

Berwyn Park District  
Monthly Committee Meeting  
Freedom Park Administration Building  
3701 S. Scoville Ave. Berwyn, IL  
April 2, 2024, at 4:30 p.m.

Agenda

- I. Call to Order – Roll Call of Commissioners (action)
- II. Adoption of Agenda (action)
- III. Public Comments
- IV. Correspondence
- V. Financial Report
  - a. Account Payables
- VI. Policy and Personnel
- VII. Recreation
- VIII. Parks and Facilities
- IX. Technology
- X. Other Business
- XI. Master Plan
- XII. Government Efficiency Committee
- XIII. Commissioners Comments
- XIV. Executive Session
  - a. The appointment, employment, compensation, discipline, performance, or dismissal of specific employees.
  - b. The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.
  - c. Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06
  - d. Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.
- XV. Adjournment (action)

The next regular scheduled meeting of the Board of Commissioners is April 16, 2024, at 6:00pm at Proksa Park Activity Center.

The next Committee meeting of the Board of Commissioners is May 7, 2024, at 4:30pm at Freedom Park Administration Building.

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact Director Fallon at 708-788-1701, at least 48 hours prior to the meeting.



**BOARD OF COMMISSIONERS**

Brian Brock, President  
Zachary Taylor, Treasurer  
Gretchen Kostelny, Commissioner

Ana Espinoza, Vice President  
Mario Manfredini, Secretary

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**DATE:** 04/02/2024  
**TO:** The Board of Commissioners  
**FROM:** Cathy Fallon  
**RE:** Finance Report

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- **Capital Plan:** The staff has been working on a 4-year Capital Plan. We have opened a Capital Account with First American Bank in Riverside; it is an independently owned bank, and it fully understands public funds.  
This plan is still a draft and being worked on, however I felt it was important to begin the discussion of the needed projects, repairs and purchases the agency needs to make. This plan currently does not include park or facility repairs or renovations. The staff has prioritized the items in the list, looking at safety, useful life, and agency best practices. We have been working to secure quotes and prices for items, when possible if the state has negotiated contracts, we will use state pricing/vendors for the items. These items listed are operational items and not traditionally items for grants.

Capital Projects Plan 2024-2027

Available Capital

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	Estimated Cost	Actual Cost
2024 Projects	\$ 489,000.00	
2025 Projects	\$ 35,000.00	
2026 Projects	\$ -	
2027 Projects	\$ -	
Cumulative Total	\$ 524,000.00	\$ -

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Additional Projects

- Tractor
- Soccer Dome

Capital Projects Plan 2024-2027

2024 Projects	Estimated Cost	Actual Cost	Available Capital
Bus	\$ 130,000.00		
Computers	\$ 20,000.00		
Demo of the splash pad	\$ 100,000.00		
Gator	\$ 40,000.00		
IT Clean up	\$ 20,000.00		
Master Plan	\$ 100,000.00		
Mowers	\$ 15,000.00		
Park Display Board	\$ 9,000.00		
Perry Weather	\$ 10,000.00		
Playground Mulch	\$ 20,000.00		
Tree Pruning/Removal	\$ 25,000.00		
<b>2024 Total Cost</b>	<b>\$ 489,000.00</b>		
<b>2025 Projects</b>			
Copy Machines			
Ford Maverick(or similar)	\$ 35,000.00		
Hessler Roof			
Retaining Wall(s)			
Security Cameras			
Smirz Roof			
<b>2025 Total Cost</b>	<b>\$ 35,000.00</b>		<b>\$ -</b>

2026 Projects

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Digital Message Sign  
Ford F-250 (or similar)  
Mowers  
Proksa HVAC  
Sunshine HVAC

2026 Total Cost

2027 Projects

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Drinking Fountains  
Ford F-250 (or similar)  
Freedom HVAC  
Garbage Cans  
Kitchen Upgrades at Proksa  
Park Signage  
Smart Boards  
Soccer Goals

2027 Total Cost

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Cumulative Total

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**DATE:** 4/09/2024  
**TO:** The Board of Commissioners  
**FROM:** Recreation Department  
**RE:** Recreation

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**Athletics:**

- Winter Futsal has ended – we closed the season with an outdoor game and a visit from Sparky.
- We currently have 148 kids signed up for Spring Soccer.
- Basketball Fundamentals is full with 20 kids signed up.
- Tennis Academy has 6 signed up.
- Volleyball has 11 in one class and 15 in another.
- Adult Tot soccer – has 15 signed up.

**General Recreation:**

- Senior Financial Workshop has 24 signed up.
- Tinkergarten – has 10 signed up.
- Italy's Amalfi Coast – has 19 signed up.
- Driftwood Grille – has 9 signed up.
- Friday Frenzy has had 8-10 participants each week.
- Summer Camp registration is doing great. We have a couple of weeks that have 18-21 kids in adventure camp already.

**Marketing:**

Social Media Insights

- Our Facebook follows are up 16%
- Our Instagram profile visits are up 23%
- Our Instagram content interactions are up 26%
- Our Instagram Reach is up 8%
- Attached are some of the graphic Brittany has worked on the last month.

**Special Events:**

- Puzzle Palooza – has 6 signed up
- We had a very successful Egg Hunt on 3/23. We used 5000 eggs and incorporated Golden Eggs this year. If you got a Golden Egg you got an extra gift.

**Department News:**

We have a new employee joining us – Elizabeth De La Torre. She will be our part time CSR

**DATE:** 3/28/2024  
**TO:** The Board of Commissioners  
**FROM:** John Roberts, Superintendent of Parks and Facilities  
**RE:** Department Report

**Routine Maintenance**

- F.E. Moran made HVAC repairs at Proksa ( compressor) and at Freedom (combustion blower)
- Grass cutting (Tuesday & Wednesday) weather permitting.
- Trash removal and collection of debris from all parks.
- Clean all facilities.
- Graffiti removal.
- Monthly inspections of vehicles, parks and facilities.

**Completed Projects**

Project	Status	Completed Date
Tree trimming and stump removal	3 quotes attached	March 20, 2024
Prep the Sunshine yard for the party wagons	Condensing materials and moving vehicles.	March 8, 2024
Mulch at playgrounds	3 quotes attached	March 27, 2024
Sunshine Outdoor Restroom	Painted	March 14, 2024
Winterize Equipment	Removed plows and winterized snowblowers	March 13, 2024

**Upcoming Projects**

Project	Status	Anticipated Completed Date
Mraz Fountain	Convert into a planter	April 19, 2024
All Parks	Seed and aerate	Ongoing until all parks are complete. (tentative end of April)
Proksa Disc Golf	Seed and aerate near all tee boxes.	Tentative the end of April
Flower bed prep all remaining parks	Edging, removal of weeds, leaves, grass and, pruning.	In progress
Proksa Fence	Removal of the fence at 29 <sup>th</sup> and Home Ave.	April 29, 2024
Urban Tree Management	Updating Tree Catalog.	Ongoing as trees are added and removed
Tree Planting	50 trees to be planted throughout all parks.	April 28, 2024

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Summer Equipment Prep	Prepare all mowers, string trimmers and blowers for grass cutting.	April 1, 2024
Freedom Bathroom	Trial of graffiti resistant paint.	New completion date April 15, 2024
Freedom Soccer Field	Repairs needed, materials to be delivered on April 3, 2024.	April 10, 2024
Proksa Park Slide	The old slide has been removed, waiting on installer.	April 30, 2024





4627 Elm Ave, Brookfield, IL 60513

Phone: 708-290-7100 Fax 708-290-7070

# Proposal

March 11, 2024

Submitted To
Javier Garcia Berwyn Park District 3701 Scoville Ave Berwyn, IL 60402

Project
Proposal No 59620 Berwyn Park District- Playground Mulch 3701 Scoville Ave Berwyn, IL 60402

## Scope of Services

Apply and install playground mulch to Proksa Park, Smirz Park, and Hessler Park.

**We will be top dressing the playground area to 2" in depth. If we need more depth in mulch, we will have to change or quantity.**

### Proksa Park

Description	Quantity	Unit
Mulch Beds and Tree Rings	60.00	CY
<b>Subtotal Proksa Park</b>		<b>4,356.00</b>

### Smirz Park

Description	Quantity	Unit
Mulch Beds and Tree Rings	25.00	CY
<b>Subtotal Smirz Park</b>		<b>1,815.00</b>

### Hessler Park

Description	Quantity	Unit
Mulch Beds and Tree Rings	15.00	CY
<b>Subtotal Hessler Park</b>		<b>1,089.00</b>

**Project Total 7,260.00**

## Terms & Conditions

**Payment Terms** - The pricing on this proposal is valid for 30 days. Work to be billed upon completion. Net 30 days. In the event any legal action is taken to collect the amount due, buyer agrees to pay all costs and expenses. Any change by the buyer involving extra costs will become an extra charge.

**Guarantee** - Proper watering of plants, seed and sod is the responsibility to owner. Beary warrants replacement of plant material for one year. *This warranty does not apply to annuals, roses, perennials, grasses, ground cover, sod, seed, transplants, or any material not properly maintained.* This guarantee does not apply to damage to material caused by animals, insects, fungus, vandalism, snow plowing, or salting, or acts of God such as lightning, wind, or drought.

**Sub Grade Hidden Obstacles** - Seller hereby disclaims all liability for damages suffered to any underground buried objects such as septic tanks, sewers, cables, pipes, wires, underground sprinkler systems, and other objects hidden underground, unless buyer shall first put seller on notice in writing that such items exist and the exact location thereof.

**Acceptance of Proposal** - This estimate is hereby accepted and Beary Landscape is authorized to do the work as specified.

Authorized By:     *E. J. Stephens*         3/12/24      
Date

Owner/  
Representative's  
Signature:     Berwyn Park District         Date





**708-200-7845**

P.O. Box 26  
Willow Springs, IL 60480

Proposal Date:

03/15/2024

Name:	Berwyn Park District
Address:	3001 Wisconsin Ave
City, State, Zip:	Berwyn Illinois, 60402

**Services Requested**

**Price**

2400 Highland Ave Berwyn, Illinois 60402 Install 132 yards of Playground Certified	\$7,656.00
3001 Wisconsin Ave Berwyn, Illinois 60402 Install 214 yards of Playground Certified	\$12,412.00
6832- 6898 W 34th St Berwyn, Illinois 60402 Install 48 yards of Playground Certified	\$2,784.00

**Thank you for the opportunity to quote on your project**

**Total: \$22,852.00**

*All work conforms to ILCA standards. Mulch is installed to a two inch depth. No Warranty on color. All work to be completed in a professional and timely manner. Balance due upon completion. A Finance Charge of 3% will be imposed on invoices over 15 days old. Although we do not anticipate the need to use a collection service, customer is responsible for all fees, if it becomes necessary.*

Customer's Signature of Acceptance

Date



# PROPOSAL

# 101530

Date: Mar 12, 2024

**Balance Due: \$2,000.00**

County Tree Service Inc.  
6600 w 41st Street  
Stickney IL 60402

Office 708 484 4808  
Fax 773 326 3587  
Cell 708 870 1354

certifiedtreeservices.com

Bill To:

**Mraz Park**

riverside dr/oak park ave

Item	Quantity	Rate	Amount
<b>Trim All Trees</b> Trim deadwood, hollow, broken, low hanging branches.	1	\$2,000.00	\$2,000.00
		<b>Subtotal:</b>	\$2,000.00
		<b>Tax (0%):</b>	\$0.00
		<b>Total:</b>	\$2,000.00



# PROPOSAL

# 101536

Date: Mar 12, 2024

**Balance Due: \$3,000.00**

**County Tree Service Inc.**  
6600 w 41st Street  
Stickney IL 60402

Office 708 484 4808  
Fax 773 326 3587  
Cell 708 870 1354

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

Bill To:

**Freedom Park**  
3701 Scoville Ave, Berwyn, IL 60402

Item	Quantity	Rate	Amount
<b>Trim Most of the Trees</b> Trim deadwood, hollow, broken, low hanging branches.	1	\$3,000.00	\$3,000.00

Subtotal: \$3,000.00

Tax (0%): \$0.00

Total: \$3,000.00



# PROPOSAL

# 101529

Date: Mar 12, 2024

**Balance Due: \$14,000.00**

**County Tree Service Inc.**  
6600 w 41st Street  
Stickney IL 60402

Office 708 484 4808  
Fax 773 326 3587  
Cell 708 870 1354

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

Bill To:

**Proksa Park**  
3001 Wisconsin Ave, Berwyn, IL 60402

Item	Quantity	Rate	Amount
<b>Trim All Trees</b> Trim deadwood, hollow, broken, low hanging branches. Remove stumps on south west side of the park.	1	\$14,000.00	\$14,000.00

Subtotal: \$14,000.00

Tax (0%): \$0.00

Total: \$14,000.00



# PROPOSAL

# 101535

Date: Mar 12, 2024

**Balance Due: \$1,500.00**

**County Tree Service Inc.**  
6600 w 41st Street  
Stickney IL 60402

Office 708 484 4808  
Fax 773 326 3587  
Cell 708 870 1354

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

Bill To:

**Smirz Park**  
3400 Highland Ave, Berwyn, IL 60402

Item	Quantity	Rate	Amount
<b>Trim Five (5) Trees</b> Trim deadwood, hollow, broken, low hanging branches.	1	\$1,500.00	\$1,500.00

Subtotal: \$1,500.00

Tax (0%): \$0.00

Total: \$1,500.00





# PROPOSAL

# 101534

Date: Mar 12, 2024

**Balance Due: \$800.00**

**County Tree Service Inc.**  
6600 w 41st Street  
Stickney IL 60402

Office 708 484 4808  
Fax 773 326 3587  
Cell 708 870 1354

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

Bill To:

**Karban Dog Park**  
3430 34th St, Berwyn, IL 60402

Item	Quantity	Rate	Amount
<b>Trim One (1) Large Elm Tree</b> Trim deadwood, hollow, broken, low hanging branches.	1	\$800.00	\$800.00

Subtotal: \$800.00

Tax (0%): \$0.00

Total: \$800.00



# PROPOSAL

# 101533

Date: Mar 12, 2024

**Balance Due: \$500.00**

**County Tree Service Inc.**  
6600 w 41st Street  
Stickney IL 60402

Office 708 484 4808  
Fax 773 326 3587  
Cell 708 870 1354

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

Bill To:

**Karasek Park**  
6844 Windsor Ave, Berwyn, IL 60402

Item	Quantity	Rate	Amount
<b>Trim All Trees</b> Trim deadwood, hollow, broken, low hanging branches.	1	\$500.00	\$500.00

Subtotal: \$500.00

Tax (0%): \$0.00

Total: \$500.00



# PROPOSAL

# 101532

Date: Mar 12, 2024

**Balance Due: \$1,000.00**

**County Tree Service Inc.**  
6600 w 41st Street  
Stickney IL 60402

Office 708 484 4808  
Fax 773 326 3587  
Cell 708 870 1354

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

Bill To:

**Hessler Park**

6832-6898 W 34th St. Berwyn. IL 60402

Item	Quantity	Rate	Amount
<b>Trim Two (2) Trees</b> 1 Locust and 1 Maple Trim deadwood, hollow, broken, low hanging branches.	1	\$1,000.00	\$1,000.00

Subtotal: \$1,000.00

Tax (0%): \$0.00

Total: \$1,000.00



# PROPOSAL

# 101531

Date: Mar 12, 2024

**Balance Due: \$250.00**

County Tree Service Inc.  
6600 w 41st Street  
Stickney IL 60402

Office 708 484 4808  
Fax 773 326 3587  
Cell 708 870 1354

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

Bill To:

**Serenity Park**  
6647 W 26th St Berwyn IL 60402

Item	Quantity	Rate	Amount
<b>Trim Two (2) Trees next to the alley.</b> Trim deadwood, hollow, broken, low hanging branches.	1	\$250.00	\$250.00

Subtotal: \$250.00

Tax (0%): \$0.00

Total: \$250.00



## Red Oak Tree Service, Inc.

Cesar Cortes ISA Certified Arborist IL-9547A  
P.O. Box 56  
Burlington, IL. 60109  
847-344-9610  
cesartreexpert@gmail.com

ESTIMATE

EST0631

DATE

03/20/2024

TOTAL

USD \$37,600.00

TO

### Berwyn Park District

Javier Garcia

3701 S. Scoville Avenue

Berwyn, IL 60402

☎ (708) 788-1701

☐ (708) 954-3591

jgarcia@berwynparks.org

DESCRIPTION	RATE	QTY	AMOUNT
Tree pruning Mraz Park Bordered by Oak Park Ave., Riverside Dr., 23rd St. and Grove Ave.  Tree pruning on various trees includes: Crown – clean large dead, diseased, and crossing branches. -Canopies will be trimmed no more than 10-15% as needed to reduce branch weight, allow for better air flow, and increase light penetration. -provide clearance from structures including buildings and fencing. -All trees listed above will be cleared and canopies raised from walkways, parking areas, light fixtures, lawn area as needed or specified. -Service to include the chipping of all debris, including the removal and disposal from site. This proposal does not include the trimming of Arborvitae, shrubs/bushes or trees overgrowing from adjacent properties. All tree care operations will be performed in accordance with ANSI Z133 and the ANSI A300 standards for Arboricultural Operations.	\$3,400.00	1	\$3,400.00

Tree pruning same specs as above. Serenity Park Wesley and 26th Street	\$400.00	1	\$400.00
Tree pruning same specs as above. Freedom Park 3701 Scoville Avenue.	\$4,000.00	1	\$4,000.00
Tree pruning same specs as above. Smirz Park 34th & Highland Avenue	\$2,000.00	1	\$2,000.00
Tree pruning same specs as above. Proksa Park 3001 S. Wisconsin Avenue	\$23,800.00	1	\$23,800.00
Tree pruning same specs as above. Sunshine Park 29th & Oak Park Avenue	\$2,000.00	1	\$2,000.00
Tree pruning same specs as above. Hessler Park 34th & Kenilworth Avenue	\$600.00	1	\$600.00
Tree removal Freedom Park 3701 Scoville Avenue.- 1 dead Ash tree removed W/stump grinding.	\$400.00	1	\$400.00
Stump Grinding Stump grinding where accessible includes grinding stumps 6"-12" below ground level and back-filling into holes. Additional cost for grinding deeper, grinding feeder roots or removing stump debris.	\$1,000.00	1 Day	\$1,000.00
<b>TOTAL</b>			<b>USD \$37,600.00</b>

Homeowner/contractor is responsible for any permits or special permissions required by there village, town

or homeowners association. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. Fully insured with property, liability and workman's comp.

Proposed By: RED OAK TREE SERVICE

Note: This proposal may be withdrawn by us if not accepted within 30 days. Payment to be made upon job completion with Quickpay, Zelle, cash or Check. Credit card accepted with 3% surcharge.

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

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_



Freedom Park

3701 Scoville Avenue.- 1 dead Ash tree removed W/stump grinding.



**Professional. Knowledgeable. Caring.**

14000 S. ARCHER AVENUE, LOCKPORT, IL 60441  
 PHONE: 815-838-0320 FAX: 815-838-0375 www.homertree.com



# PROPOSAL

Tuesday, March 19, 2024

Berwyn Park District

3701 Scoville Ave  
 Berwyn, IL 60402

**Job Name:** 198548

**Worksite:** 3701 Scoville Ave  
 Berwyn, IL 60402

**Salesperson:** Tim Shepard  
 TimShepard@homertree.com

**Work:** 773-954-3591 Javier Garcia  
**Customer Email:** jgarcia@berwynparks.org

#	Item	Description	Qty	Cost
1	Various Trees	<p><b>Dormant Work 2025</b></p> <p>Prune all trees in select parks in the dormant season with the following specs</p> <ul style="list-style-type: none"> <li>-remove major deadwood and trunk sprouts</li> <li>-thin deciduous canopies approx. 10-15%</li> <li>-raise and clear structures as needed</li> <li>-haul resulting debris</li> </ul> <p>Proksa Park \$25,000            Mraz Park \$4,000            Serenity Park \$600            Freedom Park \$4,500            Smirz Skate Park \$2,500            Sunshine Park \$2,500            Hessler Park \$1,000</p> <p>*We will need to do this in winter and access equipment/trucks in parks</p>	0	\$40,100.00

**Subtotal:** \$40,100.00

**Tax:** \$0.00

**Total:** \$40,100.00



Signature \_\_\_\_\_

Date \_\_\_\_\_

Your signature is required prior to the start of any work and indicates acceptance of the terms & conditions on the reverse side of this document. All normal work operations to be performed according to ANSI A-300 standards. NOTE: ALL WORK TO BE PAID UPON COMPLETION.



**Homer Tree Care, Inc.**  
**Working Terms and Contract Conditions**

Upon approving proposal, customer is also agreeing to the following Term & Conditions:

**Customer Satisfaction**

**As our work involves living things, no guarantee is expressed or implied in this contract.** If Homer Tree Care is not notified within 7 calendar days of service we will consider the job satisfactory.

**Permit**

Client is responsible for inquiring, obtaining and paying for all local permits if required by their by Village, Town or City.

**Insurance**

Homer Tree Care, Inc. is insured for personal injury and property damage liability, as well as covered by workman's compensation. Proof of insurance is furnished with every proposal.

**Ownership of Trees**

Customer guarantees that the tree(s) quoted are either their own or that they have received written permission to perform work on trees which are not their own. A copy of permission must be forwarded to our office prior to scheduling.

**Scheduling**

Scheduling is highly dependent on weather conditions and workloads. Unless previously arranged with our office, our crew may present itself unannounced to do the scheduled work. Any scheduling notifications to customer by our office will be received via phone call, voicemail, email and/or text message.

**Tree Work Operations**

Pruning will be done according to current ANSI 300 standards. "Topping" or "Shaping" is not an approved pruning practice. Trees are completely removed to as low of grade as possible as site conditions allow. **Homer Tree assumes no liabilities or responsibilities for any cracking, breaking, puncturing, depressing, or any other damage to any driveway, patio, or other paved, bricked, stoned, concrete or asphalted surface which may result from trucks and equipment being used to access the job site or perform the job. Additionally, minor lawn damage may occur during the process of work**

**Stump Grinding**

Mechanical grinding of the visible tree stump to below ground level. We are not responsible for any underground property unless located and notified by owner.

**Stump hole will be back-filled with stump chips and excess chips left on site.** A separate crew may arrive after tree removal crew to perform stump removal.

**Underground Property**

Julie locates will be called for your stump grinding. If there are lines buried such as electrical done by the homeowner, water features, invisible pet fences or other lines not related to the companies contacted by Illinois Julie 811, please inform us. We are not responsible for buried lines we cannot see.

**Debris Pick Up**

Logs and debris may be removed by a separate crew. Debris will be staged in an accessible location, pickups will be done as soon as possible after work is complete. Pickups may not be done on the same day.

**Equipment Access**

The prices quoted assume access of our truck-mounted equipment wherever needed to perform your tree work. **Minor lawn damages may occur during process of work.**

**Billing**

Invoice will be sent after the work has been completed to customers email and by text message. Invoice will be sent by mail if no email or cellular number was provided. Payment is due upon completion of work. Should it become necessary to initiate collection, you agree to pay all costs of collection including reasonable attorney's fees and/or percentages on contingency based attorney fees.

**Text Message Communication**

By signing proposal and agreeing to these terms, customer is giving Homer Tree Care permission to send notifications and communicate via text messaging if cellular phone number is provided. If at any time customer wishes to no longer receive notifications in this manner, Homer Tree Care is to be notified.

**Disclaimer**

This proposal outlines only visual inspection of accessible components for the purpose of evaluation of health and shall not be considered tree risk evaluation. Risk evaluation involve more extensive inspection and are conducted as a separate work item at an additional charge.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/15/2023

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

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

<b>PRODUCER</b> The Horton Group 10320 Orland Parkway Orland Park IL 60467	<b>CONTACT NAME:</b> PHONE (A/C No. Ext): 708-945-3000      FAX (A/C No.): E-MAIL ADDRESS: certificates@thehortongroup.com
<b>INSURED</b> Homer Tree Care, Inc. 14000 Archer Ave. Lockport IL 60441	<b>INSURER(S) AFFORDING COVERAGE</b> NAIC # INSURER A: Western National Mutual Ins Co      15377 INSURER B: Accident Fund Insurance Company of America      10166 INSURER C: Berkley National Insurance Co.      38911 INSURER D: Mt. Hawley Insurance Company      37974 INSURER E: INSURER F:

**COVERAGES      CERTIFICATE NUMBER: 1568256637      REVISION NUMBER:**

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

INER LTR	TYPE OF INSURANCE	ADOL	SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> CORP/GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	Y	Y	CPP1067512	5/15/2023	5/15/2024	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/PROP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	CPP1066774	5/15/2023	5/15/2024	COMBINED SINGLE LIMIT (EA ACCIDENT) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	Y	UMB1014555	5/15/2023	5/15/2024	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	3C WCP 10022184 92	5/15/2023	5/15/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. BACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Leased/Rented Equipment			MIM1000914	5/15/2023	5/15/2024	Limit \$350,000
D	Pollution Liability			EGL0009614	5/15/2023	5/15/2024	Limit \$1,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 Additional insured on a primary and non-contributory basis with respect to the general liability and auto liability coverage only when required by written contract. Waivers of subrogation apply to the general liability, workers compensation, and auto liability policies in favor of the stated additional insureds only when required by written contract. Umbrella follows form. The coverage and limits conform to the minimums required by Article 107.27 of the Standard Specifications for Road & Bridge Construction.  
 RE: McCormick Place HQ Hotel Prairie District3 Partners ("PD3"), Clark/Bulley/OVC/Powers, a Joint Venture ("CBOP"), Metropolitan Pier and Exposition Authority ("MPEA") are additional insureds as outlined above when required by written contract.

<b>CERTIFICATE HOLDER</b>  Homer Tree Care, Inc. 14000 S. Archer Avenue Lockport IL 60441	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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**DATE:** 4/02/2024  
**TO:** The Board of Commissioners  
**FROM:** Cathy Fallon, Executive Director  
**RE:** Other Updates

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- Property at 2832 Lombard: Attached is the documentation from the BDC that they have acquired the property for \$7500.00. I have done some additional research for the agency to acquire additional property to turn 2832 Lombard into a park would require at minimum 2 additional properties. The estimated cost to secure 2 additional properties would be a minimum of \$600,000. In talking with the BDC if the Park District were to purchase the property there is a local church that would be interested in leasing the property from the Park District. The church would then use the land for garden plots to grow food for the food pantry.
- I have reached out to Williams and Associates to provide us with a more comprehensive report on Liberty. I'm planning to provide the report to the Board so a more informed decision can be made about the future of Liberty. For the short term as we approach summer months, we have shuffled programming and events that would typically be help in doors at Liberty to other locations.

# ALTA COMMITMENT FOR TITLE INSURANCE

Commitment Number:

issued by:



CHICAGO TITLE INSURANCE COMPANY

**24GSD058374LP**  
**Revision 2**

## NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**Chicago Title Insurance Company**

By:

Handwritten signature of Michael J. Nolan in black ink.

Michael J. Nolan, President

Attest:

Handwritten signature of Marjorie Nemzura in black ink.

Marjorie Nemzura, Secretary

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 10 South LaSalle Street, Suite 2850 Chicago, IL 60603 Main Phone: (312)223-2800 Email: loopcommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 2850 Chicago, IL 60603 Main Phone: (312)223-2800 Main Fax: 312-223-2920

Issued By: Denzin Soltanzadeh LLC  
190 S. LaSalle St, Suite 2160  
Chicago, IL 60603

Order Number: 24GSD058374LP  
Property Ref.: 2832 Lombard Ave., Berwyn, IL 60402

SCHEDULE A

1. Commitment Date: January 24, 2024
2. Policy to be issued:
  - (a) ALTA Owner's Policy 2021
    - Proposed Insured: The Berwyn Development Corporation
    - Proposed Amount of Insurance: \$7,500.00
    - The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:
  - Fee Simple
4. The Title is, at the Commitment Date, vested in:
  - [County of Cook d/b/a Cook County Land Bank Authority](#)
5. The Land is described as follows:
  - SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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**EXHIBIT "A"**  
Legal Description

LOT 14 IN BLOCK 8 IN SUBDIVISION OF BLOCKS 7 AND 8 IN GREELEY'S ADDITION TO BERWYN, IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**DATE:** 4/2/2024  
**TO:** The Board of Commissioners  
**FROM:** Cathy Fallon, Executive Director  
**RE:** Master Plan

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- We have reached our goal of 300 Statistically Valid Surveys; we technically have 303 responses. ETC is currently working on the evaluation.
- We are working with Hitchcock to attend a few of our spring events. Hitchcock will work on more community engagement at the events.
- The expected completion of the Master Plan will be June, but that might need to be adjusted based on attendance at upcoming events.