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**DEVELOPMENT COMMITTEE MEETING AGENDA**



MEETING DATE: Wednesday, June 21, 2017

MEETING TIME: 8:30 a.m.

MEETING LOCATION: Village Board Room, 25 E. State Street, North Aurora, IL 60542

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**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**APPROVAL OF MINUTES**

1. Approval of Development Committee Minutes dated September 21, 2016.

**NEW BUSINESS**

1. TIF Façade Grant request in the amount of \$7,000 for the property located at 201 Smoketree Lane.

**OLD BUSINESS**

**OTHER INFORMATION**

**TRUSTEE COMMENTS**

**ADJOURN**

**VILLAGE OF NORTH AURORA  
DEVELOPMENT COMMITTEE MEETING  
WEDNESDAY, SEPTEMBER 21, 2016  
MINUTES**

**CALL TO ORDER**

Trustee Gaffino called the meeting to order at 8:20 a.m.

**ROLL CALL**

Committee Members in attendance: Trustee Mark Gaffino, Trustee Curtis. Staff in attendance: Steve Bosco, Village Administrator; Mike Toth, Community and Economic Development Director; Cindy Torracco, Exec. Assistant. Trustee Mark Guethle joined the meeting at 8:40 a.m.

**APPROVAL OF MINUTES**

Motion to approve the March 16, 2016 Development Committee Minutes made by Trustee Gaffino and seconded by Trustee Curtis. All in Favor – Motion Approved

**NEW BUSINESS**

- 1. TIF Façade Grant request in the amount of \$12,028 for the property located at 111 S. Lincolnway.**

Mike Toth gave overview of the TIF Façade Grant request for property on the east side of Rt. 31 between the BP gas station and the A&W restaurant. Toth introduced Joe Martinez, the property manager. Mr. Martinez noted there were three locations where the parking lot required sealing and restriping, in addition to painting the building and adding lighting to improve the façade and also for security. He noted there are four tenants on the property with two vacant locations. He noted that Coleman Closets business space was vacant and may be subdivided into three units. Toth noted that the TIF grant includes property that is not directly abutting Route 31, noting that improvements to the rear of the property was not only for aesthetics, but also security.

Steve Bosco stated the Committee would probably want to wait for Trustee Guethle to join the meeting before making their recommendation.

(Item Number 3 of the agenda was discussed next while waiting for Trustee Guethle to join meeting.)

- 2. Discussion of North Aurora Auto Mall Special Sign District (Petition #16-07).** (Item No. 3 on the agenda was discussed prior to No. 2, pending Trustee Guethle joining the meeting.)

Toth noted staff has been working with Gerald Auto Group regarding signage for their buildings. He noted that the Village's Sign Ordinance sets standards for industrial and commercial signs, and also includes special sign districts. Auto dealers could be added as a special sign district, as opposed to seeking a variance. Due to their geographic isolation, which is usually in an area with limited impact, but they do need as much visibility as possible both from Orchard Road and I-88, which would allow for a sign provision for their specific needs. The Plan Commission did recommend approval of amending the Sign Ordinance with conditions.

Curtis stated questioned the potential for large freestanding signs that could be oriented towards I-88. Staff explained that freestanding signs would be limited to twenty (20) feet in height on Orchard Road and ten (10) within the remainder of the auto mall. Any height above that would require a variance.

Trustee Guethle joined the meeting at 8:40 a.m. and Toth brought him up to speed on what was being discussed.

Bosco noted that if there were interest in auto dealerships locating outside the auto mall, we could then extend boundaries of a special sign district. Bosco questioned the Committee if they thought this should be the case, where we would extend the provisions beyond the Auto mall boundaries. Toth recommended that these provisions could be amended at a later time.

Toth stated Chrysler dealership had an interest in the location by Towne Centre, out of the Auto Mall boundaries. He noted that they have to do off-site storage because they are required to keep a certain amount of inventory on site, however they currently don't have enough space. Bosco noted Gerald Auto Group owns all but one of the two spots at the Auto Mall.

Toth noted that he learned that working with auto groups brings up a number of signage requirements, noting the need a variety of signs for one dealership, including the manufacturer's information, the franchisee name on the building, service center signs, etc. a lot of signage is required for this type of use.

### **3 Discussion of stationary food vendors and mobile food vendors. (item No. 2 on the agenda)**

Staff has had a lot of inquiries about mobile food trucks and was approached by a food vendor looking to have a stationary food truck parked on the Sherwin Williams property. This would be a retro-fitted utility or recreational trailer that would have kitchen appliances for preparing the food. They plan to leave the trailer on the property 24 hours a day, and open daily to serve food. Toth noted his report included background information from other municipalities, and noted that a lot of cities have embraced food trucks, usually in larger cities. When looking at other municipalities, we noted there are a lot of provisions, such as not blocking any parking spaces, whether bathrooms need to be provided, etc. Sycamore allows permanent food trucks, as long as they have a valid peddler's license. The difference between mobile and stationary vendors, is that the mobile food trucks will come, park and stay anywhere from 15 minutes to 2 hours or more. Staff is seeking feedback and direction from the Committee on how to respond to mobile and stationary food truck inquiries.

Toth noted they are just looking to open one food truck at the Sherwin Williams location. Bosco noted that this could mean 24 hours a day, for several months straight, which could mean spring, summer and fall. Trustee Curtis commented that she wouldn't mind seeing mobile food trucks, but would not want to see a permanent structure, and would want to be sure they had the option to move to other locations. She also does not want to over-regulate them. Trustee Curtis stated she does not like the idea of a trailer park full of these permanent structures. She also asked how sales tax would be collected. Bosco stated the state requires that they track their sales.

Bosco noted staff is looking at opportunities for River Front Park and with the limited space, mobile food trucks might be an option.

Trustee Gaffino stated he would not want to see any stationary food trucks allowed, and noted Sugar Grove has a taco trailer by the mini golf, but he would be good with allowing mobile food trucks. Further, was concerned if they would remain in the same spot each day, or move to different locations.

Toth noted that staff is looking for feedback on what the Committee would like to see, regarding limiting length of time they can be parked. Trustee Guethle noted he would be okay with a couple hours during lunch time. Trustee Gaffino was concerned about mobile food trucks setting up across from brick and mortar restaurants, and noted it was something to think about. Toth said a lot of communities regulate their locations by zoning and he has noticed that the mobile food trucks gravitate to industrial areas. Business owners in industrial areas have asked when North Aurora is going to get more restaurants in these areas.

Toth stated that when he looks at language of other communities, he takes into consideration whether the provision are enforceable based on our staff and time. He wants to be sure that the language makes sense with regard to being able to enforce it.

Bosco noted we can just focus on mobile food trucks at this point, and they would need to abide by the County's health department regulations.

Trustee Curtis noted a mobile food truck is a business with less overhead. Food trucks don't have the same dining experience and amenities as a brick and mortar restaurant.

The Committee recommended bring this back for discussion at the Committee of the Whole, with regard to mobile food trucks, noting they were not in favor a permanent food trucks being kept in one location. Bosco noted we may look at exceptions for festivals, regarding parking overnight, would have to see how provisions would apply.

#### **4. Discussion of proposed fencing materials text amendment (Petition #16-08).**

Toth stated that the Plan Commission discussed fencing material in commercial and industrial districts. The concern was with the Opus West property fence, adjacent to J. C. Penney store. The Plan Commission looked at limiting the type of materials that can be used for commercial and industrial properties.

Staff worked with the Plan Commission to come up with new language but enforcing fencing materials can be a bit tricky. Staff is asking the Development Committee what their thoughts are about fencing on industrial and commercial properties. Toth noted that when a development comes in as a P.U.D. the site plan review allows for consideration on a case-by-case basis. When Opus first came in, the fencing material was not taken into consideration in the P.U.D. A site plan review requirement of the Opus east building was that any type of fencing has to be decorative. Toth questioned whether the Village wants to prohibit chain link fencing in industrial and commercial zoning, when chain link is used for functional purposes and for security issues. There may be repercussions if we prohibit chain link or barb wire.

Toth noted the Zoning Ordinance allows fencing to be placed in the all areas of a property, but is restricted by height. He noted that at one time it was proposed that chain link fencing be eliminated for residential and the Plan Commission said no, that it should be up to the home owner to choose.

Bosco asked if the Committee felt chain link fencing should be banned along a commercial corridor, or allowed along the side of the building, but not along the main corridor. Then you get into whether you want to regulate the entire industrial property and not just the portion facing the commercial corridor. Trustee Guethle suggested using restrictions and requiring two different types of fencing. Bosco added that the Plan Commission was pretty adamant about not allowing chain link fencing in commercial areas. Toth noted that industrial properties sometime require this type of fencing, noting that when Opus first came in, and discussed fencing as part of the site development process, they mentioned requirements for fencing due to homeland security requirements. Opus is a bit of an anomaly as it is an industrial use next to commercial zoning. Once the landscaping matures on the Opus property, the fence will be less noticeable.

Bosco referenced Elk Grove Village's policy that requires any fencing adjacent to a R.O.W. or viewed by the public should be painted black. Trustee Gaffino suggested there are coatings for chain link that can be made either brown or green to blend into the landscape. Trustee Guethle commented that we may not want to have a bunch of restrictions over fencing requirements for a business.

Toth noted the wording may have to be somewhat specific and asked the Committee what their thoughts were about design requirements for the locations listed in his report, noting these are all main routes through the Village. Toth added regulations could specify earth tones based on the color of the

building to be compatible. Toth also noted fences are prohibited in front and corner side-yards and any fencing would have to meet setback requirements.

Bosco noted the only future industrial area that is adjacent to commercial properties would be next to Oberweis and along Route 31. Trustee Curtis stated she would like to ban fencing on Route 31, noting it has enough problems. Gaffino commented on the car lot on Route 31, stating the wooden fence does not look good there. Bosco noted staff will bring this back to the Committee of the Whole for discussion and to get more feedback on whether to regulate fencing in both commercial and industrial zoning areas.

## **OLD BUSINESS**

Trustee Gaffino asked when the Marathon gas station building was scheduled to be demolished. Toth noted they has a meeting tomorrow with the contractor and will know more then. Further information can be provided in the Village Administrator's Friday report.

Trustee Gaffino also noted that there are about four or five buildings for sale on Route 31. Toth noted staff can keep eye on pricing on properties to see if the board has any interest, and also can reach out to property owner and discuss T.I.F. opportunities.

## **OTHER INFORMATION**

Bosco stated that Jim Bibby would be providing a radius diagram for the Elleby Court parking issue and the Fire District is looking to see that the fire trucks can get through. Staff has been looking for historical data regarding the tree that the island was built around and when the tree died and was removed. Staff is looking at different options to either ban parking or cut the median back. Rempe-Sharpe Engineers will provide estimates on both options for the next board meeting.

Bosco noted a new restaurant looking to go in at the Clock Tower plaza and will be looking for a liquor license. The restaurant looks promising and staff noted that the owner was one of the partners from the Open Range restaurant in Batavia. They are looking to open a restaurant, and not just a bar, and it will be on the order of a Buffalo Wild Wings, with entertainment such as a golf simulator to provide more of a family oriented entertainment experience.

## **TRUSTEE COMMENTS**

None

## **ADJOURN**

Motion to Adjourn by Trustee Gaffino, second by Trustee Curtis

All in Favor - Meeting Adjourned

Respectfully submitted,

Cindy Torracco  
Exec. Assistant/Deputy Clerk

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**VILLAGE OF NORTH AURORA  
DEVELOPMENT COMMITTEE REPORT**

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**TO:** DEVELOPMENT COMMITTEE MEMBERS  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR  
**SUBJECT:** 201 SMOKETREE LANE TAX INCREMENT FINANCING FAÇADE GRANT  
**DATE:** JUNE 21, 2017

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**DISCUSSION**

The North Aurora Tax Increment Financing Grant Program (NATIFGP) provides financial assistance to commercial property owners to make building, landscaping and signage improvements within the TIF district. The NATIFGP offers reimbursement up to 50% of the cost of improving storefronts, building facades or landscaping up to \$20,000. The program also provides up to \$10,000 for sign improvements that bring nonconforming signs into conformance with the Village's sign ordinance with no match required. A one-time reimbursement of \$1,000 is also available for architectural and engineering services.

The North Aurora Hotel has a swimming pool and smaller wading pool located in the courtyard on the property, both of which have not been in service for years. As a result, the pool area has become dilapidated and unsightly. Staff originally reached out to the owners of the North Aurora Hotel in 2014, giving them a year to either rehabilitate the pool for usage or remove it in its entirety. The property owners have elected to remove the pool from the property.

The scope of the demolition work would include removal of the pools, surrounding concrete patio, all walkways and fence. Former sign and satellite poles in the courtyard will also be removed from the ground. The contractors were also instructed to leave the berm located in the courtyard area intact.

While typically not the type of project performed under the NATIFGP, staff believes that the pool area demolition will improve the overall aesthetics of the subject property. Further, staff has reviewed the proposal in conjunction with the NATIFGP guidelines.

After receiving three separate bids for the demolition work, Fox Excavating, Inc. provided the lowest bid of \$14,000. Therefore, the property owner is requesting \$7,000 in matching funds from the NATIFGP for the pool demolition project. Staff notes that the Village procured Fox Excavating for the demolition of the Village-owned property located at 24 S. Lincolnway. Further, awarding of the demolition for the subject project is contingent upon Fox Excavating's ability to first close out all work at the 24 S. Lincolnway property.

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VILLAGE OF NORTH AURORA  
TAX INCREMENT FINANCING DISTRICT GRANT PROGRAM  
Application Form

1. Application information

Date: 6/6/17

Loan Amount Requested: \$ \_\_\_\_\_ Total Project Cost: \$ \_\_\_\_\_

Name: HONGHAI WANG

Home address: 6503 MANOR DRIVE BURN RIDGE IL 60527

Phone: 312-656-0888 Fax: 312-569-4517

2. Business information (the building or establishment for which the grant is sought)

Name: NORTH AURORA HOTEL, LLC

Address: 201 SMOKE TREE PLAZA LN NORTH AURORA IL 60542

Phone: \_\_\_\_\_ Fax: 331-212-6782

Applicant is: Owner  Tenant \_\_\_\_\_ If tenant, term of lease: \_\_\_\_\_

If tenant, name & phone of owner: \_\_\_\_\_

3. Proposed use of program:

- Canopy/awning
- Windows/doors
- Painting/tuck pointing
- Landscaping
- Other (please specify) \_\_\_\_\_
- Signage
- Exterior lighting
- Restoration of architectural feature
- Exterior ADA accessibility

**4. Breakdown of Project:**

Estimated Amount	Description of Work
A. \$ _____	_____
B. \$ _____	_____
C. \$ _____	_____
D. \$ _____	_____

**TO COMPLETE THIS APPLICATION, PLEASE ATTACH THE FOLLOWING INFORMATION TO FURTHER DESCRIBE THE PROPOSED PROJECT:**

- Preliminary cost estimates (typically a copy of itemized contractor estimates/quotes).
- Site plan and elevation drawn to scale, with scale(s) noted, illustrating the proposed improvements. Proposed materials, colors, finishes and details, including signage (if any).
- Elevations of any façade proposed to be drawn to a scale of at least 1/8" = 1'; each elevation drawing should include notations of proposed materials, colors, finishes, and details. The drawing should clearly show proposed signage (if any).
- Clear and identifiable photographs, at least 5"x7" in size, of the building facades and facades of buildings on the same block. If more than one façade is proposed for renovation, photographs of each façade and buildings on the same block should be submitted.

**5. Statement of Understanding:**

- A. The applicant (undersigned) agrees to comply with the guidelines and procedures of the Village of North Aurora Tax Increment Financing District Grant Program and the conceptual design and outline specifications as agreed to by the applicant and the grantor.
- B. The applicant understands that the applicant must submit detail cost documentation, copies of building permits, bids contracts and invoices and contractor's final waivers of lien upon completion of the approved improvements.

Applicant's Signature:  Date: 5-28-2017

If the applicant is other than the owner, the following line must be completed:

I certify that I, the owner of the property at 201 SMOKESTREE PL NORTH AURORA do authorize the applicant to apply for a grant under the Village of North Aurora Tax Increment Financing District Grant Program and to undertake the approved improvements.



Lease beginning date: \_\_\_\_\_ Lease ending date: \_\_\_\_\_

Owner's signature: [Signature] Date: \_\_\_\_\_

Return completed application form to: **Michael Toth  
Community and Economic Development  
Director  
Village of North Aurora**

**For Office Use Only**

Date application received: 6/6/17 Zoning: B-2

Minimum of two cost estimates for each work item: Yes  No

Ineligible improvements, if any: \_\_\_\_\_

Grant Approved Date: \_\_\_\_\_ Grant Denied Date: \_\_\_\_\_

Total estimated project cost: \$ \_\_\_\_\_ Reason: \_\_\_\_\_

Percent applied for grant: \_\_\_\_\_

Total amount of grant: \$ \_\_\_\_\_



**FOX EXCAVATING, INC.**  
 1305 South River Street  
 Batavia, IL 60510-9648  
 Phone (630)879-2674 - Fax (630)879-2025

Attn: Tony or Da  
 North Aurora Hotel  
 301 Smoke Tree Ln.  
 North Aurora, IL 60542  
 331-205-1700 X1  
[naurorah1688@gmail.com](mailto:naurorah1688@gmail.com)

**REVISED DATE: May 9, 2017**

Project Site: Pool Demolition  
 North Aurora Hotel

We propose to provide the necessary labor, equipment, and material for the above mentioned project in accordance with site walk through by Gary Martin dated 3/6/17 and Village Meeting 5/9/17 for as follows:

**POOL DEMOLITION**

Mobilization	1 LS	
Remove Existing Fence Around Pool	1 LS	
Pump Water Out Of Pool	1 LS	
Remove Pool Deck and Sidewalk to Fill Pool	1 LS	
Break Up Pool Walls and Floor and Fill Pool	1 LS	
Fill Pool With Clay from Off-site Material	1 LS	
Import Topsoil for Respread	1 LS	
Seed and Blanket Restoration	1 LS	
		<b>TOTAL FOR ALL ABOVE: \$ 14,000.00</b>

**UNIT PRICES**

**EQUIPMENT**

Hydraulic Excavator 325 CAT w/ Hammer	\$250.00	per hour
Hydraulic Excavator 320 CAT	\$200.00	per hour
Hydraulic Excavator 315 CAT	\$190.00	per hour
Hydraulic Excavator 308 CAT	\$180.00	per hour
Hydraulic Excavator 305 CAT	\$175.00	per hour
Hydraulic Excavator 304 CAT	\$170.00	per hour
Hydraulic Excavator 303 CAT	\$165.00	per hour
Vibratory Compactor	\$170.00	per hour
420 Rubber Tire Backhoe	\$170.00	per hour
Skid Steer	\$150.00	per hour
Skid Steer with Tracks	\$165.00	per hour
Skid Steer with High Lift	\$165.00	per hour
Skid Steer Breaker (Optional Add-On)	\$30.00	per hour
Foreman/Supervisor	\$135.00	per hour
Labor	\$120.00	per hour
Labor w/Truck	\$150.00	per hour
Dump Truck Six-Wheeler	\$120.00	per hour
Dump Truck Semi	\$135.00	per hour
Frost Ripping	\$225.00	per hour
Lowboy	\$150.00	per hour
Layout/ Staking	\$150.00	per hour
Operator Overtime	\$60.00	per hour


**This proposal is based on:**

- Quotation is good for 30 days, unless extended in writing
- A logical and reasonable sequencing of work with any scheduling reviewed and approved by Fox Excavating, Inc.
- Conditional payment clauses are not acceptable. All payments are to be made within thirty (30) days of the date of the invoice.
- Prices quoted herein are based on material and conditions shown, detailed, and specified within the plans and reports mentioned above. No sum is included for implied materials, work items, or conditions unless so stated in this bid.
- No engineering plans were given for bidding purposes. Therefore, any changes to the lot will result in re-bid the project or an extra work order.
- All loading and hauling of material is included in base bid amount as an alternate.

**We make no provision for:**

- Permits need from village or municipality
- Asbestos Permits
- Demolition Permits
- Temporary barricades, protection, and protection against the elements
- Extra undercuts due to poor soil
- Staking and surveying
- Loading and hauling material to the site
- Leveling of fill hauled to the site
- Demolition and removal of existing structures
- Tree and brush removal
- Excavation and backfill of any proposed buildings other than the new addition
- Damage to existing driveway, concrete sidewalks, pavers, sod and landscaping
- Any work items not included above

**FOX EXCAVATING, INC.**

BY:   
Michael S. Schuckert      [michaelschuckert@foxdig.com](mailto:michaelschuckert@foxdig.com)  
Sr. Project Manager

DATE: May 9, 2017

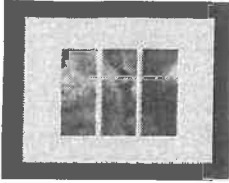
CONTRACTOR:

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

IF ANY LEGAL FEES AND COURT COST NECESSARY TO OBTAIN MONEY DUE, ALL WILL BE PAID BY ACCEPTANCE SIGNER



## Site Recovery Services, Inc

730 Larch Avenue

Elmhurst, Illinois 60126

Phn: 630-433-3375 Fax: 630-433-3380

North Aurora Hotel  
201 Smoke Tree Lane  
North Aurora, IL 60542  
Attn: Tony Yu  
[tony4wells@gmail](mailto:tony4wells@gmail)

May 17, 2017  
P: 331-205-1700

RE: Demolition of Swimming Pool & Deck  
Proposal VMT 17-37 Rev. #1

**Site Recovery Services** is pleased to quote the following services on the above referenced project;

### Items for Removal

Demolish the existing pool deck, vault top, and wading pool and sidewalks leading  
Remove all equipment from the pool equipment vault and seal pipes.  
Break up the bottom of the main pool, and vault to allow for drainage.  
Demolish the top of the main pool and equipment vault walls down to 2' below grade.

Remove two pipe posts and concrete anchors from lawn area south of pool.  
Dispose of all concrete rubble in existing main pool and vault.

### Backfilling, Grading, and Finishing

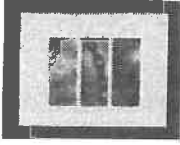
All concrete will be disposed of in the pool and vault. Upon completion of this material will be capped with clean fill and graded off to provide drainage. The site will then be covered in 4-6" of topsoil, fertilized, seeded, and mulched.  
Periodic watering of the area, as required by weather conditions, to be performed by others.

### General Conditions

Furnish and install 4' snow fence around all active work areas and remove upon completion of project.

Site Recovery will be responsible for the acquisition of all state and local demolition permits. Cost of permits to be passed on to the owner without any markup

Site Recovery is not responsible for the removal of any "hazardous, special, or contaminated" materials, and will not be held liable for any cross-contamination of materials on or off site.



Site Recovery Services, Inc  
VMT 17- 37 Rev. #1  
May 17, 2017  
Page 2 of 2

Site Recovery retains all salvage rights.

All work to be performed in a continuous single-phase operation.

Site Recovery will be responsible for the control of dust emissions from the demolition operations. This will be performed with the use of fire hoses and local fire hydrants. Trucking in water from off-site locations is not included in this proposal.

Price is based on having access to the site without construction of a temporary road.

Site Recovery maintains insurance limits of six million dollars.

This proposal may be withdrawn if not accepted within sixty days.

**For the Sum of            \$19,000**

I hope this proposal addresses your requirements and I look forward to being of service in the near future. If you have any questions please do not hesitate to call.

Very truly yours,

**Site Recovery Services, Inc.**

Vincent Miller



12 May 2017

Re: Pool Demolition  
North Aurora, Illinois

Attn: Mr. Tony Wells/ Mr. Michael Toth

KCOM Environmental & Demolition proposes to furnish labor, equipment, and legal disposal for the demolition of the existing pool and surrounding flatwork at the above referenced location and the below scope of service.

**SCOPE OF SERVICE**

1. All licenses and permits by KCOM Demolition.
2. One (1) site mobilization.
3. Demolition and removal of concrete pool deck patio.
4. Demolition and removal of top of pool walls 12" below surrounding grade.
5. Crack bottom of pool slab and abandon in place.
6. Backfill pool voids with onsite concrete.
7. Import clean backfill material to adjacent grade. Material to be track compacted.
8. Import and install 4" topsoil at removal areas.
9. Seed blanket disturbed areas.

**PRICE FOR PROJECT AS STATED:**

**TOTAL**

**\$22,400.00**

**EXCLUSIONS**

1. Utility disconnections.

Thank you for the opportunity to quote this project.

Respectfully submitted,

Jeff Olson  
KCom Environmental & Demolition  
630-200-8456  
jolson@kcomenvironmental.com