette Institute (NCI) certified facilitator.

## **SUSTAINABILITY AND RESILIENCE IN MUNICIPAL DEVELOPMENTS**

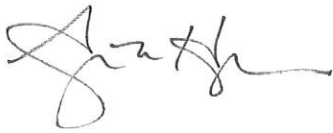
HPZS has had long relationships with municipal entities, of particular note, The Chicago Park District. We've worked on existing and new structures, including the South Shore Beach House, the newest lakefront park re-development in Chicago. The project – featuring concessions, restrooms and life guard amenities – had many key concerns, including that any structures built in the park not interfere with migratory patterns of birds visiting the nearby nature sanctuary, one of only two along Chicago's lakefront; tying in with existing beachfront paths, integrating into an existing campus with the South Shore Cultural Center (that our firm also renovated and restored.)

# HPZS

Our firm is also the first to receive Passive House US (PHIUS) certification for a renovated building, and, is in the process of designing the Midwest's first full Living Building Certified home, featuring net zero energy and net zero water. Site Design, a renowned landscape firm in the Midwest and our co-design lead, has worked with countless municipalities to design thoughtful, innovative and sustainable third places – for communities to come together and celebrate. Known for their distinct design practice taking into account natural materials and systems, they have won countless awards for parks design on tight budgets, from design through construction completion.

Together, we thank you for the opportunity to submit our qualifications; we are excited and believe our team is well situated to provide the requisite services the Village of Coal Valley is requesting.

Sincerely,



**April Marie Hughes, AIA**  
Owner, Managing Principal  
Director of Sustainability



**Henry Zimoch, AIA**  
Senior Principal  
Director of Historic Preservation



**Bradley C. McCauley, PLA, ASLA, CDT**  
Managing Principal  
Landscape Architect





# HPZS

-  ADAPTIVE REUSE
-  HISTORIC PRESERVATION
-  SUSTAINABLE DESIGN
-  PLANNING
-  AFFORDABLE HOUSING

Legal Name: Studio AH, LLC (dba: HPZS)

FEIN: 47-49225506

Ownership: Single Member LLC  
100% Woman Owned  
(WBE, WOSB, DBE)

Staff: 11 Total / 9 Professionals

Registrations: IL, WI, MO, IN, IA, MI, WY, NY

Hourly Rates:

Senior/Managing Principal	\$245.00
Senior Associate	\$185.00
Associate	\$160.00
Junior Associate	\$135.00

HPZS is a full service, 100% woman-owned architectural firm complemented by unique and specialized experience at the nexus of adaptive reuse, historic preservation, sustainable design, and affordable housing. Since our inception in 1976, we have received numerous national, state, and local awards for our work, and we look to the future with a focus on continuing to provide our clients the most sustainable outcomes with a palate of services in support of integrated and energy-efficient design.

Our work, ranging from numerous projects at Chicago's Museum of Science and Industry, the redevelopment of the sixteen building, 800-unit Chicago Housing Authority's Dearborn Homes, the restoration of the Frank Lloyd Wright designed Dana Thomas House Museum in Springfield, Illinois and the Yannell PHIUS Residence - the Midwest's first certified Passive House renovation - speaks to our interest and expertise in preserving and acknowledging our shared history, but also giving new purpose to existing buildings through technology, so that they may continue to enhance the urban fabric.

At HPZS, we align ourselves with our clients' missions to understand their unique needs, work collaboratively to develop a shared vision delivering thorough and creative design solutions, and Preserve a Sustainable Future for the built environment and the Chicago community we call home.





We create  
spaces that  
change people.



The Park at Lakeshore East (top, photo courtesy OJB), Comer Children's Hospital (bottom left), Seneca Park (bottom right)

Founded in 1990, *site design group, ltd. (site)* is a nationally award-winning landscape architecture, urban design, and architecture firm based in Chicago, Illinois. As landscape architects, urban designers, planners, arborists, architects, and creative thinkers, we are a staff of 40 diverse and innovative professionals. We are enlivened by our surroundings and strive to produce creative spaces that inspire, restore, and bring communities together.

As designers, creative thinkers, and engaged citizens, we understand the value of exterior environments that create a sense of place. Successful placemaking leads to the long-term care and use of these spaces by the public. At *site* this is our goal in all we do: to create spaces that are valued and sustained by the communities they reside within in order to maintain long-term relevance and use.

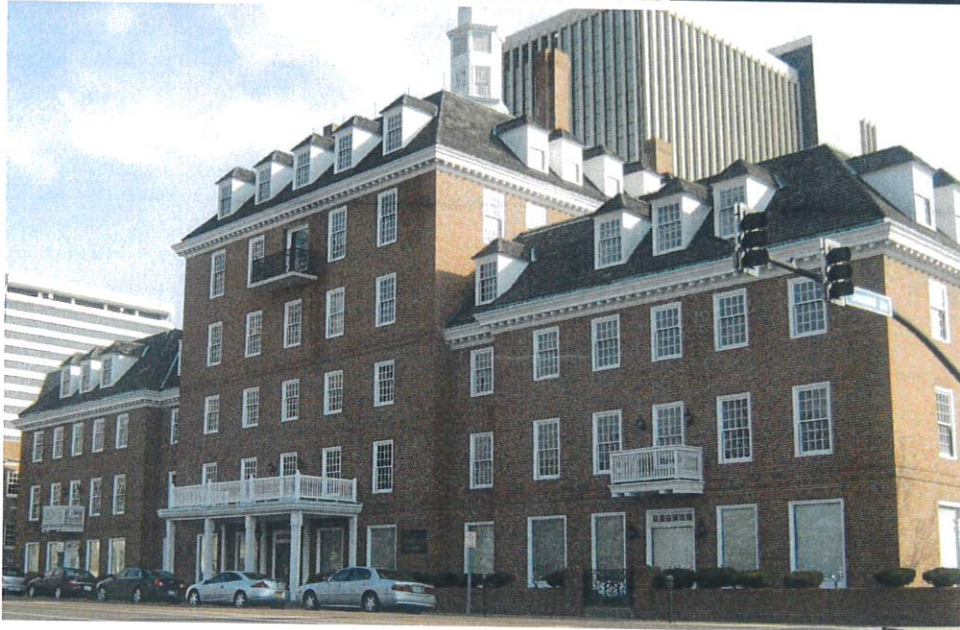
Using functional systems coupled with "out of the box" strategies, we work diligently with our clients to create spaces that excite and engage users, improve the pedestrian experience, strengthen community ties, conserve and enhance the site's unique natural features, and push the boundaries of innovation and resiliency.

#### Hourly Rates

Principal:	\$225
Director:	\$180
Project Manager:	\$160
Designer:	\$130
Drafter:	\$115
Technical Aide:	\$100



# ABOUT US



IMEG is a leading municipal government engineering design firm that delivers a rare combination — the broad expertise of a national leader with the personal relationships and deep collaboration of a local firm. But what really sets IMEG apart?

- Our **market-sector team structure** allows our engineers to specialize and become municipal experts – providing data-driven solutions and innovation.
- We value a **culture of learning** and development – sharing our knowledge to help impact industry trends and solve complex design problems.
- Through organic and strategic acquired growth we have an extensive **breadth of expertise and deep bench of client knowledge** – helping transform environments and communities.
- We have been driving design innovation for decades delivering many “firsts” in sustainable design – helping clients become **energy stewards** and reduce impact.
- We bring extensive national, regional, and local knowledge to every client relationship – with a commitment to deliver high quality, cost-effective outcomes through a **collaborative and flexible project approach**.

## AT-A-GLANCE

- Top 15 Government Sector Engineering Firm in U.S.
- 175 clients (city and county)
- 500 projects (past 5 years)
- \$700M in construction value (past 5 years)
- 400+ Licensed Engineers
- 125+ LEED AP's

## PROJECT TYPES

Parks and Recreation  
Bus Stations / Garages  
City and Village Halls  
Police Stations  
Fire Stations  
Public Safety  
Public Works  
Maintenance Bays  
Water Treatment Facilities  
Wastewater Treatment Facilities

## HOURLY RATES

- Brandon Pierson:  
Client Executive, \$265/hr
- Matt Snyder  
Project Executive, \$250/hr
- Greg Ryckaert  
Client Executive, \$265/hr



### FIRM OVERVIEW

**EVA DESIGN AND ENGINEERING LLC** is a consulting engineering firm that provides professional site design and engineering services. **EVA** is an organization that is built on reputable service, innovative design, and technical expertise. With combined staff experience of 30+ years and successful completed of 500+ projects, **EVA** leverages understanding and knowledge into a holistic project approach tailored to each client. At **EVA**, we are committed to sustainability and building for the future. Every project gets the attention it deserves and will be staffed by a senior member of the firm who will apply years of experience to ensure the successful completion of every project.

### SERVICES INCLUDE:

- Site Development
- Stormwater Management
- Site Assessment and Planning
- Land Acquisition
- Streetscape Design
- Feasibility Studies
- Drainage and Floodplain Evaluation
- Geotechnical Engineering



### CONTACTS:

Arvin Villanueva, PE  
Principal  
e: [arvinv@eva-eng.com](mailto:arvinv@eva-eng.com)

Christopher Miehle, CFM, Env Sp  
Principal  
e: [chrism@eva-eng.com](mailto:chrism@eva-eng.com)

Hourly Rates: Principal, \$180

### REGISTRATIONS AND CERTIFICATIONS

- Minority Business Enterprise (MBE)  
(State of IL & City of Chicago)
- Professional Engineering Licenses in  
Illinois and New Jersey
- IDOT DoQ Certification
- Envision Sustainability Professional
- Certified Floodplain Manager



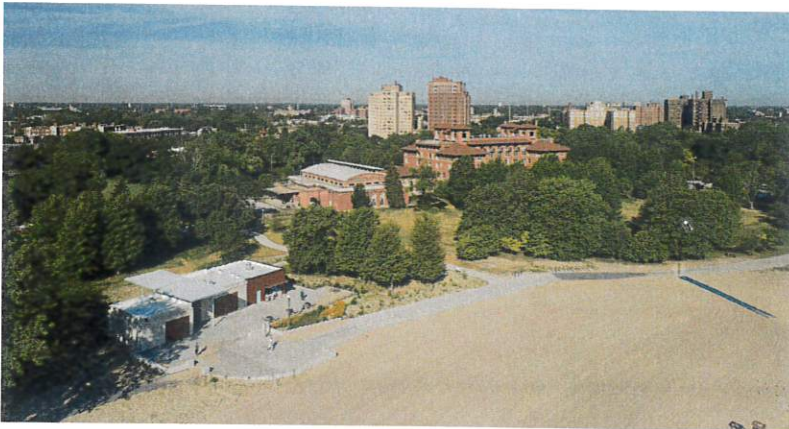
# HPZS

## South Shore Beach House

Chicago, Illinois

HPZS is design architect and AOR for the South Shore Beach House, a new construction beach house including lifeguard and concession facilities at South Shore Beach near the South Shore Cultural Center. The building features two wings, one a lifeguard pavilion, and the other wing includes men's and women's restrooms as well as a family restroom along with concessions. The concept serves beach goers and South Shore golf course users and includes a series of large doors that open to create shaded areas for customers. The design also thoughtfully incorporates an area for a mural designed by children participating in the Chicago Park District After School Matters Program at the South Shore Cultural Center on site, truly embedding the design as a community structure.

The recently completed Beach House project is extremely unique, as it is a lakefront building subject to review by many agencies due to its sensitive location. Shifting dunes at the South Shore Beach required one half of the building to be built as a retaining wall in order to mitigate hydrostatic pressures on the building from dunes. It is also programmatically unique as it serves not only a beach-going population, hundreds of junior lifeguards for summer training, but also acts as a recreation building for 'the turn' at the currently in re-design championship golf course renovation planned to combine South Shore and Jackson Park golf courses near the Obama Presidential Center.





# HPZS

## Glenn B. Boley Farm John Humphrey House Stellwagen Farm

Village of Orland Park, Illinois

HPZS was selected by the Village of Orland Park to reinterpret and restore three historic properties, symbolic of the Village's early history as a farming community.

HPZS is producing a master plan of the 5 acre Boley Farm to accommodate walking paths with interpretive agricultural exhibits. The team is analyzing the existing structures, providing plans to stabilize the farm structures and infrastructure, and implement energy efficient design solutions to keep the historic site accessible for the community.

At the Humphrey House, HPZS is implementing upgrades to the ground floor to make the museum interior ADA accessible and providing new mechanical systems to accommodate museum storage on the second floor. The Stellwagen Farmhouse's original timber frame will be stabilized to welcome new visitors.





# HPZS

## **Vehe Farm**

Village of Deer Park, Illinois

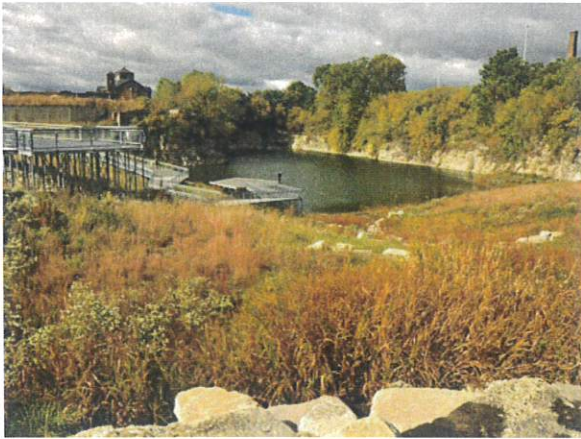
The fifteen-acre Vehe Farm site is one of the two centennial farm sites in Lake County, Illinois. The Vehe Farm complex consists of seven historically significant structures that, prior to their purchase by the Village of Deer Park in 1999, remained in the Vehe family farm through four generations.

The Vehe Farm has been preserved to tell the story of the Vehe family, as well as serving as offices for the Deer Park Village administrative staff, a venue for Village meetings, community meetings and lectures, and art and historical exhibits. The grounds accommodate walking paths and restored native prairie, as well as interpretive agricultural exhibits.

HPZS provided a phased master plan for the site, as well as complete architectural and engineering services for the restoration of the farmhouse for Village use and for the exterior restoration and adaptation of the main barn building for use as a community center.







### HENRY PALMISANO PARK

Henry Palmisano Park is a 27-acre ecological gem built on a site rich with historic significance. The park's history includes serving as one of the city's most important quarries and a construction waste landfill, until it was transformed into a 27-acre nature oasis. Visitors encounter a rich experience within the park due to the concentration of varied habitats, and the topographic diversity works to encourage plant variation. Angular metal catwalks, recycled concrete steps, and zigzagging paths traverse the site, sharply contrasting the surrounding prairie grasses, and serving to celebrate the site's industrial past.



### PING TOM MEMORIAL PARK

Ping Tom Memorial Park is a shining example of the transformation of vacant open space into a vibrant community amenity. Completed in more than 10 years and five phases, the expanded 19-acre public open space located in the City of Chicago's bustling Chinatown neighborhood has become a cultural destination for the city. Featuring a traditional-inspired Chinese pavilion with gardens, a boathouse with accessible dock, a fieldhouse with ample recreation opportunities, a naturalized shoreline with boardwalk, multi-use pedestrian trails, and a variety of small and large community gathering spaces, this riverfront park continues to contribute to a healthy and active community.



### DAN RYAN WOODS PRESERVE

Dan Ryan Woods is a 257-acre preserve in Chicago's Beverly neighborhood that is known for its popular sledding hill and numerous recreation fields. Following the 2013 Master Plan, Phase I general site improvements included ADA accessible trails, signage and wayfinding, native planting, a natural amphitheater, and seating at the renovated Visitor Center. A second phase included a nature play garden and custom treehouse for a new kid-centric development adjacent to the Visitor Center. The design of the nature play garden includes custom wood play features, varying textures and materials, native plantings, and free-form play areas to promote creative play.





### MARY BARTELME PARK

This 2.4-acre urban park is an amenity to a growing residential neighborhood that was previously underserved by green space. Crisscrossing paths creating distinct, programmed zones that were selected by an extensive community process. Unique park features include a series of stainless steel gateways that mist when activated; a sunken dog park with an oversized, continuously filling dog bowl; native planting beds defined by corten steel walls; and architectural terracotta artifacts salvaged from the original infirmary building embedded within linear seatwalls. A large playground is almost fully accessible by ramps, and creates opportunities for inventive, non-linear play.



### UNITY GREEN AT GILL PARK

Unity Green at Gill Park is a unique, sustainable public park renovation located on the north side Chicago. Educational, exploratory, and adventure areas meld whimsical and colorful features with natural materials and play elements. A fully accessible adventure path leads visitors up to the top of the mound with vibrant shapes and forms leading the way and a rumble strip at the top for rolling over with trikes, bikes, and wheelchairs. Poured-in-place rubber climbing mounds create a varied terrain for play. The playground features natural wood play pieces that allude to nature playscapes, including balancing logs, silts, and a playhouse.

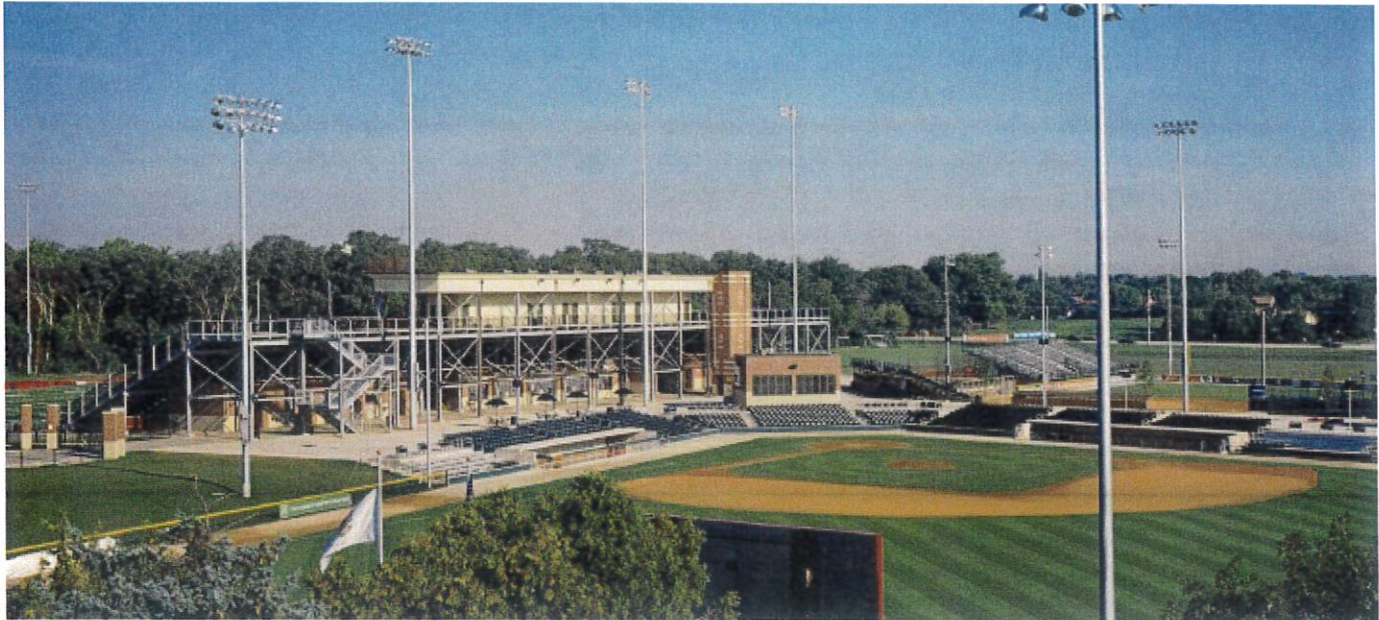


### THE FORGE LEMONT QUARRIES

Located in Lemont, The Forge is a unique indoor and outdoor passive and active recreational park for athletes, families, and adventurers desiring innovative physical and mental challenges. The adventure park is located on a 295-acre site with an abandoned quarry, adjacent to the Illinois & Michigan (I&M) canal. By celebrating the natural environment and the site's industrial past, this unique park supports recreational enthusiasts through sustainable design, community building, and promoting positive health and well-being. The unique park features adventure aerial courses, zip lines, climbing, a nature play garden, mountain biking trails, kayaking, and more.



# OUTDOOR COMPLEXES / FIELDS / PARKS



**ASHFORD UNIVERSITY, CLINTON, IA**

New Track and Field Complex

**AUGUSTANA COLLEGE, ROCK ISLAND, IL**

New Football Grandstand with Locker Rooms, Training Facility, Club Space, Player's Plaza, Patio and Concessions

**BATAVIA PARK DISTRICT, BATAVIA, IL**

Engstrom Park Shelter Renovation

**BENEDICTINE UNIVERSITY, LISLE, IL**

Outdoor Softball Stadium Improvements

**BETTENDORF CSD, BETTENDORF, IA**

High School Athletic Facility Upgrade, Including Football Field Lighting Replacement, New Concession Stand, and New Ticket Entrance

**BOURBONNAIS TOWNSHIP PARK DISTRICT, BRADLEY, IL**

450-sf Lil's Park New Restroom Building

**BURBANK PARK DISTRICT, BURBANK, IL**

33,000-sf Stevenson Park Recreation Center Expansion/4,000-sf Renovation - Structural, LEED Certified

**CARY PARK DISTRICT, CARY, IL**

Renovation of Two Parks, Including Concession Building Addition and Renovation and Site Electrical

**CITY OF COUNTRY CLUB HILLS, IL**

35,000-sf New Outdoor Amphitheater - Structural

**CITY OF DIXON, IL**

Riverfront Plaza Renovation

**CITY OF O'FALLON, IL**

200-Acre New Outdoor Sport Complex

40-Acre Outdoor Sports Complex Expansion, Including Sports

Lighting for Four Baseball Diamonds and Two Soccer Fields, Roadway and Parking Lot Lighting, Water Feature Park, and Medium Voltage Power Extension

Outdoor Sports Complex Expansion, Including Outdoor Pavilion and Comfort Station

**CITY OF ROCK ISLAND, IL**

Schwiebert Riverfront Park Development

**CITY OF SKOKIE, IL**

12,500-sf Renovation and 3,600-sf Expansion Skokie Park District Skatium - Structural

**CLINTON COMMUNITY SCHOOL DISTRICT, CLINTON, IA**

Football Stadium Press Box and Restroom Replacement

**COLLEGE OF DUPAGE, GLEN ELLYN, IL**

New Football Field Lighting and Press Box

**FOX VALLEY PARK DISTRICT, MONTGOMERY, IL**

Stuart Park Complex Expansion

**GLENVIEW PARK DISTRICT, GLENVIEW, IL**

Community Park West Phase 2 Development

**MORAIN VALLEY COMMUNITY COLLEGE, PALOS HILLS, IL**

2,000-sf Press Box and Parking Lot Addition

**MT. ZION CUSD 3, MT. ZION, IL**

High School Synthetic Turf and Track Replacement

**NAPERVILLE PARK DISTRICT, NAPERVILLE, IL**

33-Acre New Wolf's Crossing Community Park, Including Athletic Fields, Splash Pad, Trails, Playgrounds, Restroom & Storage Building, and Pavilions

**PARK DISTRICT OF OAK PARK, OAK PARK, IL**

176,000-sf New Gymnastics Facility





## CHICAGO PARK DISTRICT PARK 598



RENDERING COURTESY OF CHICAGO PARK DISTRICT

**LOCATION**  
CHICAGO, IL

**OWNER**  
Chicago Park District

**PROJECT DURATION**  
2019-CURRENT

**CONSTRUCTION COST**  
~\$2.7 Mil

**SERVICES**  
LAND DEVELOPMENT DESIGN &  
CIVIL ENGINEERING

### SUMMARY

**EVA** is the Civil Engineer of record for the proposed renovation and improvements for the Chicago Park District [CPD] Park 598 located near Cabrini Green in Chicago. The 3.87-acre park will be completely renovated and include new access pathways, dog park area, and play equipment and exercise space. Civil engineering scope improvements included new storm sewer and stormwater detention system to manage the 100-year rain event onsite. The project included extensive coordination with existing utility companies and City agencies as the proposed park is being built on vacated City right of way. **EVA** is currently permitting the project through the Chicago Department of Transportation and the Department of Water Management.





## **Tower Grove Park Lily Ponds and Facilities Core Restoration project St. Louis, MO**

The mission of Tower Grove Park is to be an exemplary, well-preserved and well-presented, wooded Victorian park of international significance that provides important recreational, educational and cultural opportunities for the public in a way that is compatible with its unique and historic character.

Work within the Facilities Core includes:

- Rehabilitation of the Director's Residence and administration building
- Restoration of the greenhouse
- Development of outdoor dining/event space
- Improved circulation and paths
- New operations building

The Lily Pond restoration work involves:

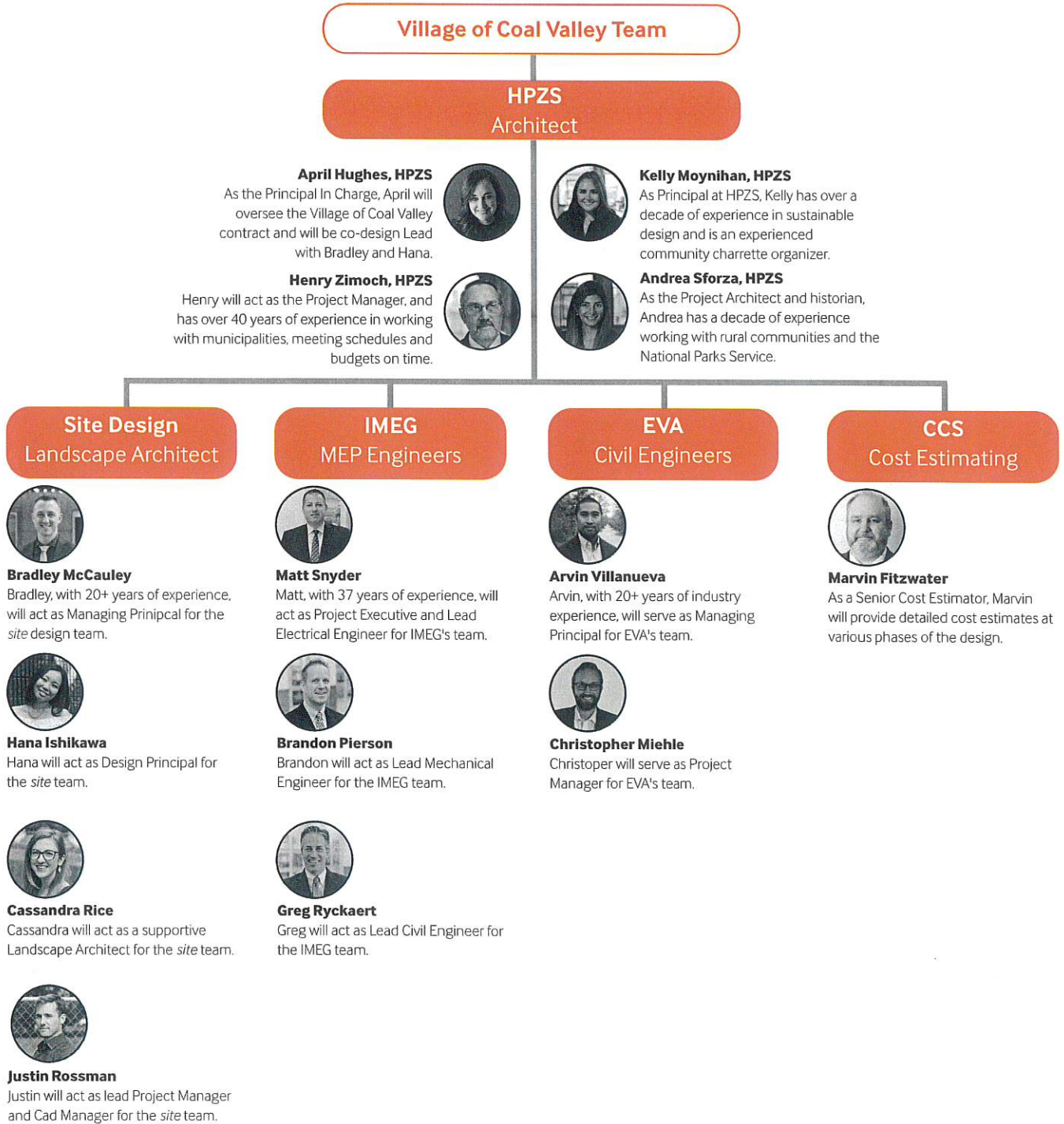
- Renovated and expanded paved plaza south of the Piper Palm House
- Preserved Music Stand, Sculptures, and Osage orange trees
- Lily Pond Shelter / Park Information Kiosk
- Restored bold tropical planting beds
- Restored Lily Ponds and an extension / water filtration
- New accessible paths and a Victorian bridge with existing pedestrian bridges

Site infrastructure is failing due to age, and utilities throughout the project site will be assessed and prioritized for repair or replacement.



## Project Organizational Chart

HPZS is pleased to present a team of collaborators that have experience working on re-developments of municipal parks. Below is an organizational chart with the qualifications of each company and team member indicated. All team members indicated have the workload capacity to staff this project to completion per the Village RFQ.







## April Hughes AIA, NCARB, LEED AP BD+C

### Managing Principal & Owner

As Managing Principal and Owner of HPZS, April’s award-winning career has been concentrated on sustainable innovation in the fields of architecture, planning and preservation for over two decades. As champion of integrated design, April has extensive LEED experience, including four platinum-rated LEED projects as well as two net-zero energy designs in the City of Chicago--both firsts for the State of Illinois. April is a Registered Architect in seven states, and was named both AIA Chicago and AIA Illinois Young Architect in 2013. April obtained her Bachelor of Architecture from the University of Kansas.

**Featured Projects:** University of Chicago, Health and Wellness, The Hub@Trumbull Multi-Generational Redevelopment, South Shore Cultural Center, Yannell PHIUS Residence, Museum of Science and Industry, & Pullman Fire House Project: Hope Center for Girls



## Kelly Moynihan AIA, NCARB, WELL AP, CPHC, LEED Associate

### Principal

A Principal at HPZS, Kelly is enthusiastic, multi-faceted Architect with diverse experience across affordable housing, education, historic preservation, adaptive reuse, and interiors. She thrives at the intersection of engagement, high-performance, resiliency, and advocacy; pushing the boundaries of equitable architectural practice. She believes it is the duty of architects to champion the protection of our environment to serve all populations with good design and kindness. Kelly obtained her Master of Architecture from the Illinois Institute of Technology.

**Featured Projects:** Chicago Public Schools Universal Pre-Kindergarten Learning Center, University of Chicago Harris School of Public Policy, Institute of Cultural Affairs - Greenrise Renovation, Global Citizenship Experience Lab School, Moving Forward Broadway Lofts, Lawson House Redevelopment, and the Rolling Knolls Welcome Center.



## Henry Zimoch AIA

### Director of Historic Preservation

Henry joined Wilbert Hasbrouck, James Peterson and Jay Sirirattumrong in 1991 to form the award-winning historic preservation firm known as HPZS. In his 25 years with the firm, Henry has continued to develop his expertise and leadership in historic preservation, renovation, and restoration through his work on some of the Midwest’s most significant historic structures. These include the People’s Savings Bank by Louis Sullivan (winning both The President’s Historic Preservation Award and the Chicago Chapter AIA Honor Award), Soldier Field, the Civil War era Seneca Grain Elevator, and the John Christian Residence by Frank Lloyd Wright. Henry obtained his Bachelor of Architecture from the Illinois Institute of Technology.

**Featured Projects:** Museum of Science and Industry, Vehe Farm Redevelopment, University of Illinois at Chicago - South Campus Redevelopment, Quincy Veterans' Home Masterplan and HABS Recordation, Chicago Housing Authority Dearborn Homes, and Stellwagen Family Farm.



## Andrea Sforza AIA, CSI

### Preservation Project Architect

Andrea is a Preservation Project Architect and Project Manager at HPZS. Andrea’s work focuses on existing buildings, specifically renovation, adaptive reuse, and historical restoration. Additionally, she is an experienced architectural researcher and conditions assessment surveyor. Andrea obtained her Master of Science in Historic Preservation from Columbia University and her Bachelor of Science in Architectural Studies from the University of Illinois-Urbana Champaign.

**Featured Projects:** Chicago Public Schools - Warren and Smith Elementary Schools, Museum of Science and Industry, Rehabilitation of Building 14 at Hines Veterans' Hospital, South Street Seaport Museum Thompson Warehouse, and the TWA Hotel.





## Bradley McCauley PLA, ASLA CDT

### Managing Principal

Brad McCauley is the Managing Principal at *site*, who specializes in business operations, construction detailing, and contract documentation. Through Brad's extensive knowledge in transforming design into buildable projects, he has helped facilitate numerous award-winning public spaces. His work includes waterfronts, streetscapes, parks, playgrounds, and open space design in both the public and private sectors. A licensed landscape architect, Brad has also received Construction Document Technology certification from the Construction Specification Institute. Brad graduated from the University of Illinois at Urbana-Champaign with his Bachelor of Landscape Architecture.



## Hana Ishikawa AIA, ASLA Affiliate

### Design Principal

Hana Ishikawa is the Design Principal at *site*, often leading the design process with complex, yet thoughtful ideas. Constantly looking for visually enticing environments from the rigid structure of classical aesthetics to cutting-edge modern design, whether it is conceptual design or construction details, she enjoys merging innovation and logic into all aspects of design. Born into a family of designers in Tokyo, with her unique educational history and eclectic job history at many different types of firms, her experience is diverse. Hana was recently named one of the Crain's Chicago Business 2020 Notable Women in Construction and Design honorees. Hana graduated with her Bachelor of Architecture from the Illinois Institute of Technology.



## Cassandra Rice PLA, AICP, ASLA

### Landscape Architect & Planner

Cassandra is a Landscape Architect and Planner at *site* whose work spans a variety of scales and project types—from parks and schools to design guidelines and strategic planning. She seeks to help clients create roadmaps for their futures grounded in evidence-based, context-sensitive solutions that integrate industry expertise with community input. As a passionate advocate for community-centered processes, she brings exciting and innovative public outreach strategies to her projects, with a focus on designing “with,” not “for,” the communities we serve. Cassandra graduated from Ball State University with her Bachelor of Landscape Architecture.



## Justin (JD) Rossman AIA

### CAD Manager, Project Manager, & Field Representative

Justin Rossman (JD), is the CAD Manager, a Project Manager, and a Field Representative at *site*. He is a Registered Architect with degrees in Civil Engineering and Architecture, with a minor in Construction Management. JD enjoys bringing design to life through construction documentation and construction administration. His experience includes streetscapes, parks and recreation, educational and institutional, and residential. His love of bringing play and outdoor learning environments to Chicago area schools has led to volunteering with AIA Chicago Architects in Schools, a program that teaches students about architecture and design. JD holds a Bachelor of Science in Civil Engineering and a Bachelor of Architecture from Illinois Institute of Technology.





## **Matt Snyder** PE, LEAD, AP

### **Project Executive, Manager & Lead Electrical Engineer**

Matt is a Project Executive and Project Manager with 37 years of expertise in medium and low voltage power distribution, emergency back-up power systems, illumination design and controls, fire alarm, mass notification systems, cost control, master planning, facility assessments, and sustainable design. He has worked on a variety of municipal, higher education, and healthcare projects. Matt is a LEED Accredited Professional and is knowledgeable in the Living Building Challenge, PHIUS, and LEED Green Building Rating systems. He graduated from Iowa State University with his Bachelor of Science in Electrical Engineering.



## **Brandon Pierson** PE, LEAD, AP

### **Lead Mechanical Engineer**

Brandon has worked his entire career, 21 years, with IMEG and has developed a broad background of engineering experience, including heating, ventilation, air conditioning (HVAC), chilled and hot water distribution, system controls, plumbing, and fire protection systems. He is a leader on our Education-focused team focusing on the K-12 market, higher education, and sports and rec projects. He has worked with Integrated Project Delivery (IPD) teams to deliver projects in this manner including incorporating LEAN principles into the IPD process. A significant role has been collaborating with major mechanical and electrical subcontractors on the project early within the design process. He has provided mechanical engineering design on varying building types.



## **Greg Ryckaert** PE, LEAD, AP

### **Lead Civil Engineer**

Greg is a Client Executive for government and municipal clients in the Quad Cities region. He represents various communities in Illinois, acting as their City Engineer. He has extensive experience developing budgetary planning for capital improvement and strategic planning for municipalities, preliminary and final plans and specifications for various land development, municipal, and transportation projects. Greg's specialties include municipal street design, municipal sewer and water improvements, storm water management design, site development, and construction engineering. Process is a priority for Greg. He believes that identifying the right people, and developing the right process, leads to project success. Greg represents the company at community events, various boards, and a variety of public meetings.



## **Marvin Fitzwater II** CPE

### **Senior Cost Manager**

Mr. Fitzwater is a Senior Cost Manager in the architectural, structural and civil disciplines with over 25 years of industry experience. He provides detailed cost estimates at all phases of design, including conceptual, schematic, design development, working drawing and construction document. In addition to providing cost estimates, Mr. Fitzwater's responsibilities also include quantity take-offs, and obtaining unit and labor/material pricing. In addition to Cost Management, he has Project Management training in Primavera P6. Prior to joining CCS, he held positions including Estimator and Construction Supervisor where he was responsible for managing individual client projects from inception to completion. He has reviewed architectural drawings, coordinated subcontractor bids, and is proficient in various estimating software.





## Arvin Villanueva PE

### Principal

Mr. Villanueva is the Founder of Eva Design and Engineering, LLC. Mr. Villanueva and has been involved in the Construction and Engineering industry for over 20 years. His diverse experience in the Civil Engineering and construction industry encompasses commercial, industrial, waste-water, non-for-profit, residential, transportation, office, clinical, educational, and public developments. Mr. Villanueva has contributed his knowledge and engineering services to over 400 projects within the Chicagoland area and promotes a holistic design approach integrating form and function for land development projects. Mr. Villanueva obtained his Bachelor of Science in Civil Engineering from the New Jersey Institute of Technology.



## Christopher Miehle CFM, ENV SP

### Principal

Mr. Miehle is responsible for the design and management of site development projects at EVA. His diverse portfolio of projects includes institutions, schools, higher education, streetscape, and commercial and residential developments. Having been part of civil design and engineering on more than 300+ projects, Mr. Miehle brings a high level of skill and experience to every project. Mr. Miehle is passionate about sustainability and environmental stewardship and strives to incorporate sustainable and resilient engineering design into each project. Mr. Miehle obtained his Master of Science in Environmental Health from Illinois State University.





## References

**ORGANIZATION:** **South Shore Beach House**  
**ADDRESS:** 7059 South Shore Drive, Chicago, Illinois  
**TELEPHONE NO:** 312.742.4694  
**CONTACT PERSON:** Nichole Sheehan  
**EMAIL ADDRESS:** Nichole.Sheehan@ChicagoParkDistrict.com  
**YEAR OF PROJECT:** 2019 to 2021  
**DESCRIPTION OF PROJECT:** The existing beach house was constructed following the acquisition of the property by CPD in 1975 and was designed by Bauer Latoza. The facility is two levels and currently includes restrooms, showers, concessions and lifeguard training rooms, as well as mechanical support areas that house switchgear for site electrical. It is the intention of CPD to demolish the building in its entirety and replace it with a newly programmed beach house structure to serve both beach and golf course patrons.

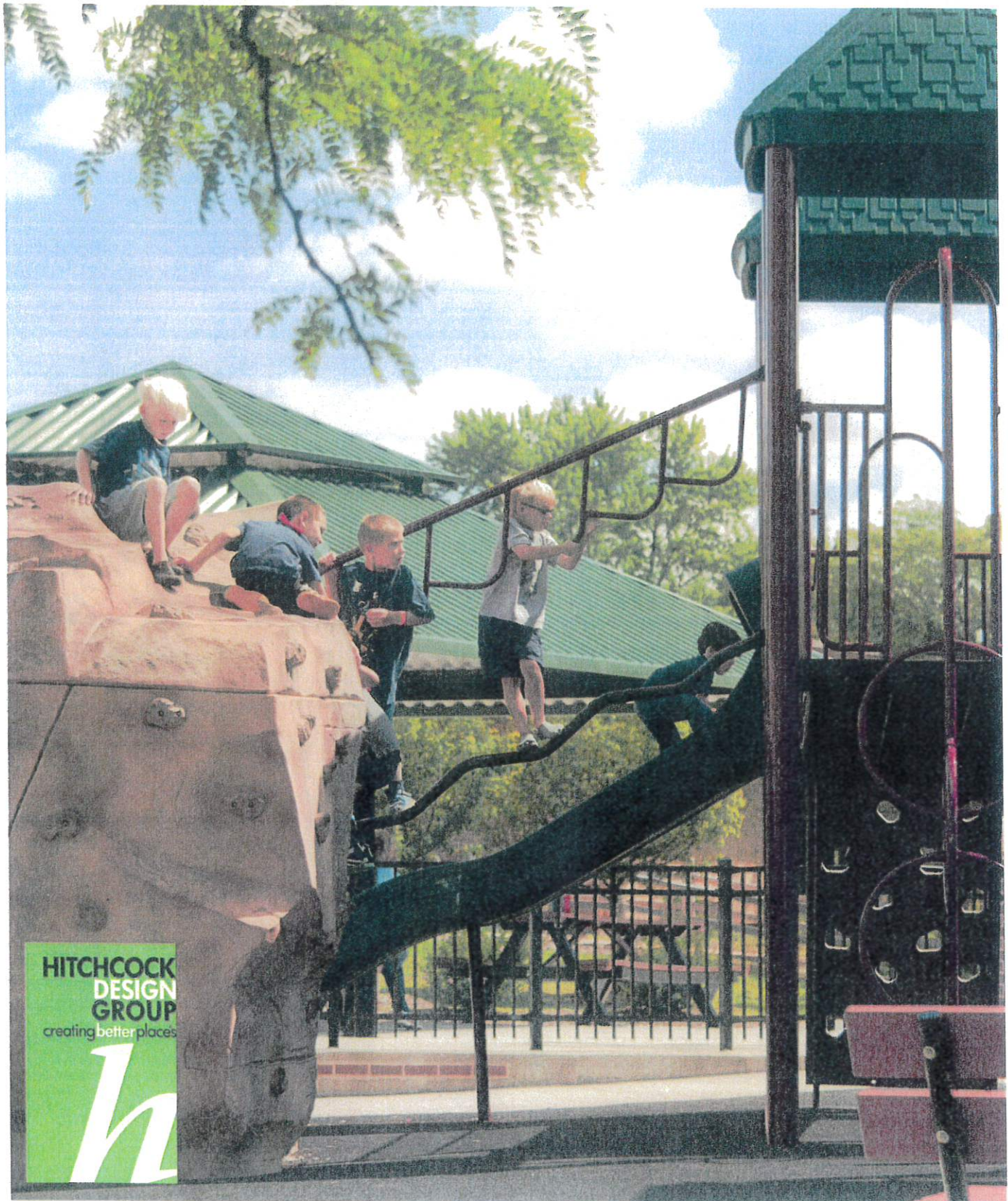
**ORGANIZATION:** **Boley Farms**  
**ADDRESS:** 8101 151st St, Orland Park, IL 60462  
**TELEPHONE NO:** 708.214.4855  
**CONTACT PERSON:** Valerie Berstene, AICP, AIA, LEED AP  
**EMAIL ADDRESS:** VBerstene@OrlandPark.org  
**YEAR OF PROJECT:** 2021 to Present  
**DESCRIPTION OF PROJECT:** HPZS was selected by the Village of Orland Park to reinterpret and restore three historic properties and produce a master plan of the 5 acre Boley Farm to accommodate walking paths with interpretive agricultural exhibits. The team is analyzing the existing structures, providing plans to stabilize the farm structures and infrastructure, and implement energy efficient design solutions to keep the historic site accessible for the community.

**ORGANIZATION:** **Chicago Park District**  
**ADDRESS:** 541 N Fairbanks Court, Chicago, IL 60611  
**TELEPHONE NO:** 312.742.4693  
**CONTACT PERSON:** Sarah White, Lakefront Planning Coordinator  
**EMAIL ADDRESS:** Sarah.White@ChicagoParkDistrict.com





# Village of Coal Valley Architectural Design Services



Response to Request for Qualifications  
In collaboration with WT Group

February 9, 2022

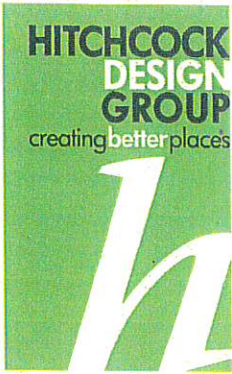




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February 9, 2022

Ms. Penny Mullen, Village Administrator  
Village of Coal Valley  
900 1st Street  
Coal Valley, Illinois 61240

**RE: Village of Coal Valley Architectural Design Services**

Dear Ms. Mullen,

Thank you for the opportunity to submit our Qualifications for the renovation of your park. We are very excited to be considered as part of your team to provide the design and engineering services to the Village of Coal Valley.

Please accept the enclosed submission as our response to your Request for Qualifications. As you review our Qualifications, you will see that the Hitchcock Design Group has been involved in Landscape Architecture and Park Planning for over 40 years.

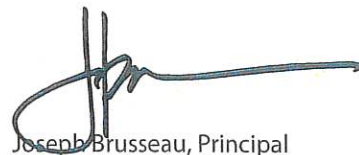
We have the staff, experience, expertise and consultant team to design a park space that is a true reflection of your input, vision, and goals. Our strengths and service elements include:

- A thorough and creative approach to gaining Village Board, Staff and **public input** (including community input meetings, stakeholder interviews, and online surveys so that the park is a source of civic pride)
- A creative team of designers that strive to design creative park environments that include **history**, unique **amenities**, and current recreation **trends** so that the park is well planned and designed
- Successfully assisting our clients with the **Open Space Land Acquisition and Development Grant** program (equaling a 92% success rate that equates to over \$38M in funding)
- A strong consultant team with experience in **surveying and engineering** park environments, meeting **ADA requirements**, and securing necessary **regulatory permits**, so that your park is functional for its users, durable, and energy efficient.
- Our **data on current pricing** and our network of contractors will verify material and labor costs. We update our Opinion of Probable Construction Cost throughout the project and include contingencies to meet established budgets.
- A tech-savvy team that utilizes the **latest software** for design, engineering, rendering, and conveyance of our designs

We are prepared to dedicate substantial talent and supporting resources to your project. Senior leaders who have the talent and capacity to make this project a success will closely collaborate with you throughout each phase of the engagement. In addition to our human resources, we also maintain significant information on park and recreation trends, universal design, play surfacing and safety, green infrastructure design, and current construction costs for similar park projects.

Thank you for considering the Hitchcock Design Group team for the renovation of the Village of Coal Valley Park. We look forward to meeting with you and your selection committee to discuss the project and our experiences in greater detail.

Sincerely,  
**Hitchcock Design Group**



Joseph Brusseau, Principal





IM ABLE Park: South Elgin, Illinois



## **Our Experience**

As you review our credentials, you will see that Hitchcock Design Group concentrates on creating better places for public agencies. Our specialized expertise has enabled us to develop and maintain lead design relationships with premier Parks Departments and Municipalities who are delivering projects like this one to their communities.





Sunset Knoll: Lombard, Illinois







## Veterans' Memorial Park

### LOCATION

Glendale Heights, Illinois

### CLIENT

Village of Glendale Heights

### CONTACT

Tracy Bostrom,  
Director of Parks,  
Recreation, and Facilities  
630.260.6060

### STATUS

Complete

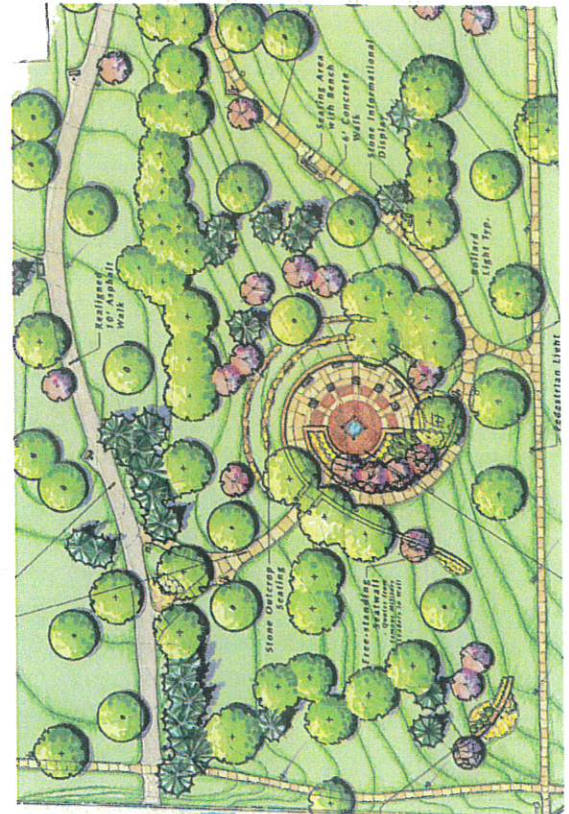
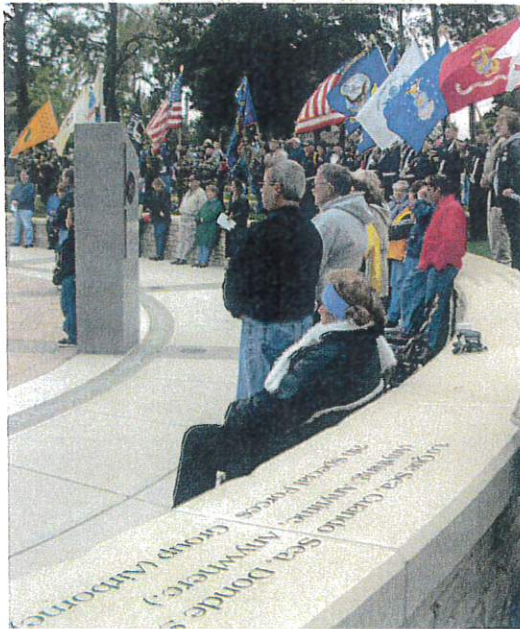
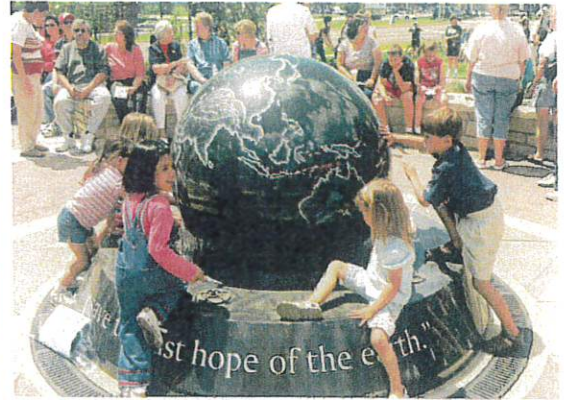
### SIZE

3.10 acres

### CONSTRUCTION

BUDGET

\$738,000



Hitchcock Design Group worked with the Village and the community to transform what was once a small, open parcel of land in Glendale Heights into a place that honors Veterans while also providing a space for occasional large group ceremonies, as well as frequent, small groups or individual users. With input from local veterans and their families, Veteran's Memorial Park today honors the service of our nation's veterans—past, present and future. It offers a place of reflection and education by taking visitors on a "soldier's journey" as they progress through the site. Educational signage and inscriptions of quotes engraved on the walls and walks educate visitors on military events in history. Visitors enter the memorial space through a passageway of four symbolic pillars—one pillar for each branch of the military. An interactive, granite ball fountain with the world engraved on its face sits at the center of the passageway. The park is a regular site for the hundreds of community members who attend memorial ceremonies held each military holiday.





## Scott Park Renovation

### LOCATION

Champaign, Illinois

### CLIENT

Champaign Park  
District

### CONTACT

Andrew Weiss,  
Park Planner /  
Landscape Architect  
217.819.3822

### STATUS

Complete

### SIZE

2 acres

### CONSTRUCTION BUDGET

\$742,000

### DESIGN TEAM

Foth Infrastructure &  
Environment;  
Fountain Technologies



While engaged with the City of Champaign on stormwater improvements to the adjacent Boneyard Creek, Hitchcock Design Group was hired by the Champaign Park District to renovate Scott Park. Taking a cue from the sustainable design solutions applied to the Boneyard Creek, the renovation salvaged the existing unit paving with minimal site disturbance. Nestled amongst the site's existing trees, improvements include an interactive fountain, basketball court, pavilion, and play environment.





## Everts Park Master Plan

### LOCATION

Highwood, Illinois

### CLIENT

City of Highwood

### CONTACT

Chris Martin,  
Assistant City  
Manager

847.432.1924 x1103

### STATUS

Complete

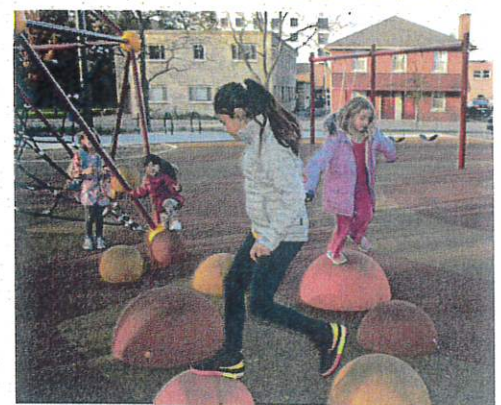
### SIZE

2 acres

### CONSTRUCTION

#### BUDGET

\$2,400,000



Everts Park is the site for many popular regional festivals. Hitchcock Design Group was engaged to develop the master plan for the site. The process for this included community input, site analysis, concept development, master planning, and phasing strategy. HDG assisted the City in applying for and receiving an OSLAD grant for phase one of the project. Phase One includes a new play area with spray pad, a picnic shelter, a trail, a bandshell, lighting, landscaping, and supporting amenities / infrastructure for their festivals.





## Park West Improvements

### LOCATION

Oregon, Illinois

### CLIENT

Oregon Park District

### CONTACT

Erin Folk,  
Executive Director  
815.732.3101

### STATUS

Complete

### SIZE

58 acres

### CONSTRUCTION

#### BUDGET

\$1,150,000

### DESIGN TEAM

Hutchison  
Engineering;  
Nova Engineering



In 2018, Hitchcock Design Group completed a park master plan for Park West in Oregon, Illinois. Phase 2 of the master plan involved design development and construction documentation for an inclusive playground with fully accessible poured-in-place rubber surfacing, a picnic shelter with attached restroom building, new batting cage, Yalp Toro sport court, renovated volleyball courts, baggo toss, band shell renovations/updates, an expanded trail system, an outdoor classroom and pathway connections, and the addition of solar powered pathway lighting. The inclusive playground features two levels of play environment (connected by sloped surfacing and exterior accessible walkway). This project was a 2019 INDR OSLAD grant recipient.





## Jaycee Ehlert Park

### LOCATION

Brookfield, Illinois

### CLIENT

Village of Brookfield

### CONTACT

Keith Sbiral,  
Village Administrator  
708.485.7344

### STATUS

Complete

### SIZE

24 acres

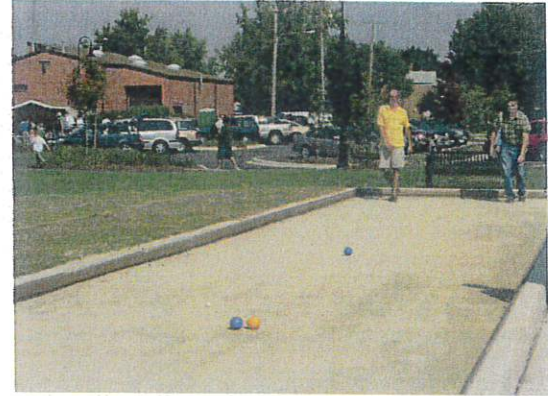
### CONSTRUCTION

#### BUDGET

\$2,200,000

### DESIGN TEAM

Primera Engineers;  
Hey and Associates



Hitchcock Design Group was retained to assist with the design and development of two phases of improvements for Jaycee Ehlert Park. Phase one focused on the final design of improvements to the east side of the park. These enhancements involved work on the skate park, soccer field, baseball field, parking, picnic shelter, bocce court, the native planted storm water detention area, expansion of the trail system and additional furnishings for the park. The second phase of improvements to the park began with an update of the master plan for the entire park and was then followed by schematic and final design of improvements for the west side of the park, followed by construction administration of those enhancements. Both phases of the improvements were grant funded and Hitchcock Design Group assisted the Village with securing funding for phase two. Improvements to the west side of the park included the addition of a spray pad, concessions/restroom building, picnic shelter, volleyball court, baggo courts and fitness equipment.





# Clarkson Park

## LOCATION

Northfield, Illinois

## CLIENT

Northfield Park  
District

## CONTACT

George Alexoff,  
Executive Director  
847.446.4428

## STATUS

Complete

## SIZE

3 acres

## CONSTRUCTION

### BUDGET

\$1,550,000

## DESIGN TEAM

Gewalt Hamilton  
Associates;  
Nova Engineering;  
Kaminski  
Architects, Ltd.

## AWARDS

Illinois Parks  
and Recreation  
Outstanding Park  
and Facility, 2021



Clarkson Park is the site of several annual festivals and events, including the Market and Music series, which draws crowds from Northfield and surrounding neighborhoods during spring, summer, and fall. This project updated existing amenities, provided new experiences for the community, and included a number of improvements to elevate the quality of events at the park and daily neighborhood use.

Our team was engaged to prepare a master plan vision for the renovation of Clarkson Park, engaging the community in the process, and implementing the vision. Improvements include a picnic shelter with donor plaza and council ring, a custom-designed bandshell with retractable sound attenuating doors, and an urban-inspired playground for all ages. The team also designed flexible gathering spaces, an interactive splash pad, and baggo courts all nestled within mature trees and beautifully curated landscape plantings.





## Commissioners' Park

### LOCATION

Streamwood, Illinois

### CLIENT

Streamwood Park  
District

### CONTACT

Jeff Janda,  
Executive Director  
630.372.7275

### STATUS

Complete

### SIZE

22 acres

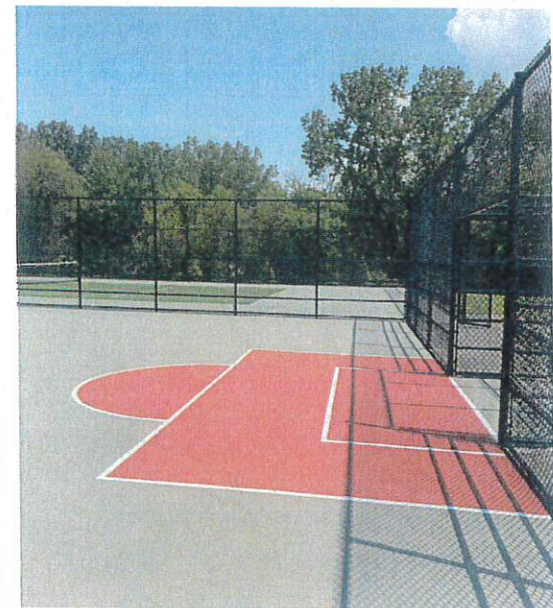
### CONSTRUCTION

#### BUDGET

\$1,960,000

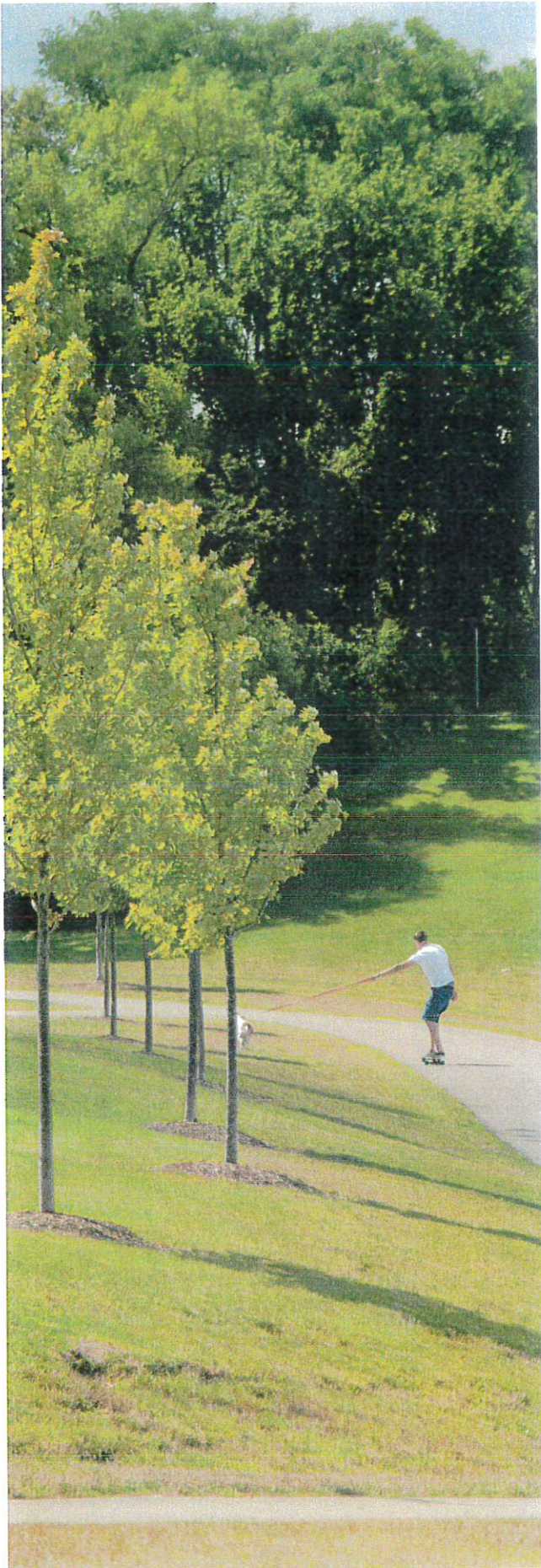
### DESIGN TEAM

WT Group;  
Nova Engineering



Commissioners' Park (formerly Aquarius Park) is a newly updated outdoor recreational space for the community of Streamwood, dedicated to the Streamwood Park District's past and current Board of Commissioners. The project was an OSLAD award recipient during IDNR's 2019 grant cycle and construction was completed in the Fall of 2021. The park previously consisted of outdated playground equipment, tennis and basketball courts, a deteriorating parking lot and the building previously used for locker rooms & concessions when the park featured the district's outdoor swimming pool. The implemented improvements to the park expanded the park use area, renovated existing offerings, and provided new amenities to better serve the community (as heard from the public during the early design phases). The park can be used by the surrounding neighborhoods as well as a drive-to destination for the community as a whole.





## References

### LARRY SCHULTZ

Executive Director  
Sterling Park District  
1913 Third Avenue  
Sterling, Illinois 61081-1253  
[lschuldt@sterlingparks.org](mailto:lschuldt@sterlingparks.org)  
815.622.6200  
Project Manager and Designer: Joe Brusseau

### ERIN FOLK

Executive Director  
Oregon Park District  
304 S. Fifth Street  
Oregon, Illinois 61061-1809  
[erin@oregonpark.org](mailto:erin@oregonpark.org)  
815.732.3101  
Project Manager: Steve Konters  
Project Designer: Doug Fair

### LOUISE EGOFSKE

Executive Director  
Lemont Park District  
16028 127th Street  
Lemont, Illinois 60439-7474  
[louise-egofske@lemontparkdistrict.org](mailto:louise-egofske@lemontparkdistrict.org)  
630.257.6787  
Project Manager: Joe Brusseau  
Project Designer: Jenna Beck  
Community Engagement: 1 public meeting

### DAVE PETERSON

Executive Director  
Dundee Township Park District  
655 Barrington Avenue  
Carpentersville, Illinois 60110  
[dpeterson@dtpd.org](mailto:dpeterson@dtpd.org)  
847.428.7131  
Project Manager: Joe Brusseau  
Project Designer: Bridget Deatrick  
Community Engagement: 1 public meeting

### BILL MCADAM

Executive Director  
Downers Grove Park District  
2455 Warrenville Road  
Downers Grove, Illinois 60515-1726  
[bmcadam@dgparks.org](mailto:bmcadam@dgparks.org)  
630.963.1304  
Project Manager: Joe Brusseau  
Project Designer: Bridget Deatrick  
Community Engagement: Multiple public meetings



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## **Your Team**





Legacy Park: Manteno, Illinois







## Team Organization

### FIRM CAPACITY

Our Recreation Group includes a staff of 10 individuals who are available to work on the project. We typically establish a team of 3 to 4 specific team members to work on the project. If at any time throughout the project we need additional staff members to meet a milestone, we have staff and resources available to assist. Once we establish the Project Schedule, we strive to meet or exceed the schedule unless conditions outside of our control present obstacles. We also utilize a strategic quality control system where multiple team members review each project prior to each delivery or milestone.



**JOE BRUSSEAU**  
Principal-in-Charge

Joe will be the Principal-in-Charge of the project. He has over 37 years of experience in park planning and has designed over 500 park and recreation spaces in the Chicago Metropolitan Area.

#### Workload

McCollum Park: Downers Grove, Illinois  
Camera Park: Glendale Heights, Illinois  
Cedar Lane Tot Lot: Northbrook, Illinois  
Pioneer Park Splash Pad: West Chicago, Illinois



**ANDY HOWARD**  
Design Principal

Andy Howard, Design Principal, will be the lead designer for the project. Andy will coordinate the production of the various plans and exhibits that will be prepared for the project.

#### Workload

Haligus Road Park Master Plan: Crystal Lake, Illinois  
Garfield Park Conservatory: Chicago, Illinois  
Village Streetscape Improvement Plan: Bourbonnais  
Campus Park: Mt. Pleasant, Illinois



**JENNA BECK**  
Project Designer

Jenna Beck, Associate, will lead the production of plans and exhibits. Jenna has a great deal of experience in all aspects of recreational design and planning.

#### Workload

Comprehensive Master Plan: Crystal Lake, Illinois  
Arroyo Trails Park: Channahon, Illinois  
Campus Park: Mt. Pleasant, Illinois  
Garfield Park Conservatory: Chicago, Illinois



**WT GROUP**  
Civil Engineer

Hitchcock Design Group will be supported by the WT Group, a consultant with vast experience in park civil engineering. The WT Group will provide the surveying, civil engineering, and electrical engineering for the project.



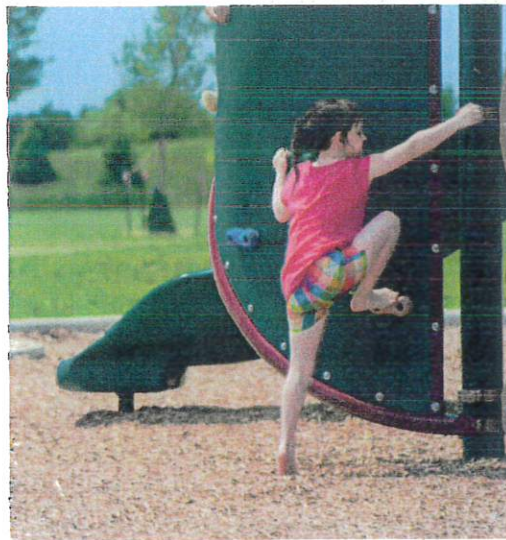


## Hitchcock Design Group

Since 1980, Hitchcock Design Group has earned a reputation for client-focused planning and design. From our offices in Naperville, Indianapolis, and Austin, our planners and landscape architects have produced an extensive portfolio of award-winning projects. We employ a sustainable approach to our work by creating places that are memorable, attractive, functional, maintainable, and environmentally sound as well as cost-effective. Our goal is to increase the value of our clients' land resources in ways that advance their missions and improve their communities. We are proud of the long-term relationships we have developed with our clients through creative and responsive advocacy and are pleased to share these success stories and insights through many presentations and publications.

By collaborating with other experienced professional firms, we offer a full range of large-scale, multidisciplinary project capabilities while maintaining the focused, personalized attention of a smaller firm.

Hitchcock Design Group provides clients with a superior level of creative and logistical expertise. We have the capacity to tackle challenging assignments within tight timeframes through our studios that align with our areas of focus: Recreation, Education, Healthcare / Life Care, Civic Design, and Real Estate Development.



### TYPE OF SERVICES

Landscape Architecture  
Planning

### YEARS IN BUSINESS

41

### CORPORATE NAME

Hitchcock Design, Inc.  
(dba Hitchcock Design Group)

### TYPE OF BUSINESS

Corporation – Subchapter S

### OFFICE LOCATIONS

#### Austin

1601 Rio Grande, Suite 450  
Austin, Texas 78701  
512.770.4503

#### Indianapolis

363 N. Illinois Street, Suite 2  
Indianapolis, Indiana 46204  
317.536.6161

#### Naperville

22 E. Chicago Avenue, Suite 200A  
Naperville, Illinois 60540  
630.961.1787

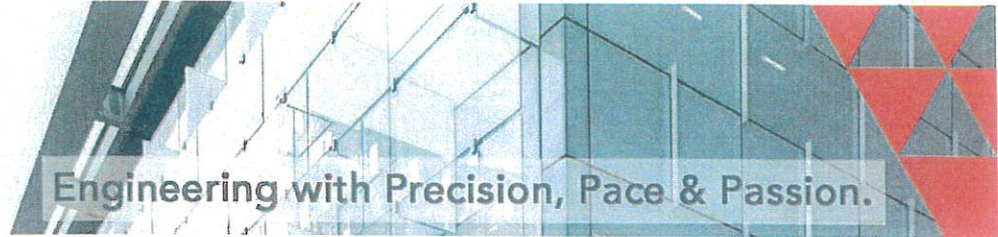
### MARKETS SERVED

- Recreation
- Education
- Healthcare / Life Care
- Civic Design
- Real Estate Development





## The WT Group



The WT Group provides engineering, design and consulting solutions with precision across all major industries and markets today. As a single, turnkey solution, we take a unified approach working together as a team towards the client's common goal. Our high-trained engineers with an average of 2 decades of industry experience, take pride in each and every project, regardless of scale or budget. From new construction to renovating existing structures, WT Group ensures compliance with state and federal jurisdictions as well as local codes and ordinances.

Our Engineering Solutions include Civil, Structural, Mechanical, Electrical, Plumbing, Aquatic, Telecommunications, along with solutions in Land Surveying, Accessibility Consulting, Design & Program Management and Construction Management.

### HISTORY

Since 1971, the WT Group has offered a growing customer base with full-service engineering, design and consulting services. From humble beginnings in founder Donald R. Triphahn's garage in Hoffman Estates, Illinois, WT has been committed to providing world-class engineering and design solutions while never compromising the personal attention our clients deserve. Over more than 45 years, the WT Group expanded its portfolio of design and engineering services and today consists of 10 teams operating in nearly all 50 states. WT Group's team of innovative and high-skilled professionals across disciplines bring their passion for customer service and unwavering work ethic to deliver results and meet each clients' specific needs.

### CIVIL/STRUCTURAL ENGINEERING SERVICES

Athletic Field / Park Design  
Bidding/Construction Administration  
Irrigation  
Sports Field Lighting  
Synthetic Turf Field

Storm Water Management  
Infiltration Systems Design  
LEED Coordination and Design  
Storm Water Detention  
Best Management Practices

Water Resources Engineering  
Base Flood Elevation  
FEMA Permitting  
Flood Studies  
Bypass Storm Water  
Conveyance

Site Development  
Infrastructure Design  
Roadway/Transportation Design  
Site Planning/Zoning Services  
Site Storm Water Permitting  
Site Utilities and Grading  
SITEOPS

Structural Engineering  
Forensic Analysis  
IDOT Bridge Inspection  
Reinforced Concrete Design  
Structural Steel Design  
Wood Design  
Seismic Design

Analysis  
Eminent Domain  
P.A.S.E.R.





## Planning Principles and Design Metrics

The Hitchcock Design Group team will use a framework of 10 Design Metrics as guiding principles to follow throughout the design process. With these metrics applied, the project will transcend typical project performance and outcomes with cross-functional teams combining their talents, insights, and expertise to tell a story and to apply innovative and technical solutions to meet your needs. From conceptual design through construction administration, the Design Metrics shown on this page will inform the site design.



### THE STORY

*defining the soul of the project means that no design decisions are arbitrary*



### SUSTAINABILITY

*striving for indefinite viability and limiting impact on the environment*



### CONTENT

*seeking to fully understand your business industry and project requirements*



### INNOVATION

*challenging conventional thinking for creative outcomes integration*



### CONTEXT

*understanding the obligations inherent in the site*



### PERFORMANCE

*meeting the project needs in the most efficient and optimal manner*



### HUMANISM

*creating environments for people*



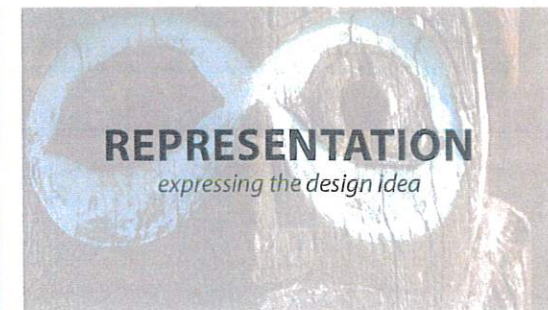
### INTEGRATION

*fostering collaboration between all disciplines*



### AESTHETICS

*pursuit of meaningful composition, appropriate materials, and a thoughtful design language*



### REPRESENTATION

*expressing the design idea*





## Pillars of Operation

We love Creating Better Places®, and it shows! Every person at **Hitchcock Design Group** is deeply committed to creating better places to *live, work, play, learn, and heal* by providing exceptional planning and landscape architectural services that connect people with the environment, and as a result, with each other. Through *specialized expertise, purposeful creativity, caring relationships, and responsible advocacy*, we help public, private, and institutional clients make the most of their unique and irreplaceable land resources.

### FOCUS

With *specialized expertise*, our leaders connect with their clients, speak their clients' language, and understand their clients' missions and markets.

### CREATE

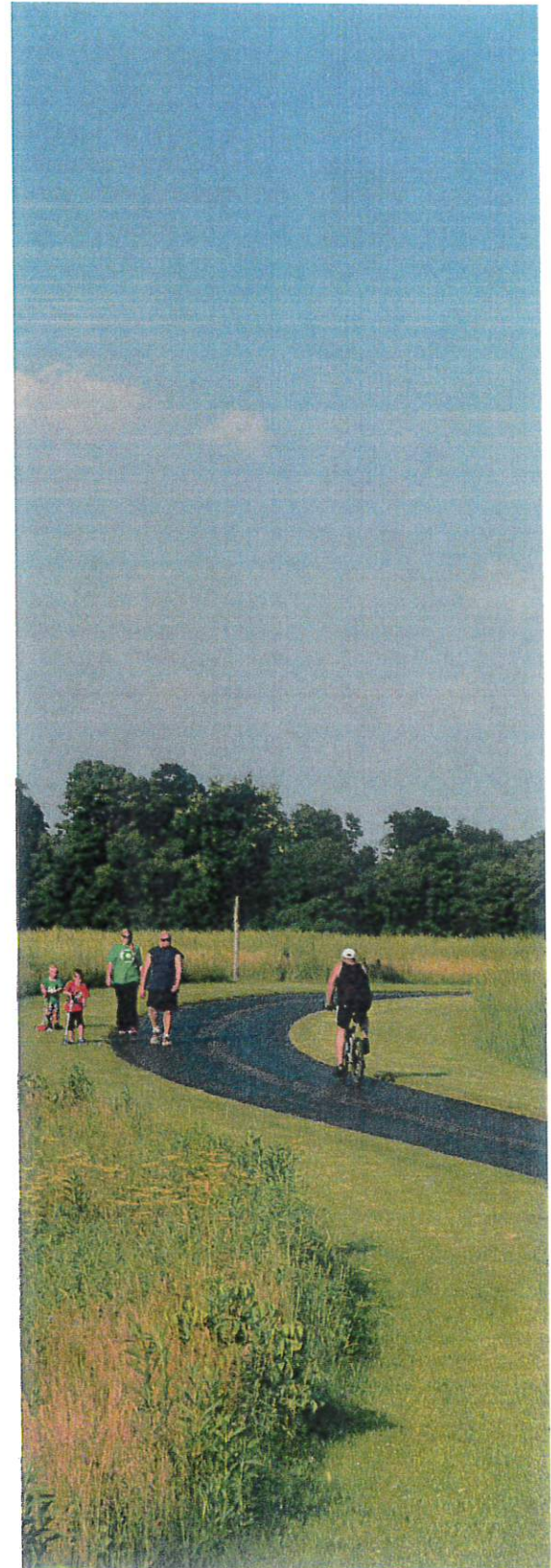
Our *purposeful creativity* connects our clients with their resources, stakeholders, and market resulting in productive, distinctive places that grow better with time.

### UNITE

Through *caring relationships* that connect us to our clients, communities, and colleagues, we stimulate thoughtful discussion and build respectful consensus.

### EXCITE

Through tireless and *responsible advocacy*, we connect decision makers, promote exciting ideas, and advance our clients' missions.

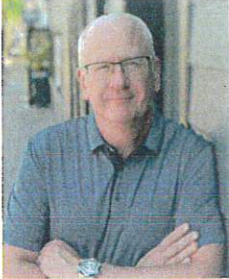






## Joseph Brusseau, PLA, ASLA

Principal-in-Charge



As an established leader in the park and recreation industry, Joe has over 33 years of experience in planning and designing projects throughout the state of Illinois. This experience has made him a valuable member of each project team that he has been involved with. Joe's passion for taking the client's vision for a project and implementing it in ways that are innovative while also being sensitive to costs, have garnered him the respect of those within the industry. His diverse park and recreation experience includes the design and development of more than 400 parks, playgrounds, recreation facilities, and landscapes.

### EDUCATION

Bachelor of  
Landscape  
Architecture,  
University of  
Illinois, 1984

### REGISTRATION

Licensed Landscape  
Architect: State  
of Illinois

### AFFILIATIONS

American Society of Landscape Architects  
Illinois Association of Park Districts  
Illinois Park and Recreation Association  
National Recreation and Park Association  
South Suburban Parks and Recreation Professionals Association  
Texas Recreation and Park Society

### PROJECT EXPERIENCE

Beaver Pond Park, Bartlett, Illinois  
Benton Street Dining Area, Woodstock, Illinois  
Blue Heron Park, Bartlett, Illinois  
Bunratty Park, Orland Park, Illinois  
Crystal Creek Park, Orland Park, Illinois  
Deer Point Estates Park, Orland Park, Illinois  
Deerpath Park Renovations, Vernon Hills, Illinois  
Devonshire Park Playground, Skokie, Illinois  
Eagle Ridge III Park, Orland Park, Illinois  
Hampe Park, Carol Stream, Illinois  
Huffman Park Sprayground, West Dundee, Illinois  
Kid's Castle Playground, Vernon Hills, Illinois  
Lake Park Various Improvements, Des Plaines, Illinois  
Long Run Creek Park, Orland Park, Illinois  
Mallard Landings Park, Orland Park, Illinois  
Marley Creek Park, Orland Park, Illinois  
Mayfair Park, Lemont, Illinois  
Mission Hills Park, Orland Park, Illinois  
Newberry Park, Orland Park, Illinois  
Oakton Park Playground, Skokie, Illinois  
Orland Woods Park, Orland Park, Illinois  
Prairie View Park Playground, Morton Grove, Illinois  
Red Hawk Park, Carol Stream, Illinois  
Riley's Run Park, Bartlett, Illinois  
Timber Trails Park, Western Springs, Illinois  
Tolentine Park, Olympia, Illinois  
Virginia Reed Park Renovation, Lemont, Illinois  
West Park, Des Plaines, Illinois







## Andy Howard, PLA

Design Principal



Andy's creative vision and construction knowledge have played an instrumental role in a variety of projects ranging from community parks to large-scale master plans. His passion for connecting children with the natural environment has resulted in some of the Chicago region's most innovative, nature-based play environments. Andy's award-winning work on outdoor learning environments has been recognized by numerous professional organizations including the Illinois Chapter American Society of Landscape Architects and Illinois Park and Recreation Association.

### EDUCATION

Bachelor of  
Science, Landscape  
Architecture,  
*cum laude*, Purdue  
University, 1996

### REGISTRATION

Licensed Landscape  
Architect: State  
of Illinois

### EDUCATIONAL LEADERSHIP

Presenter, National Recreation and Park Association Annual Conference  
Presenter, Illinois Park and Recreation Association / Illinois Association of Park Districts Annual Conference, Nature-Based Play  
Presenter, Indiana Parks and Recreation Annual Conference  
Co-Presenter, Chicago Metro Association for Education of Young Children, Opening Minds Conference  
Presenter, American Horticultural Therapy Association and Chicago Botanical Garden In Our Nature Conference

### AFFILIATIONS

Chicago Wilderness Regional Alliance  
Children and Nature Network  
Leave No Child Inside - Chicago Region, Co-Chair (2013-2016)  
Illinois Association of Park Districts  
Illinois Park and Recreation Association  
Indiana Park and Recreation Association  
National Recreation and Park Association  
National Playground Safety Institute, Certified Playground Safety Inspector

### PROJECT EXPERIENCE

Bellaboos Outdoor Discovery Center, Lake Station, Illinois  
Bison's Bluff Nature Play Area, Schaumburg, Illinois  
Bowen Park, Waukegan, Illinois  
Chicago Park District Playgrounds, Chicago, Illinois  
Diamond Point Park, Bourbonnais, Illinois  
Festival Park, Elgin, Illinois  
Garfield Park Conservatory - EMG Children's Garden Master Plan, Chicago, Illinois  
Hawks Hollow Nature Playground at Peck Farm, Geneva, Illinois  
Indianapolis Canal Walk Play Space, Indianapolis, Indiana  
Northbrook Park District Parks Master Plan, Northbrook, Illinois  
Plum Creek Nature Center Interpretive Garden, Beecher, Illinois  
Quad City Botanical Garden Children's Garden, Rock Island, Illinois  
Sunset Woods Park Master Plan and Playground Renovations, Highland Park, Illinois  
The Morton Arboretum Arbor Court and Maze Garden, Lisle, Illinois  
The Morton Arboretum Children's Adventure Garden, Lisle, Illinois  
Taltree Arboretum Outdoor Learning and Adventure Garden, Valparaiso, Indiana  
Techny Prairie Park and Fields, Northbrook, Illinois  
Three Oaks Recreation Area, Crystal Lake, Illinois  
Washington Park Master Plan, Michigan City, Indiana





## Jenna Beck, CPSI

Associate | Project Designer



Jenna began her career at Hitchcock Design Group as an intern, and in that role, it became apparent that her attention to detail and use of innovative technologies made her a valued member of each project team that she was involved with. While an intern, she gained experience in each of the firm's studios before deciding to focus on recreation. Upon her graduation, Jenna returned to the firm and has continued to use her clear, concise, and practical manner to insure that the overall goals for a project are met and achieved. Her passion for recreation is evident in her continued push to create plans and designs that engage users while meeting deadlines and remaining on budget.

### EDUCATION

Bachelor of  
Science, Landscape  
Architecture,  
*cum laude*, Purdue  
University, 2016

### AFFILIATIONS

Illinois Association of Park Districts  
Illinois Park and Recreation Association  
Indiana Park and Recreation Association  
National Recreation and Park Association

### PROJECT EXPERIENCE

Apollo Park, Alsip, Illinois  
Arroyo Trails, Channahon, Illinois  
Batavia Park District Comprehensive Plan, Batavia, Illinois  
Bellaboos Outdoor Discovery Center, Lake Station, Indiana  
Bison Bluff Nature Play Area, Schaumburg, Illinois  
Cary Grove Master Plan Update, Cary, Illinois  
Cary Park District Comprehensive Plan Update, Cary, Illinois  
Central Park, Channahon, Illinois  
Clearview Park, Waukegan, Illinois  
Discovery Park, Romeoville, Illinois  
Dolton Park District Comprehensive Plan, Dolton, Illinois  
Glenview Park District Comprehensive Master Plan, Glenview, Illinois  
Lions Park, DeKalb, Illinois  
Lower City Park Adventure Playground, Iowa City, Iowa  
Oak Creek Park, Lockport Township, Illinois  
Olympia Fields Park District Comprehensive Plan Update, Olympia Fields, Illinois  
Oregon Park District Comprehensive Master Plan Update, Oregon, Illinois  
Rose Park, Waukegan, Illinois  
Schiller Park, Itasca, Illinois  
Skokie Park District Comprehensive Plan, Skokie, Illinois  
Sunset Woods Park Master Plan and Playground Renovations, Highland Park, Illinois  
Villa Olivia Study, Bartlett, Illinois  
Village of Libertyville Park and Recreation Comprehensive Plan, Libertyville, Illinois  
Wagner Park Master Plan, Glenview, Illinois  
Willowhaven Park and Nature Center, Bourbonnais Township, Illinois  
Wynstone Park, Shorewood, Illinois





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# Your Project





Clearview Park: Waukegan, Illinois







## Methodology & Approach

The following narrative and outline describe our proposed design and construction document process for your project. We can use the outline to discuss and refine the process and your expectations prior to beginning work.

### PRELIMINARY DESIGN

The goal for this phase of work will be to develop a park design that is supported by the community and meets the expectations and vision of the Village.

To accomplish this goal, we will first review and assemble available data pertaining to the site and Village requirements. This will be accomplished through discussions with staff, stakeholders, and the public – combined with a detailed site exploration and analysis.

We would prefer to use existing topographical and boundary data of the site and surrounding areas rather than aerial photography. We can assist with obtaining this Topographical Survey unless this survey is available in digital format from the Village.

We will use traditional input methods including a kick-off meeting with Village Staff and community stakeholders. Following this meeting, we will summarize the Village's preferences and discuss the results with you to confirm the program moving forward.

We will then begin conceptual design, preparing multiple design options for the project, exploring a variety of approaches that align with what we have learned to-date, estimating costs as we go, and meeting with you along the way. To communicate the ideas, we will prepare illustrative graphics and present the designs to staff to gather initial feedback.

We will present to both the Village Board and public for final approval.

Should you wish for assistance with funding, we will then prepare an OSLAD Grant Application for partial funding of the project.

Hitchcock Design Group's team of landscape architects, recreation planners, and creative-play specialists will lead this effort through the following Scope of Service:

The following tasks are proposed for Public Outreach and Preliminary Design:  
**(Estimated time: 4-6 weeks)**

#### A. Program and Analysis Phase

1. [Staff Meeting #1] Conduct and summarize a **Kick-off Meeting** with Staff and other project team members confirming:
  - a. Team members and roles
  - b. Project area and adjacencies
  - c. Previous planning processes
  - d. Previous public input
  - e. Available site data
  - f. Public input protocol
  - g. Communications and decision-making protocol
  - h. Village and County permitting
  - i. Confirm budgeted costs
  - j. Confirm schedule





2. **Collect and Review Data** for the project area and the immediate surroundings including:
  - a. Topographical Survey
  - b. Any plans pertaining to the site from the Village
  - c. Aerial photography
  - d. Utility atlases
  - e. Local ordinances
3. **Photograph the Project Area** and identify the physical conditions and patterns of use
4. Prepare **Base Maps** at appropriate scales using the inventoried data
5. **[Meeting #2: Public]** Conduct a **Community Input Meeting** in a facility designated by you; gather input from attendees regarding the elements that the community would like to have in this project and record input
6. **Interview Stakeholders** and other interested parties to determine their objectives, standards, and concerns. Known stakeholders include:
  - a. Village Staff and Board
  - b. Other as determined
7. In correlation with Public Outreach Events, establish and manage a **Community Online Project Webpage and Survey** to solicit community input on park preferences including:
  - a. Establish a designated period to receive input to the online survey
  - b. Assist you with tools to publicize the webpage
  - c. Close the survey at the end of the designated period and summarize the results
8. Prepare a **Written Project Program** that includes:
  - a. Planning criteria (elements that will make this project a success)
  - b. Project design program
  - c. Jurisdictional and approval factors
  - d. Potential obstacles for development
  - e. Budget and schedule information
  - f. Ongoing summaries of input and running list of action items
9. **Review the Program and Analysis** by forwarding the written Project Program and discussing with client representatives and other project team members

*Deliverables:* **Kick-off Meeting Summary, Base Maps, Written Project Program**

## **B. Conceptual Schematic Design Phase**

1. Prepare up to three (3) **Conceptual Design Alternatives** illustrating the site geometry and the scale, type, and organization of the project elements
2. Prepare the **Conceptual Design Documents** for each alternative including:
  - a. Color plan view and sketch drawings
  - b. Representative photographs from other projects
  - c. Construction cost opinion
3. **[Staff Meeting #2]** Review the Conceptual Design alternatives with Staff; prepare written summary
4. Update the Conceptual Design Documents for each alternative; incorporate Staff comments





5. Based on staff input and direction, prepare one (1) pre-final Conceptual Design illustrating the site geometry and the scale, type, and organization of the project elements and prepare the Conceptual Design Documents to support the design; update construction cost opinion
6. [Staff Meeting #3] Review the **pre-final Conceptual Design** with Staff; prepare written summary
7. [Board Meeting #1] Review the pre-final Conceptual Design with the Village Board; prepare written summary

*Deliverables:* **Conceptual Design Documents (iterations), Meeting Summaries**

### **C. Grant Preparation Phase: Illinois Department of Natural Resources Open Space Land Acquisition and Development Grant (IDNR OSLAD)**

*Objective:* Meet the requirements of the IDNR OSLAD grant submittal and support a successful review of the document by the grant administrator

*Process:* Following your approval of the Schematic Design Plan, the Hitchcock Design Group team will:

1. Prepare a **Facility Needs Analysis Worksheet** based on IDNR criteria for grant award to confirm that the project direction complies with typical Grant Administrator objectives
2. Obtain and **Prepare the Required Documents** for an IDNR OSLAD grant submittal package including application forms, plan graphics, cost opinions, etc.
3. Conduct a **Phone Conference** with your IDNR Grant Administrator to review the project
4. [Staff Meeting #4] Meet with you to review the draft application and obtain signatures
5. Deliver the **OSLAD Grant Application** prior to the required submittal deadline

*Deliverables:* **Meeting Summaries, Facility Needs Worksheet, Grant Application**

### **D. Post Grant Submittal Phase (Hourly Upon Request):**

*Objective:* Support a review of the document by the grant administrator and IDNR

*Process:* Following grant submittal, at your request, the Hitchcock Design Group team will:

1. **Answer Incidental Questions** posed by the IDNR Grant Administrator; respond to deficiency review letter if needed
2. [Staff Meeting #5] Meet with IDNR on site to review and discuss the project
3. Prepare **Two (2)-Sided Presentation Board** for your use in Springfield IDNR presentation including:
  - a. Plan view rendering of the Master Plan
  - b. Context map showing the projects location within your boundary
  - c. Speaking points

*Deliverables:* **Presentation Board**





## FINAL DESIGN SERVICES

The goal for this phase of work will be to develop Design Development and Construction Plans for the project. These plans will also include sections, details, and notes to convey the intent of our design. Technical specifications and a Project Manual will also be developed to assist with Permitting and Bidding. Multiple meetings with Village Staff are included to review the Design Development and Construction Plans.

Hitchcock Design Group's team of landscape architects, recreation planners, and creative-play specialists will lead the following Scope of Service:

### A. Design Development Phase (Estimated time: 4 Weeks)

*Objective:* Reach consensus with the client and jurisdictional authorities on the final design, probable cost, and construction strategy for the proposed improvements

*Process:* Following your approval of the Schematic Design Phase and/or the Master Plan Phase, the Hitchcock Design Group team will:

1. **Finalize the Design** including size, horizontal and vertical geometry, structure, materials, and finish as appropriate for the proposed improvements including:
  - a. Vehicular and pedestrian circulation features
  - b. Site improvements
  - c. Landscape improvements
  - d. Architecture
  - e. Grading and drainage
2. **Refine the Preliminary Engineering** recommendations including:
  - a. Stormwater management and water resources
  - b. Sewer and water
  - c. Electrical
  - d. Structural
  - e. Architectural
3. Prepare the **Design Development Documents** including:
  - a. Existing conditions information
  - b. Plan view drawings
  - c. Descriptive supplemental drawings
  - d. Outline specifications
  - e. Product data
  - f. Material samples
4. Prepare a summary of estimated quantities and update the **Construction Cost Opinion**
5. [**Staff Meetings #6 & #7**] Review the Design Development Documents with you at the 50% and 100% completion milestones; prepare written summaries of discussions and update the Project Program following each meeting
6. Review the Design Development Documents with **Jurisdictional Agencies** as appropriate to this phase of work

*Deliverables:* **Design Development Document, Construction Cost Opinion, Meeting Summaries, updated Project Program**





## **B. Construction Documentation Phase**

**(Estimated time: 4 Weeks)**

*Objective:* Produce the final drawings, specifications, quantity schedules, project manual, and other bid documents that will be used to competitively bid and construct the improvements

*Process:* Following approval of the Design Development Phase, the Hitchcock Design Group team will:

1. **Finalize the Graphic Documentation** that will be used to bid and construct the improvements including:
  - a. Digital construction drawings
    - i. Cover sheet, notes, and legend
    - ii. Existing conditions plans
    - iii. Site preparation plans
    - iv. Grading and drainage plans
    - v. Storm Water Pollution Prevention plans (SWPPP)
    - vi. Utility plans
    - vii. Layout and materials plans
    - viii. Landscape plans
    - ix. Site construction details
2. **Finalize the Written Documentation** that will be used to bid and construct the improvements including:
  - a. General and Supplementary Conditions
  - b. Technical specifications
3. Prepare a summary of estimated quantities and Update the Construction Cost Opinion
4. **[Staff Meetings #8 and #9]** Review the Construction Documents with you at 50% and 100% completion milestones; prepare written summaries of discussions and update the Project Program following each meeting
5. Perform internal **Quality Management Review** of the Construction Documents

*Deliverables:* **Construction Drawings, Construction Specifications, Construction Cost Opinion, Meeting Summaries, updated Project Program**

## **C. Permitting Phase**

**(Estimated time: 2 Weeks)**

*Objective:* Obtain the required permits

*Process:* Following approval of the Construction Documentation Phase, the Hitchcock Design Group team will:

1. Prepare and assemble Permit Documents including:
  - a. Site Development Permit with local Municipality and their respective engineer
  - b. Storm Water Permit with local Municipality or County (if partial waiver community)
  - c. Wetland Disturbance, mitigation and enhancement with USACE
  - d. NPDES for the IEPA
2. **Submit Permit Documents** as required to the respective regulatory agencies
3. Communicate with you as necessary to **Discuss Review Letter(s)** received from regulatory agencies





4. **Make One (1) Set of Authorized Revisions** to the appropriate Permit Documents and resubmit to the respective regulatory agencies

*Deliverables:* **Permit Documents, Revisions**

#### **D. Bidding and Negotiation Phase**

**(Estimated time: 3 Weeks)**

*Objective:* Help the client select a qualified contractor to construct the improvements

*Process:* Following your approval, the Hitchcock Design Group team will:

1. Place **Bidding Documents in Online Digital Plan Room** for bidding distribution and management
2. Recommend **Reputable Contractors** for your consideration
3. Help you advertise the bid letting by preparing Legal Notice for your use in publicizing the bid
4. *[Meeting #10: Staff and Prospective Bidders]* Conduct a **Pre-Bid Meeting** for interested bidders
5. **Answer Questions and Issue Written Addenda**, when appropriate, to all bidders regarding changes to or clarifications of the Contract Documents
6. *[Meeting #11: Staff / Prospective Bidders]* Attend the **bid opening** and record the results
7. Prepare a **Bid Tabulation spreadsheet**
8. Perform **Reference Checks** for the apparent low bidder's references
9. Issue a **Bid Results Summary Letter**

*Deliverables:* **Bidding Documents, Legal Notice, Addenda, Bid Tabulation, Results Summary Letter, Meeting Summaries**

#### **CONSTRUCTION PHASE SERVICES**

**(Estimated time: 8-12 Weeks)**

The goal for this part of the engagement is to help the client get the improvements constructed. Following award of the work to a Contractor, Hitchcock Design Group will provide these Construction Services until Final Acceptance of the work, or until 60 days after Substantial Completion of the work, whichever occurs first.

##### **A. Construction Administration**

*Objective:* Help you finalize and administer your construction contract with the Contractor

*Process:* Following your award of the work to a Contractor, the Hitchcock Design Group team will provide these Construction Services until Final Acceptance of the work, or until 60 days after Substantial Completion of the work, whichever occurs first:

1. Help you prepare an Owner / Contractor Agreement





2. [Construction Meeting #1: Staff / Contractor] Conduct a **Pre-Construction Meeting** with you and the Contractor to review:
  - a. Contractor mobilization and staging
  - b. Contractor schedules
  - c. Contractor submittals
  - d. Responsibilities
  - e. Communications
  - f. Payment procedures
3. Issue **Interpretations or Clarifications** of the Contract Documents when requested by you or the Contractor
4. Prepare recommendations for construction **Change Orders**, as requested by:
  - a. You, because of a change that you wish to make to the scope of the Contractor's work
  - b. The Contractor because of the discovery of job site conditions that were concealed or unknown when the Owner / Contractor Agreement was executed, as approved by you
5. Review **Submittals and Shop Drawings**, product data, and material samples which the Contractor is required to submit for the limited purpose of determining their general conformance with the design concept and information contained in the Contract Documents
6. Review **Testing Procedures** and data provided by independent testing services
7. Prepare written **Payment Recommendations** upon review of Contractor's monthly payout applications

**Deliverables: Owner / Contractor Agreement, Clarifications, Change Orders, Submittal Review, Testing Review, Payment Recommendations**

#### **B. Construction Observation**

**Objective:** Become familiarized with the progress and quality of the Contractor's work and to determine if the work is proceeding in general conformance with the Contract Documents

**Process:** During construction, we will:

1. [Construction Meetings: Staff / Contractor] Participate in **Site Meetings** every week with you and the contractor to become familiarized with the progress and quality of the Contractor's work and to determine if the work is proceeding in general conformance with the Contract Documents
2. Prepare **Field Reports** of the progress meetings at the site with you and the Contractor

**Deliverables: Field Reports**





### C. Contract Close-out

*Objective:* Help the client close out its construction contract with the Contractor

*Process:* After the Contractor notifies the client that the work is substantially complete, Hitchcock Design Group will:

1. [Construction Meeting: Staff / Contractor] Participate in one (1) site visit to conduct a walk through and **prepare a Punch List** upon substantial completion of the construction of the work documented by us
2. Review **Contract Close-out Submittals** required as provided by the Contractor, such as but not limited to:
  - a. Operating and maintenance manuals
  - b. As-built record drawings
  - c. Labor and material lien waivers
  - d. Payment applications
3. [Construction Meeting: Staff / Contractor] Participate in one (1) site visit to conduct a walk through to verify completion of a punch list items and Establish **Final Acceptance**
4. Prepare **Final Payment Recommendations** regarding the Contractor's request for acceptance of substantially and finally completed work

*Deliverables:* **Punch List, Closeout Submittal Review, Final Payment Recommendation**

## GENERAL PROJECT ADMINISTRATION

We will manage the performance of our own work throughout the term of the contract by providing the following services:

### A. Communications

1. Schedule, create agendas, and summarize the highlights of periodic meetings
2. Rehearse, attend, and present at public forums identified
3. Collect and disseminate communications from other parties
4. Periodically inform your representative about our progress

### B. Schedules

1. Create, periodically update, and distribute the project schedule
2. Coordinate the activities of our staff and our consultants

### C. Staffing

1. Select and assign staff members and consultants to appropriate tasks and services
2. Prepare and administer consultant agreements

### D. File Maintenance

1. Establish and maintain appropriate correspondence, financial, drawing, and data files
2. Obtain appropriate insurance certificates from consultants
3. Maintain appropriate time and expense records





### **ADDITIONAL SERVICES**

We may provide additional services, at your approval that are not included in the Basic Services, such as:

1. Revisions to previously completed and approved phases of the Basic Services
2. The services of additional consultants not specified in the proposal documents
3. Meetings with you or presentations to other parties not specified in the Basic Services
4. Detailed quantity estimates and construction cost opinions using data or formats other than our own
5. Detailed written summaries of our work or our recommendations
6. Services rendered after the time limitations set forth in this contract
7. Services required due to the discovery of concealed conditions, actions of others, or other circumstances beyond our control
8. Services required to restart the project if you suspend our work at your convenience for more than 90 days during the performance of our services
9. Preparation of segregated or multiple contract bid sets or more than one Owner / Contractor agreement
10. Services rendered after Final Acceptance of the Contractor's work or services rendered more than 60 days after Substantial Completion of the Contractor's work

### **VALUE ENGINEERING**

We always recommend alternate bid options in each bid to provide our client with options if the bids come in over established budgets. We also include appropriate contingencies during each phase of the project to help offset any unforeseen costs.

Due to unstable material prices, it may be necessary to Value Engineer portions of the project after bids are received. Our approach to this would be to meet with Village Staff and the Contractor to review options and discuss alternatives. We would then request updated pricing from the Contractor and meet with Village Staff to review and make final decisions. A Change Order would then be issued to cover the Value Engineering items.

### **EFFICIENT PERMITTING**

During the Program and Analysis Phase of the project, we will meet with Permit Authorities to gain a full understanding of the required permits, their associated costs, and most importantly, the time frames needed to obtain these permits.

### **WORKING WITH CONSULTANTS**

As the Prime Consultant for this project, we will lead our team of consultants by coordinating their efforts, establishing schedules, and reviewing their work. They will be included in team and staff meetings throughout the project. Our Consultant Team consists of consultants with which we have strong long-term working relationships.

There are many civil engineering firms that offer Landscape Architectural Services. We are different in that we focus on providing the design expertise, creative talent, knowledge of recreation trends, and understanding of recreation design that many of these firms cannot offer. We balance our team with civil engineers and architects that have a unique understanding of the local soils, watersheds, permitting, and regulatory requirements. Our specialized expertise combined with the partnership of a local engineer permits us to deliver our services cost-efficiently and economically.





### **TIME ALLOCATION**

At the beginning of the project, we will prepare a detailed Project Schedule. Our team will meet weekly to verify milestones, coordinate efforts, and allocate the time and tasks needed to meet the Project Schedule. As the project progresses, the Project Schedule will be updated as necessary to account for any changes.

### **FIRM CAPACITY**

Our Recreation Group includes a staff of 10 individuals who are available to work on the project. We typically establish a team of 3 to 4 specific team members to work on the project. If at any time throughout the project we need additional staff members to meet a milestone, we have staff and resources available to assist. Once we establish the Project Schedule, we strive to meet or exceed the schedule unless conditions outside of our control present obstacles. We also utilize a strategic quality control system where multiple team members review each project prior to each delivery or milestone.

### **OSLAD GRANT FUNDING**

We have been very successful in procuring funding through the OSLAD Grant Program. Since 1998, HDG has submitted over 100 OSLAD Applications with a success rate of over 92%, providing our clients just over \$38 million worth of grant funding for park construction.







Conservation Park: Romeoville, Illinois





1601 Rio Grande Street  
Suite 450  
Austin, Texas 78701  
512.770.4503

405 Massachusetts Avenue  
Suite 3B  
Indianapolis, Indiana 46204  
317.536.6161

22 E. Chicago Avenue  
Suite 200  
Naperville, Illinois 60540  
630.961.1787

[hitchcockdesigngroup.com](http://hitchcockdesigngroup.com)

*Planning  
Landscape Architecture*







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Village of Coal Valley  
900 1<sup>st</sup> Street  
P.O. Box 105  
Coal Valley, Illinois 61240  
Phone 309-799-3604 Fax 309-799-3651  
www.coalvalleyil.org

Michael Bartels  
Village President

**Village of Coal Valley  
Financial Report  
December 2021**

**General Fund:**

Total general fund revenue for the 12 months ending December 31, 2021 was \$1,758,896.93 and expenditures were \$1,927,349.81 (includes interfund operating transfers). Revenues for the month of December were \$101,396.33 and expenses for the month of December were \$117,733.91 (includes interfund operating transfers).

**Administrative Department** expenditures fiscal year-to-date are \$183,201.22. Expenditures were \$13,153.49 for the month of December. Wages & benefits totaled \$6,855.61, other professional services \$1,658.00, telephone \$280.36, maintenance service equipment & building \$3,160.71, legal \$275.00, utilities \$68.00, postage \$145.86, publishing \$38.52, office/operating supplies \$471.43 & misc. \$200.00.

**Police Department** expenditures fiscal year-to-date are \$784,513.23. Expenditures were \$71,818.44 for the month of December. Wages & benefits totaled \$56,012.10, maintenance service building, equipment & vehicle \$9,393.56, radio communications \$1,184.00, telephone \$929.47, fuel \$1,397.84, professional services \$1,620.00, travel expenses \$31.36, utilities \$74.00, office/operating supplies \$226.11 & misc. \$950.00.

**Street Department** expenditures fiscal year-to-date are \$256,985.89. Expenditures were \$19,496.97 for the month of December. Wages & benefits totaled \$11,371.54, maintenance building, street & vehicle \$4,431.01, utilities \$2,214.93, training \$145.00, fuel \$314.00, operating supplies \$820.49 & misc. \$200.00.

**Park Department** expenditures fiscal year-to-date are \$94,164.81. Expenditures were \$6,799.00 for the month of December. Wages and benefits totaled \$4,212.63, utilities \$176.00, building repairs \$410.57, operating supplies \$1,948.38 and fuel \$51.42.

**Economic Development Department** expenditures fiscal year-to-date are \$44,823.32. Expenditures were \$6,204.58 for the month of December. Wages and benefits totaled \$986.94, legal \$4,452.89, professional services \$500.00, publishing \$61.72, training \$87.04, office supplies \$7.31 & misc. expense \$108.68.

**MFT Fund:**

Total MFT fund revenue for the 12 months ended December 31, 2021 was \$228,051.92 and expenditures were \$223,298.47.

**Motor Fuel Tax** revenues for the month of December are \$13,174.08. Expenditures were \$24,006.10 for the month of December.

**TIF Fund:**

Total TIF revenue for the 12 months ended December 31, 2021 was \$265,896.66 and expenditures were \$300,831.60.

**Tax Increment Financing** revenues for the month of December are \$113.39. Expenditures were \$129,049.93 for the month of December. Wages and benefits \$2,195.46 redevelopment \$3,976.35, principal payment \$27,593.97 & improvements \$95,284.15.

**Water Fund:**

Total water fund revenue for the 12 months ended December 31, 2021 was \$1,740,215.32 and expenditures were \$2,156,160.99 (includes interfund operating transfers).

**Water Department** revenues for the month of December are \$134,326.26. Expenditures were \$173,870.75 for the month of December. Wages and benefits \$18,414.51 postage \$696.82, telephone \$353.81, fuel \$384.51, maintenance building supplies & equipment \$11,430.23, chemicals \$1,738.50, communications \$166.80, utilities \$3,423.00, legal \$463.50, sewer services \$870.20, capital projects \$134,815.59, operating supplies \$229.35, small tools \$495.95 & misc. \$387.98.



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with a proud past"

Village of Coal Valley  
900 1<sup>st</sup> Street  
P.O. Box 105  
Coal Valley, Illinois 61240  
Phone 309-799-3604 Fax 309-799-3651  
[www.coalvalleyil.org](http://www.coalvalleyil.org)

Michael Bartels  
Village President

**Summary Cash Balances**

**Beginning Balance December 1, 2021 \$5,390,425.45**

General Fund	\$2,200,177.42
Motor Fuel Tax	\$218,417.47
TIF	\$637,449.05
Capital Equipment	\$2,554.19
Capital Improvement	\$22,886.51
Controlled Substance	\$451.87
DUI	\$13,091.27
Yard Waste Stickers	\$7,429.84
Water Fund	\$1,176,056.22
W & S	\$765,118.63
Asset Forfeiture	\$302.31
Veterans Memorial Parkway	\$797.00
Library Municipal Center	\$6,124.91
<b>Ending Balance December 31, 2021</b>	<b>\$5,050,856.69</b>



ACCOUNTS PAYABLE ACCOUNT LEDGER

INVOICE/LINE	1099 BK	DUE DATE	INV DT	TY	ST	REFERENCE	CHECK NO	INV AMT AMT PAID	OPEN	AMT MANUAL
1010 ADVANCED BUSINESS SYSTEMS, INC										
INV256598	1	2/17/2022	2/17/2022	I	S	JAN 2022 COPIER MAINT.	01-11-512	59.38		59.38
								MAINT. SERVICE-EQUIPMENT		
	2	2/17/2022	2/17/2022	I	S	JAN 2022 COPIER MAINT.	01-21-512	59.37		59.37
								MAINT. SERVICE-EQUIPMENT		
INV256599	1	2/17/2022	2/17/2022	I	S	CLOUD BACK-UP	01-11-512	49.50		49.50
								MAINT. SERVICE-EQUIPMENT		
	2	2/17/2022	2/17/2022	I	S	CLOUD BACK-UP	01-21-512	49.50		49.50
								MAINT. SERVICE-EQUIPMENT		
INV256600	1	2/17/2022	2/17/2022	I	S	MO. FEE FOR WEEKLY MAINT	01-21-512	125.00		125.00
								MAINT. SERVICE-EQUIPMENT		
VENDOR TOTAL								342.75		342.75

1076 AT&T										
01312022	1	2/17/2022	2/17/2022	I	S	U-VERSE	51-00-552	62.82		62.82
								TELEPHONE		
VENDOR TOTAL								62.82		62.82

1110 BETTENDORF N & S LOCK, INC.										
53067	1	2/17/2022	2/17/2022	I	S	RE-KEY WELL 2 DOOR	51-00-610	165.00		165.00
								MAINT SUPP BUILDING		
VENDOR TOTAL								165.00		165.00

2094 BILL MILLER EXCAVATING,										
22-013	1	2/17/2022	2/17/2022	I	S	WTRMAIN RPR E 24TH AVE	51-00-615	1893.00		1893.00
								MAINT SUPP UTILITY SYS		
VENDOR TOTAL								1893.00		1893.00

1115 BLACKHAWK BANK & TRUST										
HAMERLINCK FEB22	1	2/17/2022	2/17/2022	I	S	COPIES OF WATER MAPS	51-00-652	12.40		12.40
								OPERATING SUPPLIES		
MULLEN FEB22	1	2/17/2022	2/17/2022	I	S	SOFTWARE	01-21-652	39.39		39.39
								OPERATING SUPPLIES		
	2	2/17/2022	2/17/2022	I	S	ZOOM SUBSCRPTN		14.99		14.99

ACCOUNTS PAYABLE ACCOUNT LEDGER

INVOICE/LINE	1099 BK	DUE DATE	INV DT	TY	ST	REFERENCE	CHECK NO	INV AMT AMT PAID	OPEN AMT MANUAL
							01-11-652	OPERATING SUPPLIES	
	3	1 2/17/2022	2/17/2022	I	S	OFFICE SUPPLIES		25.64	25.64
							01-11-652	OPERATING SUPPLIES	
	4	1 2/17/2022	2/17/2022	I	S	HOOK FOR KEYS		10.85	10.85
							01-00-652	OPERATING SUPPLIES	
	5	1 2/17/2022	2/17/2022	I	S	PHONE CASE-ONCALLPHONE		19.30	19.30
							51-00-652	OPERATING SUPPLIES	
	6	1 2/17/2022	2/17/2022	I	S	PD FLAG		10.70	10.70
							01-21-652	OPERATING SUPPLIES	
	7	1 2/17/2022	2/17/2022	I	S	PHONE BILL		255.00	255.00
							01-11-552	TELEPHONE	
	8	1 2/17/2022	2/17/2022	I	S	PHONE BILL		219.00	219.00
							01-21-552	TELEPHONE	
	9	1 2/17/2022	2/17/2022	I	S	PHONE BILL		89.47	89.47
							51-00-552	TELEPHONE	
	10	1 2/17/2022	2/17/2022	I	S	NEWSPAPER SUBCPTN		38.00	38.00
							01-11-548	OTHER PROFESSIONAL SERVICES	
WHITNEY FEB22	1	1 2/17/2022	2/17/2022	I	S	ANNUAL SUBCPTN IL	CHIEF POLICE	130.00	130.00
							01-21-561	DUES	
VENDOR TOTAL								864.74	864.74

						1335 CINTAS LOC 23M			
4109830428	1	1 2/17/2022	2/17/2022	I	S	MATS		30.56	30.56
							01-41-652	OPERATING SUPPLIES	
VENDOR TOTAL								30.56	30.56

						1199 COMPASS MINERALS AMERICA			
934977	1	1 2/17/2022	2/17/2022	I	S	25.65 T ROAD SALT		2337.74	2337.74
							01-41-616	MAINTENANCE SUPPLIES-SNOW REMO	
VENDOR TOTAL								2337.74	2337.74

						1035 AMBER DENNIS			
02052022	1	1 2/17/2022	2/17/2022	I	S	FEB MILEAGE FOR TRAINING		16.38	16.38
							01-21-562	TRAVEL EXPENSES	
VENDOR TOTAL								16.38	16.38



ACCOUNTS PAYABLE ACCOUNT LEDGER

INVOICE/LINE	1099 BK	DUE DATE	INV DT	TY	ST	REFERENCE	CHECK NO	INV AMT AMT PAID	OPEN AMT MANUAL
2186 AT&T MOBILITY									
01252022	1	1	2/17/2022	2/17/2022	I	S PD PUB WKS CELL BILL	01-21-552	149.83	149.83
							TELEPHONE		
	2	1	2/17/2022	2/17/2022	I	S PD PUB WKS CELL BILL	51-00-552	43.63	43.63
							TELEPHONE		
CR 01252022	1	1	2/17/2022	2/17/2022	I	S CR ON CELL PHONE BILL	01-21-552	75.00-	75.00-
							TELEPHONE		
VENDOR TOTAL								118.46	118.46
1334 G & L AUTO									
012222	1	1	2/17/2022	2/17/2022	I	S F450 TIRE REPAIR	01-41-513	25.00	25.00
							MAINT. SERVICE-VEHICLE		
VENDOR TOTAL								25.00	25.00
1346 GENESEO COMMUNICATIONS									
02072022	1	1	2/17/2022	2/17/2022	I	S INTERNET	01-21-552	25.00	25.00
							TELEPHONE		
	2	1	2/17/2022	2/17/2022	I	S INTERNET	01-11-552	25.00	25.00
							TELEPHONE		
02072022FO	1	1	2/17/2022	2/17/2022	I	S ADD'L FIBER OPTICS	01-21-552	375.00	375.00
							TELEPHONE		
VENDOR TOTAL								425.00	425.00
2055 GLOBAL WIRELESS, LTD									
2021191	1	1	2/17/2022	2/17/2022	I	S SEC CAMERAS FOR PUB WKS GARAGE	31-00-831	2044.00	2044.00
							DATA PROCESSING		
2021193	1	1	2/17/2022	2/17/2022	I	S MOVE CAMERA, UPDATES, SIGNS	01-11-652	67.50	67.50
							OPERATING SUPPLIES		
	2	1	2/17/2022	2/17/2022	I	S MOVE CAMERA, UPDATES, SIGNS	01-21-652	67.50	67.50
							OPERATING SUPPLIES		
	3	1	2/17/2022	2/17/2022	I	S MOVE CAMERA, UPDATES, SIGNS	01-41-652	15.00	15.00
							OPERATING SUPPLIES		
VENDOR TOTAL								2194.00	2194.00

**ACCOUNTS PAYABLE ACCOUNT LEDGER**

INVOICE/LINE	1099 BK	DUE DATE	INV DT	TY	ST	REFERENCE	CHECK NO	INV AMT AMT PAID	OPEN AMT MANUAL
1487 ILLINOIS PUBLIC WORKS MUTUAL A									
1304	1	1 2/17/2022	2/17/2022	I	S	2022 MEMBERSHIP DUES	01-41-652	100.00 OPERATING SUPPLIES	100.00
VENDOR TOTAL								100.00	100.00
1606 MENARDS.									
3110	1	1 2/17/2022	2/17/2022	I	S	WIRE CHANNEL, HOSE NOZZLE, COUPLER, TAPE	01-41-651	45.90 OFFICE SUPPLIES	45.90
3359	1	1 2/17/2022	2/17/2022	I	S	FOAM 2X2 PANEL BUNGEE CORDS	01-41-652	17.94 OPERATING SUPPLIES	17.94
VENDOR TOTAL								63.84	63.84
2117 MID-AMERICAN ENERGY CO.									
521996180	1	1 2/17/2022	2/17/2022	I	S	MO. BILL WELCOME SIGN	01-11-571	197.63 UTILITIES	197.63
VENDOR TOTAL								197.63	197.63
1617 MIDAMERICAN ENERGY									
01/31/2022	1	1 2/17/2022	2/17/2022	I	S	UTILITY BILL	01-11-571	68.00 UTILITIES	68.00
	2	1 2/17/2022	2/17/2022	I	S	UTILITY BILL	01-21-571	74.00 UTILITIES	74.00
	3	1 2/17/2022	2/17/2022	I	S	UTILITY BILL	01-41-571	2236.01 UTILITIES	2236.01
	4	1 2/17/2022	2/17/2022	I	S	UTILITY BILL	01-52-571	176.00 UTILITIES	176.00
	5	1 2/17/2022	2/17/2022	I	S	UTILITY BILL	51-00-571	3423.00 UTILITIES	3423.00
VENDOR TOTAL								5977.01	5977.01
1684 OCCUPATIONAL HEALTH CENTERS OF									
1013712818	1	1 2/17/2022	2/17/2022	I	S	MITCHELL HEP B SHOT	01-11-548	45.34 OTHER PROFESSIONAL SERVICES	45.34



ACCOUNTS PAYABLE ACCOUNT LEDGER

INVOICE/LINE	1099 BK	DUE DATE	INV DT	TY	ST	REFERENCE	CHECK NO	INV AMT AMT PAID	OPEN AMT MANUAL
1684 OCCUPATIONAL HEALTH CENTERS OF									
1013712818	2	1	2/17/2022	2/17/2022	I	S MITCHELL HEP B SHOT	01-52-928	45.34	45.34
								MISCELLANEOUS EXPENSE	
	3	1	2/17/2022	2/17/2022	I	S MITCHELL HEP B SHOT	51-00-548	45.32	45.32
								OTHER PROFESSIONAL SERVICES	
	4	1	2/17/2022	2/17/2022	I	S LINNABERY HEP B SHOT	01-11-548	45.34	45.34
								OTHER PROFESSIONAL SERVICES	
	5	1	2/17/2022	2/17/2022	I	S LINNABERY HEP B SHOT	01-52-928	45.34	45.34
								MISCELLANEOUS EXPENSE	
	6	1	2/17/2022	2/17/2022	I	S LINNABERY HEP B SHOT	51-00-548	45.32	45.32
								OTHER PROFESSIONAL SERVICES	
	7	1	2/17/2022	2/17/2022	I	S SOIKE HEP B SHOT	01-11-548	68.00	68.00
								OTHER PROFESSIONAL SERVICES	
	8	1	2/17/2022	2/17/2022	I	S SOIKE HEP B SHOT	51-00-548	68.00	68.00
								OTHER PROFESSIONAL SERVICES	
VENDOR TOTAL								408.00	408.00
1711 PER MAR									
2708697	1	1	2/17/2022	2/17/2022	I	S WELL 2 SEC. MONITORING	51-00-557	171.00	171.00
								COMMUNICATIONS	
2708698	1	1	2/17/2022	2/17/2022	I	S WELL 3 SEC. MONITORING	51-00-557	171.00	171.00
								COMMUNICATIONS	
2708699	1	1	2/17/2022	2/17/2022	I	S WELL 4 SEC. MONITORING	51-00-557	176.55	176.55
								COMMUNICATIONS	
VENDOR TOTAL								518.55	518.55
1776 QUILL CORPORATION									
22540653	1	1	2/17/2022	2/17/2022	I	S GLUE STICKS	01-11-651	1.70	1.70
								OFFICE SUPPLIES	
	2	1	2/17/2022	2/17/2022	I	S GLUE STICKS	01-21-651	1.69	1.69
								OFFICE SUPPLIES	
2255386	1	1	2/17/2022	2/17/2022	I	S FILES, ENVELOPES, CLIPS	01-11-651	40.99	40.99
								OFFICE SUPPLIES	
	2	1	2/17/2022	2/17/2022	I	S FILES, ENVELOPES, CLIPS	01-21-651	40.98	40.98
								OFFICE SUPPLIES	
22668577	1	1	2/17/2022	2/17/2022	I	S FILE FOLDERS	01-11-651	15.99	15.99
								OFFICE SUPPLIES	
	2	1	2/17/2022	2/17/2022	I	S FILE FOLDERS	01-21-651	15.99	15.99
								OFFICE SUPPLIES	
VENDOR TOTAL								117.34	117.34

ACCOUNTS PAYABLE ACCOUNT LEDGER

INVOICE/LINE	1099 BK	DUE DATE	INV DT	TY	ST	REFERENCE	CHECK NO	INV AMT AMT PAID	OPEN AMT MANUAL
1816 RAY O'HERRON CO. INC.									
2171784	1	1	2/17/2022	2/17/2022	I S	CHIEFS VEST	01-21-653	741.75 NEW EQUIPMENT	741.75
VENDOR TOTAL								741.75	741.75
2194 SUNSET LAW ENFORCEMENT									
0006101-IN	1	1	2/17/2022	2/17/2022	I S	PD AMMUNITION	01-21-653	4869.00 NEW EQUIPMENT	4869.00
VENDOR TOTAL								4869.00	4869.00
1259 THE DISPATCH-ARGUS									
117120	1	1	2/17/2022	2/17/2022	I S	ARCHITECT DISIGN NOTIFICATION PO PARK	01-61-553	21.36 PUBLISHING	21.36
VENDOR TOTAL								21.36	21.36
2020 WEX									
78058678	1	1	2/17/2022	2/17/2022	I S	FUEL	01-21-655	1219.11 AUTOMOTIVE FUEL/OIL	1219.11
	2	1	2/17/2022	2/17/2022	I S	FUEL	01-41-655	1383.41 AUTOMOTIVE FUEL/OIL	1383.41
	3	1	2/17/2022	2/17/2022	I S	FUEL	51-00-655	506.99 AUTOMOTIVE FUEL/OIL	506.99
VENDOR TOTAL								3109.51	3109.51
** REPORT TOTAL **								24599.44	24599.44