



*City Council*  
**COMMITTEE OF THE WHOLE**  
*City of Belvidere, Illinois*

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Alderman Tom Porter,	1 <sup>st</sup> Ward	F&P Vice Chairman, City-County
Alderman Daniel Snow,	2 <sup>nd</sup> Ward	BPZ Chairman, City-County Chairman
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Alderman George Crawford,	4 <sup>th</sup> Ward	Public Safety Chairman
Alderman Mark Sanderson,	5 <sup>th</sup> Ward	BPZ Vice Chairman
Alderman Marsha Freeman,	5 <sup>th</sup> Ward	City-County Coordinating Committee

**AGENDA**

**September 10, 2018**

**6:00 p.m.**

**City Council Chambers, 401 Whitney Blvd. Belvidere, Illinois**

Call to Order: Mayor Chamberlain.

Roll Call:

Public Comment:

Public Forum:

Reports of Officers, Boards, and Special Committees:

1. Building, Planning & Zoning, Unfinished Business: None.
2. Building, Planning & Zoning, New Business:
  - (A) Extension of Special Use – 600 Logan Avenue.
  - (B) Local Landmark Designation – 527 Pearl Street (Hotchkiss House).
3. Public Works, Unfinished Business: None.
4. Public Works, New Business:
  - (A) WWTP Sludge Thickening Project – Change Order #2.
5. Adjournment:

August 27<sup>th</sup>, 2018

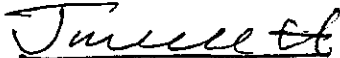
TO: Attorney Michael Drella  
City Of Belvidere  
401 Whitney Street  
Belvidere, IL 61008

Ref: **Special use permits for Construction of Gas station at 600 Logan Ave Belvidere:**

Dear Attorney Drella,

I am writing to request an extension of the special use permit granted for the above referenced location. The current permit is due to expire at the end of September, 2018. I am requesting that the permit be extended another 90 days, to allow me to complete this construction. I would be grateful for your help.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamal Chaudhary", written in a cursive style.

Jamal Chaudhary

CITY OF BELVIDERE

*Community Development*



BUILDING DEPARTMENT

PLANNING DEPARTMENT

401 WHITNEY BLVD. SUITE 300 BELVIDERE, IL 61008 \* PH (815)547-7177 FAX (815)547-0780

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August 22, 2018

**ADVISORY REPORT**

**Local Landmark Designation                      Brodhacker; 527 Pearl street (Hotchkiss House)**

**REQUEST AND LOCATION:**

The applicant and owner, Kathleen Clanin Brodhacker, 527 Pearl Street, Belvidere is requesting local landmark designation according to Section 58 of the Belvidere City Code for the property located at 527 Pearl Street in Belvidere Township (PIN: 05-35-232-027). See the attached location map.

**COMPREHENSIVE PLAN AND CURRENT ZONING:**

The subject property is designated as "Single Family Residential" on the City of Belvidere Comprehensive Plan, adopted November 10, 1999. The single-family residential land use category encourages sewerred single-family residential development at densities up to five (5) dwelling units per acre. The property is zoned SR-6, Single-family Residential-6 District. There is a mix of residential, commercial and institutional uses in the general vicinity. The City's downtown area is to the east of the property and there are railroad tracks the north.

**CRITERIA:**

The proposed Landmark meets the following criteria of Section 58-61: It has character, interest and value as part of the development and heritage of the City of Belvidere; it is identified with people who significantly contributed to the development of the City. And it embodies elements of design and craftsmanship that make it architecturally significant.

The residence, which includes five stained glass windows, original hardwood floors and fireplace, was constructed by Adonijah "Nijah" Hotchkiss in 1840. Nijah Hotchkiss was a Charter member of Belvidere Lodge 60 (Freemason) and was the first member to represent the lodge at the Grand Lodge meeting in 1855. General Stephen Hurlbut was a member of the masonic lodge during the same time. He was also a charter member of the Boone County Agricultural Society in 1855. Nijah Hotchkiss resided in the home until 1874 at which time he sold it to A.W. Burnside. In 1893 George and Eva Ames purchased the property. George Ames operated the first drug, book and paper store in Belvidere. In 1890, his son John set in motion a major legal dispute by constructing a shared driveway with the residence constructed by Barnabus Eldredge (2<sup>nd</sup> president of the National Sewing Machine Company). Mr. Ames was an active member of Belvidere Lodge 60 as well as the Chamber of Commerce, Bel-Mar Country Club and the Order of the Eastern Star.

In 1893, the resident's most notable owner, Frank Goodrich, purchased the property. Frank Goodrich designed sewing machine attachments and was the only person to receive a medal in his field at the 1893 Columbian Exposition (World's Fair) in Chicago. The National Sewing Machine Company manufactured Mr. Goodrich's line of sewing machine attachments in

## Local Landmark Designation, 527 Pearl Street (Hotchkiss House)

Belvidere. Mr. Goodrich excelled in the business, became a member of the Board of Directors and eventually Senior Vice President at the National Sewing Machine Company. Frank Goodrich sold the residence to Frank and Ida Rodgers in 1932. Like many residents during the Depression, unfortunately, the Rodgers lost their home in an auction in 1932.

During the next 15 years, the residence had many owners including May Sager, Hugh K. and Alice Funderburg and Barney and Louise Walter. The Walters would eventually sue their neighbors for building an obstruction, blocking them from use of the shared driveway. The two neighbors spent 3 years in court. The case was ultimately decided upon by the Illinois Supreme Court. The Illinois Supreme Court ruled that although no cross-access easement was ever recorded, the driveway must be able to be used by both residences. The turnabout, however, at the end out the driveway did not need to be shared. The Eldredge home was lost to a fire in 1965.

In 1947 Harley and Kathlyn Clanin purchased the home and it has remained in the family ever since. The Clanin's operated Clanin's Dry Goods Company and had a partnership with their son (William) who owned a furniture store in Belvidere (where Stylehouse Furniture is now located). Harley Clanin was a Lieutenant in the U.S. Air Force during WWI; served as the Boone County Treasurer; was a member of the American Legion and VFW and belonged to numerous clubs. Harley's son William Clanin was in the Navy during WWII and received a letter of commendation; served as Boone County Board Chairman and Assistant Township Supervisor; was a member of the American Legion and the VFW and belonged to numerous clubs including Belvidere Lodge 60 (just like Nijah Hotchkiss and George Ames). William's wife Marilyn was very active in the community as well. She volunteered for the Keen Age Center, Belvidere Chamber of Commerce, Ida Public Library, Boone County Conservation District, Meals on Wheels, Boone County Historical Museum and the 1<sup>st</sup> Presbyterian Church.

William and Marilyn's daughter Kathleen inherited the house in May of 2018 and intends to sell it. Kathleen is requesting landmark status to ensure that the new owners treat the residence with the level of love and respect that so many owners did before her. Her father would say "As owner and manager of the 527 (Pearl Street) social and athletic club, leave the lights on for others".

### **SUMMARY:**

The planning staff believes that the designation of the property as a landmark will not have an adverse effect on the surrounding neighborhood. Currently the structure is utilized as a single family residence and for a short time there was an upstairs apartment. The landmark designation will not change the use of the property or have an effect on the surrounding neighborhood. The landmark design will not have an adverse effect on the elements of the comprehensive plan. The comprehensive plan designated the area as Single Family Residential. The current use fits into the Comprehensive Plan and would not change with the designation. The proposed landmark meets the criteria for designation.

### **RECOMMENDATION:**

The planning staff recommends the approval of the designation of the residence at 527 Pearl Street as a local landmark.

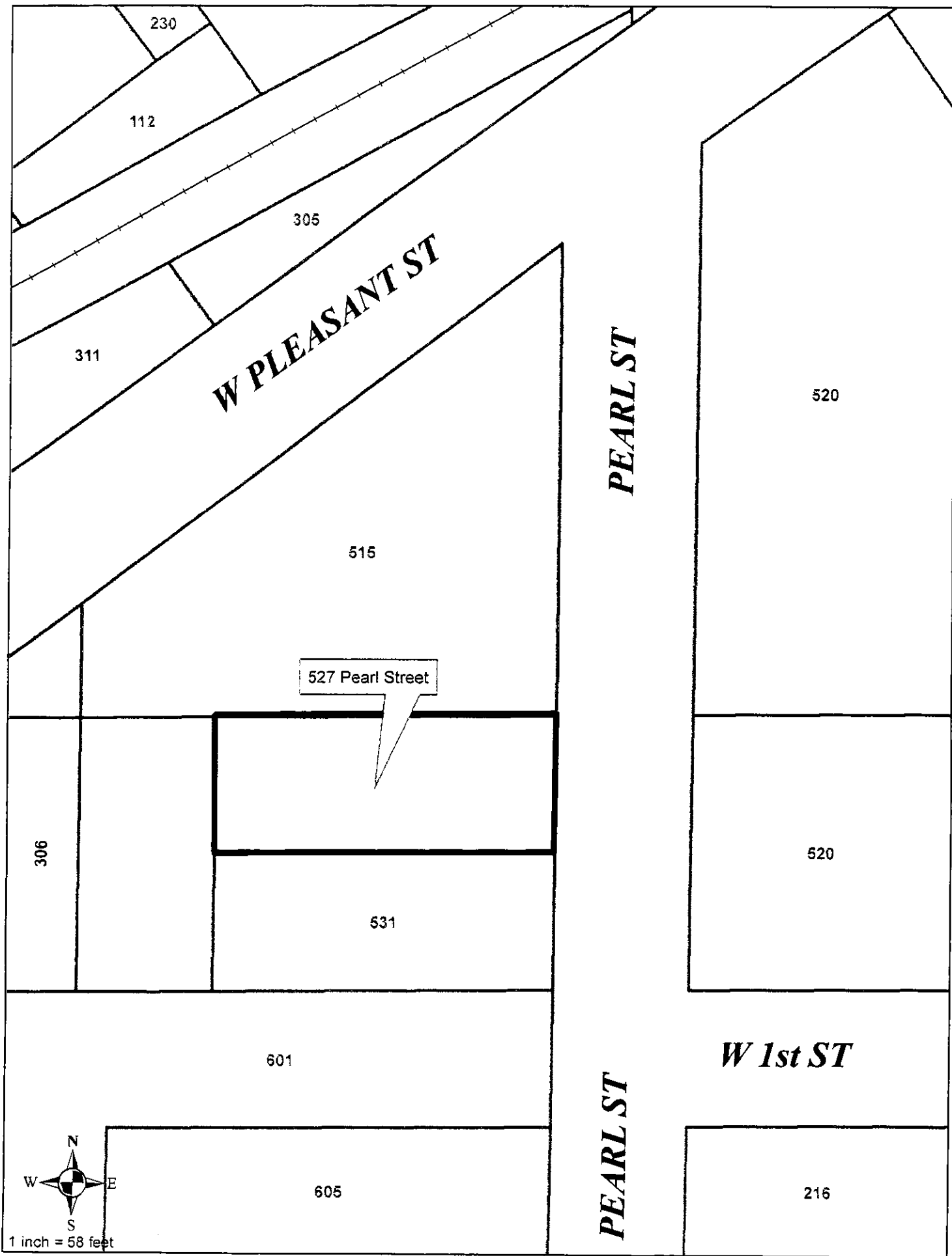
### **Submitted by:**



Gina DelRose, Community Development Planner

**ATTACHMENTS**

1. Location Map by the planning staff.
2. Aerial Photo by the planning staff.
3. Comprehensive Plan Map by the planning staff.
4. Application by the applicant.
5. Narrative by the applicant.
6. Photos by the applicant.



230

112

305

311

**W PLEASANT ST**

**PEARL ST**

520

515

527 Pearl Street

306

520

531

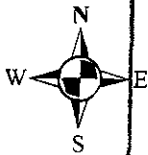
601

**W 1st ST**

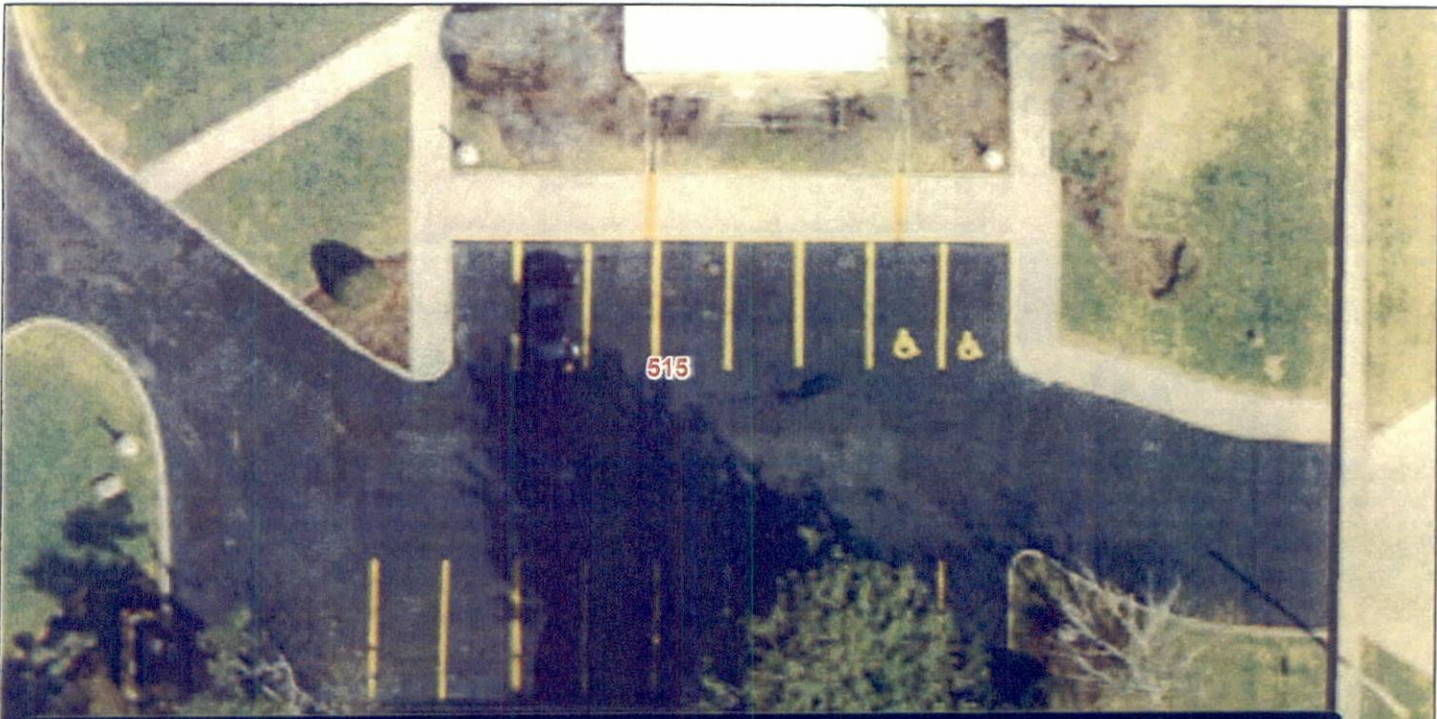
605

216

**PEARL ST**



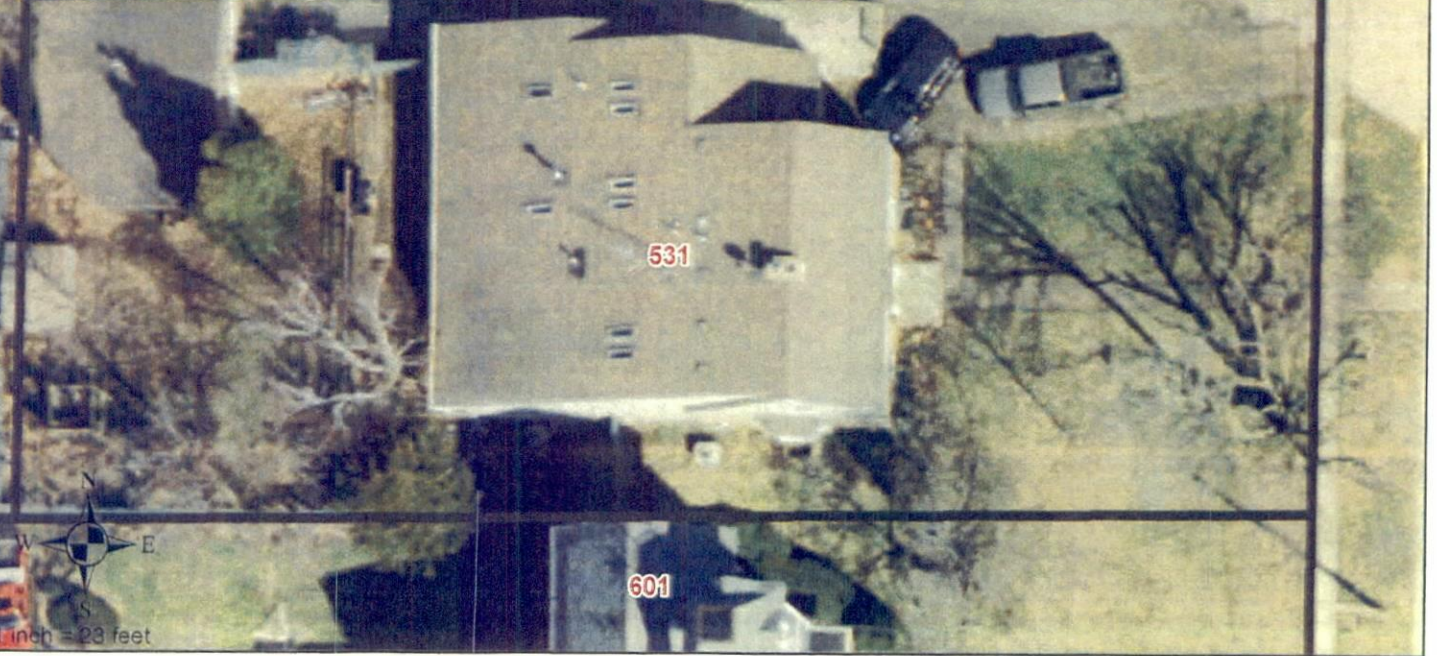
1 inch = 58 feet



515

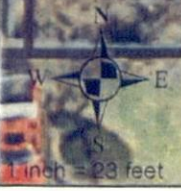


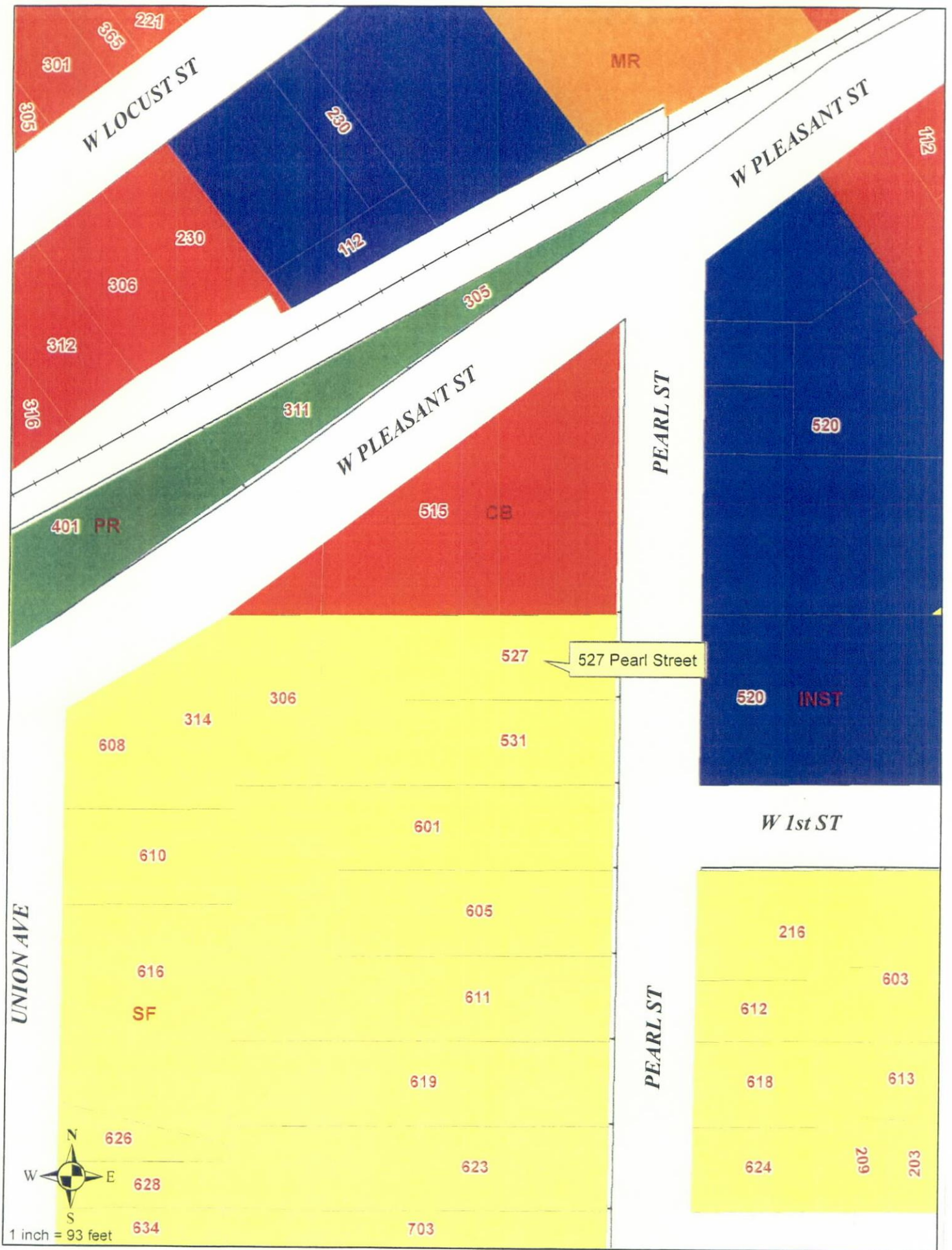
527 Pearl Street



531

601





527 Pearl Street

UNION AVE

PEARL ST

PEARL ST

W 1st ST



1 inch = 93 feet



# Memo

**To:** Mayor and City Council  
**From:** Brent Anderson, Director of Public Works  
**Date:** 9/5/2018  
**Re:** WWTP Sludge Thickening Project – Change Order #2

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Attached to this memo is a copy of Change Order #2 for the Sludge Thickening Project at the WWTP. The change order represents an increase to the contract in the amount of \$74,686.00. The original contract amount for this project was \$1,545,000.00. Total cost of change orders to date is \$85,654.00, an increase of 5.5%. The change order includes extras for items that were not anticipated during the design phase of this project. The budget for this project was \$2,100,000. Substantial completion for this project is scheduled for October 16, 2018 with final completion in December. It is anticipated that a final change order will be required to complete this project and that change order is expected to be a combination of extras and credits to the contract.

I would recommend approval of Change Order #2 for the WWTP Sludge Thickening Project in the amount of \$74,686.00. This work is being paid for from the Sewer Depreciation Fund.

**CHANGE ORDER NO. 2**

***You are directed to make the following changes in the Contract Documents:***

<b>PROJECT:</b>	Wastewater Treatment Plant Sludge Thickening Improvements	<b>DATE OF ISSUANCE:</b>	August 31, 2018
<b>OWNER:</b>	City of Belvidere, Illinois	<b>ENGINEER:</b>	Baxter & Woodman, Inc.
<b>CONTRACTOR:</b>	Mechanical Incorporated	<b>ENGINEER's Project No.</b>	160545.60

**Description:**

1. Provide for an adjustment to the Contract Amount for additional costs associated with providing additional venting of the plumbing system, and the replacement of the existing deteriorated ductile iron under slab drain piping with new PVC drain pipe for a complete and new under slab drain, waste, and vent system, defined as Request for Proposal No. 001.

**Proposed Costs for this Item..... ADD \$22,223.00**

**Proposed Time Extension for this Item.....ADD Eight (8) calendar days**

2. Provide for an adjustment to the Contract Amount for additional costs associated with providing: additional relays and wiring, terminations, and appurtenances in the Centrifuge Supervisory Control Panel; updates to the Concentric Integration control drawings; and additional programming of the Centrifuge Supervisory Control Panel, to accommodate the valve control revisions and relay additions required by the change in the type of polymer feed valves, defined as Request for Proposal No. 004.

**Proposed Costs for this Item..... ADD \$1,919.00**

**Proposed Time Extension for this Item.....No Change**

3. Provide for an adjustment to the Contract Amount for additional costs associated with revising and replacing portions of the existing non-potable water service in the Thickening Building, defined as Request for Proposal No. 005.

**Proposed Costs for this Item..... ADD \$13,702.00**

**Proposed Time Extension for this Item.....No Change**

4. Provide for an adjustment to the Contract Amount for additional costs associated with providing power from the motor control center to the electric operator for the south roll-up door in the Thickening Building, and providing of four (4) new remote hand-held operators to operate up to four (4) separate compatible door operators, defined as Request for Proposal No. 006.

**Proposed Costs for this Item..... ADD \$3,239.00**

**Proposed Time Extension for this Item.....No Change**

5. Provide for an adjustment to the Contract Amount for additional costs associated with providing additional selective demolition of the existing floor slab adjacent to existing piping, and demolition of uncharted concrete encasements of the existing under slab drain piping, defined as Request for Proposal No. 009.

**Proposed Costs for this Item..... ADD \$25,095.00**

**Proposed Time Extension for this Item.....ADD Eight (8) calendar days**

**CHANGE ORDER NO. 2**

City of Belvidere, Illinois  
Wastewater Treatment Plant - Sludge Thickening Improvements

- 6. Provide for an adjustment to the Contract Amount for additional costs associated with additional excavation and backfill required to complete the replacement of the existing under slab piping associated with Request for Proposal No. 001, and backfilling to complete the under slab preparation required by additional demolition associated with Request for Proposal No. 009. This item is defined as Request for Proposal No. 010.

**Proposed Costs for this Item..... ADD \$789.00**

**Proposed Time Extension for this Item.....No Change**

- 7. Provide for an adjustment to the Contract Amount for additional costs associated with additional electrical conduit, wire, and associated terminations required to complete the integration of pressure sensors provided by the centrifuge manufacturer, not originally expected or included in the original scope of the Contract Work. This item is defined as Request for Proposal No. 015.

**Proposed Costs for this Item..... ADD \$988.00**

**Proposed Time Extension for this Item.....No Change**

- 8. Provide for an adjustment to the Contract Amount for additional costs associated with furnishing and installing two (2) check valves in the new WAS piping, and associated modifications to the new pipe and fittings required, as requested by the Village. This item is defined as Request for Proposal No. 016.

**Proposed Costs for this Item..... ADD \$5,261.00**

**Proposed Time Extension for this Item.....No Change**

- 9. Provide for an adjustment to the Contract Amount for additional costs associated with furnishing and installing flexible air and vent piping with quick-disconnect fittings for each of the two (2) centrifuge units. This item is defined as Request for Proposal No. 017.

**Proposed Costs for this Item..... ADD \$1,470.00**

**Proposed Time Extension for this Item.....No Change**

**Purpose of Change Order:**

- 1. The City Building Inspector requested review of the plumbing and associated shop drawings, at which time it was discovered that the plumbing code required specific additional venting of the under slab drain and waste piping not required at the time of design and therefore not on the project plans. While reviewing the additional venting requirements, the City determined it was in their best interest to replace the remaining under slab ductile iron drain and waste piping found in deteriorated condition, to provide a complete new under slab drain. Waste, and venting system.
- 2. After the shop drawing approval process was completed, the centrifuge supplier (Centrisys) supplied polymer feed system valves other than specified at no additional costs due to their negative experience with the specified valves. Because the supervisory control panel shop drawings and panel fabrication were already complete, revisions and modifications of the drawings and panel were required to accommodate proper control and integration of the different valves.
- 3. During the initial stages of construction and demolition, the existing non-potable water service was discovered to be fed from two separate locations. This prevented the non-potable water from being shut down during performance of the required connections to the new centrifuges, maintaining the non-potable service to the existing thickener during construction, and the necessary selective shutdown of the service for future maintenance purposes.
- 4. The architectural plans, in conflict with the electrical plans, inadvertently noted the south roll-up door would receive an electric operator. Both the north and south roll-up doors were designed to be operated manually. The City decided an electric operator was desired on the south roll-up door, and the contractor agreed to provide the operator as part of his Contract Work. Because the design did not provide for electric to power the operator, electrical circuitry, conduit, and wiring needed to be added to the Work. While processing this change, four (4) additional multi-use remote hand-held operators were incorporated into the change to allow the City to control up to four (4) separate door operators from one hand-held remote.

## **CHANGE ORDER NO. 2**

**City of Belvidere, Illinois**

Wastewater Treatment Plant - Sludge Thickening Improvements

5. In the course of initial stages of construction and demolition, the existing under slab piping (north portion of the Thickener Building) was discovered to be completely encased in concrete with reinforcing steel, requiring additional unexpected demolition to allow removal of portions of the under slab piping and connect the new piping to the existing. Also discovered was portions of the existing under slab WAS piping at substantially higher elevations than charted, requiring selective and careful demolition of the existing slab to prevent damage to the drain and WAS piping required to remain in service.
6. Due to the complexity in quantifying the excavation and structural backfill quantities for the under slab work in the north portion of the Thickener Building, resultant of the unforeseen piping and encasement conditions, and the additional under slab piping revisions and replacements, it was agreed that the quantities of additional excavation and backfill would be satisfied through the use of the supplementary unit pricing provided for in the Contactor's Bid Proposal. Three (3) loads of structural backfill, credited to the costs in this proposal as the quantity required to satisfy the expected requirements of the original scope of the Contract Work, are also included.
7. During the confirmation of fabrication details for the discharge chute for each of the two (2) centrifuges, the engineering division of the centrifuge manufacturer, Centrisys, noted cake pressure sensors would be provided in each of the two (2) discharge chutes. Centrisys recommended these sensors to provide the Village the best operation and protection in the event of a cake pumping fault. While Centrisys provided the two (2) sensors at no additional costs to the project, the additional conduit and wire required to integrate the sensors with the controls was not included in the original scope of the Project's work.
8. The Village noted during a progress meeting walkthrough of the Work, that installation of automatic check valves in the new WAS lines to the centrifuge equipment would allow the Plant Personnel to control the new centrifuge equipment flushing procedures more efficiently, and eliminate some of the potential issues expected with manual valve operations.
9. It was noted during installation of the centrifuge equipment, that the specified rigid PVC piping to each of the air and vent connections on the centrifuges would likely need to be cut and removed during future opening the centrifuge housing hoods for inspection and service. Installation of flexible tubing with quick-disconnects at each of the air and vent connections to the centrifuge hoods would allow the tubing to be quickly detached from the each unit, and swung out of the way to facilitate access without sacrificing rigid piping and fittings. The costs associated with this additional item will ultimately costs substantially less than those costs that would be incurred by the City to accommodate the repeated removal and replacement of hard-piped air and vent connections.

### **Attachments:**

1. Engineer's Recommendation of Change Proposal No. 1, issued by Baxter & Woodman, dated July 2, 2018.
2. Engineer's Recommendation of Change Proposal No. 4, issued by Baxter & Woodman, dated June 26, 2018.
3. Engineer's Recommendation of Change Proposal No. 5, issued by Baxter & Woodman, dated July 6, 2018.
4. Engineer's Recommendation of Change Proposal No. 6, issued by Baxter & Woodman, dated May 9, 2018.
5. Engineer's Recommendation of Change Proposal No. 9, issued by Baxter & Woodman, dated July 6, 2018.
6. Engineer's Recommendation of Change Proposal No. 10, issued by Baxter & Woodman, dated July 6, 2018.
7. Engineer's Recommendation of Change Proposal No. 15, issued by Baxter & Woodman, dated July 62, 2018.
8. Engineer's Recommendation of Change Proposal No. 16, issued by Baxter & Woodman, dated July 2, 2018.
9. Engineer's Recommendation of Change Proposal No. 1, issued by Baxter & Woodman, dated July 2, 2018.

**CHANGE ORDER NO. 2**

City of Belvidere, Illinois  
Wastewater Treatment Plant - Sludge Thickening Improvements

<b>CHANGE IN CONTRACT PRICE:</b>		<b>CHANGE IN CONTRACT TIME:</b>	
Original Contract Price:	<u>\$1,545,000.00</u>	Original Contract Time:	
		Substantial Completion:	<u>September 13, 2018</u>
		Completion:	<u>November 12, 2018</u>
Previous Change Orders:	<u>\$10,968.00</u>	Change From Previous Change Orders:	
		Substantial Completion:	<u>33 Days</u>
		Completion:	<u>33 Days</u>
Current Contract Price:	<u>\$1,555,968.00</u>	Current Contract Time:	
		Substantial Completion:	<u>October 16, 2018</u>
		Completion:	<u>December 16, 2018</u>
Net Increase of This Change Order:	<u>\$74,686.00</u>	Net Increase of this Change Order:	
		Substantial Completion:	<u>n/a</u>
		Completion:	<u>n/a</u>
Contract Price With This Change Order:	<u>\$1,630,654.00</u>	Contract Time With This Change Order:	
		Substantial Completion:	<u>October 16, 2018</u>
		Completion:	<u>December 16, 2018</u>

**NOTE: USE ANYTIME THE CHANGE ORDER EXCEEDS \$10,000 ± OR 30 DAYS EXTENSION.**  
Pursuant to 720 ILCS 5/33E-9, (1) the circumstances said to necessitate the change in performance were not reasonably foreseeable at the time the contract was signed, (2) the change is germane to the original contract as signed, and (3) the change order is in the best interest of the City of Belvidere, Illinois.

<b>PREPARED BY:</b>	<b>APPROVED:</b>	<b>ACCEPTED:</b>
BAXTER & WOODMAN, INC.	CITY OF BELVIDERE	MECHANICAL INCORPORATED
By: _____	By: _____	By: _____
Robert E. Mateja, Jr. Construction Project Manager	Michael Chamberlain Mayor	Gary Statfield Vice-President

**RECOMMENDED BY:**

By: \_\_\_\_\_

Gerald Groth, P.E.  
Client Manager