

**AGENDA
REGULAR MEETING OF
THE PRESIDENT AND THE BOARD OF TRUSTEES
THE VILLAGE OF WAYNE
5N430 Railroad Street - Wayne, Illinois 60184**

Tuesday, December 2, 2025

7:30pm

Link to Join Webinar

<https://us06web.zoom.us/j/85036473381>

I. Pledge of Allegiance

II. Call to Order - Roll Call

III. Public Comment - (please limit your comments to three minutes)

Speakers may submit written comments in lieu of verbal comments by emailing them to clerk@villageofwayne.org not later than noon the day preceding the day of the meeting. The Clerk shall deliver written comments to the Board President and Trustee. The President may acknowledge receipt of them during open meetings without reading them verbatim. Though not required by OMA, anyone wishing to make public comments without attending the meeting in person may do so through the Village's zoom platform by clicking the raise hand icon.

The Public Comment section is intended to give the public an opportunity to present a comment or opinion to the Board of Trustees. It is not intended to be a time for questions and answers or debate on political issues. Discussion between speakers and other members of the audience will not be permitted. For questions, please email members of the Board directly and a Board member or staff will respond directly. Public Comment should be limited to this portion of the agenda and the public should not interrupt the Board during the remainder of the meeting. Should a member of the public become disruptive or interrupt another speaker they will be warned once, and if the disruption continues, removed from the meeting.

IV. Approval of Remote Attendance for Trustee

V. Reports of Boards, Commissions, Staff, and Action Items

- A. Plan Commission**
- B. Zoning Board of Appeals**
- C. Engineering**
- D. Park Commission**

VI. Consent Agenda

- A. Minutes November 18, 2025 – Open Session**
- B. CMAP Inv. 2026MUN-00250 - \$108.31**
- C. Purchase In-Car Mobile Printers - Nobel Tec - \$5,388.31**

VII. Items Removed from Consent Agenda

VIII. Ordinances and Resolutions

- A. Res. 25-R-11; Support Legislative Action Program of DMMC for 2026 Legislative Session**

IX. Reports of Officers and Action Items

- A. Clerk's Report – Patti Engstrom**
- B. Treasurer's Report – Howard Levine**
- C. President's Report – Eileen Phipps**
 - 1. Zoning Petition #4676 Tri-County Solar LLC**
- D. Village Attorney's Report – Steve Adams**

- X. Appointments – Village Commissions and Committees – President Phipps**
- XI. Reports of Trustees and Action Items**
 - A. Public Safety – Pete Connolly**
 - B. Public Works – Mike Dimitroff**
 - C. Finance – Pete Connolly**
 - 1. Update on Request for Qualifications**
 - D. Administration – Karen Kaluzsa**
 - E. Development/Historic and Rural Preservation – Ed Hull**
 - F. Building & Zoning – Ed Hull**
 - 1. Res. 25-R-12; Agreement - Village of Wayne and T.P.I Building Code Consultants Inc.**
 - G. Parks – Emily Miller**
 - H. Technology – Guy Bevente**
- XII. Old Business**
- XIII. Closed Session**
 - A. Pending, Imminent or Probable Litigation – Open Meetings Act, 5 ILCS 120/2 (c) (11)
Open Meetings Act, 5 ILCS 120/2 (c) (1)B**
 - B. Appointment, Employment and Compensation of Village Employees–Open Meetings Act,
5 ILCS 120/2 (c)(1)**
 - C. Purchase or Lease of Real Property – Open Meetings Act, 5 ILCS 120/2 (c) (6)**
 - D. The Setting of a Price for Sale or Lease of Village Property, 5 ILCS 120/2 (c) (6)**
 - E. Security Procedures, Personnel, Equipment in Response to Threat of Potential
Danger to Employees, Staff, Public or Public Property, 5 ILCS 120/2 (c) (8)**
 - F. Discussion of Closed Minutes for Purposes of Approval or Semi-Annual Review,
5 ILCS 120/2 (c) (21)**
 - G. The Selection of a Person to Fill Public Office, 5 ILCS 120/2 (c) (3)**
*Viewing the meeting via the Zoom webinar is offered as a convenience to the public but is not legally required.
Access may be interrupted due to technical difficulties and, in the event the Village is unable to block public
viewing when the Board enters a Closed Session, viewers will be removed from the Zoom meeting.*
- XIV. New Business**
 - A. Pederson Properties, Rt. 25 IGA**
 - B. Staffing**
- XV. Adjournment**

Note: Any person who has a disability requiring a reasonable accommodation to participate in this meeting should contact ADA Compliance Officer Mon-Thurs 8:00am–12:00pm Village of Wayne, 5N430 Railroad Street, P.O. Box 532, Wayne, IL 60184, or call (630) 584-3090. Requests for a qualified interpreter require five (5) working days' advance notice.



Chicago Metropolitan Agency for Planning

433 West Van Buren Street - Suite 450
Chicago, IL 60607

(312) 454-0400
cmap.illinois.gov

To: VILLAGE OF WAYNE
5N430 RAILROAD STREET PO BOX 532
WAYNE, IL 60184

Invoice

Number	2026MUN-00250
Invoice date	11/20/2025
Due date	1/4/2026

Description	Amount
FY 2026 Local Contribution	108.31

Total:	\$108.31
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Please remit payment electronically to:

Chicago Metropolitan Agency for Planning
Deposit Account – 2033876
Routing/ABA – 071000288
Account Type: Checking
Currency: USD

If paying by check, please send to:
Chicago Metropolitan Agency for Planning
Attn: Ashley Ward
433 West Van Buren Street, Suite 450
Chicago, IL 60607

Thank you!



Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

October 2025

President Eileen Phipps
Village of Wayne
5N430 Railroad St
Wayne, IL 60184, Illinois

Dear President Phipps:

The Chicago Metropolitan Agency for Planning (CMAP) works closely with our government partners to make northeastern Illinois a stronger, more resilient place to live.

CMAP relies on contributions from our partners to serve the region, including the seven counties and municipalities, the Illinois Department of Transportation, the Regional Transit Authority, the Chicago Transit Authority, Metra, Pace, and the Illinois Tollway.

As your federally designated metropolitan planning agency and state-mandated regional planning agency, we support the seven-county region and 284 municipalities in numerous ways:

Plan regionally and locally

- Develop the region's comprehensive plan and coordinate implementation
- Strengthen communities through direct assistance, training, and resources.

Over the last five years, we've assisted 100+ communities with bike and pedestrian plans, corridor plans, grant readiness, ADA plans and more.

Influence change

- Serve as the region's authoritative data source
- Forecast, model, and share data
- Inform and shape policy through data research and analysis in support of solutions and actions

Invest strategically

- Evaluate, manage, and distribute federal transportation funds
- Manage the programming of nearly 2,000+ federally funded and regionally significant projects in the region's five-year [Transportation Improvement Program \(TIP\)](#); projects across the counties and municipalities include road maintenance and expansion, bicycle and pedestrian, signal systems, bridge repair, intersection improvements and more. accessibility, pavement and bridge condition
- Fund the work of 11 planning liaisons who help program your federally funded projects

Collaborate and convene

- Facilitate dialogue with government partners, community organizations, stakeholders, and the public
- Inform and engage diverse audiences in planning, consensus building, and decision-making

Recent successes include stakeholder and public engagement on the Regional Transportation Plan to help influence the long-term blueprint that will guide how our region invests in and improves its



Chicago Metropolitan Agency for Planning

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cmap.illinois.gov | 312-454-0400

transportation system over the coming decades; and collaborating with regional transportation partners to identify and leverage federal funding opportunities for transformative infrastructure.

The U.S. Department of Transportation requires a **20% local match** to receive federal Metropolitan Planning funds (23 U.S.C. 134). Without your assistance, our region would not be able to unlock those funds to support infrastructure investments and regional transportation priorities.

We thank you for your continued support and partnership to advance our shared goals of improving transportation systems, addressing climate resiliency, and maintaining a thriving economy.

Enclosed with this letter is your invoice due by January 30, 2026. We are happy to answer any questions and share more information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erin Aleman', with a long, sweeping horizontal line extending to the right.

Erin Aleman, Executive Director



Village of Wayne

Police Department

31W680 Army Trail Road

Wayne, IL 60184

Tel: 630-584-3031

Fax: 630-524-9151

MEMORANDUM

Date: November 20, 2025
To: Village President and Board of Trustees / Public Safety
From: Tim Roberts, Chief of Police *TR*
Subject: Request for Approval of In-Car Printers for Law Enforcement Vehicles

Issue:

At present, Police Department personnel prepare all citations, warnings, and traffic crash reports by hand. Subsequently, staff manually processes these documents and forwards them to the appropriate agencies via United States Postal Service mail, at times resulting in delivery issues. We are one of the last agencies not transmitting data electronically.

Analysis:

In-car printers will be used to issue citations, warnings, and provide traffic crash exchange information directly at the scene, enhancing both efficiency and public service.

- **Improved Efficiency:** Officers will be able to quickly print citations, warnings, and crash information on-site, reducing the time spent on paperwork and allowing them to return to patrol duties more promptly.
- **Enhanced Accuracy:** In-car printers eliminate the need for handwritten documents, reducing the potential for errors and ensuring that all information is clear and legible for Records staff, the recipient and the court system.
- **Better Service for Citizens:** Individuals involved in traffic stops or accidents will receive immediate and professional documentation, improve their overall experience and provide them with essential records on the spot.
- **Officer Safety:** Minimizing the time officers spend roadside or outside their vehicles enhances their safety, particularly during nighttime or adverse weather conditions.
- **Streamlined Processes:** Electronic documentation integrates seamlessly with our records management systems, resulting in faster processing and easier retrieval of citation and crash data, especially for FOIA requests, which would go direct to the crash reporting website.

The initial investment in in-car printers will be offset by the long-term savings realized through reduced administrative labor, fewer errors, and improved workflow. Additionally, enhanced efficiency and professionalism will positively reflect on our village's commitment to effective and professional public safety service.

Recommendation:

I respectfully recommend the Village Board approves the purchase of four (4) in-car printers, not to exceed \$5,388.31 for our law enforcement vehicles. This investment will modernize and streamline our operations, improve community relations, increase officer safety and support in delivering the highest standard of service. Thank you for your consideration.



Here is your requested quote
Zebra ZQ521 Mobile Printer Project RFQ
Quote# C029947v1

Prepared For:

Wayne Police Department

Attn: Stephen Abruzzo

Prepared By:
Tahece Clayborn
NobleTec, LLC



Product

DESCRIPTION	PRICE	QTY	EXT. PRICE
ZQ52-BUE1000-00 Zebra ZQ521 Mobile Direct Thermal Printer - Monochrome - Label/Receipt Print - USB - Bluetooth - Wireless LAN - 39" Print Length x 4.09" Print Width - 5 in/s Mono - 203 dpi - 4.45" Label Width	\$861.84	4	\$3,447.36
P1063406-062 Zebra Vehicle Cradle - Docking - Mobile Printer - 1 Slot - Charging Capability - Black	\$129.98	4	\$519.92
P1063406-030 Zebra Auto Adapter	\$47.67	4	\$190.68
Z1AE-ZQ5X1-5C0 Zebra OneCare for Enterprise Essential with Comprehensive coverage - Extended Service - 5 Year - Service - Carry-in - Maintenance - Parts & Labor	\$299.55	4	\$1,198.20
Subtotal:			\$5,356.16



Zebra ZQ521 Mobile Printer Project RFQ

Prepared by:

NobleTec, LLC

Tahece Clayborn

708-762-2464

tahece.clayborn@nobleteccllc.com

Prepared for:

Wayne Police Department

31W680 Army Trail Rd

Wayne, IL 60184

Stephen Abruzzo

(630) 584-3031

s.abruzzo@villageofwayne.org

Quote Information:

C029947

Version: 1

Delivery Date: 11/13/2025

Expiration Date: 11/28/2025

Quote Summary

DESCRIPTION	AMOUNT
Product	\$5,356.16
Subtotal:	\$5,356.16
Shipping:	\$32.15
Total:	\$5,388.31

NobleTec reserves the right to adjust pricing and product offerings for reasons including, but not limited to, changing market conditions, discontinuation, unavailability, manufacturer price changes, supplier price changes and pricing errors. Taxes, shipping and other fees may apply. Credit card orders over \$1,000.00 may incur a 3% credit card processing surcharge. This quote is subject to NobleTec Terms and Conditions located at: <https://www.nobleteccllc.com/terms-and-conditions/>

NobleTec, LLC

Wayne Police Department

Signature:

Name:

Tahece Clayborn

Title:

Technology Advisor

Date:

11/13/2025

Signature:

Name:

Stephen Abruzzo

Date:

**VILLAGE OF WAYNE
DUPAGE AND KANE COUNTIES, ILLINOIS**

RESOLUTION NO. 25-R-11

**A RESOLUTION TO SUPPORT THE LEGISLATIVE ACTION PROGRAM OF THE
DUPAGE MAYORS AND MANAGERS CONFERENCE
FOR THE 2026 LEGISLATIVE SESSION**

**ADOPTED BY THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF WAYNE
DUPAGE AND KANE COUNTIES, ILLINOIS**

THIS ____ DAY OF _____, 2025

**PUBLISHED by authority of the
President and Board of Trustees
of the Village of Wayne, DuPage
and Kane Counties, Illinois
this ____ day of _____, 2025.**

**VILLAGE OF WAYNE
DUPAGE AND KANE COUNTIES, ILLINOIS**

RES. 25-R-11

**A RESOLUTION TO SUPPORT THE LEGISLATIVE ACTION PROGRAM OF THE
DUPAGE MAYORS AND MANAGERS CONFERENCE
FOR THE 2026 LEGISLATIVE SESSION**

WHEREAS, the Village of Wayne is a member of the DuPage Mayors and Managers Conference; and

WHEREAS, the DuPage Mayors and Managers Conference develops its annual Legislative Action Program with the goal of establishing a comprehensive platform on legislative issues in order to further protect and benefit the interests of its member municipalities, residents and businesses in these municipalities, and the region generally; and

WHEREAS, on November 19, 2025 the DuPage Mayors and Managers Conference Membership voted unanimously to adopt its 2026 Legislative Action Program, attached hereto; and

WHEREAS, the Village of Wayne, will individually benefit by formally establishing positions on legislative issues affecting municipalities, thereby giving clear direction to officials and employees of the Village of Wayne regarding legislative positions that may be presented in an official capacity in the General Assembly or on behalf of the municipality:

NOW, THEREFORE, BE IT RESOLVED, that the Village of Wayne hereby supports the DuPage Mayors and Managers Conference's 2026 Legislative Action Program which includes the following listed legislative priorities:

1. Protect Sustainable Municipal Pensions
2. Invest in Local Communities
3. Modernize Public Records Management
4. Adapt to Evolving Mobility Choices

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the DuPage Mayors and Managers Conference, to all state and federal legislators representing the Village of Wayne, to the Office of the Governor, and to all department heads in the Village of Wayne.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025

AYES: _____

NAYS: _____

ABSENT: _____

ATTEST:

Eileen Phipps, President

Patricia Engstrom, Village Clerk

(SEAL)



DuPage Mayors and Managers Conference

an association of municipalities representing 1,000,000 people

2026 Legislative Action Program

A coalition of cities and villages working together, the Conference fosters collaboration and advocates for excellence in municipal government.

➤ **Protect Sustainable Municipal Pensions**

The sustainability of municipal pensions, as well as the taxpayers that fund them, must be protected by preventing further Tier 2 pension benefit increases for police (Article 3), fire (Article 4), and IMRF (Article 7).

➤ **Invest in Local Communities**

To ensure local governments can deliver essential services to our communities, municipal revenues must be maintained or increased, and barriers such as unfunded mandates and preemptions of local authority must be mitigated.

➤ **Modernize Public Records Management**

As the use of technology and digital records continues to evolve, common sense changes to the Freedom of Information Act and Open Meetings Act must be made to preserve transparency, improve efficiency, and mitigate the use of public records for entertainment and profit.

➤ **Adapt to Evolving Mobility Choices**

Our transportation system must adapt to meet both current and future mobility needs, including investing in public transit service connectivity in the suburbs, regulating e-scooters and e-bikes to protect public safety, and ensuring sustainable revenues for local road infrastructure.

From: Zine, Natalie <ZineNatalie@KaneCountyIL.gov>

Sent: Monday, November 24, 2025 2:45 PM

To: kstone@bartlettill.gov <kstone@bartlettill.gov>; nhill@southelgin.com <nhill@southelgin.com>; Eileen Phipps <e.phipps@villageofwayne.org>

Subject: FOR REVIEW: Kane County Zoning Petition No. 4676 "Tri-County Solar LLC"

You don't often get email from zinenatalie@kanecountyil.gov. [Learn why this is important](#)
Hello,

Kane County has received a Zoning Application for a Special Use Permit for a Commercial Solar Facility in the F-District that is located in or within 1.5 miles of your jurisdiction.

Please review the information provided and respond to this email with your comments by: **Friday, December 12, 2025.**

Zoning Petition No. 4676 "Tri-County Solar LLC"

Zoning Request: Special Use Permit for a Commercial Solar Facility in the F-District

Subject Property: Approximately 40 acres located on the west side of Illinois Route 25, north of Stearns Rd, in St. Charles Township (PIN: 09-01-200-017)

County Board District: 12 Bill Roth

ZBA Meeting Date: Tuesday, January 6, 2026

[Link to All Application Documents](#) (scroll down to #4676)

Please let me know if you have any questions.

Thank you,

Natalie A. Zine | *Zoning Planner*

Kane County Development & Community Services Department

719 S. Batavia Ave. Geneva, IL 60134

P: 630-232-3494

E: zinenatalie@kanecountyil.gov

**VILLAGE OF WAYNE
DUPAGE AND KANE COUNTIES, ILLINOIS**

RESOLUTION NO. 25-R-12

**A RESOLUTION
ADOPTED BY THE PRESIDENT
AND BOARD OF TRUSTEES
OF THE VILLAGE OF WAYNE
DUPAGE AND KANE COUNTIES, ILLINOIS**

THIS ____ DAY OF _____, 2025

**PUBLISHED by authority of the
President and Board of Trustees
of the Village of Wayne, DuPage
and Kane Counties, Illinois
this ____ day of _____, 2025**

**VILLAGE OF WAYNE
DUPAGE AND KANE COUNTIES, ILLINOIS**

RESOLUTION NO. 25-R-12

**RESOLUTION APPROVING AGREEMENT BETWEEN THE VILLAGE OF WAYNE AND
T.P.I. BUILDING CODE CONSULTANTS, INC.**

WHEREAS, the Village of Wayne (the “Village”) desires to engage a professional consulting firm to provide plan review, inspection and related services due to the recent retirement of the Village’s Director of Building and Zoning; and

WHEREAS, over the past several months the Village has searched for and interviewed various firms in the Chicagoland area capable of providing the required services; and

WHEREAS, the Village President and Board of Trustees have determined that it is in the best interests of the Village and its residents to engage T.P.I. Consultants, Inc. (“TPI”), a professional consulting firm providing plan review, inspection, code consultation and related services since 1997, and presently conducting plumbing plan reviews and inspections for the Village, is the most qualified firm to provide the required services; and

WHEREAS, the corporate authorities are authorized and empowered to enter into an agreement with TPI for the required services pursuant to Sections 8-1-7, 11-13-1, 11-31-1 of the Illinois Municipal Code; and

WHEREAS, the corporate authorities wish to formally approve the Plan Review and Building Inspection Services Agreement attached hereto as **Exhibit 1** (the “Agreement”) through the adoption of this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WAYNE, DUPAGE AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION ONE: The foregoing recitals and all Exhibits referenced herein are hereby incorporated into this Resolution as if said recitals and Exhibits were set forth in their entirety in this Section One.

SECTION TWO: The Plan Review and Building Inspection Services Agreement, attached hereto as **Exhibit 1**, shall be and is hereby approved and the Village President is hereby approved and adopted by the Village President and Board of Trustees as of the date of this Resolution.

SECTION THREE: The Village President and Village Clerk are hereby authorized and directed to execute said License Agreement in substantially the form attached as **Exhibit 1** hereto, and the Village Clerk is hereby authorized and directed to deliver said executed License Agreement to TPI forthwith.

SECTION FOUR: This resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS ____ day of _____, 2025.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED THIS ____ day of _____, 2025.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

(SEAL)

PLAN REVIEW AND BUILDING INSPECTION SERVICES AGREEMENT

THIS PLAN REVIEW AND INSPECTION SERVICES AGREEMENT (the "Agreement") is entered into this ____ day of _____, 2025 ("Effective Date") between the Village of Wayne, an Illinois municipality, with its main offices located at 5N430 Railroad Street, Wayne, Illinois 60184 (the "Village") and T.P.I. Building Code Consultants, Inc., an Illinois corporation, with its main offices located at 321-325 Spruce Street, South Elgin, Illinois 60177 (Vendor"), which hereinafter may be referred to together as the "Parties" or individually as a "Party."

In exchange for good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, the Parties hereby agree as follows:

1. Plan Review and Building Inspection Services.

Vendor shall provide all plan review, inspection, code consultation, zoning compliance, and such other services as may be required by the express and implicit terms of this Agreement, including but not limited to, all property and zoning summaries prior to ZBA action, and all other services set forth in Vendor's Proposal to provide the Village of Wayne with Building Department Services, dated April 9, 2025, attached to and incorporated as part of this Agreement as **Exhibit A** by reference (the "Proposal"), and as may be otherwise required by the Village from time to time (the "Services"). The Services shall be performed and completed in accordance with the Proposal, this Agreement, all applicable federal, state, county and local law, and the Village of Wayne Code of Ordinances. In the event of any conflict between the terms of the Proposal and this Agreement, the terms of this Agreement shall control.

2. Term.

Subject to extension or termination as provided in this Section and Section 10 below, the term of this Agreement shall be for a period of one (1) year from the Effective Date of this Agreement ("Initial Term"), and shall thereafter automatically renew for successive one-year periods (each one-year period shall be referred to as the "Renewal Term"), unless either Party notifies the other Party in writing, at least sixty (60) days prior to the expiration of the Initial Term or any Renewal Term, of its intention not to renew the Agreement. The Initial Term, together with any Renewal Term, if and when it occurs, shall be referred to as the "Term."

3. Performance.

Vendor agrees to perform all of the Services to the best of Vendor's ability, experience, and talents, in accordance with generally accepted building and zoning review and inspection practices in the Greater Chicago area, and to the reasonable satisfaction of the Village.

The Village reserves the right to evaluate Vendor's performance of the Services and, in the event such Services or performance are not in conformity with the requirements of this Agreement, as determined by the Village, the Village shall have the option to terminate this Agreement in accordance with Section 10.b of this Agreement.

4. Changes or Alterations of Services.

The Village reserves the right to alter the services performed by Vendor by adding to or deducting from the original scope of services without invalidating this Agreement. All such work shall be executed under the terms and conditions of this Agreement. All changes or alterations to the Services shall be made only when directed by the Village.

5. Contract Sum; Payment.

The Village agrees to compensate Vendor for Services in accordance with the Rate Sheet attached hereto as **Exhibit B**. Services shall be invoiced monthly. Payment of said invoices, and any late payment penalties, shall be governed by the Local Government Prompt Payment Act (50 ILCS 505 et seq.).

6. Correction of Deficiencies.

If the Vendor defaults or neglects to provide the Services in accordance with the Contract Documents and fails, within a five (5) business day period after receipt of written notice from the Village, to commence to cure said default, the Village may, without prejudice to other remedies, correct said deficiencies. In such case, the Village shall deduct from payments then or thereafter due the Vendor the cost of correcting such deficiencies, including compensation to the Village for any and all expenses related thereto. If the amount deducted by the Village exceeds the payments then or thereafter due the Vendor, the Vendor shall pay the difference to the Village. The rights and remedies of the Village stated in this Agreement shall be in addition to and not in limitation of, any other rights of the Village granted in the Contract Documents or at law or in equity.

7. Non-Solicitation of Vendor's Employees

In consideration of the mutual promises contained in this Agreement, including the understanding that Vendor will be providing the Village with consultants specially-trained by Vendor and who will utilize Vendor's confidential information and trade secrets, and in recognition that the services to be rendered to the Village by Vendor are of a special and unique character, the Village covenants, warrants and agrees that during the period of time that any individual employee of Vendor provides consultation to the Village and for a period of one (1) year following the last day in which any such Vendor employee provides such consulting services for the Village, the Village shall not, either directly or indirectly, without the prior written consent of Vendor, solicit, induce or otherwise offer employment to, or engage in discussions regarding employment with, any such Vendor employee, or assist any third party with respect to any of these actions, unless that Vendor employee has been separated from his or her employment or other relationship with Vendor for a period of six (6) consecutive months.

8. Insurance.

Vendor shall obtain insurance of the types and in the amounts listed below.

A. Commercial General and Umbrella Liability Insurance. Vendor shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than \$1,000,000 each occurrence. If such CGL insurance contains a general aggregate limit, it shall apply separately to this project/location. CGL insurance shall be written on Insurance Services Office (ISO) occurrence form CG 00 01 04 13, or a substitute form providing equivalent coverage, and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract). The Village shall be included as an insured under the CGL, using ISO additional insured endorsement CG 20 10 or a substitute providing equivalent coverage, and under the commercial umbrella, if any. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance afforded to the Village. Any insurance or self-insurance maintained by the Village shall be excess of the Vendor's insurance and shall not contribute with it. There shall be no endorsement or modification of the CGL limiting the scope of coverage for liability arising from pollution, explosion, collapse, or underground property damage.

B. Business Auto and Umbrella Liability Insurance. Vendor shall maintain business auto liability and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each accident. Such insurance shall cover liability arising out of any auto including owned, hired and non-owned autos. Business auto insurance shall be written on Insurance Services Office (ISO) form CA 00 01, CA 00 05, CA 00 12, CA 00 20, or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage equivalent to that provided in the 1990 and later editions of CA 00 01.

C. Workers Compensation Insurance. Vendor shall maintain workers' compensation as required by statute and employers liability insurance. The commercial umbrella and/or employers liability limits shall not be less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease. If the Village has not been included as an insured under the CGL using ISO additional insured endorsement CG 20 10 under the Commercial General and Umbrella Liability Insurance required in this Agreement, the Vendor waives all rights against the Village and its officers, officials, employees, volunteers and agents for recovery of damages arising out of or incident to the Vendor's Services.

D. Professional Liability Insurance. Vendor shall maintain professional liability and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 for each wrongful act arising out of the performance or failure to perform professional services and \$2,000,000 aggregate.

E. General Insurance Provisions

1. Evidence of Insurance

Prior to beginning work, Vendor shall furnish the Village with a certificate(s) of insurance and applicable policy endorsement(s), executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above. All certificates shall provide for 30 days written notice to the Village prior to the cancellation or material change of any insurance referred to therein. Written notice to the Village shall be by certified mail, return receipt requested. Failure of the Village to demand such certificate, endorsement or other evidence of full compliance with these insurance requirements or failure of the Village to identify a deficiency from evidence that is provided shall not be construed as a waiver of Vendor's obligation to maintain such insurance. The Village shall have the right, but not the obligation, to prohibit Vendor or any subcontractor from entering any Village property or performing any Services until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by the Village. Failure to maintain the required insurance may result in termination of this Agreement at the Village's option.

Vendor shall provide certified copies of all insurance policies required above within 10 days of the Village's written request for said copies.

2. Acceptability of Insurers

For insurance companies which obtain a rating from A.M. Best, that rating should be no less than A VII using the most recent edition of the A.M. Best's Key Rating Guide. If the Best's rating is less than A VII or a Best's rating is not obtained, the Village has the right to reject insurance written by an insurer it deems unacceptable.

3. Cross-Liability Coverage

If Vendor's liability policies do not contain the standard ISO separation of insured's' provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

4. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to the Village. At the option of the Village, the Vendor may be asked to eliminate such deductibles or self-insured retentions as respects the Village, its officers, officials, employees, volunteers and agents or required to procure a bond guaranteeing payment of losses and other related costs including but not limited to investigations, claim administration and defense expenses.

5. Subcontractors

Vendor shall cause each subcontractor employed by Vendor to purchase and maintain insurance of the type specified above. When requested by the Village, Vendor shall furnish copies of certificates of insurance evidencing coverage for each subcontractor.

9. Indemnification.

To the fullest extent permitted by law, the Vendor shall indemnify and hold harmless the Village and its trustees, officers, officials, employees, volunteers and agents from and against all claims, damages, losses, liabilities, claims, causes of action and all costs and expenses including but not limited to attorneys' fees (attorneys' and paralegals' fees and court costs), arising out of or resulting from the performance of the Vendor's work, provided that any such claim, damage, loss or expense (i) is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property, including the loss of use resulting therefrom and (ii) is caused in whole or in part by any act or omission of the Vendor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, except to the extent caused by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Section. Vendor shall similarly protect, indemnify and hold and save harmless the Village, its trustees, officers, officials, employees, volunteers and agents against and from any and all claims, damages, losses, liabilities, claims, causes of action and all costs and expenses including but not limited to legal fees (attorneys' and paralegals' fees and court costs), incurred by reason of Vendor's breach of any of its obligations under, or Vendor's default of, any provision of the Agreement.

10. Termination.

a. The Village may, upon thirty (30) days prior written notice, terminate this Agreement in whole or in part for the convenience of the Village. Termination by the Village under this section shall be by a notice of termination delivered to Vendor specifying the extent of the termination and the effective date. Upon receipt of a notice of termination, Vendor shall immediately, in accordance with instructions from the Village: (i) cease operations as specified in the notice; and (ii) enter into no further subcontracts for labor, services, facilities or materials, except as necessary to complete any authorized continued portion of the Services. Vendor shall recover payment for the Services properly performed and approved by the Village prior to the effective date of the termination. Vendor shall not be entitled to lost profits or any damages resulting from termination for any reason under this Agreement.

b. The Village may terminate the Agreement, in whole or in part, for cause if Vendor fails to provide the Services as required by this Agreement, or otherwise breaches or defaults under any provision of this Agreement and does not remedy such failure, breach or default within forty-eight (48) hours after demand from the Village to take corrective action, or in the event of repeated or multiple failures or defaults by the Vendor, the Village may immediately terminate the Agreement and enter into an agreement with another vendor or vendors to provide the Services. In such event: a) the Village shall not pay the Vendor for any portion of the Services not completed in accordance with this Agreement; b) the Village shall deduct from payments due to the Vendor the cost of correcting any deficiencies in accordance with this Agreement; and c) the Vendor shall be liable to the Village for the increased cost to the Village of obtaining services from the substitute vendor(s). In the event of such termination, payment to Vendor of any sums earned to the date of such termination shall be in full satisfaction of any and all claims by Vendor against the Village under this Agreement, and acceptance of such sums paid to Vendor shall constitute a waiver of any and all claims that may be asserted by Vendor against the Village.

c. If Vendor is adjudged as bankrupt, or if Vendor makes a general assignment for the benefit of Vendor's creditors, or if a receiver is appointed on account of Vendor's insolvency, or if any provision of the bankruptcy law is invoked by or against Vendor, then notwithstanding any other rights or remedies granted the Village, the Village may, without prejudice to any other right or remedy, (i) immediately terminate the retention of Vendor and/or (ii) finish or cause to be finished the Services required under this Agreement by whatever method and by whichever persons Village deems expedient. In such case, Vendor shall not be entitled to receive any payment until the Services are completed. If the unpaid balance due Vendor at the time any of the events referenced in this subsection above exceeds: (a) the expenses of completing the Services, including compensation for additional managerial and administrative services, plus (b) the Village's losses and damages because of Vendor's default (collectively "Village Expenses and Damages"), such excess shall be paid to Vendor. If the Village Expenses and Damages exceed such unpaid balance, Vendor shall pay the difference to the Village promptly on demand and the Village may resort to any other rights or remedies the Village may have by law or under this Agreement.

11. No Liability.

The Village is not responsible or liable for any injury, damages, liabilities, losses or costs sustained or incurred by any person including, without limitation Vendor's employees, or for any damage to, destruction, theft or misappropriation of any property, relating in any way, directly or indirectly, to Vendor's Services and obligations under this Agreement. The Village is not liable for acts or omissions of Vendor or any of Vendor's employees, contractors, agents or other persons purporting to act at the direction or request, on behalf, or with the implied or actual consent, of Vendor.

12. Independent Contractor.

The relationship between Vendor and the Village is that of an independent contractor. Vendor shall supply all personnel, equipment, materials, and supplies at their own expense. Vendor shall not be deemed to be, nor shall it represent itself as employees, partners, or joint ventures of the Village. Vendor is not entitled to workers' compensation benefits or other employee benefits from the Village and is obligated to directly pay federal and state income tax on money earned under this Agreement. Village reserves the right to let other contracts for the Services. Vendor shall cooperate fully with any other consultants or vendors retained by Village and shall properly coordinate its Services with those services provided by other consultants.

13. No Third Party Beneficiary.

This Agreement is entered into solely for the benefit of the Parties, and nothing in this Agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person and entity

who is not a party to this Agreement or to acknowledge, establish or impose any legal duty to any third party. Nothing herein shall be construed as an express or implied waiver of any common law or statutory immunities, defenses or privileges of the Village or Vendor, or any of their respective officials, officers, and employees.

14. Compliance with Laws; Licenses and Permits.

Vendor shall comply with all applicable local, state and federal codes, laws, ordinances, policies, procedures and regulations. Vendor shall, at its sole cost and obligation, be responsible for obtaining all licenses and permits required to perform its duties under this Agreement.

15. No Waiver.

The Village's failure at any time to require strict performance by Vendor of any provision of this Agreement shall not constitute a waiver, or effect or diminish any right of the Village to demand strict compliance and performance therewith. Any suspension or waiver by the Village of a default of any provision of this Agreement shall not suspend, constitute a waiver of or affect any other default by Vendor under this Agreement, whether the same is prior or subsequent thereto and whether said default is of the same or of a different type. None of the undertakings, agreements and/or covenants of Vendor contained in this Agreement and no default by Vendor under this Agreement shall be deemed to have been waived by the Village unless such waiver is by an instrument in writing signed by the Village specifying such suspension or waiver.

16. No Assignment.

This Agreement is not assignable in whole or in part by Vendor, and any such assignment shall be void without prior written consent of the Village. Vendor shall not subcontract any of the Services it is required to perform hereunder without the prior written consent of the Village.

17. Notice.

Notices shall be deemed properly given hereunder if in writing and either hand delivered or sent by United States certified mail, return receipt requested, postage prepaid, or by fax or email transmission with the sending Party retaining confirmation of receipt, to the Parties at their respective addresses provided below, or as either Party may otherwise direct in writing to the other Party from time to time:

If to the Village:

Village of Wayne
5N430 Railroad Street
Wayne, Illinois 60184
Attn: Patti Engstrom, Village Clerk
Fax: 630-594-0259
Email: clerk@villageofwayne.org

If to Vendor:

T.P.I. Building Code Consultants, Inc.
321-325 Spruce Street
South Elgin, Illinois 60177

Attn: Carrie Ortiz, Executive Vice President
Fax:
Email: tpi1@tpibcc.com

Notices sent by certified mail shall be deemed delivered the second business day following deposit in the mail, notices hand delivered shall be deemed given on the date of delivery, and notices sent by fax or email transmission shall be deemed given on the date of transmission if sent before 5:00 PM on a business day, or, if later, the next business day.

18. Severability.

If any part of this Agreement is declared to be invalid by a court of competent jurisdiction, it shall be severable, and the rest of the Parties' obligations under this Agreement shall survive. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid or enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

19. Choice of Law; Venue.

This Agreement and the Contract Documents shall be governed by and construed in accordance with the laws of the State of Illinois. The 18th Judicial Circuit Court of DuPage County, Illinois shall have jurisdiction over any disputes arising under this Agreement, and the Parties consent to such court's exercise of jurisdiction. The prevailing party shall be entitled to an award of reasonable attorneys' fees and costs of litigation.

20. Entire Agreement; Modifications and Amendments.

This Agreement contains the entire understanding of the Parties and supersedes all previous verbal and written Agreements. There are no other agreements, representations, or covenants other than those set forth herein. No modification or amendment to this Agreement shall be effective unless in writing and signed by both Parties.

21. Headings.

The headings for each Section of this Agreement are for convenience and reference purposes only and in no way define, limit or describe the scope or intent of said paragraphs or of this Agreement nor in any way affect this Agreement.

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed by a duly authorized officer thereof as of the year and date first above written.

VILLAGE OF WAYNE

VENDOR

By: _____
Eileen Phipps
President
Wayne, Illinois

By: _____
JoAnne M. Tisinai,
Chief Executive Officer
T.P.I. Building Code Consultants, Inc.

Date: _____

Date: _____

ATTEST:

ATTEST:

By: _____

Patricia Engstrom,
Village Clerk
Wayne, Illinois

By: _____

Its: _____

Date: _____

Date: _____

EXHIBIT A
PROPOSAL DATED APRIL 9, 2025
T.P.I. BUILDING CODE CONSULTANTS, INC.

*Rev 25 R12
Exhibit A*

T.P.I. Building Code Consultants, Inc.
Professional Residential & Commercial Plan Review and Inspection Services

April 9, 2025

Eileen Phipps
Village President
Village of Wayne
P.O. Box 532
5N430 Railroad Street
Wayne, IL 60184

It is our pleasure to submit this proposal to continue providing the Village of Wayne with Building Department Services. The professional and consistent service that T.P.I. has provided since 1997 in the Chicagoland area, including the Village of Wayne, is perhaps the best introduction we could give. Our goal for this contract is simple. T.P.I. will work in a fair and professional manner to ensure safe code compliant buildings in a fiscally responsible and efficient way.

T.P.I. can fulfill the needs of your department with experienced professionals, who are qualified, and certified in their specific discipline for municipal building department services without disruption of daily services. We will work hard to provide excellent customer service to project the values and standards that the Village of Wayne has worked long and hard to uphold.

Contact for this proposal: Carrie Ortiz, Executive Vice President
321-325 Spruce Street
South Elgin, Illinois 60177
Phone: (630) 443-1567 Fax: (630) 443-2495
Email: tpil@tpibcc.com Tax ID: 36-4368813
Website: tpibcc.com

Within our response, we will distinguish ourselves as the only firm that can deliver the uppermost quality of skills and bring the greatest value to the Village of Wayne without disruption. Through our commitment to outstanding customer service, our highly qualified staff, and our vast experience, we excel at cultivating lasting partnerships with our clients.

Sincerely,

Carrie Ortiz

Carrie Ortiz
Executive Vice President

321-325 Spruce Street
South Elgin, Illinois 60177
Email: tpil@tpibcc.com

Ph: (630) 443-1567
Fax (630) 443-2495
Website: tpibcc.com

Village of Wayne

April 3, 2025

P.O. Box 532
5N430 Railroad Street
Wayne, IL 60184
Clerk's Office, Village President and Trustees 630-584-3090
Building Department 630-584-7760
Police Department 630-584-3031
Fax 630-584-0259

Dear TP1

You and your firm came highly recommended to the Village of Wayne by Mike Gricus.

The Village of Wayne is beginning the process of looking for a firm that can handle some or most of our Building and Zoning Department's work. At this point we do not know exactly how much of our current work can be handled by a firm such as yours. Our current vision is that any and all work performed by your firm would be done under the direction of and in conjunction with a Village of Wayne Building and Zoning Department Director. While this is our current thought, that may change as we move forward with this process. In other words, we enter this process with an open mind about how best to put our Building & Zoning Department together for the future.

In an effort to determine the best way for Wayne to move down this road while still being able to provide high quality services to our residents we have put together an initial questionnaire for your firm to respond to--provided you are interested in determining whether there is a fit between our Village and your firm that would benefit both of us.

Our initial questionnaire is enclosed. If you are interested in moving forward, please respond to the questions and send them back to us, along with a general profile of your company and qualifications. We anticipate that the next steps will involve a meeting at Village Hall in Wayne to discuss further.

We are on a rather tight timeline for this process as we are moving into the spring and summer months and would like to have decisions made as soon as we can.

Thank you for taking the time to read and consider our proposed course of action. We hope you will be interested in moving forward with us.

Any questions please contact either Mike Gricus or Ed Hull (Trustee). They can be reached as follows:

Mike Gricus: 630-488-8280; m.gricus@villageofwayne.org
Ed Hull: 312-307-4141; e.hull@villageofwayne.org

Thank you.

Sincerely,



Eileen Phipps, Village President

/pe

B&Z Work Letter

Firm: T.P.I. Building Code Consultants, Inc. Representative: Carrie Ortiz .

- 1 What do you know about the Village of Wayne?
- 2 Knowledge of the Building Department / Staffing / Village Code?
- 3 What services does your firm offer (residential and commercial plan review, inspection, zoning review, etc.)?
- 4 How long has your firm been in business? Locally?
- 5 What is your position with the firm and qualifications?
- 6 Describe your firm's staffing approach for the Village (i.e. single staff person, point of contact with support from other staff, etc.)?
- 7 Schedule of fees for services provided by your firm (list), including any direct costs?
- 8 Cost for on-site meetings?
- 9 Policy for scheduling and cancelling inspections (i.e. 24 hour notice, specific time for inspections or range – morning/afternoon)?
- 10 Inspection scheduling method – by phone or email?
- 11 Policy for plan review services (i.e. regular turn-around time vs. expedited)?
- 12 Ability to perform emergency inspections? Weekends? Cost?
- 13 Re-inspections and multiple inspections for a site specific project, provide same inspector or different inspectors?

- 14 ISO BCEGS company qualifications / requirements for employees?
Documentation / training logs available for each inspector / plan reviewer?
Cost for providing required ISO documentation and responding to ISO audit and update interview?
- 15 IDPH plumbing inspection and plan review audits? Cost for providing required IDPH documentation?
- 16 Qualifications of employees (i.e. ICC Certified Building Official, Master Code Professional, ICC inspector / plan reviewer certifications, State of Illinois plumbing inspector license, Illinois documentation verifying qualified to perform plumbing inspections / plan reviews)?
Able to provide certification(s) / license(s) for each inspector / plan reviewer for Village file?
- 17 Ability to provide disaster response inspection services (certified)?
- 18 What other Illinois communities do you provide services for, and what are specific services provided for each community (provide a list of references for each community and contact person)?
- 19 Are your inspectors represented by Union Local? Conflicts?
- 20 Is the Village able to perform a background check of the officers of your firm and employees providing service?
- 21 Availability of your staff / local inspectors to interview with Building Department staff?
- 22 Method / detail of invoicing for services (i.e. monthly invoices with breakdown by address and each task performed)?

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

1. Village of Wayne:

TPI has worked with the Village of Wayne since October of 1997 performing plumbing plan reviews and inspections. Additionally, we have provided building inspection and plan review coverage, and in the early years, we assisted with permit tech coverage. Our current and previous experience with the Village of Wayne is perhaps the best introduction we could give. As a local family owned and operated company, we at TPI have all lived in the area surrounding Wayne for over 50 years. We have provided inspections and plan reviews for the train station, the Dunham Castle renovations, the Dunham Woods Riding Club, and the many remodeled homes and new homes that have been built in the community over the years for the population of approximately 2,200 residents. We have worked with the Village of Wayne to help protect the values and standards that the Village has worked long and hard to uphold. While maintaining its rural and equestrian traditions, Wayne has also continued to develop in housing without compromising the original, high standards for the community to maintain open area and Forest Preserve land.

2. Knowledge of the Building Department, Staffing, and Village Code:

TPI has worked closely with the Village of Wayne and is familiar with the codes used and the implementation of updated codes for the Village. TPI has worked closely with the building department staff for over 27 years, and we have a strong understanding of the values and functions in the building department and how it works within the community. We have worked with the many contractors and homeowners to ensure code compliance to protect the health and safety of the residents. We pride ourselves on the knowledge of the current use of codes for all our customers and assist with transitioning to the new codes. The Village of Wayne currently uses the 2018 Building Codes, 2017 NEC Code, 2021 Energy Code, and follows the State of Illinois Plumbing Code.

3. TPI Services:

- Plan Reviews for all building, fire protection, accessibility, electrical, mechanical, energy, and plumbing systems. (Including the State of Illinois Public Schools)
- Inspection services for all building, accessibility, electrical, mechanical, fire protection, health, plumbing, event/festival, rental, code enforcement/property maintenance, change of occupancy, and school inspections.
- Code consultation and updating of current codes.
- Zoning compliance programs and RPZ tracking.
- Real estate transaction inspection program.
- On-call emergency inspections.
- Onsite building department staff coverage.
- Special projects

321-325 Spruce Street

South Elgin, Illinois 60177
Email: tpi1@tpibcc.com

Ph: (630) 443-1567

Fax (630) 443-2495
Website: tpibcc.com

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

4. TPI Profile:

TPI Building Code Consultants, Inc., is a locally owned and operated business. The office is at 321-325 Spruce Street, South Elgin, Illinois. This is our only office location. TPI was incorporated in 1997 with the Village of Wayne being one of the first municipalities we worked with. We are proud to say that we have a strong, long-standing working relationship with the Village of Wayne.

5. Position with firm and Qualifications:

T.P.I. Executive's

- JoAnne Tisinai- CEO
- Steve J. Tisinai- President, Certified Illinois Plumbing Inspector, City of Chicago Licensed Plumber, Continuing Education Plumbing Instructor.
- Steve V. Tisinai- Executive Vice President, Master Code Professional, Certified Illinois Plumbing Inspector, Continuing Education Instructor for all disciplines.
- Joe Tisinai- Executive Vice President, Master Code Professional, Certified Illinois Plumbing Inspector, Continuing Education Instructor for all disciplines.
- Carrie Ortiz- Executive Vice President
- Dale Engebretson- Vice President, Master Code Professional

As an Executive Vice Presidents of TPI since 2006 and the daughter of the founders JoAnne Tisinai (CEO) and Steve Tisinai (President), I have a vested interest in the success of the company which directly relates to providing the customer service that municipalities deserve. I have lived in the area for over 50 years and appreciate the successful outcomes for helping to build a safe, code compliant community. My role with TPI is to prepare and manage all bids, billing, assist with hiring inspectors and onboarding, assist with daily schedules, and all office related responsibilities. As a family-owned business, we work closely with each other to make sure everyone in the office can assist municipalities with questions, scheduling, or address any issues that may come up.

6. Approach to Project:

We pride ourselves in providing personalized services that are molded to the specific needs of each municipality. TPI's established business model has provided municipalities with excellent customer service and guarantee of quality plan review and inspection services in an economically efficient manner. It is our practice to assign a project lead, a primary team member and 1-2 back-up team members for each position allowing for increased quality and consistency of services provided.

When contacting the TPI office, you will always be greeted by a staff member, that is also family, familiar with your municipality, and able to assist you immediately. We provide all customers with personal cell phone numbers for all executive staff and staff members assigned to your team. Communication with the building department staff, homeowners, contractors, and applicants is among our top priorities to ensure project success.

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

TPI knows that the needs of a department can change quickly. We will work closely with the Village of Wayne to meet all your needs in an efficient manner. We can customize a program that will work with your municipality for scheduling inspections, plan reviews, and adapt the schedule and services as needed.

Plan Review (Includes, but not limited to)

Our long-standing experience providing plan review services has proven that an accurate plan review decreases problems in the field during inspections. Thus, saving time and money for contractors by reducing field changes that are avoidable with a quality plan review. It is our philosophy that the plan review is the first step in the inspection process.

- TPI accepts electronic plans or hard copies.
- Notification of plan reviews may be done via email or phone.
- TPI will pick up hard copy plans within 1 business day of notification at no cost.
- All plan reviews will be completed in 8-10 business days or less from the date it is received at the TPI office. *Timeframes may be adjusted based on need of municipality.*
- Expedited reviews are available for an additional 50% and may be based on availability.
- Residential Small Permit Program reviews completed in ≤ 4 business days.
- Plan review responses will be submitted to the Village electronically.
- Plan review comments will detail a line-by-line explanation for each discipline including the code to allow contractors/architects to easily address any code issues in the next review.
- Plan examiner/MCP will be available by phone for questions during normal business hours at no additional fee.
- Commercial and Residential plan reviews performed by Master Code Professionals and/or Licensed Architects. Plumbing Plan Reviews completed by MCPs that are also Illinois Licensed Plumbers.
- All plan reviews will be completed according to the adopted codes by the Village.
- Plan examiners/MCP are available for meetings virtually or on-site.
- Plan examiners will work with the Village of Wayne as an extension of the team and welcome an open-door communication policy.
- Plan examiners are experienced with online software plan review submissions with various programs, including Bluebeam and several software platforms.
- Plan examiners and TPI staff have good interpersonal skills to communicate effectively verbally and in writing.
- Plan examiners will act with integrity and maintain confidentiality.
- Plan examiners are ethical and honest.

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

Inspections

- Requested inspections to be sent to TPI office one business day prior by 3:30 p.m. The Village of Wayne has always sent the inspections individually once request received from the contractor/applicant. TPI will continue with this process if it is the preferred method by the Village. We do our best to accommodate same day requests.
- Inspections will be scheduled and completed within a consistent 4-hour timeframe between 8:00 am to noon for AM inspections and Noon to 4:30 for PM inspections.
- Contractors/Homeowners/Business owners may contact TPI for a 2-hour estimated timeframe on the day of the inspection.
- Requested inspections will be completed on the assigned date and results will be completed onsite using our electronic software program and emailed to the Village and the contact for the project. If the village implements a new software program, inspectors will utilize that program if desired.
- All TPI inspectors have good oral and written communication skills.
- All TPI inspectors have good interpersonal skills to establish and maintain effective working relationships with all municipal staff and members of the public.
- All TPI inspection staff possess solid ethical work habits and honesty.
- All TPI inspection staff have integrity and the ability to maintain confidentiality.
- All TPI inspection staff will wear TPI uniform shirts/jackets.
- All TPI inspection staff will always have a clean and neat appearance and act in a professional manner.
- All inspectors are certified and trained to perform the inspections requested.
- All plumbing inspections will be performed by an Illinois Licensed Plumber & Certified Illinois Plumbing Inspector.
- All TPI inspection staff hold a valid driver's license.
- All TPI inspection staff have completed background checks.
- TPI inspectors while working in the field will use their own vehicles, necessary equipment, provide business cards with contact information, and wear uniform.
- Inspectors will be available by cell phone to all municipal staff, homeowners, business owners, contractors, etc. for questions regarding inspections.
- Inspection reports will be complete while identifying code related deficiencies with the applicable code sections.
- All TPI building inspectors are multi-disciplined. (Including plumbing when available.)

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

7. Fee Schedule

TPI has worked hard to maintain economic reasonableness. The current fee schedule has been in place for the Village of Wayne since June 2015. Prior to that the fees were held from June 2008 to May of 2015. During Covid in 2020, TPI offered discounted building inspection services for projects where plumbing was also being inspected to limit exposure for the health and safety of all parties.

Below is a list of our current fees for commercial and residential projects for all disciplines. Because the Village of Wayne currently is following our old business model for plumbing inspections and plan reviews. We will continue to honor the per inspection pricing for plumbing if desired, however, we propose to do it for a minimum 2/day. If you would like to switch to the hourly rate, the fee is included in the table as well. If you choose the hourly rate, when available, we will utilize the same inspector for all disciplines including plumbing, which would increase savings for the Village and will increase time management.

Inspection/Building Department Staff Fee Schedule

➤ Minimum 1.0 Hour and 1.0-hour travel per inspector.

Building, Electrical, Mechanical <i>(Plumbing- choose hourly or per inspection)</i>	Normal Business Days	After hours M-F & Saturdays until 5pm	After 5pm Saturdays, Sundays, Holidays
Contracted – Inspection Services	\$85.00/hour	\$127.50/hour	\$170.00/hour
Current Plumbing Inspection Rate is “Per Inspection” for normal business days and hourly rates apply for after hours or weekend/holidays.	\$50.00/inspection *requesting min 2/day in same time frame	Hourly rate applies \$126.00/hour Minimum 2 hours	Hourly rate applies \$168.00/hour Minimum 2 hours
Acting Building Commissioner- onsite office time CBO or MCP	\$90.00/hour	\$135.00/hour	\$180.00/hour
Permit Tech Coverage	\$67.00/hour	NA	NA
Code Enforcement/Property Maintenance Inspector	\$67.00/hour	NA	NA

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

Initial Review Fee (Excludes plumbing)	Residential Small Permit Plan Review Program ➤ 4 days or less turnaround time. ➤ Re-reviews are 50% of original review.
\$80.00 each	Furnace/AC, driveway, sewer repair, roof
\$100.00 each	Electric service upgrade, fence, fireplace, patio
\$150.00 each	Pavilion, pergola
\$225.00 each	Deck, electric car charging station, front porch, outdoor kitchen, pool, shed
\$250.00 each	PV system
\$300.00 each	Sunroom, screen porch w/deck, bath remodel
\$350.00 each	Detached garage, kitchen/basement remodel/finish

Residential - One and Two-Family Dwellings

➤ 5 business day expedited plan reviews are offered as our resources permit and are performed for an additional fee of 50%.

Plan Review Type	Building, Energy, and Electrical	Plumbing (no increase)
Initial Review - One and Two-Family Dwellings	\$450.00/each dwelling	\$60.00 + \$2.00 per opening
Re-reviews	\$225.50	\$60.00 + \$2.00 per opening

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

Industrial, Commercial, and Multi-Family Structures

- Specific areas of plan examination include the disciplines of building, mechanical, electrical, energy, and accessibility standards.
- All re-reviews are done at 50% of the original fee.

Gross Floor Area (excludes plumbing)	Base Building	Base Building and up to two other disciplines	Base Building and up to three other disciplines
UP TO 2,500 SF	\$412.00	\$497.50	\$681.5
2,501 TO 4,000 SF	\$460.00	\$622.00	\$832.75
4,001 TO 5,000 SF	\$573.25	\$746.00	\$973.25
5,001 TO 7,500 SF	\$649.00	\$908.50	\$1,125.00
7,501 TO 10,000 SF	\$714.00	\$946.50	\$1,271.00
OVER 10,000 SF	\$785.00 + \$16.00 PER 1,000 SF OVER 10,000 SF	BASE BLDG FEE x 1.5	BASE BLDG FEE x 2.0

Plumbing Plan Review Type of Building	Base Price (no increase)	Each Additional Fixture or Waste Opening
Industrial, Commercial Multi-Family	\$100.00	\$4.00
Townhouse	\$75.00	\$3.00

Additional Reviews	Fee
Comm. Kitchen & Food Processing areas	\$450.00 per 1000 SF of such areas
Hazardous Areas	\$450.00 per 1000 SF of such areas
Restaurant Mechanical Hood & Duct System	\$285.00 for 1 st hood, each additional hood reviewed at same time and within same building/unit, add \$115.00

8. On-site meetings:

On-site meetings will follow the hourly inspection rate for all building disciplines. If plumbing inspections remain on per inspection basis, onsite plumbing meetings would be billed as at the inspection rate.

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

9. Cancellation Policy:

It has been our practice not to charge for cancelled inspections unless the inspector has already performed the inspection or is in the town arriving at the inspection. It is preferred that cancellations are requested one day prior; however, we understand that sometimes there are circumstances beyond control that result in later cancellations.

10. Inspection Scheduling: Currently, the Village emails the inspection requests as soon as they receive it.

Option: Utilize an inspection run sheet to log all inspections. Email to TPI one business day prior to the inspection. We will provide you with an inspection request form or you can use your own.

11. Plan review turnaround time. (also may be found under Approach)

- All plan reviews will be completed in 8-10 business days or less from the date it is received at the T.P.I. office. Small permit program is 4 business days or less.
- 5-day Expedited reviews are available for an additional 50% and may be based on availability.

12. Emergency/On-call Inspections:

TPI is available to perform emergency inspections after hours, weekends, and holidays. Please refer to the Fee Schedule for Inspections for details. A phone list will be provided for the police department or other municipal staff to contact a TPI representative in the event of an emergency. We will provide an inspector within 1 hour of the request.

13. Inspector Continuity:

It is our intention to utilize the same inspector for inspections and reinspections. Our practice is to assign a primary team member and a minimum of 2 back-up team members for each position allowing for increased quality and consistency of services provided. TPI inspectors are multi-disciplined, and all building inspectors are ICC Certified to perform all building disciplines except for plumbing. TPI has 3 inspectors that are multi-disciplined inspectors and are also Illinois Licensed Plumbers/Certified Illinois Plumbing Inspectors. When available, we will utilize one of these inspectors where there is multiple disciplines, decreasing the rate from 2 inspectors to 1 inspector.

14. ISO:

TPI assists multiple municipalities with ISO documentation. There is no extra fee for this response, documentation, or any update interviews. TPI maintains training logs and tracks certifications for all our inspectors and plan examiners.

15. IDPH:

TPI does not charge for providing IDPH plumbing inspection and plan review audits. We will provide all necessary documentation for IDPH. TPI maintains training logs and tracks certifications for all our inspectors.

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

16. Qualifications

TPI has a staff that includes **Master Code Professionals**, Certified Illinois Plumbing Inspectors, Illinois Licensed Plumbers, CBO's, Certified Residential and Commercial Building Inspectors/Plan Examiners, Civil Engineer, Licensed Architect, Plan Examiner/Inspector for the State of Illinois Public Schools, continuing education instructors for the State of Illinois Plumbing and provide continuing education to maintain ICC certifications. TPI inspectors are multi-disciplined, qualified to provide inspections for both residential and commercial properties (including plumbing when available).

TPI Building Code Consultants, Inc. has been providing plan review and inspection services to municipalities in the Chicagoland area since 1997. We customize programs for each client. T.P.I. provides local municipalities with over 75,000 inspections a year and over 3,500 **multi-disciplined** local plan reviews a year. This includes residential and commercial projects of all sizes and disciplines. Our plan examiners and inspectors are multi-disciplined and well versed in the code.

TPI **currently** utilizes two Master Code Professions who are also Illinois Licensed Plumbers, Certified Illinois Plumbing Inspectors, continuing education providers, and Executive Vice Presidents for most projects that include both plumbing and building disciplines. Additionally, we employ a Master Code Professional/Certified Fire Marshal to perform projects requiring fire and building disciplines.

Affiliations/Accreditations

SBOC Membership
ICC Membership
I.D.P.H.

PAMCANI
IFIA

- TPI is a licensed plumbing contractor in the State of Illinois which fulfills the requirement for providing plumbing inspections as a 3rd party.
- TPI is a corporation in good financial and legal standing with the State of Illinois.
- TPI is legally able to conduct business in the State of Illinois.
- TPI complies with all OSHA and other federal, state, and city safety standards.
- TPI is an approved provider for the State of Illinois Continuing Education for Licensed Plumbers.
- TPI holds inspectors and plan examiners to the highest standards for certifications, knowledge of the code, and continuing education. We provide ICC classes for all our inspectors to help maintain their certifications and remain current on code interpretation and application. In addition, our Master Code Professionals provide training meetings for our inspectors and plan examiners to promote the continuity of services.
- TPI can provide all certifications/licenses to the Village.

T.P.I. Building Code Consultants, Inc. has been called upon as specialists in the industry to provide services for complex situations, including towns that were utilizing other third-party companies already because of our expertise, professionalism, and consistency. Local examples include Cantigny in Wheaton and the Carolshire Apartments in Carol Stream. We are proud of the reputation and quality of services we provide to the Chicagoland area.

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

17. Disaster Response Services:

TPI is able to provide a Certified Disaster Response Inspector.

18. Current/Recent Experience (but not limited to)

- Village of Bartlett: As needed inspections and plan review services.
- Village of Bellwood: In-house building commissioner, small permit plan reviews, onsite special project assignments, residential/commercial plan reviews, building/plumbing inspections, and pre-sale/rental inspections.
- Village of Bloomingdale: Commercial/Residential plan reviews, all plumbing inspections, coverage for building inspections, and as needed full commercial plan reviews.
- Village of Bolingbrook: Building Inspections, as needed plan review and plumbing inspections.
- Village of Chicago Ridge: As needed plan review services.
- Village of Downers Grove: Residential and small permit plan reviews.
- Village of Elburn: As needed plan reviews.
- Village of Elk Grove: As needed inspection coverage.
- Village of Elmhurst: Plan review service provider.
- Village of Glen Ellyn: Plan review and plumbing inspection services. As needed permit tech/office support staff and building inspections coverage.
- City of Highland Park: As needed residential plan reviews.
- Village of Hinsdale: Plumbing inspection services. As needed Commercial/Residential plan reviews, building inspections, in-house plan examiner.
- Village of Homer Glen: As needed plan review services.
- Village of Homewood: As needed plan review services.
- Village of Lemont: Inspection services. As needed plan review and previously as needed on-site permit tech.
- Village of Maywood: As needed plan review and inspection coverage.
- County of McHenry: As needed expedited commercial plan review services.
- Village of Midlothian: Plan review services. Previous coverage for Interim Building Commissioner and inspection services.
- Village of Monee: Plan review services. Previous special inspection services.
- Village of Morris: As needed plan review services.
- Village of Oak Brook: As need commercial plan review services and inspection coverage.
- Village of Oak Park: Recently completed code enforcement project.
- Village of River Grove: As needed large project plan review and fire plan review services.
- City of Saint Charles: As needed plan review and inspection services.
- Village of Schaumburg: Commercial/Residential inspections, code enforcement, building commissioner assistant, fire plan review services, and previous interim Building Official.
- Village of South Elgin: Commercial/Residential plumbing plan reviews and inspection services. As needed Commercial/Residential building plan reviews and inspections services.
- Village of Thornton: As needed commercial plan review services.
- Village of Wayne: Plumbing plan review/inspection services, as needed building inspections.
- County of Will: Plan review services.
- Village of Woodridge: Plumbing plan review/inspection services, as needed building inspections.

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

19. Union/Conflict:

T.P.I. inspectors are not represented by a union.

20. Background Check:

T.P.I. performs thorough background checks on all employees. The Village is welcome to perform background checks on all employees.

21. Interviews:

Inspectors assigned to the Village of Wayne proposed team will be available for interviews by the Building Department staff.

22. Invoice/Billing:

T.P.I. currently invoices the Village of Wayne monthly. The bill details a summary of charges. There is a separate page for each service provided to include: Plan Review Detail, Plumbing Inspection Detail, and Building Inspection Detail. This process may be changed or modified to meet the needs of the municipality at any time.

Additional Information:

Our Values

- **Customer Service:** Consistently striving for *total* customer satisfaction.
- **Excellence:** Superior performance and outstanding quality of services.
- **Ethical Behavior:** Maintaining honesty and fairness in all that we do.
- **Economic Reasonableness:** Provide services in an economically efficient manner.

T.P.I. Hours of Operation: 8:00 am to 5:00 pm- 24-hour Emergency/On-Call

Inspection Hours: Monday through Friday 8:00 am to 4:30 pm

Sub-Contractors: T.P.I. Building Code Consultants, Inc., does not subcontract work. All staff are employed directly by T.P.I. Building Code Consultants, Inc.

Contractor Responsibility: T.P.I. Building Code Consultants, Inc. will maintain the required insurance, licenses, certifications as well as comply with all statutes, regulations, ordinances, etc., which govern the Contractor's performance.

Insurance Requirements: T.P.I. will comply with all insurance requirements.

Equal Employment Opportunity: T.P.I. certifies that it complies with the Equal Employment Opportunity.

Compliance with Safety Standards: T.P.I. certifies that it complies with the Compliance with Safety Standards.

Sexual Harassment Policy: T.P.I. certifies that it has a Sexual Harassment Policy in place in full compliance with 775 ILCS 5/2-105(A)(4).

T.P.I. Building Code Consultants, Inc.
Professional Residential & Commercial Plan Review and Inspection Services

Steve V. Tisinai, Master Code Professional, Certified Illinois Plumbing Inspector

Continuing Education Instructor
Plans Examiner/Inspector since 2005

Education:

1992-1996 University of Illinois – Urbana / Champaign
Bachelor of Science in Mechanical Engineering
Microsoft Certified Systems Engineer

Certifications/Licenses:

- | | |
|---|--|
| ➤ Illinois Licensed Plumber | ➤ ICC Commercial Plumbing Inspector |
| ➤ Certified Illinois Plumbing Inspector | ➤ ICC Combination Plans Examiner |
| ➤ ICC Master Code Professional | ➤ ICC Residential Combination Inspector |
| ➤ ICC Certified Building Official | ➤ ICC Building Combination Inspector |
| ➤ ICC Building Code Specialist | ➤ ICC Building Plans Examiner |
| ➤ ICC Electrical Code Specialist | ➤ ICC Mechanical Plans Examiner |
| ➤ ICC Mechanical Code Specialist | ➤ ICC Electrical Plans Examiner |
| ➤ ICC Plumbing Code Specialist | ➤ ICC Plumbing Plans Examiner |
| ➤ ICC Combination Inspector | ➤ ICC Building Inspector |
| ➤ ICC Residential Building Inspector | ➤ ICC Electrical Inspector |
| ➤ ICC Residential Mechanical Inspector | ➤ ICC Mechanical Inspector |
| ➤ ICC Residential Electrical Inspector | ➤ ICC Plumbing Inspector |
| ➤ ICC Residential Plumbing Inspector | ➤ ICC Accessibility Inspector/Plans |
| ➤ ICC Commercial Building Inspector | ➤ Examiner |
| ➤ ICC Commercial Mechanical Inspector | ➤ ICC Residential Energy Inspector/Plans |
| ➤ ICC Commercial Electrical Inspector | Examiner |

T.P.I. Building Code Consultants, Inc.
Professional Residential & Commercial Plan Review and Inspection Services

Joseph J. Tisinai, Master Code Professional, Certified Illinois Plumbing Inspector

Continuing Education Instructor
Plans Examiner/Inspector since 2000

Certifications/Licenses:

- ICC Master Code Professional
- ICC Certified Building Official
- State of Illinois Plumbing License
- City of Chicago Plumbing License
- Certified Illinois Plumbing Inspector
- ICC Building Code Specialist
- ICC Plumbing Code Specialist
- ICC Electrical Code Specialist
- ICC Mechanical Code Specialist
- ICC Residential Plumbing Inspector
- ICC Residential Building Inspector
- ICC Residential Mechanical Inspector
- ICC Residential Electrical Inspector
- ICC Residential Combination Inspector
- ICC Commercial Combination Inspector
- ICC Combination Inspector
- ICC Combination Plans Examiner
- ICC Commercial Building Inspector
- ICC Commercial Mechanical Inspector
- ICC Commercial Plumbing Inspector
- ICC Commercial Electrical Inspector
- ICC Building Plans Examiner
- ICC Mechanical Plans Examiner
- ICC Plumbing Plans Examiner
- ICC Electrical Plans Examiner
- ICC Plumbing Inspector
- ICC Mechanical Inspector
- ICC Electrical Inspector
- ICC Building Inspector
- ICC Accessibility Inspector / Plans Examiner
- ICC Residential Energy Inspector / Plans Examiner
- Fire Fighter II
- Hazardous Material Awareness
- ICC/AACE Property Maintenance & Housing Inspector

T.P.I. Building Code Consultants, Inc.
Professional Residential & Commercial Plan Review and Inspection Services

Dale Engebretson, Master Code Professional

Education

A.A.S. Degree in Business Management

College of DuPage Glen Ellyn, IL

College Certificate, Building Code Enforcement

Harper College, Palatine IL

Electrical Degrees: Technical Publishing Company

International Correspondence School

ICC Certifications:

- ICC Master Code Official
- ICC Building Code Official
- ICC Housing Code Official
- ICC Plumbing Code Official
- ICC Residential Combination Inspector
- ICC Accessibility Inspector / Plans Examiner
- ICC Commercial Building Inspector
- ICC Commercial Electrical Inspector
- ICC Commercial Mechanical Inspector
- ICC Commercial Plumbing Inspector
- ICC Building Plans Examiner
- ICC Accessibility Inspector/Plans Examiner
- ICC Plumbing Plan Examiner
- ICC Residential Building Inspector
- ICC Residential Electrical Inspector
- ICC Residential Mechanical Inspector
- ICC Residential Plumbing Inspector
- ICC/AACE Property Maintenance & Housing Inspector
- ICC Commercial Combination Inspector
- ICC Combination Inspector
- ICC Building Code Specialist
- ICC Plumbing Code Specialist
- ICC Plumbing Inspector
- ICC Building Inspector
- ICC Electrical Inspector
- ICC Mechanical Inspector
- ICC Commercial Energy Inspector
- ICC Residential Energy Inspector/Plans Examiner
- Commercial Energy Plans Examiner

Certifications/Licenses:

- Electrical License City of Naperville: Residential, Industrial /Commercial
- State of Illinois Certified Fire Fighter II
- NIMS 100, 200, 300, 700 & 800 Certification

T.P.I. Building Code Consultants, Inc.
Professional Residential & Commercial Plan Review and Inspection Services

Lou Ortiz, Building and Plumbing Inspector

T.P.I. Experience: 2011 to present/Additional municipal inspection experience 2014-2015

Education: BS in Aviation Maintenance/Management

ICC Certifications and Licenses:

- Residential Building Inspector
- ICC /AACE Property Maintenance and Housing Inspector
- Plumbing Plans Examiner
- Residential Mechanical Inspector
- Residential Electrical Inspector
- Residential Plumbing Inspector
- Mechanical Plans Examiner
- Commercial Plumbing Inspector
- Commercial Mechanical Inspector
- Commercial Building Inspector
- Building Inspector
- Commercial Combination Inspector
- Combination Inspector
- Mechanical Inspector
- Plumbing Inspector
- Residential Combination Inspector
- Commercial Electrical Inspector
- Electrical Inspector
- Illinois Licensed Plumber #058-196198
- Certified Illinois Plumbing Inspector
- FAA Airframe & Power Plant Licenses
- X-ray, Ultrasound, Eddie Current, & Dye Penetrant Certified

John Davies, Plumbing Inspector

T.P.I. Experience: May 2019 to present

Plumbing Inspector, Plumbing Apprentice Instructor, Licensed Plumber 34 years

Education: BS in Finance Illinois State University

Certifications/Licenses:

- Illinois Licensed Plumber
- Cross Connection Device Inspector
- Certified Illinois Plumbing Inspector #058-198008

EXHIBIT B

TPI RATE SHEET

- Minimum 1.0 Hour and 1.0-hour travel per inspector.

Building, Electrical, Mechanical <i>(Plumbing- choose hourly or per inspection)</i>	Normal Business Days	After hours M-F & Saturdays until 5pm	After 5pm Saturdays, Sundays, Holidays
Contracted – Inspection Services	\$85.00/hour	\$127.50/hour	\$170.00/hour
Current Plumbing Inspection Rate is “Per Inspection” for normal business days and hourly rates apply for after hours or weekend/holidays.	\$50.00/inspection *requesting min 2/day in same time frame	Hourly rate applies \$126.00/hour Minimum 2 hours	Hourly rate applies \$168.00/hour Minimum 2 hours
Acting Building Commissioner- onsite office time CBO or MCP	\$90.00/hour	\$135.00/hour	\$180.00/hour
Permit Tech Coverage	\$67.00/hour	NA	NA
Code Enforcement/Property Maintenance Inspector	\$67.00/hour	NA	NA

Initial Review Fee (Excludes plumbing)	Residential Small Permit Plan Review Program ➤ 4 days or less turnaround time. ➤ Re-reviews are 50% of original review.
\$80.00 each	Furnace/AC, driveway, sewer repair, roof
\$100.00 each	Electric service upgrade, fence, fireplace, patio
\$150.00 each	Pavilion, pergola
\$225.00 each	Deck, electric car charging station, front porch, outdoor kitchen, pool, shed
\$250.00 each	PV system

\$300.00 each	Sunroom, screen porch w/deck, bath remodel
\$350.00 each	Detached garage, kitchen/basement remodel/finish

Residential - One and Two-Family Dwellings

- 5 business day expedited plan reviews are offered as our resources permit and are performed for an additional fee of 50%.

Plan Review Type	Building, Energy, and Electrical	Plumbing (no increase)
Initial Review - One and Two-Family Dwellings	\$450.00/each dwelling	\$60.00 + \$2.00 per opening
Re-reviews	\$225.50	\$60.00 + \$2.00 per opening

Professional Residential & Commercial Plan Review and Inspection Services

Industrial, Commercial, and Multi-Family Structures

- Specific areas of plan examination include the disciplines of building, mechanical, electrical, energy, and accessibility standards.
- All re-reviews are done at 50% of the original fee.

Gross Floor Area (excludes plumbing)	Base Building	Base Building and up to two other disciplines	Base Building and up to three other disciplines
UP TO 2,500 SF	\$412.00	\$497.50	\$681.5
2,501 TO 4,000 SF	\$460.00	\$622.00	\$832.75
4,001 TO 5,000 SF	\$573.25	\$746.00	\$973.25
5,001 TO 7,500 SF	\$649.00	\$908.50	\$1,125.00
7,501 TO 10,000 SF	\$714.00	\$946.50	\$1,271.00
OVER 10,000 SF	\$785.00 + \$16.00 PER 1,000 SF	BASE BLDG FEE x 1.5	BASE BLDG FEE x 2.0

	OVER 10,000 SF		
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Plumbing Plan Review Type of Building	Base Price (no increase)	Each Additional Fixture or Waste Opening
Industrial, Commercial Multi-Family	\$100.00	\$4.00
Townhouse	\$75.00	\$3.00

Additional Reviews	Fee
Comm. Kitchen & Food Processing areas	\$450.00 per 1000 SF of such areas
Hazardous Areas	\$450.00 per 1000 SF of such areas
Restaurant Mechanical Hood & Duct System	\$285.00 for 1 st hood, each additional hood reviewed at same time and within same building/unit, add \$115.00

On-site meetings:

On-site meetings will follow the hourly inspection rate for all building disciplines. If plumbing inspections remain on per inspection basis, onsite plumbing meetings would be billed as at the inspection rate.

Cancelation Policy:

It has been our practice not to charge for cancelled inspections unless the inspector has already performed the inspection or is in the town arriving at the inspection. It is preferred that cancellations are requested one day prior; however, we understand that sometimes there are circumstances beyond control that result in later cancellations.

Inspection Scheduling:

Currently, the Village emails the inspection requests as soon as they receive it.

Option: Utilize an inspection run sheet to log all inspections. Email to TPI one business day prior to the inspection. We will provide you with an inspection request form or you can use your own.

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

CLERK’S CERTIFICATE

I, Patricia Engstrom, certify that I am the duly appointed and acting municipal Clerk of the Village of Wayne, DuPage and Kane Counties.

I further certify that on the corporate authorities of the said Village passed and approved Resolution 25-R-12 entitled:

**RESOLUTION
AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT
BETWEEN THE VILLAGE OF WAYNE AND ST. CHARLES TOWNSHIP
ROAD DISTRICT IN CONNECTION WITH SNOW AND ICE REMOVAL**

The pamphlet form of Resolution 25-R-12 including the Resolution and the cover sheet thereof, was prepared and published in pamphlet form by posting same at the Wayne Village Hall, on _____, 2025 . Copies of such resolution were also available for public inspection upon request in the Office of the Village Clerk.

Dated at Wayne, Illinois this ____ day of December, 2025.

Patricia Engstrom, Village Clerk

(SEAL)