



Rantoul Village Board of Trustees
Regular Study Session
August 5, 2025
6:00 PM

Order of Business

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Public Participation

Citizens wishing to address the Village Board with respect to any item of business listed on the agenda, or any matter not appearing on the agenda, are asked to sign up on the public participation form, and submit it to the Village Clerk prior to the meeting.

Comments will be limited to three minutes for each speaker.

5. Items from the Mayor

(A) Committee / Commission Appointments

6. Items from Trustees

7. Items from the Clerk

All Minutes are draft versions until approved during the Regular Board Meeting. The Village is required to post the approved minutes on the website within ten days of approval.

(A) Minutes of the July 1, 2025 Board Study Session

(B) Minutes of the July 8, 2025 Board Meeting

8. Items from Human Resources

(A) Village Career Opportunities

9. Items from Comptroller

10. Items from Police Department

11. Items from Fire Department

(A) Sale of Surplus Fire Equipment

12. Items from Community Planning & Development

(A) Resolution Authorizing and Approving a Development Agreement with KTRM LLC

(B) Engineering Services Agreement for the Design and Construction of the Pleasant Acres Neighborhood Sidewalk Connections Project with Hutchison Engineering, Inc in the amount not-to-exceed \$146,990.00

(C) Bid Acceptance and Authorizing a Contract for South Garrard Street Construction with Midwest Asphalt Company in the amount of \$96,839.75

(D) Downtown Reconstruction & Streetscaping Project Update

13. Items from Parks & Recreation

14. Items from Public Works



**Rantoul Village Board of Trustees
Regular Study Session
August 5, 2025
6:00 PM**

Order of Business

15. Items from the Administrator

- (A) Ordinance to Impose Moratorium on Storage Unit Developments
- (B) Items of Information

16. Items from Counsel

17. Announcements

- (A) **Half Century of Progress Farm Show**
August 21-24 | 7:00am - 5:00pm
Rantoul National Aviation Center

18. Items for Closed Session

19. Adjournment

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Public Participation	DEPARTMENT:
DATE: August 5, 2025	AMOUNT:
ATTACHMENTS:	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Committee / Commission Appointments	DEPARTMENT: Administration
DATE: August 5, 2025	AMOUNT:
ATTACHMENTS:	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS: - Citizens Advisory Committee (4) - Fire & Police Commission (3) - Human Relations Committee (6) - Liquor Advisory Committee (5) - Loan Review Committee (3) - Planning & Zoning Commission (4) - Police Pension Board (3) - Scholarship Committee (3) - Storm Drainage Committee (2) - Tree Commission (5)	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Items from the Clerk	DEPARTMENT:
DATE: August 5, 2025	AMOUNT:
ATTACHMENTS:	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Minutes of the July 1, 2025 Board Study Session	DEPARTMENT: Administration
DATE: August 5, 2025	AMOUNT:
ATTACHMENTS: 1. July 1 Study Session Minutes - draft	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

**RANTOUL VILLAGE BOARD OF TRUSTEES
REGULAR STUDY SESSION
JULY 1, 2025**

LOUIS B. SCHELLING MEMORIAL BOARD ROOM
RANTOUL MUNICIPAL BUILDING, 333 S. TANNER, RANTOUL, IL

A Regular Study Session of the Board of Trustees of the Village of Rantoul was held at at 6:00 P.M. Mayor Hall called the proceeding to order.

Roll Call

The Clerk called the roll, finding the following members were physically present:

Mayor Hall, Trustees Workman, Crider, Wilson, Graham, Robertson and Haines – 7.

The following representatives of Village departments were also present:

Scott Eisenhauer, Administrator; Tony Brown, Police Chief; Chad Smith, Fire Chief; Angela Schultz, Comptroller; Luke Humphrey, Recreation & Parks Director; Jake McCoy, Public Works Director; Chad Isley, Assistant Public Works Director; Tana Ward, Executive Assistant, Audio/Visual; and Janet Gray, Village Clerk

Approval of Agenda

Trustee Robertson moved to approve the agenda with the removal of Item 14-C the purchase of a Dump Truck. Trustee Crider seconded the motion. On a roll call vote:

YEAS: Robertson, Haines, Workman, Crider, Wilson and Graham – 6.

NAYS: None – 0.

The motion carried 6-0.

Public Participation

Mayor Hall opened the public comment portion of the meeting per the Open Meetings Act. No individuals registered with the Village Clerk prior to the meeting.

Items from Trustees

Trustee Crider stated a renter contacted her regarding an issue with her landlord. Trustee Crider would like to review the Ordinances to see what the Village can do so that residents can get clear information from their landlord including a timeline of when their concern will be resolved.

Items from the Mayor

- A. Appointment of the Village Freedom of Information Officer. The Mayor will bring these names to the Board next week.
- B. The Mayor congratulated Angela Schultz, Village Comptroller who has been appointed to the Eastern Illinois Foodbank Board of Directors.

Items from Clerk

- A. Minutes of June 3, 2025 Study Session
- B. Minutes of June 10, 2025 Board Meeting

The minutes will go to the Board for approval.

Items from Human Resources

- A. Village Career opportunities were listed in the Board Packet.

Items from Comptroller

No items to report.

Items from Police Department

No items to report.

Items from Fire Department

- A. The Rantoul Fire Department and Arrow Ambulance will host an Open House at the Rantoul Fire Station 1 (101 E. Grove Street) on Wednesday, July 23 at 6:00 pm. Arrow Ambulance is now the EMS provider for the community. Air Life will bring in their helicopter to the intersection of Grove and Kentucky.

Items from Community Planning and Development

No items to report.

Items from the Parks and Recreation

No items to report.

Items from Public Works

- A. The Department presented an Electric Cost of Service Financial Projection, and Rate Design Summary for Fiscal Years 2026 to 2030 prepared by Utility Financial Services. Dan Kasbohm, from Utility Financial Services reviewed the report. He said that some capital projects had come up that were not part of the original review. The funding proposes a \$18 million bond for 20 years at 4%. The Board selected Option C – 4.5% increase in November 2025 and a 4.5% each May starting May 2026 through May 2030.
- B. The Department requested the approval of an Engineering Agreement for the Engineering and Design of the Prospect Substation Feeder Exits with BHMG Engineers, Inc. in the amount of \$263,000.00. This cost is included in the FY 2026 Reserves Budget.
- C. The request to purchase a Dump Truck was removed from the Agenda.
- D. The Department requested the approval to purchase two FLYGT Submersible Pumps for Pump Station #1543 from Vandevanter Engineering in the amount of \$66,785.51, with a \$10,000.00 Contingency Fund. Vandevanter Engineering is the only company that carries the FLYGT Brand.

Items A, B and D will go to the Board for approval.

Items from Administrator

- A. The Administrator requested the approval of Ordinance 2800 Amending Chapter 2 "Administration" of the Village Code Adding Article VI "Administrative Adjudication". This Ordinance would allow the Village to address Ordinance violations in a timelier fashion as well as allow for payment of any penalties to be made directly to the Village. A Hearing Officer would conduct the hearings, except for traffic regulation offenses and offenses committed by an individual fifteen years or younger.
- B. The Administrator requested the approval of Ordinance 2799 Implementing a Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax for the Village Effective January 1, 2026. This Ordinance would allow the Village to continue collecting the tax at the same rate currently in place.
- C. The Administrator requested the approval of Resolution 7-25-1438 authorizing the addition of a Bank Signatory for Village Accounts. This would allow Mayor Hall to sign and endorse checks and conduct other banking activities as necessary to carry out the official business of the Village.
- D. The Administrator announced that Rantoul has been selected to host the American Legion State Baseball Tournament July 30 through August 2. The events will start with a Banquet on July 29. The Administrator thanked the Recreation and Sports Complex staff who put together the bid. There is an opportunity for public participation. They will need honor guards for flag presentations and national anthem singers. This information will be listed on the Village social media site.

Items A, B and C will go to the Board for approval.

Items from Counsel

No items to Report.

Announcements

- A. Coffee with a Cop will be Thursday, July 3 from 8:00-10:00 am at Dunkin' Donuts, 402 S. Century Blvd.
- B. Freedom Celebration Fireworks will be Thursday, July 3 at dusk at the Rantoul National Aviation Center Airport.
- C. Rantoul Rotary Pancake & Sausage Breakfast will be Friday, July 4 from 7:00-11:00 am in the Rantoul Township High School Cafetorium.
- D. Independence Day Parade will be Friday, July 4 at 10:00 am. It starts on Maplewood Drive and ends at Wabash Park.
- E. Freedom Fridays will be July 11, 18, & 25 from 6:00-9:00 pm at the Hap Parker Family Aquatic Center.
- F. Congresswoman Robin Kelly and State Senator Paul Faraci will have their Mobile Office at the Rantoul Business Center on Wednesday, July 16 from 10:00 am -1:00 pm.
- G. Senior Luncheon will be Thursday, July 17 at 11:30 am at the Rantoul Recreation Department. Call 217-893-5703 to RSVP.
- H. A Household Hazardous Waste Collection Event will be Saturday, August 9 at the State Farm Center, SW parking lot. Register at hhwevent.simplybook.me.

Closed Session

Trustee Workman move to enter into Closed Session pursuant to 5 ILCS 120/2 (C) 21, for the discussion of Minutes of meetings lawfully Closed under the Open Meetings Act, whether for the purposes of approval by the body of the Minutes or semiannual review of the Minutes as mandated. Trustee Graham seconded the motion. On a Roll Call vote:

YEAS: Workman, Crider, Wilson, Graham, Robertson and Haines – 6.

NAYS: None - 0.

Motion carried 6-0.

The Board entered into Closed session at 7:15 pm.

The Board returned to Open session at 7:24 pm.

Trustee Crider stated she would like to have a level of civility among the Trustees when discussing issues.

Meeting Adjourned

Trustee Robertson moved to adjourn the meeting. Trustee Graham seconded the motion. On a roll call vote:

YEAS: Robertson, Haines, Workman, Crider, Wilson and Graham – 6.

NAYS: None - 0.

Motion carried 6-0.

The meeting was adjourned at 7:26 pm.

Respectfully submitted,

Janet E. Gray, MMC
Village Clerk

Approved

Samuel E. Hall, III
Village President

ATTEST:

Janet E. Gray, MMC
Village Clerk

I, Janet E. Gray, Village Clerk of the Village of Rantoul, Illinois, do hereby certify that the foregoing minutes are a true and correct copy of the Study Session of the Board of Trustees held July 1, 2025 as the same appears on the records of the Village now in my custody and keeping.

Janet E. Gray, MMC
Village Clerk

DRAFT

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Minutes of the July 8, 2025 Board Meeting	DEPARTMENT: Administration
DATE: August 5, 2025	AMOUNT:
ATTACHMENTS: 1. July 8 Board Meeting Minutes - draft	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

**RANTOUL VILLAGE BOARD OF TRUSTEES
REGULAR BOARD MEETING
JULY 8, 2025**

LOUIS B. SCHELLING MEMORIAL BOARD ROOM
RANTOUL MUNICIPAL BUILDING, 333 S. TANNER, RANTOUL, IL

A Regular Meeting of the Board of Trustees of the Village of Rantoul was held at 6:00 P.M., President Hall Smith presiding. President Hall called the meeting to order.

Roll Call

The Clerk called the roll, finding the following members were physically present: Mayor Hall, Trustees Workman, Wilson, Graham, Robertson and Haines – 6.

Invocation & Pledge of Allegiance

Pastor Albert Bennett of the Bible Baptist Church opened the meeting in prayer. Following the invocation, Trustee Wilson led the audience in recitation of the Pledge of Allegiance.

The following representatives of Village departments were also present:

Scott Eisenhauer, Administrator; Rodney Sullivan, Deputy Police Chief; Chad Smith, Fire Chief; Luke Humphrey, Recreation & Parks Director; Jake McCoy, Public Works Director; Chad Isley, Assistant Public Works Director; Chris Milliken; Community Planning and Development; Tana Ward, Executive Assistant, Audio/Visual; David Wesner, Attorney and Janet Gray, Village Clerk

Mayor's Presentation

Fire Chief Chad Smith stated that the department had hired four paramedics for the department who will respond only to medical calls.

- A. The Mayor gave the Oath of Office to Firefighter Whitney Shreves
- B. The Mayor gave the Oath of Office to Firefighter Thomas Comprere.
- C. The Mayor gave the Oath of Office to Firefighter Austin Hunter.
- D. The Mayor gave the Oath of Office to Firefighter Michael Lynch

Approval of Agenda

Trustee Robertson moved to approve the agenda for the meeting, as presented. Trustee Workman seconded the motion. On a Roll Call vote:

YEAS: Robertson, Haines, Workman, Wilson and Graham – 5.

NAYS: None – 0.

ABSENT: Crider – 1.

The motion carried 5-0.

Public Participation

Mayor Hall opened the public comment portion of the meeting per the Open Meetings Act.

- A. Wendell Golston asked the Board to consider getting a one-man truck where the employee would be responsible for patching the pot holes in the Village. He also spoke regarding the Adjudication Ordinance on the Agenda.
- B. Sheldon (no last name given) spoke against the Adjudication Ordinance.

A. Consent Agenda

Approval of Consent Agenda Items by Omnibus Vote

- A. Appointment of Village Clerk, Janet Gray as a Village Freedom of Information Officer.
- B. Appointment of Deputy Chief Christina Reifsteck as a Village Freedom of Information Officer.
- C. Bills and Monthly Financial Reports
- D. Minutes of Regular Study Session June 3, 2025.
- E. Minutes of Regular Board Meeting June 10, 2025.
- F. Resolution 07-25-1439, a Resolution determining whether the need for confidentiality still exists or is no longer required as to all or part of minutes of all confidential closed meetings

Trustee Robertson moved to approve the Consent Agenda items by omnibus vote. Trustee Graham seconded the motion. On a Roll Call vote:

YEAS: Robertson, Haines, Workman, Wilson and Graham - 5.

NAYS: None – 0.

ABSENT: Crider – 1.

The motion carried 5-0.

B. Consideration of Bids, Contracts & Other Items of Expenditure

Trustee Wilson moved to authorize and approve an Engineering Agreement for the Engineering and Design of the Prospect Substation Feeder Exits with BHMG Engineers, Inc. in the amount of \$263,000.00. Trustee Workman seconded the motion. On a Roll Call vote:

YEAS: Wilson, Graham, Robertson, Haines and Workman – 5.

NAYS: None – 0.

ABSENT: Crider – 1.

The motion carried 5-0.

Trustee Workman moved to authorize and approve the purchase of two FLYGT Submersible Pumps for Pump Station #1543 in the amount of \$66,785.51, with a \$10,000.00 Contingency Fund. Trustee Wilson seconded the motion. On a Roll Call vote:

YEAS: Workman, Wilson, Graham, Robertson and Haines – 5 .

NAYS: None – 0.

ABSENT: Crider – 1.

The motion carried 5-0.

C. Consideration of Ordinances & Resolutions

Ordinance No. 2799

AN ORDINANCE IMPLEMENTING A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE OCCUPATION TAX

(Effective January 1, 2026)

Trustee Graham moved to pass Ordinance No. 2799. Trustee Wilson seconded the motion. On a Roll Call vote:

YEAS: Graham, Robertson, Haines, Workman and Wilson – 5.

NAYS: None – 0.

ABSENT: Crider -1.

The motion carried 5-0.

Ordinance No. 2800

AN ORDINANCE AMENDING CHAPTER II OF THE RANTOUL CODE ADDING ARTICLE VI ENTITLED "ADMINISTRATIVE ADJUDICATION"

Trustee Robertson moved to pass Ordinance No. 2800. Trustee Graham seconded the motion. On a Roll Call vote:

YEAS: Wilson and Graham – 2 .

NAYS: Robertson, Haines and Workman – 3.

ABSENT: Crider -1.

The motion Failed 2-3.

Ordinance No. 2801

AN ORDINANCE AMENDING THE SCHEDULE OF CHARGES, FEES, AND RATES FOR ELECTRIC UTILITY RATES AS PROVIDED FOR IN CHAPTER 40 OF THE RANTOUL CODE

Trustee Workman moved to pass Ordinance No. 2801. Trustee Wilson seconded the motion. On a Roll Call vote:

YEAS: Workman, Wilson, Graham, Robertson and Haines – 5.

NAYS: None – 0.

ABSENT: Crider - 1.

The motion carried 5-0.

Resolution No. 7-235-1438

**A RESOLUTION AUTHORIZING AND APPROVING THE ADDITION
OF A BANK SIGNATORY FOR THE VILLAGE ACCOUNTS**

Trustee Robertson moved to pass Resolution No. 7-25-1438. Trustee Workman seconded the motion. On a Roll Call vote:

YEAS: Robertson, Haines, Workman, Wilson and Graham – 5 .

NAYS: None – 0.

ABSENT: Crider - 1.

The motion carried 5-0.

D. Other Business

E. Public Announcements

- A. Freedom Fridays will be July 11, 18, & 25 from 6-9:00 pm at the Hap Parker Family Aquatic Center.
- B. Congresswoman Robin Kelly and State Senator Paul Faraci will have their Mobile Office at the Rantoul Business Center on Wednesday, July 16 from 10:00 am-1:00 pm.
- C. Senior Luncheon will be Thursday, July 17 at 11:30 am at the Rantoul Recreation Department. Call 217-893-5703 to RSVP.
- D. The Rantoul Fire Department and Arrow Ambulance will host an Open House at the Rantoul Fire Station 1 (101 East Grove Street) on Wednesday, July 23 at 6:00 pm.
- E. The 18th Annual TopGun Largecar Truck Show will be July 25-27 at the Rantoul National Aviation Center. The Parade of Lights will be Friday, July 25 at dusk. Admission is free!
- F. A Household Hazardous Waste Collection Event will be Saturday, August 9 at the State Farm Center, SW Parking Lot. Register at hhwevent.simplybook.me.

F. Closed Session

No Closed Session was held.

G. Adjournment

There being no further business to come before the Board, Trustee Robertson moved to adjourn the meeting. Trustee Haines seconded the motion. On a Roll Call vote:

YEAS: Robertson, Haines, Wilson, Graham and Wilson – 5.

NAYS: None – 0.

ABSENT: Crider – 1.

The motion carried 6-0.

MEETING ADJOURNED AT 7:20 PM.

Janet E. Gray, MMC, Village Clerk

Approved

Samuel E. Hall, III
Village President

ATTEST:

Janet E. Gray, MMC
Village Clerk

I, Janet E. Gray, Village Clerk of the Village of Rantoul, Illinois, do hereby certify that the foregoing minutes are a true and correct copy of the Regular Meeting of the Board of Trustees held July 8, 2025 as the same appears on the records of the Village now in my custody and keeping.

Janet E. Gray, MMC
Village Clerk

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Village Career Opportunities	DEPARTMENT: Administration
DATE: August 5, 2025	AMOUNT:
ATTACHMENTS: 1. Open Positions	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

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- Street & Systems Operator
- Firefighter
- Police

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**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Sale of Surplus Fire Equipment	DEPARTMENT: Administration
DATE: August 5, 2025	AMOUNT:
ATTACHMENTS:	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL Fire Chief Chad Smith	VILLAGE ADMINISTRATOR Scott Eisenhauer

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Resolution Authorizing and Approving a Development Agreement with KTRM LLC	DEPARTMENT: Community Planning & Development
DATE: August 5, 2025	AMOUNT: \$40,000.00 - FY2027 Economic Development Fund
ATTACHMENTS: 1. 08-25-1440 Resolution - Approving a Development Agreement with KRTM LLC 2. Development Agreement - KTRM LLC 3. 317 Scott Street Map 4. 317 Scott Street Site Plan	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS: This item provides for a development agreement between the Village and KTRM, LLC in regard to the redevelopment of the property at 317 Scott Street, which is owned by KTRM, LLC. The property currently consists of a 12-unit mobile home park. The owner is desiring to redevelop the property by removing the existing mobile homes and infrastructure, and putting in new infrastructure and building two new single-story buildings connected by a breezeway on the property, which would contain a total of eight apartments. The owner would be investing approximately \$1.2 million dollars into the project. The owner would like to start the project as soon as possible, and would like to have all construction done and the apartments available for occupancy by November of next year. Because redevelopment of property typically costs more than would building new on a vacant lot, the agreement before the Board includes some incentives to help make the project financially viable. The incentives provided by the Village per the agreement would consist of a one-time payment of \$40,000.00 to the owner/developer at project completion, to help offset the costs associated with the demolition and clearance of the property for the project. Secondly, while the project location is in the Enterprise Zone, and eligible for some property tax reimbursement for a short period, the agreement provides for the reimbursement of the portion of the property taxes paid to the Village for a period of ten years post completion. The other taxing bodies would still receive	

their property taxes attributable to the development. Lastly, the agreement provides for the waiving of Village building permit fees in connection with the project.

So, in summary, this agreement would provide incentives to make the redevelopment of the property at 317 Scott Street possible. This project would add eight new market-rate apartments to the community, and would also substantially increase the assessed value of the property and thus the tax base of the community.

RECOMMENDED ACTION: Authorize and approve the Development Agreement with KTRM, LLC for the redevelopment of the property at 317 Scott Street.

DEPARTMENT HEAD APPROVAL
Chris Milliken

VILLAGE ADMINISTRATOR
Scott Eisenhauer

RESOLUTION 08-25-1440

**A RESOLUTION
AUTHORIZING AND APPROVING A DEVELOPMENT AGREEMENT
(KTRM LLC)**

WHEREAS, there has been presented to and there is now before this meeting of the President and the Board of Trustees (the “**Corporate Authorities**”) of the Village of Rantoul, Champaign County, Illinois (the “**Village**”) at which this Resolution is adopted, the form of a certain Development Agreement (the “**Agreement**”) by and between the Village and KTRM, LLC (the “**Developer**”) in connection with the development of certain property.

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. That the Agreement by and between the Village and the Developer, in substantially the form thereof which has been presented to and is now before the meeting of the Corporate Authorities of the Village at which this Resolution is adopted, be and the same is hereby authorized and approved.

Section 2. That for and on behalf of the Village, the Village President is hereby authorized to execute and deliver the Agreement, and the Village Clerk is authorized to attest thereto, with such insertions, changes, and revisions in the form of such Agreement as may be approved by such Village President, such execution or acceptance thereof, as the case may be, to constitute conclusive evidence of such approval of any and all such insertions, changes, or revisions therein from the form of the Agreement now before the meeting of the Corporate Authorities at which this Resolution is adopted.

This Resolution is hereby passed, the “ayes” and “nays” being called, by the concurrence of a majority of the members of the Corporate Authorities then present at a regular meeting held on the date set forth below.

PASSED this 12th day of August, 2025.

Village Clerk

APPROVED this 12th day of August, 2025.

Village President

DEVELOPMENT AGREEMENT

by and between the

VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS

and

KTRM, LLC.

Dated as of June 10, 2025

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE I DEFINITIONS	1
Section 1.1. Definitions.....	4
Section 1.2. Construction	5
ARTICLE II REPRESENTATIONS AND WARRANTIES	5
Section 2.1. Representations and Warranties of the Village	5
Section 2.2. Representations and Warranties of the Developer	6
Section 2.3. Disclaimer of Warranties	6
ARTICLE III CONDITIONS PRECEDENT TO THE UNDERTAKINGS ON THE PART OF THE DEVELOPER AND THE VILLAGE	7
Section 3.1. Conditions Precedent	7
Section 3.2. Reasonable Efforts and Notice of Termination.....	7
ARTICLE IV DEVELOPER’S COVENANTS	7
Section 4.1. Commitment to Undertake and Complete the Project	7
Section 4.2. Compliance with Agreement and Laws During Development.....	7
Section 4.3. Continuing Compliance with Laws	8
ARTICLE V VILLAGE’S COVENANTS	8
Section 5.1. Initial Grant of Economic Development Funds	8
Section 5.2. Rantoul Enterprise Zone Benefit	8
Section 5.3. Village Property Tax Abatement	88
Section 5.4. Building Permit Fees	88

ARTICLE VI	DEFAULTS AND REMEDIES.....	8
Section 6.1.	Events of Default.....	8
Section 6.2.	Rights to Cure	8
Section 6.3.	Remedies	9
Section 6.4.	Costs, Expenses and Fees.....	9
ARTICLE VII	MISCELLANEOUS PROVISIONS	10
Section 7.1.	Entire Agreement and Amendments	10
Section 7.2.	Third Parties	10
Section 7.3.	Counterparts	10
Section 7.4.	Special and Limited Obligation.....	10
Section 7.5.	Time and Force Majeure	10
Section 7.6.	Waiver	10
Section 7.7.	Cooperation and Further Assurances	10
Section 7.8.	Notices and Communications.....	11
Section 7.9.	Assignment.....	11
Section 7.10.	Successors in Interest	11
Section 7.11.	No Joint Venture, Agency, or Partnership Created	11
Section 7.12.	Illinois Law; Venue.....	11
Section 7.13.	Term	12
Section 7.14.	Construction of Agreement	12

EXHIBIT LIST

EXHIBIT A	Legal Description of Property
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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (including any exhibits and attachments hereto, collectively, this **“Agreement”**) is dated for reference purposes only as of August 28, 2024, but actually executed by each of the parties on the dates set forth beneath their respective signatures below, by and between the **Village of Rantoul, Champaign County, Illinois**, an Illinois municipal corporation (the **“Village”**), and **KTRM, LLC.**, an Illinois limited liability company (the **“Developer”**). This Agreement shall become effective upon the date of the last of the Village and the Developer to execute and date this Agreement and deliver it to the other (the **“Effective Date”**).

RECITALS

WHEREAS, in accordance with and pursuant to the power of the Village as a home rule unit under Section 6 of Article VII of the Constitution of the State of Illinois, the President and Board of Trustees of the Village (the **“Corporate Authorities”**) are authorized to enter into development agreements in order to encourage development or redevelopment of land within the corporate limits of the Village; and

WHEREAS, the Developer has proposed to redevelop the Property (as defined below, the **“Property”**) and to undertake (or cause to be undertaken) the Project (including related and appurtenant facilities as more fully defined below, the **“Project”**); and

WHEREAS, the Developer is unwilling to undertake (or cause to be undertaken) the Project (as defined below) without certain incentives from the Village, which the Village is willing to provide; and

WHEREAS, the Village has determined that it is desirable and in the Village’s best interests to assist the Developer in the manner set forth in this Agreement; and

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, stipulations, and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village and the Developer hereby agree as follows:

ARTICLE I **DEFINITIONS**

Section 1.1. Definitions. For purposes of this Agreement and unless the context clearly requires otherwise, the capitalized words, terms and phrases used in this Agreement shall have the meaning provided in the above Recitals and from place to place herein, including as follows:

“Initial Grant Amount” means the amount to be paid to or as directed by the Developer from the economic development fund of the Village under and pursuant to Section 4.1 of this Agreement.

“Project” means, the clearance of the property and construction of a new eight (8) unit single story apartment building upon the Property.

“Project Commencement Date” means, as applicable, _____, 2025, the date on or

before which construction of the Project is to commence.

“Project Completion Date” means, subject to “unavoidable delays” as described in Section 7.5 of this Agreement, the date on which the Project is completed and the Project is occupied, as evidenced by a certificate of occupancy for the entire Project issued by the Building Safety Division of the Village, but in no event shall such date be later than [_____, 20__] [____ () months from and after the Project Commencement Date].

“Property” means, the real estate commonly known as 317 Scott Street, Rantoul, Illinois, consisting of the parcels legally described on Exhibit A hereto attached; upon or within which the Project is to be undertaken and completed.

Section 1.2. Construction. This Agreement, except where the context by clear implication shall otherwise require, shall be construed and applied as follows:

- (a) definitions include both singular and plural.
- (b) pronouns include both singular and plural and cover all genders; and
- (c) headings of sections herein are solely for convenience of reference and do not constitute a part hereof and shall not affect the meaning, construction, or effect hereof.
- (d) all exhibits attached to this Agreement shall be and are operative provisions of this Agreement and shall be and are incorporated by reference in the context of use where mentioned and referenced in this Agreement.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the Village. In order to induce the Developer to enter into this Agreement, the Village hereby makes certain representations and warranties to the Developer, as follows:

(a) Organization and Standing. The Village is a home rule municipality duly organized, validly existing and in good standing under the Constitution and laws of the State of Illinois.

(b) Power and Authority. The Village has full power and authority to execute and deliver this Agreement and to perform all of its agreements, obligations and undertakings hereunder.

(c) Authorization and Enforceability. The execution, delivery and performance of this Agreement have been duly and validly authorized by all necessary action on the part of the Village’s Corporate Authorities. This Agreement is a legal, valid and binding obligation of the Village, enforceable against the Village in accordance with its terms, except to the extent that such enforceability may be limited by laws, rulings and decisions affecting remedies, and by bankruptcy, insolvency, reorganization, moratorium or other laws affecting the enforceability of debtors’ or creditors’ rights, and by equitable principles.

(d) No Violation. Neither the execution nor the delivery of this Agreement or the performance of the Village’s agreements, obligations and undertakings hereunder will conflict with, violate, or result in a breach of any of the terms, conditions, or provisions of any agreement, rule, regulation, statute, ordinance, judgment, decree, or other law by which the Village may be bound.

(e) Governmental Consents and Approvals. No consent or approval by any other governmental authority is required in connection with the execution and delivery by the Village of this Agreement or the performance by the Village of its obligations hereunder.

Section 2.2. Representations and Warranties of the Developer. In order to induce the Village to enter into this Agreement, the Developer makes the following representations and warranties to the Village:

(a) Organization. The Developer is a limited liability company, duly organized, validly existing and in good standing under the laws of the State of Illinois.

(b) Power and Authority. The Developer has full power and authority to execute and deliver this Agreement and to perform all of its agreements, obligations and undertakings hereunder.

(c) Authorization and Enforceability. The execution, delivery and performance of this Agreement have been duly and validly authorized by all necessary action on the part of the Developer's managers. This Agreement is a legal, valid, and binding agreement, obligation and undertaking of the Developer, enforceable against the Developer in accordance with its terms, except to the extent that such enforceability may be limited by laws, rulings and decisions affecting remedies, and by bankruptcy, insolvency, reorganization, moratorium, or other laws affecting the enforceability of debtors' or creditors' rights, and by equitable principles.

(d) No Violation. Neither the execution nor the delivery or performance of this Agreement will conflict with, violate or result in a breach of any of the terms, conditions, or provisions of, or constitute a default under, or (with or without the giving of notice or the passage of time or both) entitle any party to terminate or declare a default under any contract, agreement, lease, license or instrument or any rule, regulation, statute, ordinance, judicial decision, judgment, decree or other law to which the Developer is a party or by which the Developer or any of its assets may be bound.

(e) Consents and Approvals. No consent or approval by any governmental authority or by any other person or entity is required in connection with the execution and delivery by the Developer of this Agreement or the performance by the Developer of its obligations hereunder.

(f) No Proceedings or Judgments. There is no claim, action or proceeding now pending, or to the best of its knowledge, threatened, before any court, administrative or regulatory body, or governmental agency (1) to which the Developer is a party and (2) which will, or could, prevent the Developer's performance of its obligations under this Agreement.

(g) Maintenance of Existence. During the term of this Agreement, the Developer shall do or cause to be done all things necessary to preserve and keep in full force and effect its existence as a corporation duly authorized and existing in the State of Illinois.

Section 2.3. Disclaimer of Warranties. The Village and the Developer acknowledge that neither has made any warranties to the other except as set forth in this Agreement. The Village hereby disclaims any and all warranties with respect to the Property, and the Project, express or implied, including, without limitation, any implied warranty of fitness for a particular purpose or

merchantability or sufficiency of the obligations of each for the purposes of this Agreement.

ARTICLE III
CONDITIONS PRECEDENT TO THE UNDERTAKINGS
ON THE PART OF THE DEVELOPER AND THE VILLAGE

Section 3.1. Conditions Precedent. The undertakings on the part of the Developer and the Village as set forth in this Agreement are expressly contingent upon each of the following:

- (a) **Title.** The Developer shall have and maintain fee simple title to the Property.
- (b) **Construction Schedule.** The Developer shall have delivered to the Village a detailed construction schedule for the commencement and completion of the Project which shall include a Project Commencement Date and a Project Completion Date.
- (c) **Village Approvals.** The Developer shall have obtained approval of the Project in accordance with all applicable laws, codes, rules, regulations and ordinances of the Village, including without limitation all applicable subdivision, zoning, environmental, building code or any other land regulations (collectively, the “Village Codes”), including the issuance of all required permits, it being understood that the Village in its capacity as a municipal corporation has discretion to approve the issuance of any such permits in accordance with any such applicable Village Codes.

Section 3.2. Reasonable Efforts and Notice of Termination. The Developer shall use due diligence to timely satisfy the conditions set forth in Section 3.1 above, but if such conditions are not so satisfied or waived by the Village, then the Village may terminate this Agreement by giving written notice thereof to the Developer. In the event of such termination, this Agreement shall be deemed null and void and of no force or effect and neither the Village nor the Developer shall have any obligation or liability with respect thereto.

ARTICLE IV
DEVELOPER’S COVENANTS

Section 4.1. Commitment to Undertake and Complete the Project. The Developer covenants and agrees to commence the Project on or before the Project Commencement Date and to have the Project completed on or before the Project Completion Date. The Developer recognizes and agrees that the Village has sole discretion with regard to all approvals and permits relating to the Project, including but not limited to approval of any required permits and any failure on the part of the Village to grant or issue any such required permit shall not give rise to any claim against or liability of the Village pursuant to this Agreement. The Village agrees, however, that any permit application shall be processed in its usual and customary manner and that any such approval shall be made in conformance with the applicable Village Codes and shall not be unreasonably denied, withheld, conditioned, or delayed.

Section 4.2. Compliance with Agreement and Laws During Development. The Developer shall at all times construct and install the Project, including any related and appurtenant facilities and improvements (or cause the same to be done), in conformance with this Agreement and all applicable laws, rules and regulations, including without limitation all applicable subdivision, zoning, environmental, building code or any other land use ordinances of the Village. Any agreement of the Developer related to the design, construction or installation of the Project with any contractor subcontractor or supplier shall, to the extent applicable, contain provisions

substantially similar to those required of the Developer under this Agreement.

Section 4.3. Continuing Compliance with Laws. The Developer covenants and agrees to undertake the acquisition, construction, and installation of the Project in conformance with this Agreement and all applicable federal and state laws, rules and regulations and all Village Codes.

ARTICLE V

VILLAGE'S COVENANTS

Section 5.1. Initial Grant of Economic Development Funds. Within thirty (30) days of the Project Completion Date, the Village agrees to pay to or at the direction of the Developer a one-time grant of economic development funds in an amount equal to \$40,000 (the “**Initial Grant Amount**”). The Initial Grant Amount is intended to compensate in part for any increased cost of the construction of the Project due to the necessary demolition and clearance of the Property.

Section 5.2. Rantoul Enterprise Zone Benefit. The Village confirms that the Property is within the Village of Rantoul Enterprise Zone and that the Project qualifies for a state sales tax exemption for eligible building materials purchased in connection with the construction of the Project.

Section 5.3. Village Property Tax Reimbursement. The Village shall reimburse the real property taxes attributable to the increased assessed valuation resulting from the Project on the Property for a period of 10 years after the Project Completion Date. This reimbursement shall be limited to that portion of the real property taxes levied and imposed by the Village of Rantoul upon the Property.

Section 5.4. Building Permit Fees. The Village covenants and agrees that the Project shall not be subject to and the Village agrees to waive any and all fees for building permits in connection with the Project.

ARTICLE VI

DEFAULTS AND REMEDIES

Section 6.1. Events of Default. The occurrence of any one or more of the events specified in this Section 6.1 shall constitute a “**Default**” under this Agreement.

(a) By the Developer:

(1) The furnishing or making by or on behalf of the Developer of any statement or representation in connection with or under this Agreement that is false or misleading in any material respect; and

(2) The failure by the Developer to timely perform any term, obligation, covenant or condition contained in this Agreement.

(b) By the Village:

(1) The failure by the Village to timely perform any other term, obligation, covenant, or condition contained in this Agreement.

Section 6.2. Rights to Cure. The party claiming a Default under Section 6.1 of this

Agreement (the “**Non-Defaulting Party**”) shall give written notice of the alleged Default to the other party (the “**Defaulting Party**”) describing the nature of the Default complained of and the term or provision of this Agreement which the Non-Defaulting Party believes is in default. Except as required to protect against immediate, irreparable harm, the Non-Defaulting Party may not institute proceedings or otherwise exercise any right or remedy against the Defaulting Party until thirty (30) days after having given such notice. In the event a Default is of such nature that it will take more than thirty (30) days to cure or remedy, such Defaulting Party may give the Non-Defaulting Party written notice that (i) the Default will take more than thirty (30) days to cure or remedy; (ii) the Defaulting Party has promptly commenced and is diligently pursuing such cure or remedy; and (iii) the date on or before which the Defaulting Party will have completed such cure or remedy. Provided that the Defaulting Party promptly commences and diligently pursues such cure or remedy, such Defaulting Party shall have an additional period of time reasonably necessary to cure or remedy such Default. During any such period following the giving of notice of the alleged Default, the Non-Defaulting party may suspend performance under this Agreement until the Non-Defaulting Party receives written assurances from the Defaulting Party, deemed reasonably adequate by the Non-Defaulting Party, that the Defaulting Party will cure or remedy or has cured or remedied the Default and remain in compliance with its obligations under this Agreement. A Default not cured or remedied or otherwise commenced and diligently pursued as provided above shall constitute a “**Breach**” under this Agreement. Except as otherwise expressly provided in this Agreement, any failure or delay by either party in asserting any of its rights or remedies as to any Default or any Breach shall not operate as a waiver of any such Default, Breach or of any other rights or remedies it may have as a result of such Default or Breach.

Section 6.3. Remedies. Upon the occurrence of a Breach under this Agreement by the Developer, the Village shall have the right to terminate this Agreement by giving written notice to the Developer of such termination and the date such termination is effective. Except for such right of termination by the Village, the only other remedy available to either party upon the occurrence of a Breach under this Agreement by the Defaulting Party shall be to institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such Breach, including but not limited to proceedings to compel specific performance, or other appropriate equitable relief. Notwithstanding anything herein to the contrary, the sole remedy of the Developer upon the occurrence of an Breach by the Village under any of the terms and provisions of this Agreement shall be to institute legal action against the Village for specific performance or other appropriate equitable relief and under no circumstances shall the Village be liable to the Developer for any monetary liability or be liable for any indirect, special, consequential or punitive damages, including without limitation, loss of profits or revenues, loss of business opportunity or production, cost of capital, claims by customers, fines or penalties, whether liability is based upon contract, warranty, negligence, strict liability or otherwise, under any of the provisions, terms and conditions of this Agreement.

Section 6.4. Costs, Expenses and Fees. Upon the occurrence of a Default or Breach which requires either party to undertake any action to enforce any provision of this Agreement, the Defaulting Party shall pay upon demand all of the Non-Defaulting Party’s charges, costs and expenses, including the reasonable fees of attorneys, agents and others, as may be paid or incurred by such Non-Defaulting Party in enforcing any of the Defaulting Party’s obligations under this Agreement or in any litigation, negotiation or transaction in connection with this Agreement in which the Defaulting Party causes the Non-Defaulting Party, without the Non-Defaulting Party’s fault, to become involved or concerned.

ARTICLE VII

MISCELLANEOUS PROVISIONS

Section 7.1. Entire Agreement and Amendments. This Agreement (together with Exhibit A attached hereto) constitutes the entire agreement by and between the Village and the Developer relating to the subject matter hereof. This Agreement supersedes all prior and contemporaneous negotiations, understandings, and agreements, whether written or oral, and may not be modified or amended except by a written instrument executed by both of the parties.

Section 7.2. Third Parties. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other persons other than the Village and the Developer and their respective successors and assigns, nor is anything in this Agreement intended to relieve or discharge any obligation or liability of any third persons to either the Village or the Developer, nor shall any provision give any third parties any rights of subrogation or action over or against either the Village or the Developer. This Agreement is not intended to and does not create any third-party beneficiary rights whatsoever.

Section 7.3. Counterparts. Any number of counterparts of this Agreement may be executed and delivered and each shall be considered an original and together they shall constitute one agreement.

Section 7.4. Special and Limited Obligation. This Agreement shall constitute a special and limited obligation of the Village according to the terms hereof. This Agreement shall never constitute a general obligation of the Village to which its credit, resources or general taxing power are pledged.

Section 7.5. Time and Force Majeure. Time is of the essence of this Agreement; provided, however, neither the Developer nor the Village shall be deemed in Default with respect to any performance obligations under this Agreement on their respective parts to be performed if any such failure to timely perform is due in whole or in part to the following (which also constitute “unavoidable delays”): any strike, lock-out or other labor disturbance (whether legal or illegal, with respect to which the Developer, the Village and others shall have no obligations hereunder to settle other than in their sole discretion and business judgment), civil disorder, inability to procure materials, weather conditions, wet soil conditions, failure or interruption of power, restrictive governmental laws and regulations, condemnation, riots, insurrections, acts of terrorism, war, fuel shortages, accidents, casualties, acts of God or third parties, or any other cause beyond the reasonable control of the Developer or the Village.

Section 7.6. Waiver. Any party to this Agreement may elect to waive any right or remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless such waiver is in writing and duly executed by the party giving such waiver. No such waiver shall obligate the waiver of any other right or remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided pursuant to this Agreement.

Section 7.7. Cooperation and Further Assurances. The Village and the Developer covenant and agree that each will do, execute, acknowledge and deliver or cause to be done, executed and delivered, such agreements, instruments and documents supplemental hereto and such further acts, instruments, pledges and transfers as may be reasonably required for the better assuring, mortgaging, conveying, transferring, pledging, assigning and confirming unto the Village or the Developer or other appropriate persons all and singular the rights, property and revenues

covenanted, agreed, conveyed, assigned, transferred and pledged under or in respect of this Agreement.

Section 7.8. Notices and Communications. All notices, demands, requests or other communications under or in respect of this Agreement shall be in writing and shall be deemed to have been given when the same are (a) deposited in the United States mail in a properly addressed envelope and sent by registered or certified mail, postage prepaid, return receipt requested, (b) personally delivered or (c) sent by a nationally recognized overnight courier, delivery charge prepaid, in each case, to the Village and the Developer at their respective addresses (or at such other address as each may designate by notice to the other), as follows:

- (i) In the case of the Developer, to:
KTRM, LLC.
425 Glenwood Dr
Rantoul, IL 61866
Attn: Kevin Modglin, President
Tel: (217) 366-3444
- (ii) In the case of the Village, to:
Village of Rantoul, Illinois
333 South Tanner Street
Rantoul, IL 61866
Attn: Village Administrator
Tel: (217) 892-6801

Whenever any party hereto is required to deliver notices, certificates, opinions, statements, or other information hereunder, such party shall do so in such number of copies as shall be reasonably specified.

Section 7.9. Assignment. The Developer agrees that it shall not sell, assign or otherwise transfer any of its rights and obligations under this Agreement in whole or in part without the prior express written consent of the Village. Except as authorized in this Section above, any assignment in whole or in part shall be void and shall, at the option of the Village, terminate this Agreement. No such sale, assignment or transfer as authorized in this Section, including any with or without the Village's prior written consent, shall be effective or binding on the Village, however, unless and until the Developer delivers to the Village a duly authorized, executed and delivered instrument which contains any such sale, assignment or transfer and the assumption of all the applicable covenants, agreements, terms, and provisions of this Agreement by the applicable parties thereto.

Section 7.10. Successors in Interest. Subject to Section 7.9 above, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respectively authorized successors, assigns and legal representatives.

Section 7.11. No Joint Venture, Agency, or Partnership Created. Nothing in this Agreement nor any actions of either of the Village or the Developer shall be construed by either of the Village, the Developer or any third party to create the relationship of a partnership, agency, or joint venture between or among the Village and any party being the Developer.

Section 7.12. Illinois Law; Venue. This Agreement shall be construed and interpreted under the laws of the State of Illinois. If any action or proceeding is commenced by any party to enforce any of the provisions of this Agreement, the venue for any such action or proceeding shall

be in Champaign County, Illinois.

Section 7.13. Term. Unless earlier terminated pursuant to the terms hereof, this Agreement shall be and remain in full force and effect from and after the Effective Date and shall terminate upon the completion of all payments in accordance with Section 5.1 of this Agreement, provided however, that anything to the contrary notwithstanding, the Developer's obligations under Section 4.6 of Article IV of this Agreement shall be and remain in full force and effect in accordance with the express provisions thereof.

Section 7.14. Construction of Agreement. This Agreement has been jointly negotiated by the parties and shall not be construed against a party because that party may have primarily assumed responsibility for preparation of this Agreement.

IN WITNESS WHEREOF, the Village and the Developer have caused this Agreement to be executed by their duly authorized officers or manager(s) as of the date set forth below.

**VILLAGE OF RANTOUL,
CHAMPAIGN COUNTY, ILLINOIS**

By: _____
Mayor

ATTEST:

By: _____
Village Clerk

Date: _____

KTRM, LLC.

By: _____
President

Date: _____

[Exhibit A follows this page and is an integral part of this Agreement in the context of use.]

EXHIBIT A

Legal Description of Property

LOTS 1, 2 AND 3 IN BLOCK 4 OF W. T. SCOTT'S FIRST ADDITION TO RANTOUL, AS PER PLAT RECORDED JULY 30, 1870 IN DEED RECORD "23" AT PAGE 32, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

PIN: 20-03-34-453-001

(commonly known as 317 Scott Street, Rantoul, IL 61866)

Village of Rantoul 317 Scott St

Map Created: 6/10/2025

Legend

 Tax Parcels

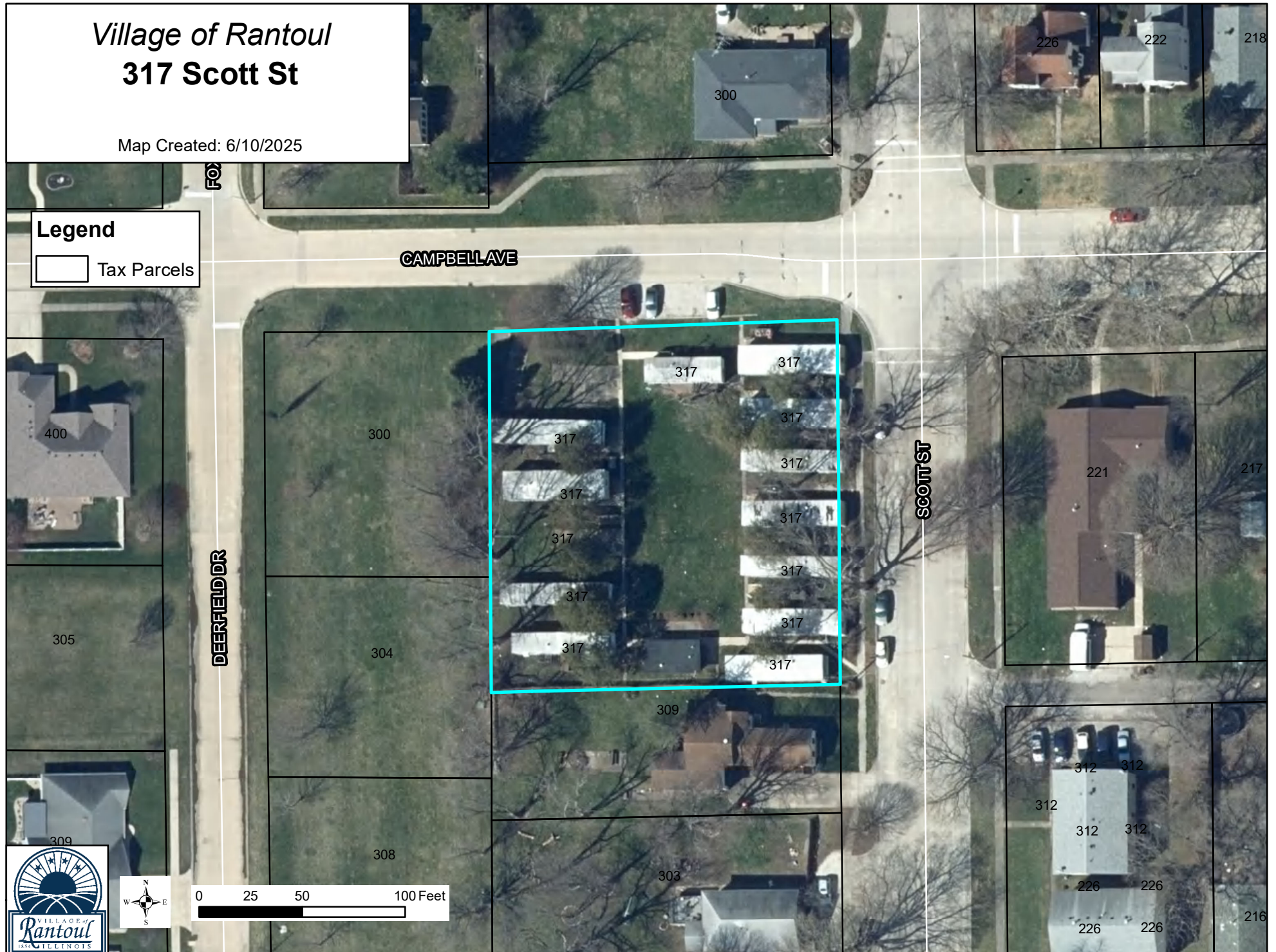
CAMPBELL AVE

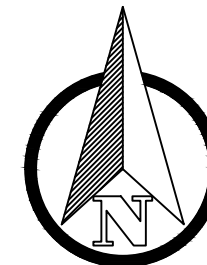
SCOTT ST

DEERFIELD DR



0 25 50 100 Feet





LOT SIZE CALCULATIONS
PER SECTION 46-54, MUNICIPAL CODE OF RANTOUL

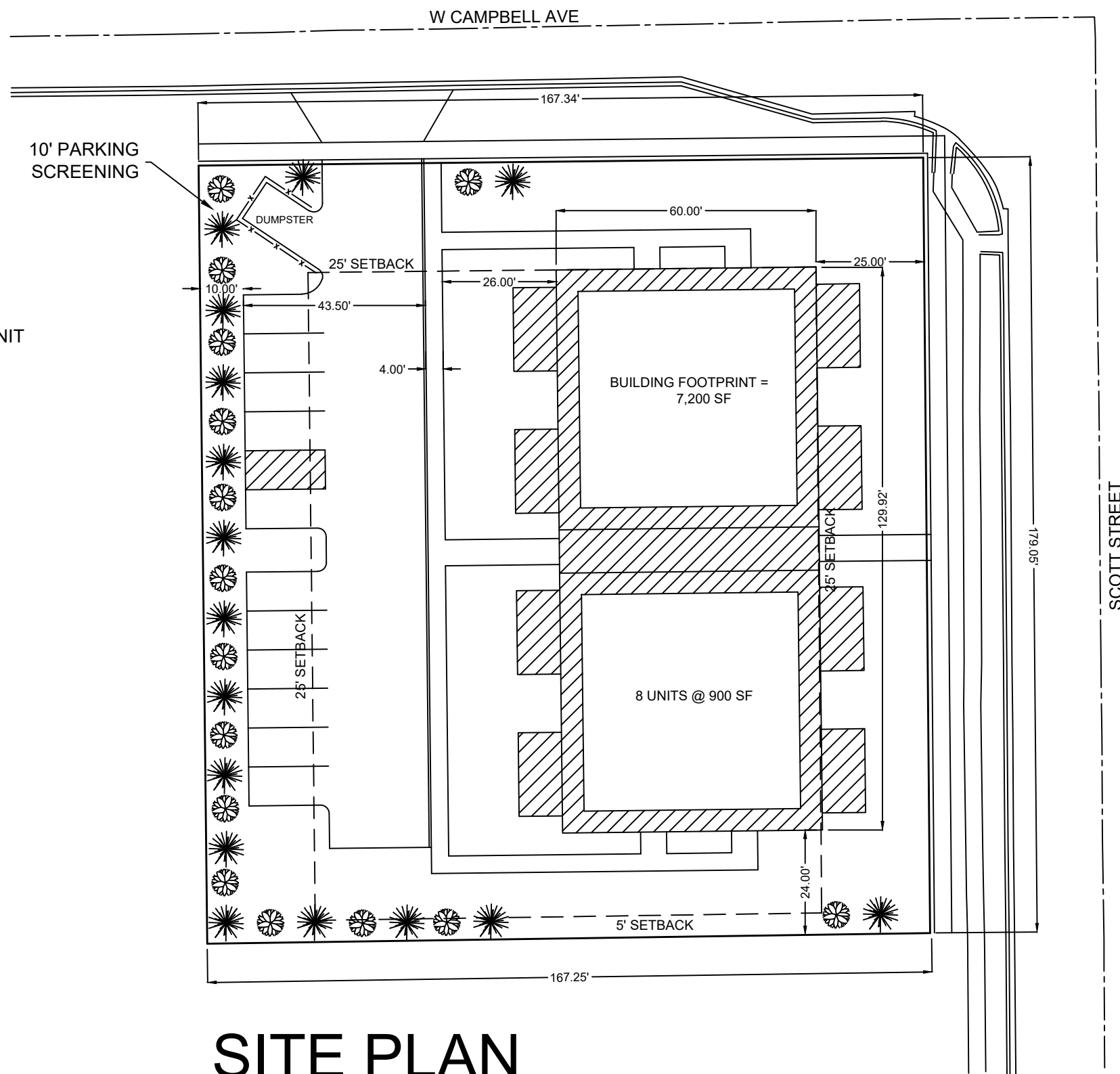
LOT SIZE FACTOR:
1,500 SF PER DWELLING UNIT

REQ'D LOT SIZE:
8 DWELLING UNITS X 1,500 = 12,000 SF
ACTUAL LOT SIZE = 29,295 SF

PARKING CALCULATION
PER SECTION 46-166, MUNICIPAL CODE OF RANTOUL

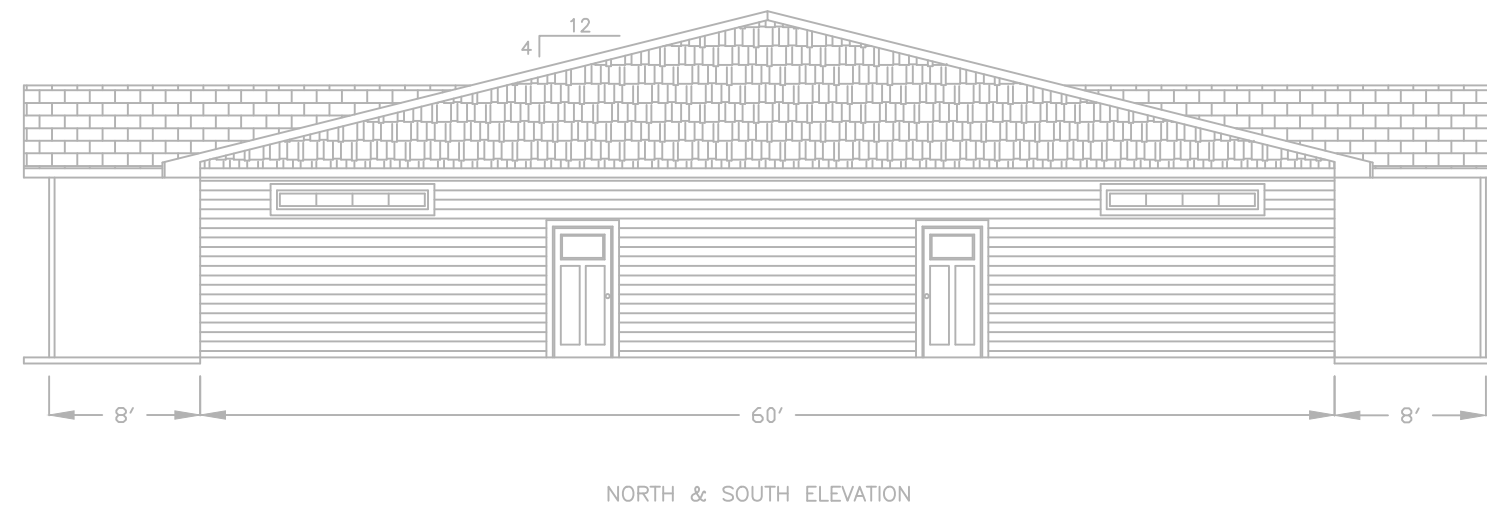
USE GROUP = R-2 PARKING FACTOR = 1 PER DWELLING UNIT

REQ'D MIN SPACES = 8 DWELLING UNITS = 7 = 1 ADA (IAC 208.2)



SITE PLAN

317 SCOTT STREET, RANTOUL, IL 61866



**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Engineering Services Agreement for the Design and Construction of the Pleasant Acres Neighborhood Sidewalk Connections Project with Hutchison Engineering, Inc in the amount not-to-exceed \$146,990.00	DEPARTMENT: Community Planning & Development
DATE: August 5, 2025	AMOUNT: \$146,900.00 - This Agreement \$636,950.00 - Total Estimated Project Cost Project will be 100% grant-funded
ATTACHMENTS: 1. Hutchison Engineering Service Agreement 2. ITEP 556002 Village of Rantoul Award Letter 3. ITEP 2024 Pleasant Acres Sidewalk Project Location Map	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS: Back in September of 2024, the Board graciously approved a Resolution for submitting a grant application for the 2024 round of Illinois Transportation Enhancement Program (ITEP) grant funding for the construction of sidewalks in the Pleasant Acres Neighborhood on the East side of the community. I'm happy to report that we recently received word that the Village has been awarded ITEP grant funding to carry out the project. The award notice letter is included in your packet. This item provides for an engineering agreement with Hutchison Engineering, Inc for design engineering services to provide for the construction of the sidewalks in the Pleasant Acres Neighborhood. The engineering services will consist of complete preliminary engineering and design engineering of the project improvements, as depicted in the scope of services in the agreement which is included in your packet, including surveying; public involvement; preliminary layouts, and cross sections; development of preliminary construction cost estimates; full design plans; permitting; bid administration, and construction support.	

With the actual IDOT funding agreement forthcoming, this agreement also serves as a Local Assurance document, which indicates that the Village is willing and able to manage, maintain, and operate the project under the guidelines and authority of the Illinois Department of Transportation (IDOT).

The proposed sidewalk improvements include connecting to and extending existing sidewalks, starting at Winston Park and along Gates Drive on the North, and then continuing along Eater Drive to Harper Dive, where the proposed sidewalks would match up with the recently completed sidewalk put in as part of the Safe Routes to School Project. The proposed sidewalks would then continue along Eater until they match up with existing sidewalks farther south in that neighborhood. There is a map in your packet depicting this.

ITEP grants typically require a local funding match, but the grant funding awarded was for 100% of the estimated total project cost, so these design engineering costs would be completely paid for out of the ITEP grant funding.

Finally, the intent would be to start design work as soon as possible so that, in the best case, the project could be bid out and constructed next summer, and worst case, the project would be bid out and constructed in the spring or summer of 2027.

RECOMMENDED ACTION: Board approval of the engineering agreement with Hutchison Engineering Inc for design engineering services for construction of the Pleasant Acres Sidewalk Connections Project

DEPARTMENT HEAD APPROVAL
Christopher J Milliken

VILLAGE ADMINISTRATOR
Scott Eisenhauer



Local Public Agency Engineering Services Agreement

Using Federal Funds? ☐ Yes ☒ No		Agreement For MFT PE-CE	Agreement Type Original
LOCAL PUBLIC AGENCY			
Local Public Agency Village of Rantoul	County Champaign	Section Number 24-00118-00-SW	Job Number C-95-026-26
Project Number	Contact Name Jake McCoy	Phone Number (217) 892-6526	Email jmccoy@myrantoul.com

SECTION PROVISIONS			
Local Street/Road Name Gates Dr.	Key Route N/A	Length 465'	Structure Number N/A
Location Termini Existing sidewalk on the south side of Gates Drive west of Eater Drive to Eater Drive.			Add Location Remove Location

SECTION PROVISIONS			
Local Street/Road Name Eater Drive	Key Route N/A	Length 1485'	Structure Number N/A
Location Termini Gates Drive to just north of Short St.			Add Location Remove Location

Project Description The project consists of PCC sidewalk, PCC driveways, earthwork, ADA ramps, and other collateral work.

Engineering Funding	☐ MFT/TBP ☒ State ☐ Other	ITEP
Anticipated Construction Funding	☐ Federal ☐ MFT/TBP ☒ State ☐ Other	ITEP

AGREEMENT FOR		
☒ Phase I - Preliminary Engineering	☒ Phase II - Design Engineering	☒ Phase III - Construction Engineering

CONSULTANT			
Prime Consultant (Firm) Name Hutchison Engineering, Inc.	Contact Name W. Shane Larson	Phone Number (309) 368-0689	Email slarson@hutchisoneng.com
Address 8305 N. Allen Road, Suite 4	City Peoria	State IL	Zip Code 61615

THIS AGREEMENT IS MADE between the above Local Public Agency (LPA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the improvement of the above SECTION. Project funding allotted to the LPA by the State of Illinois under the general supervision of the State Department of Transportation, hereinafter called the "DEPARTMENT," will be used entirely or in part to finance ENGINEERING services as described under AGREEMENT PROVISIONS.

Since the services contemplated under the AGREEMENT are professional in nature, it is understood that the ENGINEER, acting as an individual, partnership, firm or legal entity, qualifies for professional status and will be governed by professional ethics in its relationship to the LPA and the DEPARTMENT. The LPA acknowledges the professional and ethical status of the ENGINEER by entering into an AGREEMENT on the basis of its qualifications and experience and determining its compensation by mutually satisfactory negotiations.

WHEREVER IN THIS AGREEMENT or attached exhibits the following terms are used, they shall be interpreted to mean:

Regional Engineer	Deputy Director, Office of Highways Project Implementation, Regional Engineer, Department of Transportation
Resident Construction Supervisor	Authorized representative of the LPA in immediate charge of the engineering details of the construction PROJECT
In Responsible Charge Contractor	A full time LPA employee authorized to administer inherently governmental PROJECT activities Company or Companies to which the construction contract was awarded

AGREEMENT EXHIBITS

The following EXHIBITS are attached hereto and made a part of hereof this AGREEMENT:

- ☒ EXHIBIT A: Scope of Services
- ☒ EXHIBIT B: Project Schedule
- ☒ EXHIBIT C: Qualification Based Selection (QBS) Checklist
- ☒ EXHIBIT D: Cost Estimate of Consultant Services (CECS) Worksheets (BLR 05513 or BLR 05514)
- ☐ EXHIBIT ____ : Direct Costs Check Sheet (attach BDE 436 when using Lump Sum on Specific Rate Compensation)
- ☐ _____
- ☐ _____
- ☐ _____

I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance of the Scope of Services presented in EXHIBIT A for the LPA in connection with the proposed improvements herein before described.
2. The Classifications of the employees used in the work shall be consistent with the employee classifications and estimated staff hours. If higher-salaried personnel of the firm, including the Principal Engineer, perform services to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.
3. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections required as a result of the ENGINEER'S error, omissions or negligent acts without additional compensation. Acceptance of work by the LPA or DEPARTMENT will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or the responsibility for clarifying ambiguities.
4. That the ENGINEER will comply with applicable Federal laws and regulations, State of Illinois Statutes, and the local laws or ordinances of the LPA.
5. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LPA.
6. To invoice the LPA:
 - (a) For Preliminary and/or Design Engineering: The ENGINEER shall submit all invoices to the LPA within three months of the completion of the work called for in the AGREEMENT or any subsequent Amendment or Supplement.
 - (b) For Construction Engineering: The ENGINEER shall submit invoices, based on the ENGINEER's progress reports, to the LPA employee In Responsible Charge, no more than once a month for partial payment on account for the ENGINEER's work to date. Such invoices shall represent the value, to the LPA of the partially completed work, based on the sum of the actual costs incurred, plus a percentage (equal to the percentage of the construction engineering completed) of the fixed fee for the fully completed work.
7. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of US Department of Transportation (US DOT) assisted contract. Failure by the Engineer to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LPA deems appropriate.
8. That none of the services to be furnished by the ENGINEER shall be sublet, assigned or transferred to any other party or parties without written consent of the LPA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall not be construed to relieve the ENGINEER of any responsibility for the fulfillment of this AGREEMENT.
9. For Preliminary Engineering Contracts:
 - (a) To attend meetings and visit the site of the proposed improvement when requested to do so by representatives of the LPA or the DEPARTMENT, as defined in Exhibit A (Scope of Services).
 - (b) That all plans and other documents furnished by the ENGINEER pursuant to the AGREEMENT will be endorsed by the ENGINEER and affixed the ENGINEER's professional seal when such seal is required by law. Such endorsements must be made by a person, duly licensed or registered in the appropriate category by the Department of Professional Regulation of the State of Illinois. It will be the ENGINEER's responsibility to affix the proper seal as required by the Bureau of Local Roads and Streets manual published by the DEPARTMENT.
 - (c) That the ENGINEER is qualified technically and is thoroughly conversant with the design standards and policies applicable for the PROJECT; and that the ENGINEER has sufficient properly trained, organized and experienced personnel to perform the services enumerated in Exhibit A (Scope of Services).
10. For Construction Engineering Contracts:

- (a) For Quality Assurance services, provide personnel who have completed the appropriate STATE Bureau of Materials QC/QA trained technical classes.
- (b) For all projects where testing is required, the ENGINEER shall obtain samples according to the STATE Bureau of Materials "Manual of Test Procedures for Materials," submit STATE Bureau of Materials inspection reports; and verify compliance with contract specifications.

11. That the engineering services shall include all equipment, instruments, supplies, transportation and personnel required to perform the duties of the ENGINEER in connection with this AGREEMENT (See DIRECT COSTS tab in BLR 05513 or BLR 05514).

II. THE LPA AGREES,

1. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the Professional Services Selection Act (50 ILCS 510) (Exhibit C).
2. To furnish the ENGINEER all presently available survey data, plans, specifications, and project information.
3. For Construction Engineering Contracts:
 - (a) To furnish a full time LPA employee to be In Responsible Charge authorized to administer inherently governmental PROJECT activities.
 - (b) To submit approved forms BC 775 and BC 776 to the DEPARTMENT when federal funds are utilized.
4. To pay the ENGINEER:
 - (a) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.
 - (b) Final Payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and DEPARTMENT a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.
 - (c) For Non-Federal County Projects - (605 ILCS 5/5-409)
 - (1) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER. Such payments to be equal to the value of the partially completed work in all previous partial payments made to the ENGINEER.
 - (2) Final payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and STATE, a sum of money equal to the basic fee as determined in the AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.
5. To pay the ENGINEER as compensation for all services rendered in accordance with the AGREEMENT on the basis of the following compensation method as discussed in 5-5.10 of the BLR Manual.

Method of Compensation

☐ Percent

☐ Lump Sum

☐ Specific Rate

☒ Cost plus Fixed Fee: Fixed

Total Compensation = DL + DC + OH + FF

Where:

DL is the total Direct Labor,

DC is the total Direct Cost,

OH is the firm's overhead rate applied to their DL and

FF is the Fixed Fee.

Where FF = (0.33 + R) DL + %SubDL, where R is the advertised Complexity Factor and %SubDL is 10% profit allowed on the direct labor of the subconsultants.

The Fixed Fee cannot exceed 15% of the DL + OH.

Field Office Overhead Rates: Field rates must be used for construction engineering projects expected to exceed one year in duration or if the construction engineering contract exceeds \$1,000,000 for any project duration.

6. The recipient shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any US DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this AGREEMENT. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.).

III. IT IS MUTUALLY AGREED,

1. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amount, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General, and the DEPARTMENT; the FHWA or any authorized representative of the federal government, and to provide full access to all relevant materials.

Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the DEPARTMENT for the recovery of any funds paid by the DEPARTMENT under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
2. The ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LPA, the DEPARTMENT, and their officers, agents and employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy. The LPA will notify the ENGINEER of any error or omission believed by the LPA to be caused by the negligence of the ENGINEER as soon as practicable after the discovery. The LPA reserves the right to take immediate action to remedy any error or omission if notification is not successful; if the ENGINEER fails to reply to a notification; or if the conditions created by the error or omission are in need of urgent correction to avoid accumulation of additional construction costs or damages to property and reasonable notice is not practicable.
3. This AGREEMENT may be terminated by the LPA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LPA all drawings, plats, surveys, reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and completed estimates and data, if any from soil survey and subsurface investigation with the understanding that all such materials becomes the property of the LPA. The LPA will be responsible for reimbursement of all eligible expenses incurred under the terms of this AGREEMENT up to the date of the written notice of termination.
4. In the event that the DEPARTMENT stops payment to the LPA, the LPA may suspend work on the project. If this agreement is suspended by the LPA for more than thirty (30) calendar days, consecutive or in aggregate, over the term of this AGREEMENT, the ENGINEER shall be compensated for all services performed and reimbursable expenses incurred prior to receipt of notice of suspension. In addition, upon the resumption of services the LPA shall compensate the ENGINEER, for expenses incurred as a result of the suspension and resumption of its services, and the ENGINEER's schedule and fees for the remainder of the project shall be equitably adjusted.
5. This AGREEMENT shall continue as an open contract and the obligations created herein shall remain in full force and effect until the completion of construction of any phase of professional services performed by others based upon the service provided herein. All obligations of the ENGINEER accepted under this AGREEMENT shall cease if construction or subsequent professional services are not commenced within 5 years after final payment by the LPA.
6. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and have harmless the LPA, the DEPARTMENT, and their officers, employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.
7. The ENGINEER and LPA certify that their respective firm or agency:
 - (a) has not employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for the LPA or the ENGINEER) to solicit or secure this AGREEMENT,
 - (b) has not agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
 - (c) has not paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for the LPA or the ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.
 - (d) that neither the ENGINEER nor the LPA is/are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,
 - (e) has not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property.
 - (f) are not presently indicated for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (e) and
 - (g) has not within a three-year period preceding this AGREEMENT had one or more public transaction (Federal, State, local) terminated for cause or default.
8. Where the ENGINEER or LPA is unable to certify to any of the above statements in this clarification, an explanation shall be attached to this AGREEMENT.
9. In the event of delays due to unforeseeable causes beyond the control of and without fault or negligence of the ENGINEER no claim for damages shall be made by either party. Termination of the AGREEMENT or adjustment of the fee for the remaining services may be requested by either party if the overall delay from the unforeseen causes prevents completion of the work within six months after the specified completion date. Examples of unforeseen causes included but are not limited to: acts of God or a public enemy; acts of the LPA, DEPARTMENT or other approving party not resulting from the ENGINEER's unacceptable

services; fire; strikes; and floods.

If delays occur due to any cause preventing compliance with the PROJECT SCHEDULE, the ENGINEER shall apply in writing to the LPA for an extension of time. If approved, the PROJECT SCHEDULE shall be revised accordingly.

10. This certification is required by the Drug Free Workplace Act (30 ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the DEPARTMENT unless that grantee or contractor will provide a drug free workplace.

False certification or violation of the certification may result in sanctions including, but not limited to suspension of contract or grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the DEPARTMENT for at least one (1) year but not more than (5) years.

For the purpose of this certification, "grantee" or "Contractor" means a corporation, partnership or those entity with twenty-five (25) or more employees at the time of issuing the grant or a department, division or other unit thereof, directly responsible for the specific performance under contract or grant of \$5,000 or more from the DEPARTMENT, as defined the Act.

The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

(a) Publishing a statement:

- (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.
- (2) Specifying the actions that will be taken against employees for violations of such prohibition.
- (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
 - (a) abide by the terms of the statement; and
 - (b) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(b) Establishing a drug free awareness program to inform employees about:

- (1) The dangers of drug abuse in the workplace;
- (2) The grantee's or contractor's policy to maintain a drug free workplace;
- (3) Any available drug counseling, rehabilitation and employee assistance program; and
- (4) The penalties that may be imposed upon an employee for drug violations.

(c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(d) Notifying the contracting or granting agency within ten (10) days after receiving notice under part (b) paragraph (3) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.

(e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program.

(f) Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.

Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act, the ENGINEER, LPA and the DEPARTMENT agree to meet the PROJECT SCHEDULE outlined in EXHIBIT B. Time is of the essence on this project and the ENGINEER's ability to meet the PROJECT SCHEDULE will be a factor in the LPA selecting the ENGINEER for future project. The ENGINEER will submit progress reports with each invoice showing work that was completed during the last reporting period and work they expect to accomplish during the following period.

11. Due to the physical location of the project, certain work classifications may be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.).

12. For Preliminary Engineering Contracts:

- (a) That tracing, plans, specifications, estimates, maps and other documents prepared by the ENGINEER in accordance with this AGREEMENT shall be delivered to and become the property of the LPA and that basic survey notes, sketches, charts, CADD files, related electronic files, and other data prepared or obtained in accordance with this AGREEMENT shall be made available, upon request to the LPA or to the DEPARTMENT, without restriction or limitation as to their use. Any re-use of these documents without the ENGINEER involvement shall be at the LPA's sole risk and will not impose liability upon the ENGINEER.
- (b) That all reports, plans, estimates and special provisions furnished by the ENGINEER shall conform to the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Manual or any other applicable requirements of the DEPARTMENT, it being understood that all such furnished documents shall be approved by the LPA and the DEPARTMENT before final acceptance. During the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.

13. For Construction Engineering Contracts:

- (a) That all services are to be furnished as required by construction progress and as determined by the LPA employee In Responsible Charge. The ENGINEER shall complete all services herein within a time considered reasonable to the LPA, after the CONTRACTOR has completed the construction contract.
- (b) That all field notes, test records and reports shall be turned over to and become the property of the LPA and that during the performance of the engineering services herein provide for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such

loss or damage shall be restored at the ENGINEER's expense.

- (c) That any differences between the ENGINEER and the LPA concerning the interpretation of the provisions of this AGREEMENT shall be referred to a committee of disinterested parties consisting of one member appointed by the ENGINEER, one member appointed by the LPA, and a third member appointed by the two other members for disposition and that the committee's decision shall be final.
- (d) That in the event that engineering and inspection services to be furnished and performed by the LPA (including personnel furnished by the ENGINEER) shall, in the opinion of the STATE be incompetent or inadequate, the STATE shall have the right to supplement the engineering and inspection force or to replace the engineers or inspectors employed on such work at the expense of the LPA.
- (e) Inspection of all materials when inspection is not provided at the sources by the STATE Central Bureau of Materials, and submit inspection reports to the LPA and STATE in accordance with the STATE Central Bureau of Materials "Project Procedures Guide" and the policies of the STATE.

AGREEMENT SUMMARY

Prime Consultant (Firm) Name	TIN/FEIN/SS Number	Agreement Amount
Hutchison Engineering, Inc.	37-0960852	\$146,990.00

Subconsultants	TIN/FEIN/SS Number	Agreement Amount
Subconsultant Total		
Prime Consultant Total		\$146,990.00
Total for all work		\$146,990.00

AGREEMENT SIGNATURES

Executed by the LPA:

Local Public Agency Type		Local Public Agency	
Attest:	The Village	of	Village of Rantoul
By (Signature & Date)		By (Signature & Date)	
Local Public Agency	Local Public Agency Type	Title	
Village of Rantoul	Village	Clerk	

(SEAL)

Executed by the ENGINEER:

Prime Consultant (Firm) Name	
Hutchison Engineering, Inc.	
Attest:	
By (Signature & Date)	By (Signature & Date)
Ryan Budd 7/28/25	W. S. La 7/28/25
Title	Title
Director of Operations - Peoria Office	Senior Vice President

APPROVED:

Regional Engineer, Department of Transportation (Signature & Date)

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Village of Rantoul	Hutchison Engineering, Inc.	Champaign	24-00118-00-SW

**EXHIBIT A
SCOPE OF SERVICES**

To perform or be responsible for the performance of the engineering services for the LPA, in connection with the PROJECT herein before described and enumerated below

Phase I & II - Please see attached.

Phase III:

11. Provide a Resident Engineer and construction inspectors to oversee all work performed by contractors.
2. Document all contract quantities on approved IDOT forms and CMMS system.
3. Perform on-site materials testing including earthwork, subbase, and HMA testing, and PCC testing and document on IDOT approved forms.
4. Complete daily diary entries and weekly reports.
5. Complete daily traffic control inspections on approved IDOT forms.
6. Complete erosion control inspections in accordance with IDOT standards.
7. Develop and submit pay estimates to Owner for review and processing.
8. Complete change orders as needed.
9. Attend meetings with the Owner and contractor as needed.
10. Review and approve shop drawings.
11. Check contractor layout.
12. Project close-out coordination with IDOT.

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Village of Rantoul	Hutchison Engineering, Inc.	Champaign	24-00118-00-SW

**EXHIBIT B
PROJECT SCHEDULE**

The anticipated schedule is as follows:

1. Phase I engineering - October 2025 - July 2026
2. Phase II engineering - August 2026 - November 2026
3. Local Letting - December 2026
4. Construction - May 2027- September 2027

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Village of Rantoul	Hutchison Engineering, Inc.	Champaign	24-00118-00-SW

Exhibit C
Qualification Based Selection (QBS) Checklist

The LPA must complete Exhibit D. If the value meets or will exceed the threshold in 50 ILCS 510, QBS requirements must be followed. Under the threshold, QBS requirements do not apply. The threshold is adjusted annually. If the value is under the threshold with federal funds being used, federal small purchase guidelines must be followed.

☐ Form Not Applicable (engineering services less than the threshold)

Items 1-13 are required when using federal funds and QBS process is applicable. Items 14-16 are required when using State funds and the QBS process is applicable.

		No	Yes
1	Do the written QBS policies and procedures discuss the initial administration (procurement, management and administration) concerning engineering and design related consultant services?	☐	☐
2	Do the written QBS policies and procedures follow the requirements as outlined in Section 5-5 and specifically Section 5-5.06 (e) of the BLRS Manual?	☐	☐
3	Was the scope of services for this project clearly defined?	☐	☐
4	Was public notice given for this project?	☐	☐
5	Do the written QBS policies and procedures cover conflicts of interest?	☐	☐
6	Do the written QBS policies and procedures use covered methods of verification for suspension and debarment?	☐	☐
7	Do the written QBS policies and procedures discuss the methods of evaluation?	☐	☐
	Project Criteria		Weighting
8	Do the written QBS policies and procedures discuss the method of selection?	☐	☐
Selection committee (titles) for this project			
Top three consultants ranked for this project in order			
1			
2			
3			
9	Was an estimated cost of engineering for this project developed in-house prior to contract negotiation?	☐	☐
10	Were negotiations for this project performed in accordance with federal requirements.	☐	☐
11	Were acceptable costs for this project verified?	☐	☐
12	Do the written QBS policies and procedures cover review and approving for payment, before forwarding the request for reimbursement to IDOT for further review and approval?	☐	☐
13	Do the written QBS policies and procedures cover ongoing and finalizing administration of the project (monitoring, evaluation, closing-out a contract, records retention, responsibility, remedies to violations or breaches to a contract, and resolution of disputes)?	☐	☐
14	QBS according to State requirements used?	☒	☐
15	Existing relationship used in lieu of QBS process?	☐	☒
16	LPA is a home rule community (Exempt from QBS).	☒	☐

EXHIBIT A - SCOPE OF SERVICES

SERVICES: Hutchison Engineering's scope of services will be limited to the following:

PHASE I ENGINEERING

1.0 SCOPING

- 1.1 The Project Manager and Project Engineer will make an initial site visit.
- 1.2 The design team will attend a kick-off/scoping meeting with the Village of Rantoul.

2.0 DATA COLLECTION

- 2.1 Collect existing ROW/Easement information from Champaign County.
- 2.2 Collect all adjacent property owner names and addresses from the Village of Rantoul.
- 2.3 Determine functional classifications.
- 2.4 Determine IDOT design guidelines to follow based on traffic data and functional classification.
- 2.5 Develop design project manual.
- 2.6 Survey
 - 2.6.1 Topographic Survey including collecting property pin locations.
- 2.7 Utility Coordination
 - 2.7.1 Design JULIE to determine location of existing utilities.
 - 2.7.2 Determine potential utility conflicts and develop plan to mitigate conflicts.
 - 2.7.3 Locate utilities on plan sheets.

3.0 ENVIRONMENTAL COORDINATION

- 3.1 Develop and submit Environmental Survey Request (ESR) including attachments to IDOT for processing.

EXHIBIT A - SCOPE OF SERVICES

3.2 Conduct a Preliminary Environmental Site Assessment (PESA). **If a Preliminary Site Investigation(s) is/are required, the cost will be added to this agreement by supplement and this work will be performed by a subconsultant.**

3.3 Coordinate with IDOT on ESR findings.

4.0 PUBLIC INVOLVEMENT

4.1 Public Meeting/Open House

4.1.1 Develop public meeting notification and coordinate publishing in local newspaper.

4.1.2 Develop fact sheet/comment sheet.

4.1.3 Develop exhibits for public meeting/open house.

4.1.4 Coordinate and attend one meeting.

4.1.5 Review and summarize public comments.

4.1.6 Follow up on public comments.

4.2 Answer questions from property owners and meet with property owners as needed to discuss project specifics.

5.0 ALIGNMENTS & CROSS SECTIONS

5.1 Develop existing and proposed cross sections. Cross sections will be developed at 50' intervals and at all driveways.

5.2 Analyze cross sections and adjust to facilitate drainage and fit within the ROW.

6.0 TYPICAL SECTIONS

6.1 Develop preliminary typical sections for discussion with Village staff.

6.2 Discuss typical sections with Village staff.

6.3 Finalize typical sections.

EXHIBIT A - SCOPE OF SERVICES

7.0 DESIGN VARIANCES

- 7.1 Identify design variances.
- 7.2 Submit design variances to IDOT for review and approval.

8.0 CONSTRUCTION COST ESTIMATE

- 8.1 Develop list of pay items
- 8.2 Calculate and check quantities
- 8.3 Determine contract unit prices
- 8.4 Finalize construction cost estimate for discussion with Village staff.

9.0 COORDINATION MEETINGS

- 9.1 Prepare for and attend coordination meetings with Village and IDOT as needed.

10.0 LOCAL PROJECT DEVELOPMENT REPORT

- 10.1 Develop BLR 10100 for submittal to IDOT, including narrative for existing and proposed conditions.

11.0 QC/QA REVIEW

- 11.1 Perform utility location conflict review.
- 11.2 Horizontal and vertical alignment review.
- 11.3 Perform typical section review.
- 11.4 Perform plan & profile sheet review.
- 11.5 Perform cross section review.

EXHIBIT A - SCOPE OF SERVICES

PHASE II ENGINEERING

1.0 PLANS – Plans will be developed in standard IDOT format. The plans will include the following:

- 1.1** Cover Sheet
- 1.2** General Notes
- 1.3** Summary of Quantities
- 1.4** Schedules of Quantities
 - 1.4.1** Identify pay items
 - 1.4.2** Calculate quantities
 - 1.4.3** Check quantities
 - 1.4.4** Develop schedules
- 1.5** Typical Sections
- 1.6** Removal Plans
- 1.7** Plan & Profile sheets
- 1.8** Erosion Control Plan
- 1.9** Pavement Marking & Signing Plan
- 1.10** ADA Ramp Details
- 1.11** Misc. Details
- 1.12** Cross Sections
- 1.13** Highway Standards

2.0 SPECIFICATIONS – Specifications will be developed in standard IDOT format. The specifications will include the following:

- 2.1** Supplemental Specifications

EXHIBIT A - SCOPE OF SERVICES

2.2 Recurring Special Provisions

2.3 Project Specific Special Provisions including IDOT-District 5 Special Provisions.

2.4 Local Roads Special Provisions

2.5 BDE Special Provisions

3.0 ESTIMATES

3.1 Estimate of Time

3.2 Estimate of Cost

4.0 UTILITY COORDINATION

4.1 Conduct coordination with private utility companies as needed for utility relocations.

5.0 PERMITTING

5.1 Storm Water:

5.1.1 Develop Storm Water Pollution Prevention Plan (SWPPP) form.

5.1.2 Submit NOI to IEPA and obtain permit.

6.0 PUBLIC INVOLVEMENT

6.1 Answer questions from property owners and meet with property owners as needed to discuss project specifics.

7.0 PLAN, SPECIFICATION, & ESTIMATES (PS&E)

7.1 Submit Pre-Final PS&E to the Village and IDOT for review.

7.2 Develop Disposition of Comments from review comments.

EXHIBIT A - SCOPE OF SERVICES

- 7.3 Revise PS&E as necessary.
- 7.4 Obtain Village signatures.
- 7.5 Submit Final PS&E to IDOT for approval and signature.
- 7.6 Answer contractor questions during bid process.

8.0 BID ADMINISTRATION

- 8.1 Develop bid advertisement and advertise in local newspaper.
- 8.2 Develop Bid Tab and sign-in sheet.
- 8.3 Plan distribution.
- 8.4 Issue addendums.
- 8.5 Conduct bid opening.
- 8.6 Finalize bid tab.
- 8.7 Coordinate contract execution.

9.0 COORDINATION MEETINGS

- 11.6 Prepare for and attend additional coordination meetings with Village staff as needed.
- 9.1 Coordinate and attend meetings with IDOT as needed.

10.0 QC/QA REVIEW

- 10.1 Perform QC/QA reviews at critical points of the Phase II process including pre-final submittal and final submittal PS&E submittal.

11.0 CONSTRUCTION SUPPORT

- 11.1 Answer questions from Resident Engineer.

EXHIBIT A - SCOPE OF SERVICES

11.2 Review shop drawings.

ADMINISTRATION

1.0 GENERAL PROJECT MANAGEMENT

1.1 Scope, schedule, & budget monitoring

1.2 Design project team meetings.

2.0 GENERAL FIRM PROJECT ADMINISTRATION

2.1 Project Setup

2.2 Invoicing



EXHIBIT D
COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET
FIXED RAISE

Local Public Agency	County	Section Number
VILLAGE OF RANTOUL	CHAMPAIGN	24-00118-00-SW
Prime Consultant (Firm) Name	Prepared By	Date
HUTCHISN ENGINEERING, INC.	W. SHANE LARSON	7/25/2025
Consultant / Subconsultant Name	Job Number	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

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PAYROLL ESCALATION TABLE

CONTRACT TERM	27	MONTHS	OVERHEAD RATE	176.33%
START DATE	10/1/2025		COMPLEXITY FACTOR	0
RAISE DATE	1/1/2026		% OF RAISE	3.00%
END DATE	12/31/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	10/1/2025	1/1/2026	3	11.11%
1	1/2/2026	1/1/2027	12	45.78%
2	1/2/2027	1/1/2028	12	47.15%

Local Public Agency

VILLAGE OF RANTOUL

County

CHAMPAIGN

Section Number

24-00118-00-SW

Consultant / Subconsultant Name

Job Number

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)	2	\$110.00	\$220.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	10135	\$0.70	\$7,094.50
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day	5	\$65.00	\$325.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)	1	\$50.00	\$50.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)	1	\$100.00	\$100.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)	350	\$14.00	\$4,900.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)	1	\$200.00	\$200.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)	1	\$200.00	\$200.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost	1	\$100.00	\$100.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Nuclear Density Testing		5	\$50.00	\$250.00
OT Premium	Eng Tech 2 = \$37.23/2 = \$18.62	40	\$18.62	\$744.80
Concrete Cylinder Breaking		20	\$50.00	\$1,000.00
Additional Direct Costs	See Attached	1	\$736.00	\$736.00
TOTAL DIRECT COSTS:				\$15,920.30

Additional Direct Costs:

Item	Quantity	Unit	Contract Rate	Total
Per Diem	2	Days	\$68.00	\$136.00
GPS Survey Equipment	1	Days	\$200.00	\$200.00
Robotic Total Station Survey Equipment	4	Days	\$100.00	\$400.00
SUB-TOTAL DIRECT COSTS				\$736.00



Illinois Department of Transportation

Office of the Secretary
2300 South Dirksen Parkway / Springfield, Illinois / 62764
Telephone 217/782-6149

June 09, 2025

Mr. Charles Smith
Mayor
333 S Tanner St
Rantoul, Illinois, 61866

Dear Mr. Smith:

The Illinois Department of Transportation (IDOT) is pleased to inform you that the Village of Rantoul has been selected to receive funding from the Illinois Transportation Enhancement Program (ITEP) funding Cycle 16 (2024). 238 applications were received, requesting over \$393 million. After careful review and consideration, IDOT is awarding 67 projects, totaling over \$139 million.

The complete list of funded projects can be found on the [ITEP website](#).

Grantee: Village of Rantoul
Award amount: \$636,950.00
Project Title: Pleasant Acres Neighborhood Sidewalk Connections Project
The ITEP number will be 556002.

All ITEP funded projects must have all phases of work fully obligated within four years of the date of this letter or funds will be rescinded.

This letter serves as a notification of award, but **NOT** an official Notice to Proceed. There are numerous critical steps that must be completed before work can commence. Any work started prior to receiving Notice to Proceed will not be eligible for reimbursement.

Please contact Brian Trygg, IDOT District Five Local Roads and Streets Engineer, to schedule a kick-off meeting and receive instructions for proceeding with your project. Brian Trygg may be reached at 217-466-7252 or brian.trygg@illinois.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'GB' or similar initials, followed by a flourish.

Gia Biagi
Secretary

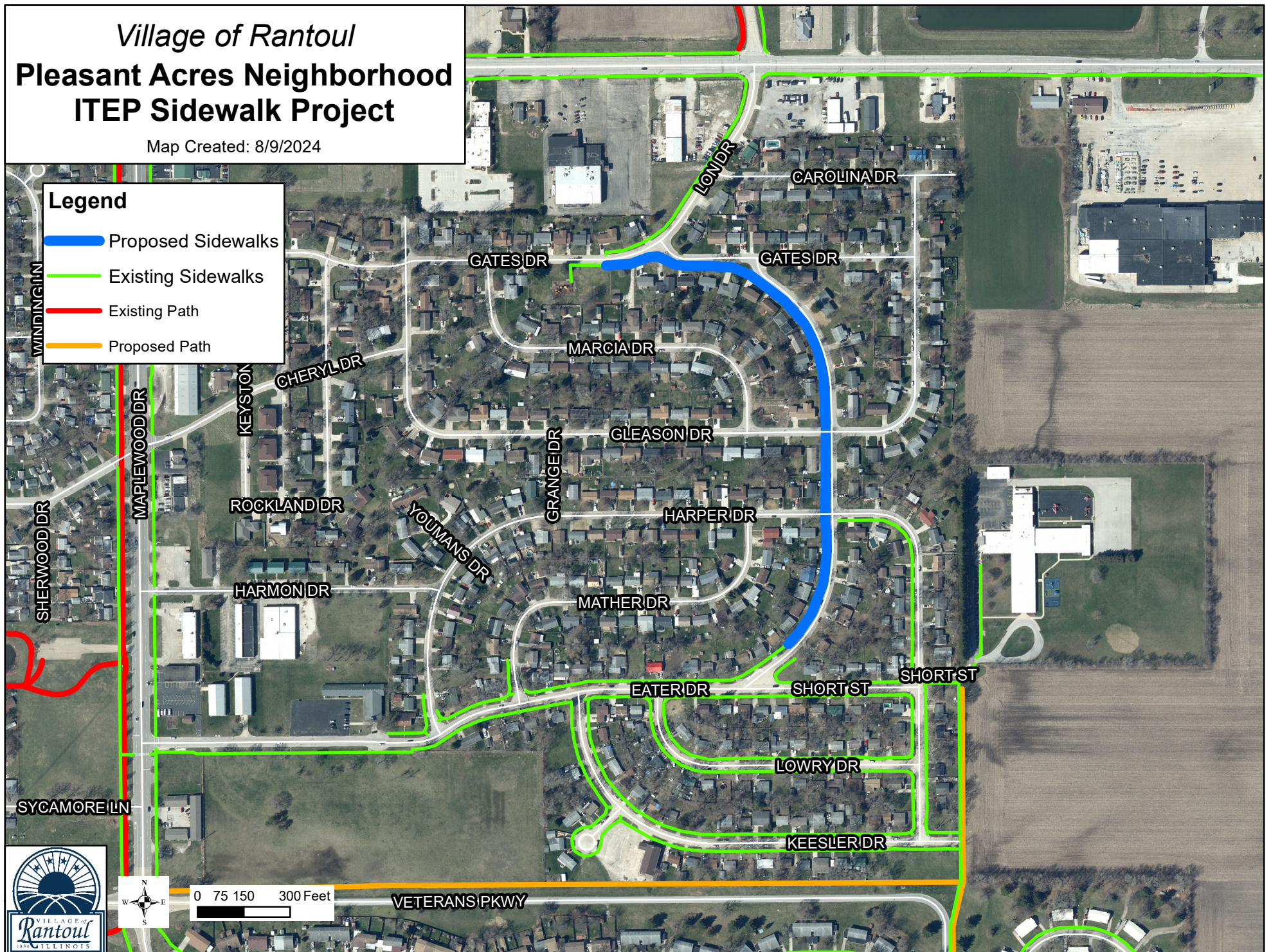
Bcc: Secretary Biagi
Brian Trygg
Kensil Garnett
Guy Tridgell
Holly Bieneman
Mike Vanderhoof
Greg Lupton
Timothy McMahon

Village of Rantoul Pleasant Acres Neighborhood ITEP Sidewalk Project

Map Created: 8/9/2024

Legend

- Proposed Sidewalks
- Existing Sidewalks
- Existing Path
- Proposed Path



**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Bid Acceptance and Authorizing a Contract for South Garrard Street Construction with Midwest Asphalt Company in the amount of \$96,839.75	DEPARTMENT: Community Planning & Development
DATE: August 5, 2025	AMOUNT: \$96,839.75 (CDBG Infrastructure Improvements)
ATTACHMENTS: 1. South Garrard Street Project	ADMINISTRATIVE NOTES:

SUMMARY HIGHLIGHTS:

This item provides for the construction of new curbs, gutters, and sidewalks along South Garrard Street, from the alley south of Sangamon Ave south to Congress Avenue, to match the improvements being made as part of the bigger Downtown Project on Garrard Street to the North. This area was not included in the original scope of the Downtown Reconstruction and Streetscaping Project, and thus no engineering and design work was done on that area. However, once we started discussing the final plans and designs for the Downtown project publicly, several business and property owners in this area were disappointed that this area was not included as well. Since the plans and designs had already been finalized, and since no survey or engineering work had originally been done on this area, it would have delayed the overall Downtown Project by several months if we had waited until survey and design work could have been done on this area to incorporate it into the main project. Instead, we indicated at that time that we would still look to get this area done, but it would be completed as a separate project. Now that the survey and design work has been done, and we have identified the funding, we have bid this portion out, and we are now able to move forward on it as well.

The project was advertised for bid in July and bids were received and opened on August 1, 2025. A total of four bids were received, and the bid tabulation is attached for reference. A low bid in the amount of \$96,839.75 was provided by Midwest Asphalt Company, which is the contractor already working on the main Downtown project. Staff determined that this bid and bidder met all requirements, and thus this bid is being recommended for acceptance.

The construction of this project would be paid for from the Community Development Block Grant Program (CDBG) which is fund 277. This was included in the current year's budget.

It is anticipated this construction would start sometime in late August and be completed by early October, so as to coincide with the ongoing construction on the main bigger Downtown project.

RECOMMENDED ACTION: Authorize the acceptance of the bid and awarding of a contract to Midwest Asphalt Company in the amount of \$96,839.75, for the construction of the South Garrard Street Reconstruction Project.

DEPARTMENT HEAD APPROVAL Christopher Milliken	VILLAGE ADMINISTRATOR Scott Eisenhauer
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BID OPENING TABULATION SUMMARY

PROJECT: S Garrard St Sidewalk Project

BID # 26-B-02

OWNER: Village of Rantoul

DEPARTMENT: COMMUNITY DEVELOPMENT

BID DATE: AUGUST 1, 2025

BIDDER		BASE BID	ACKNOWLEDGE ADDENDUM	BID BOND	INSURANCE CERTIFICATE
1	Duce Construction	\$159,165.00	N/A	Y	Y
2	A & R Services	\$136,670.00	N/A	Y	Y
3	Mid-Illinois	\$124,695.00	N/A	Y	Y
4	Midwest Asphalt Co	\$96,839.75	N/A	Y	Y
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					

VILLAGE OF RANTOUL
CONTRACT

1. THIS AGREEMENT, made and concluded the 12th day of August 2025, between the Village of Rantoul (OWNER) acting by and through its Council known as the party of the first part, and Midwest Asphalt Co., his/her/their executors, administrators, successors or assigns, known as the part of the second part.
2. WITNESSETH: That for and in consideration of the payments and agreements mentioned in the BID hereto attached, to be made and performed by the party of the first part, and according to the terms expressed in the Bond referring to these presents, the party of the second part agrees with said party of the first part at his/her/their own proper cost and expense to do all the work, furnish all materials and all labor necessary to complete the work in accordance with the Plans and Specifications hereinafter described, and in full compliance with all of the terms of this agreement and the requirements of the ENGINEER under it.
3. And it is also understood and agreed that the Notice to Contractors, Special Provisions, CONTRACT Bond hereto attached, and the Plans for the **South Garrard St Reconstruction Project** in Rantoul, Illinois, approved by the Director of Public Works on July 11, 2025, are all essential documents of this contract and a part hereof.
4. IN WITNESS WHEREOF, the said parties have executed these presents on the date above mentioned.

Attest:

The Village of Rantoul

Janet Gray

Village Clerk

By _____
Mayor Samuel E. Hall III

(Seal)

Midwest Asphalt Co.

By _____
President

Attest:

Secretary

VILLAGE OF RANTOUL

CONTRACT BOND

MUNICIPALITY Rantoul
COUNTY Champaign
PROJECT South Garrard St
Reconstruction Project

We _____ as PRINCIPAL, and _____

as SURETY, are held and firmly bound unto the above Village of Rantoul, Illinois (hereafter referred to as "OWNER" in the penal sum of _____ (\$ _____), lawful money of the United States, well and truly to be paid unto said OWNER, for the payment of which we bind ourselves, our heirs, executors, administrators, successors, jointly to pay to the OWNER this sum under the conditions of this instrument.

WHEREAS THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that, the said Principal has entered into a written contract with the OWNER acting through its awarding authority for the construction of work on the above section, which contract is hereby referred to and made a part hereof, as if written herein at length, and whereby the said Principal has promised and agreed to perform said work in accordance with the terms of said contract, and has promised to pay all sums of money due for any labor, materials, apparatus, fixtures or machinery furnished to such Principal for the purpose of performing such work and has further agreed to pay all direct and indirect damages to any person, firm, company, or corporation suffered or sustained on account of the performance of such work during the time thereof and until such work is completed and accepted; and has further agreed that this bond shall inure to the benefit of any person, firm company, or corporation, to whom any money may be due from the Principal, subcontractor or otherwise, for any such labor, materials, apparatus, fixtures or machinery so furnished and that suit may be maintained on such bond by any such person, firm, company, or corporation, for the recovery of any such money.

NOW THEREFORE, if the said Principal shall well and truly perform said work in accordance with the terms of said contract, and shall pay all sums of money due or to become due for any labor, materials, apparatus, fixtures or machinery furnished to him for the purpose of constructing such work, and shall commence and complete the work within the time prescribed in said contract, and shall pay and discharge all damages, direct and indirect, that may be suffered or sustained on account of such work during the time of the performance thereof and until the said work shall have been accepted, and shall hold the OWNER and its awarding authority harmless on account for any such damages and shall in all respects fully and faithfully comply with all the provisions, conditions, and requirements of said contract, then this obligation to be void; otherwise to remain in full force and effect.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective officers this _____ day of _____ A.D. 2025

PRINCIPAL

_____ (Company Name)	_____ (Company Name)
By: _____ (Signature & Title)	By: _____ (Signature & Title)

(If PRINCIPAL is a joint venture of two or more contractors, the company names, seals and authorized signatures of each contractor must be affixed.)

SURETY

(Name of Surety) By: _____
(Signature of Attorney-in-Fact)

STATE OF ILLINOIS,

COUNTY OF _____

I, _____, a Notary Public in and for said county, do hereby certify
That _____
(Insert names of individuals signing on behalf of PRINCIPAL & SURETY)

who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of PRINCIPAL AND SURETY, appeared before me this day in person and acknowledged respectively, that they signed, sealed, and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth

Given under my hand and notarial seal this _____ day of _____ 2024 A.D.

My commission expires _____

Notary Public

VILLAGE OF RANTOUL
CHAMPAIGN COUNTY

S GARRARD ST RECONSTRUCTION

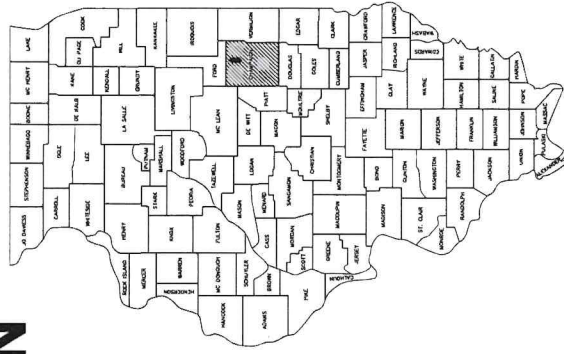
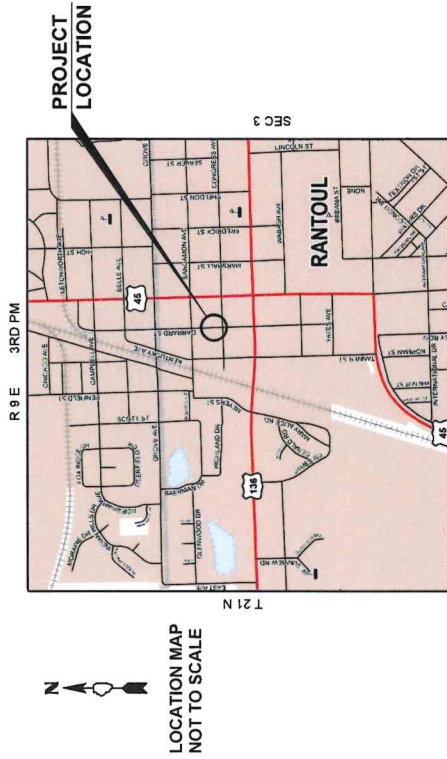
E CONGRESS AVE TO THE ALLEY SOUTH OF SANGAMON AVE

INDEX OF SHEETS

- 1 COVER SHEET
- 2 GENERAL NOTES, LIST OF STANDARDS & COMMITMENTS
- 3 SUMMARY OF QUANTITIES
- 4 TYPICAL SECTIONS
- 5-8 SCHEDULES OF QUANTITIES
- 7 REMOVAL & ADJUSTMENT PLAN
- 8 PLAN & PROFILE
- 9 PAVEMENT MARKING PLAN
- 10 GRADING PLAN
- 11 ENTRANCE DETAILS
- 12-13 ADA RAMP DETAILS
- 14 DISTRICT 5 STANDARD
- 14 IDOT HIGHWAY STANDARDS

PROPOSED IMPROVEMENT:

COMPLETE STREET RECONSTRUCTION INCLUDING
NEW SIDEWALK, CURB & GUTTER AND ENTRANCE
RECONSTRUCTION INCLUDING ALL OTHER COLLATERAL
WORK.



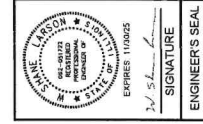
PROJECT LOCATION:-



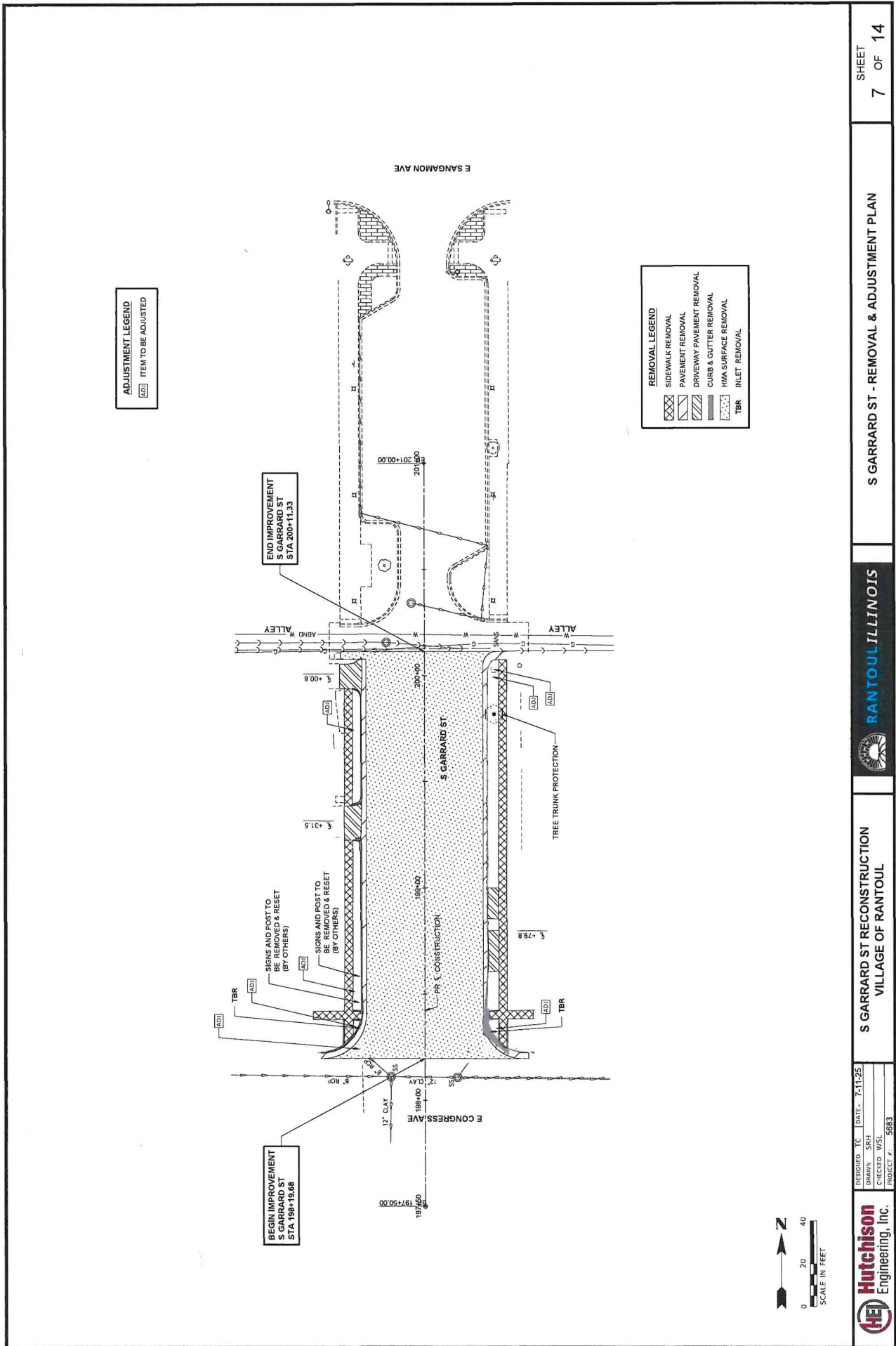
JULIE
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
1-800-892-0123
OR 811



PROJECT MANAGER: SHANE LARSON, P.E.
PROJECT ENGINEER: RYAN BRADLE, P.E.



APPROVED	DATE
LOCAL AGENCY OFFICIAL SIGNATURE	

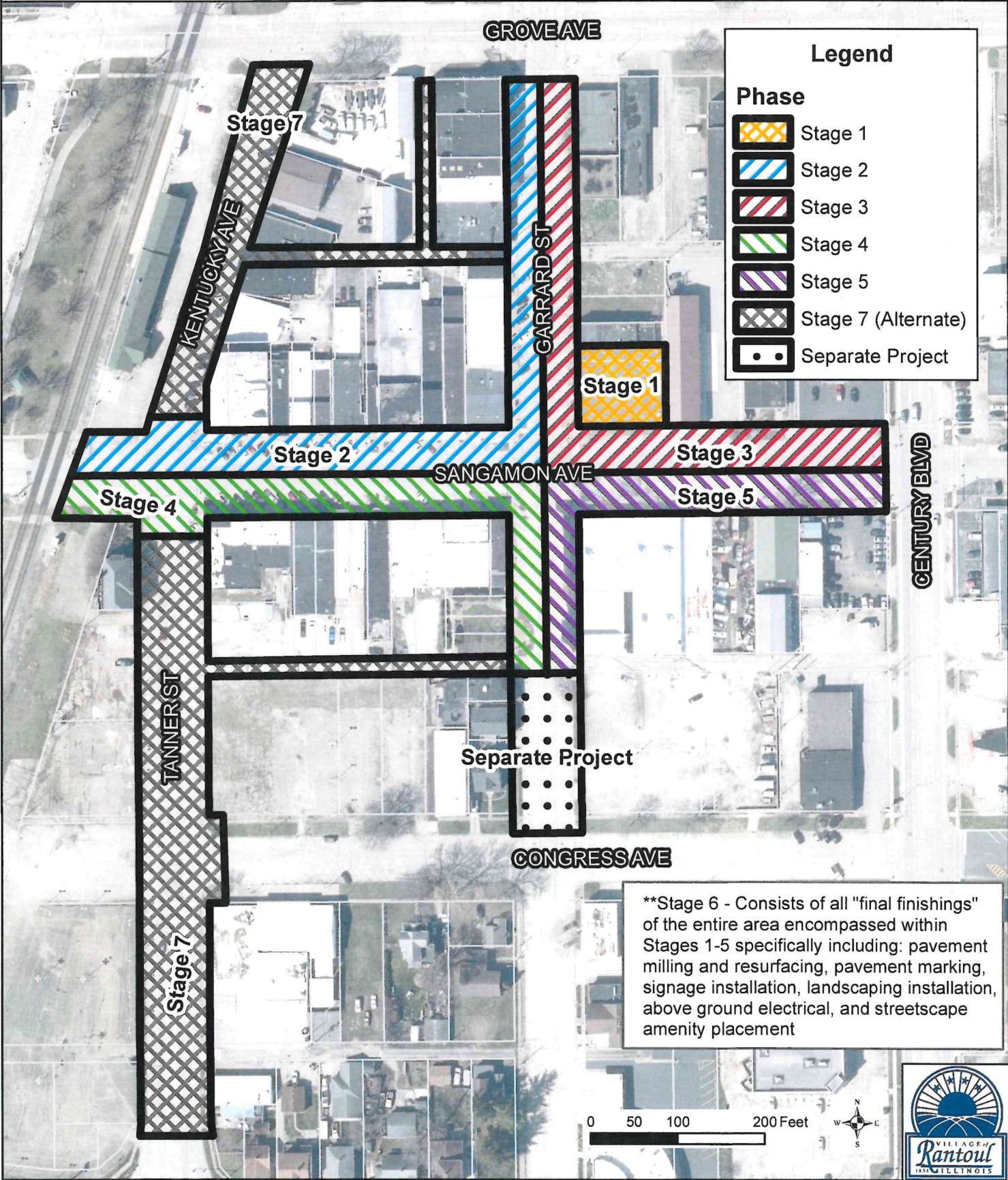


Village of Rantoul

Downtown Streetscape Project

Construction Phasing (REVISED)

Map Created: 3/12/2025



**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Downtown Reconstruction & Streetscaping Project Update	DEPARTMENT: Community Planning & Development
DATE: August 5, 2025	AMOUNT:
ATTACHMENTS:	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL Christopher Milliken	VILLAGE ADMINISTRATOR Scott Eisenhauer

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Ordinance to Impose Moratorium on Storage Unit Developments	DEPARTMENT: Administration
DATE: August 5, 2025	AMOUNT: N/A
ATTACHMENTS: 1. 08-25-2801 Ordinance - Imposing a Temporary Moratorium on Storage Unit Developments	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS: The Village has seen a proliferation in self-storage/mini-warehouse facility developments within the village, and Village Staff desire to carefully review and consider externalities associated with such developments and their impact on public health, safety, and welfare, in order to promote and protect the vitality and character of development within the Village. Village Staff have determined that the Zoning Ordinance requires study and possible revision for proper regulation of self-storage/mini-warehouse facility developments, and to study the possible effects of such uses of property and that such a review will promote and enhance the public health, safety, and welfare of the Village and its residents. The process of conducting the analysis and any required public hearings considering certain amendments to the Village Zoning Ordinance is reasonably expected to take up to nine (9) months prior to the adoption thereof by the Corporate Authorities. To preserve the status quo while the Village conducts the appropriate analysis and evaluation, Village Staff have determined that adopting a temporary moratorium on any self-storage/mini-warehouse facility development is appropriate to allow such analysis, evaluation, and possible revisions to the Zoning Ordinance to occur in a thorough manner.	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR Scott Eisenhauer

ORDINANCE 2801

AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON SELF-STORAGE/MINI-WAREHOUSE FACILITY DEVELOPMENTS

WHEREAS, the Village of Rantoul, Champaign County, Illinois (the “**Village**”) is a Home Rule unit under and pursuant to Section 6(a) of Article VII of the Constitution of the State of Illinois, and is authorized to exercise any power and perform any function pertaining to its government and affairs, including the power to regulate zoning within the corporate limits of the Village in such manner as the President and the Board of Trustees (the “**Corporate Authorities**”) of the Village may authorize; and

WHEREAS, the Village has the authority to adopt Ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its citizens; and,

WHEREAS, Chapter 46 of the Village Code (the “Zoning Ordinance”) comprehensively divides the Village into districts, and classifies, regulates, and restricts the location of land uses by reference to such districts, and provides other regulations pertaining to developments within the Village; and,

WHEREAS, the Zoning Ordinance, among other things, is meant to ensure that businesses and residential uses located within the Village are developed and operated in accordance with the best possible use, and ensure uniformity in the application of the Zoning Ordinance and other applicable laws; and,

WHEREAS, the Village has seen a proliferation in self-storage/mini-warehouse facility developments within the Village, and the Corporate Authorities desire to carefully review and consider externalities associated with such developments and their impact on the public health, safety, and welfare in order to promote and protect the vitality and character of development within the Village; and,

WHEREAS, the Corporate Authorities have determined that the Zoning Ordinance requires study and possible revision for proper regulation of self-storage/mini-warehouse facility developments, and to study the possible effects of such uses of property and that such review will promote and enhance the public health, safety, and welfare of the Village and its residents; and,

WHEREAS, the process of conducting the analysis and any required public hearings considering certain amendments to the Rantoul Zoning Ordinance is reasonably expected to take up to nine (9) months prior to the adoption thereof by the Corporate Authorities; and,

WHEREAS, to preserve the status quo while the Village conducts the appropriate analysis and evaluation, the Village has determined that adopting a temporary moratorium on any self-storage/mini-warehouse facility development is appropriate to allow such analysis, evaluation, and possible revisions to the Zoning Ordinance to occur in a thorough manner.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, ILLINOIS, as follows:

Section 1. The recitals set forth above are incorporated in this Ordinance as the findings of the President and Board of Trustees.

Section 2. Establishment of Temporary Moratorium.

- A. A temporary moratorium shall be, and is hereby, established on the receipt of applications for, the processing of, the review of, and the approval of self-storage/mini-warehouse facility developments, including without limitation, development approvals for the placement, installation, construction, erection, replacement, repair, modification, addition, use, maintenance, operation, or enlargement of self-storage/mini-warehouse facility developments.
- B. The temporary moratorium established in Subsection 2A above shall be, and is hereby, established for a period of time effective immediately upon passage of this Ordinance, and shall expire on June 1, 2026, unless prior to that time the Corporate Authorities, in their sole and absolute discretion, terminate such temporary moratorium by Ordinance duly adopted.

Section 3. That all Ordinances or parts of Ordinances in conflict with or inconsistent with the provisions of this Ordinance are hereby superseded to the extent of such conflict or inconsistency.

Section 4. The provisions of this Ordinance shall become effective immediately following its passage, approval, and publication as required by law.

Section 5. The Village Clerk is hereby authorized and directed to cause this Ordinance to be published in pamphlet form.

This Ordinance is hereby passed, the “ayes” and “nays” being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office at a regular meeting on the date set forth below.

PASSED this 12th day of August, 2025.

Village Clerk

APPROVED this 12th day of August, 2025.

Village President

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Items of Information	DEPARTMENT: Administration
DATE: August 5, 2025	AMOUNT:
ATTACHMENTS:	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Half Century of Progress Farm Show August 21-24 7:00am - 5:00pm Rantoul National Aviation Center	DEPARTMENT: Administration
DATE: August 5, 2025	AMOUNT:
ATTACHMENTS:	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR