



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: November 1, 2021

Prepared By: Jon Oliphant, AICP, Planning & Development Director

Agenda Item: TIF Funding Request – Sentimental Journey, 123 Washington Square

Explanation: Kris Hasten of SKL Partnership has submitted an application for TIF assistance to complete interior and exterior building improvements to Sentimental Journey at 123 Washington Square. Sentimental Journey is one of the longest continuously-operating businesses on the Square and in the city. The building was constructed in 1920 and is part of the Square Historic District. Any exterior improvements other than maintenance would require a Certificate of Appropriateness.

This project is to expand upon work that was completed earlier this year. The exterior improvements would consist of constructing a new fire escape and replacing the existing awning. The interior work would consist of remodeling the upstairs showroom and the downstairs bathroom, replacing railing balusters, installing a new fuse box, LED fixtures, and ceiling fans, installing new flooring, and painting of the ceilings, crown, walls, doors, and exterior window frames and I-beam. Please note that this includes the allocation of funds for Ms. Hasten to serve as the general contractor (\$6,000), business staff to assist with the tear down and set up (\$2,880), and for a company to move merchandise during the project (\$750). While these first two components are not typically done by the business, they are expenses that are common with any project that disrupts operations. She plans on closing the store for about a month this winter to complete the interior work with the exterior improvements to be completed as the weather allows in the spring.

The only prior approved TIF redevelopment agreements with SKL Partnership were in 2006 and 2020. The 2006 project consisted of exterior tuckpointing, brick paint removal, window replacement, a new awning, roof repairs, and limited interior improvements. TIF provided for about 36% of the funds for the completed project. The 2020 project consisted of the replacement of the lower roof and the back door, refinishing of the hardwood floors in the front display window, installing a new heating and cooling system, and updating the main floor bathroom. TIF provided for 40% of the funds for the project. The application form and supporting materials for the current project are attached for your review and consideration. Ms. Hasten obtained multiple quotes for some of the individual project components and those are all shown on the attached spreadsheet. It has been difficult recently to obtain quotes and the price volatility on building materials has added to the hardship in providing accurate estimates for work that may be done months in the future. The submitted quotes using the lowest estimates for the project totals \$90,497.58.

Fiscal Impact: A 40% subsidy would be capped at \$36,199.03. Any subsidy would be paid from the TIF Fund upon completion of the project and the submittal of the paid invoices.

Recommendation/

Committee Discussion Summary: The Finance and Personnel Committee discussed this project at its meeting on October 18 and unanimously recommended a 40% subsidy for this project. Staff also recommends approval of this project.

Action Requested: Approval of the attached redevelopment agreement. A first reading ordinance is scheduled for the November 1 City Council meeting and a second reading will be scheduled for the meeting on November 15.

Ordinance No. _____

(Adoption of this ordinance would approve a TIF redevelopment agreement with SKL Limited Partnership for the redevelopment of 123 Washington Square).

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO
AN AGREEMENT FOR PRIVATE DEVELOPMENT WITH SKL LIMITED
PARTNERSHIP FOR THE REDEVELOPMENT OF A PORTION OF THE DOWNTOWN
TAX INCREMENT REDEVELOPMENT PROJECT AREA**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON,
TAZEWELL COUNTY, ILLINOIS, as follows:**

Section 1. That the Agreement for Private Redevelopment between the City of Washington, Illinois, and SKL Limited Partnership for the redevelopment of a portion of the Downtown Tax Increment Redevelopment Project Area, a copy of which is attached hereto, marked "Exhibit A," and by reference expressly made a part hereof, be, and the same is hereby approved.

Section 2. That the Mayor and City Clerk of the City of Washington be, and hereby are, authorized, empowered, and directed to enter into and execute said Agreement on behalf of the City of Washington in substantially the form of the document attached hereto, marked "Exhibit A," and by reference expressly made a part hereof, and to make, execute, and deliver any and all documents necessary for the effectiveness thereof.

Section 3. That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

Section 4. That all ordinances or parts thereof in conflict herewith are hereby expressly repealed.

PASSED AND APPROVED this _____ day of _____, 2021.

AYES: _____

NAYS: _____

Mayor

ATTEST:

City Clerk

**AGREEMENT FOR PRIVATE REDEVELOPMENT
BETWEEN THE CITY OF WASHINGTON,
TAZEWELL COUNTY, ILLINOIS, AND
SKL LIMITED PARTNERSHIP**

THIS AGREEMENT for Private Redevelopment made and entered into this _____ day of _____, 2021, by and between the **CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS**, an Illinois home-rule municipal corporation (hereinafter referred to as the “City”), exercising its governmental powers pursuant to the 1970 Constitution of the State of Illinois, and **SKL LIMITED PARTNERSHIP** (hereinafter referred to as “Developer”):

R E C I T A L S

WHEREAS, the City is considering a program for the rehabilitation and renovation of a portion of the Downtown Tax Increment Redevelopment Project Area (hereinafter referred to as the “Project Area”) in the City, pursuant to the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) (hereinafter referred to as the “Act”); and

WHEREAS, pursuant to the provisions of the Act, the City has adopted a Redevelopment Plan (hereinafter referred to as the “Plan”) pertaining to the redevelopment of the Project Area, a copy of said Plan is on file with the City Clerk; and

WHEREAS, the City, to achieve the objectives of the Plan and in accordance with the uses set forth therein, intends to assist the Developer in its redevelopment of the real estate more particularly described below, commonly known as 123 Washington Square, Washington, Illinois, (hereinafter referred to as the “Real Estate”) through the City assistance in the payment of certain redevelopment project costs of the Developer, in consideration of which Developer is willing to redevelop the Real Estate to continue a retail business; and

WHEREAS, the Real Estate is legally described as follows:

SEC 24 T26N R3W ORIGINAL TOWN 20’ OF LOT 8 & W 5’ OF LOT 9 NW ¼; all situated in the City of Washington, Tazewell County, Illinois.

PIN: 02-02-24-100-017

Commonly known as: 123 Washington Square Washington, IL 61571.

WHEREAS, it is necessary to redevelop the Real Estate in order to arrest the economic and physical decline of the Project Area, and to promote a policy of stabilization in the Project Area; and

WHEREAS, the City believes the redevelopment of the Real Estate pursuant to the Plan is in the vital and best interests of the City and the health, safety, and welfare of its residents, and

in accordance with the public purposes and provisions of the applicable federal, state, and local laws:

NOW, THEREFORE, in consideration of the premises and the mutual obligations and covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, the parties hereto covenant, consent, and agree as follows:

SECTION I DEVELOPER'S COVENANTS

A. Redevelopment Project. The Developer, its successors or assigns, agrees on behalf of itself, its successors or assigns, to redevelop the Real Estate described above, located at 123 Washington Square, Washington, Illinois. Developer will make renovations to the interior and exterior of the structure for use as retail space, pursuant to the plans and specifications attached hereto as Exhibit A and by reference expressly made a part hereof ("Remodel Specifications").

B. Interior and Exterior Renovation. The Developer agrees it will renovate the interior and exterior of the structure located on the Real Estate so as to allow for the continued use of the structure as a retail business, in accordance with the Remodel Specifications. In that connection the Developer shall:

- (1) Interior:
 - (a) Remodel upstairs showroom and downstairs bathroom;
 - (b) Replace railing balusters;
 - (c) Upgrade electrical;
 - (d) Replace flooring;
 - (e) Repair slat wall and plaster; and
 - (e) Paint/stain ceilings, crown, walls, and doors.

- (2) Exterior:
 - (a) Replace fire escape;
 - (b) Replace existing awning; and
 - (c) Paint window frames and I-beam.

The estimated total cost of the above-listed items for the interior and exterior renovation is Ninety Thousand Four Hundred Ninety-Seven Dollars and Fifty-Eight Cents (\$90,497.58). Developer will comply with any and all nationally accepted standards for rehabilitation in the renovation and remodeling of the structure.

C. Commencement of Redevelopment. Developer shall commence the redevelopment of the Real Estate on or after November 16, 2021.

D. Completion of Redevelopment. Developer shall complete the redevelopment of the Real Estate on or before May 31, 2022.

E. Payment of Taxes. In order to assure the property flow of tax revenues anticipated pursuant to the Plan and this Agreement, the Developer, its successors and assigns, covenants as follows:

- (1) It will promptly and timely pay all applicable taxes when due.
- (2) In the event that all applicable taxes are not paid by Developer within thirty (30) days from the date said taxes are due and owing during the period of time the City has an obligation to grant any incentives hereunder, including, but not limited to, payment of a portion of Developer's relocation costs, the City may make payment of the taxes due and owing on the property. The amount so advanced by the City shall be immediately due and owing from the Developer to the City and shall bear interest from the date of payment at the rate of twelve percent (12%) per annum compounded quarterly until paid in full. The City shall have a lien against all of the Redeveloper's property for all amounts paid together with interest and all expenses incurred in the recovery of said amounts, including, but not limited to, attorney's fees incurred in collecting said amounts. The City may bring such actions as may be deemed appropriate to enforce payment and/or enforce the lien hereinabove granted against the property.
- (3) Developer, its successors and assigns, shall provide the City with copies of all sales tax reporting and remitting forms that Developer, its successors and assigns, shall submit or forward to the Illinois Department of Revenue.

F. Commencement of Operations. Developer agrees for itself, its successors and assigns, that it will use the space to continue operations as a retail business. Developer will use its best efforts to ensure the building is occupied by a going concern during such time or periods of time as the City is obligated hereunder to render any redevelopment assistance or to pay any redevelopment project costs, as same are defined pursuant to the Act.

G. Exemption from Tax. Developer covenants for itself, its successors and assigns, and for all successors and lessees to the property, that it shall not apply for, seek or authorize any exemption from the imposition of real estate taxes on said property without first obtaining the prior written approval of the City. Nothing herein contained shall be construed so as to prevent the Developer from contesting the assessment or collection of any taxes under statutory procedure set forth in the Illinois Revised Statutes; provided, however, that Developer shall give the City at least fifteen (15) days prior written notice of its intent to contest the assessment or collection of real estate taxes.

H. Indemnification of City. The Developer agrees for itself, its successors and assigns, to indemnify and save the City and its officers and employees, free, harmless, and indemnified from and against any and all claims by or on behalf of any person, firm, corporation, or other entity, whether private, public or governmental, arising (a) from the conduct or management of, or from any work or thing done on, the relocation to the new location; (b) any breach or default on the part of the Developer or its successors or assigns in the performance of any of its obligations under this Agreement; (c) any act of negligence of Developer or any of its agents, contractors, servants, employees, or licensees; (d) any act of negligence of any assignee, lessee or sub-lessee of the Developer, or any agents, contractors, servants, employees, or licensees of any assignee, lessee, or sub-lessee of the Developer; (e) any violation by the Developer or any other person of state, federal, or local laws, rules, and regulations; (f) any performance by the City of any act required hereunder or requested by the Developer or its

successors and assigns other than willful misconduct by the City. The Developer agrees to indemnify and save the City free, harmless, and indemnified from and against any and all costs and expenses incurred in or in connection with any such claim arising as aforesaid or in connection with any action or proceeding brought thereon.

I. Equal Opportunity. The Developer agrees for itself, its successors and assigns, that Developer and such successors and assigns shall not discriminate in violation of any applicable federal, state, or local laws or regulations upon the basis of race, color, religion, sex, age, or national origin or other applicable factors in the sale, lease, rental, operation, or management, or in the use or occupancy of the property or any part thereof.

J. Payment of Prevailing Wages. Developer shall pay the prevailing rate of wages in the locality for each craft or type of worker or mechanic needed to remodel and renovate the existing building, also the general prevailing rate for legal holiday and overtime work, as ascertained by the Illinois Department of Labor's current prevailing wage rates for Tazewell County, Illinois, upon the effective date of this agreement.

K. Breach of Agreement. Should Developer, its successors or assigns, fail to comply with or satisfy any of the terms and conditions of this Agreement, at any time or times during the term of this Agreement, or during any period or periods of time during which the City has an obligation hereunder to render or provide Developer any redevelopment assistance or to pay any redevelopment project costs as same are defined pursuant to the Act, Developer agrees for itself, its successors and assigns, that it will immediately pay to the City any and all sums previously expended by the City in connection with or arising out of the City's obligations hereunder to pay certain redevelopment project costs, together with all costs of collection of same, including but not limited to the City's reasonable attorney's fees, court costs and costs of collection whether incurred for preparation, negotiation, trial, appellate or otherwise.

SECTION II CITY'S OBLIGATIONS

A. Qualified Redevelopment Project Costs.

(1) If Developer shall perform the agreements herein contained and certifies an actual cost incurred that equals or exceeds the estimated cost contained herein, the City shall pay directly from the Special Tax Allocation Fund for the Project Area (hereinafter referred to as the "General Account") a sum not to exceed the amount of Thirty-Six One Hundred Ninety-Nine Dollars and Three Cents (\$36,199.03), more particularly limited and set forth on Exhibit B, a copy of which is attached hereto and by reference expressly made a part hereof.

(2) The City shall pay the above-stated costs in one (1) lump sum payment within sixty (60) days after final completion of the renovation and remodeling of the structure on the Real Estate, and the continued occupancy of the structure by the Developer or a tenant.

(3) The City's obligation to pay any of the above-stated costs shall not arise until and unless the following shall first occur:

(a) Sufficient funds are available and on deposit in the Special Tax Allocation Fund for the Project Area.

(b) If, in any given year, there are not sufficient funds in the Special Tax Allocation Fund for the Project Area to pay all of the above-stated amounts, any shortfall shall be an obligation that is carried over from year to year until sufficient funds generated by the Project Area become available in the Special Tax Allocation Fund.

B. Miscellaneous. The City, without expense to the Developer except as set forth herein, shall, in accordance with the TIF Plan, provide or secure or cause to be provided or secured the following: It is contemplated by the parties hereto, that all matters of rezoning, including amending the Comprehensive Plan, if necessary, in order to conform the zoning of the Project Site to the uses intended by this Agreement, be accomplished prior to the construction of the Project by the Developer. Therefore, Developer shall cooperate with the City in providing such information as necessary for and to the appropriate bodies to consider such rezoning, variations and amendments. At the present time, the property is zoned C-2, which the parties contemplate as being adequate for Developer's purposes.

SECTION III GENERAL PROVISIONS

A. Choice of Law. This Agreement shall be construed under and pursuant to the laws of the State of Illinois.

B. Execution of Counterparts. If this Agreement is executed in two or more counterparts, each shall constitute one and the same instrument and shall be recognized as an original instrument.

C. Reference to Headings. Unless otherwise specified, references to sections and other subdivisions of this Agreement are to the designated sections and other subdivisions of this Agreement as originally executed.

D. Entirety of Agreement. This Agreement is the entire agreement between the parties hereto, and any other agreements, whether written or oral, entered into by the parties prior to the date hereof shall be deemed to be null and void and have merged into this Agreement by virtue of the execution hereof.

E. Force Majeure. Any delay or failure of any party in the performance of its required obligations hereunder shall be excused if and to the extent caused by acts of God, strikes, lockouts, action of regulatory agencies, fire, flood, windstorm, adverse weather conditions, accidents, explosion, riot, war, sabotage, court injunction or order, loss of permits, failure to obtain permits, and cause or causes beyond the reasonable control of the party affected provided that a prompt notice of such delay is given by such party to the other parties and each of the parties hereto shall be diligent in attempting to remove such cause or causes.

F. Attorneys' Fees. In the event any action or legal proceeding is commenced to enforce any provision in connection with this Agreement, the prevailing party shall be entitled to recover as part of such action or proceedings, or in a separate action brought for that purpose, reasonable attorneys' fees and court costs as may be fixed by the court.

G. No Other Legal Relationship Created. Nothing contained in this Agreement shall be deemed or construed as creating a relationship of principal and agent, or of partnership or of joint venture between the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and caused their respective seals to be affixed and attested thereto as of the date and year first above written.

**CITY OF WASHINGTON
TAZEWELL COUNTY, ILLINOIS**

SKL LIMITED PARTNERSHIP

By _____
Mayor

Kris Hasten, Partner

ATTEST:

City Clerk

CITY

DEVELOPER

ELIGIBLE EXPENSES	ESTIMATE #1	ESTIMATE #2	BASE SUBSIDY %	BASE SUBSIDY AMT.	HISTORIC REHAB./SCOPE BONUS (10%)	HISTORIC REHAB./SCOPE BONUS AMT.	TOTAL SUBSIDY (30%)	TOTAL SUBSIDY AMT. (30%)	HISTORIC REHAB./SCOPE BONUS (20%)	HISTORIC REHAB./SCOPE BONUS AMT.	TOTAL SUBSIDY (40%)	TOTAL SUBSIDY AMT. (40%)
<u>Exterior Work</u>												
General contracting	\$ 6,000.00		20%	\$ 1,200.00	10%	\$ 600.00	30%	\$ 1,800.00	20%	\$ 1,200.00	40%	\$ 2,400.00
New fire escape	\$ 10,000.00	\$ 17,500.00	20%	\$ 2,000.00	10%	\$ 1,000.00	30%	\$ 3,000.00	20%	\$ 2,000.00	40%	\$ 4,000.00
New awnings	\$ 2,988.00	\$ 3,600.00	20%	\$ 597.60	10%	\$ 298.80	30%	\$ 896.40	20%	\$ 597.60	40%	\$ 1,195.20
SUBTOTAL	\$ 18,988.00		20%	\$ 3,797.60	10%	\$ 1,898.80	30%	\$ 5,696.40	20%	\$ 3,797.60	40%	\$ 7,595.20
<u>Interior Work</u>												
Demo/repair wall, replace toilet/sink	\$ 5,100.00		20%	\$ 1,020.00	10%	\$ 510.00	30%	\$ 1,530.00	20%	\$ 1,020.00	40%	\$ 2,040.00
Replace railing balusters	\$ 4,148.00		20%	\$ 829.60	10%	\$ 414.80	30%	\$ 1,244.40	20%	\$ 829.60	40%	\$ 1,659.20
Employee tear down/set up	\$ 2,880.00		20%	\$ 576.00	10%	\$ 288.00	30%	\$ 864.00	20%	\$ 576.00	40%	\$ 1,152.00
Electrical	\$ 14,220.00	\$8,973.00*	20%	\$ 2,844.00	10%	\$ 1,422.00	30%	\$ 4,266.00	20%	\$ 2,844.00	40%	\$ 5,688.00
Flooring	\$ 28,036.40		20%	\$ 5,607.28	10%	\$ 2,803.64	30%	\$ 8,410.92	20%	\$ 5,607.28	40%	\$ 11,214.56
Painting	\$ 14,800.00	\$ 15,800.00	20%	\$ 2,960.00	10%	\$ 1,480.00	30%	\$ 4,440.00	20%	\$ 2,960.00	40%	\$ 5,920.00
Interior moving	\$ 750.00		20%	\$ 150.00	10%	\$ 75.00	30%	\$ 225.00	20%	\$ 150.00	40%	\$ 300.00
Dumpster rental	\$ 1,575.18		20%	\$ 315.04	10%	\$ 157.52	30%	\$ 472.55	20%	\$ 315.04	40%	\$ 630.07
SUBTOTAL	\$ 71,509.58		20%	\$14,301.92	10%	\$ 7,150.96	30%	\$21,452.87	20%	\$ 14,301.92	40%	\$ 28,603.83
TOTAL	\$ 90,497.58		20%	\$18,099.52	10%	\$ 9,049.76	30%	\$27,149.27	20%	\$ 18,099.52	40%	\$ 36,199.03
								(NOT TO EXCEED)		(NOT TO EXCEED)		

PROPOSED REIMBURSEMENT SCHEDULE

Duration: 1 payment

Year 1 (30%) \$27,149.27

Year 1 (40%) \$36,199.03

* Bid does not include backroom lighting and was obtained in October 2020 prior to seeking revised bids, which would be expected to be higher than Oberlander Electric

EXHIBIT B

Kris Hasten
Sentimental Journey
123 Washington Square
Washington, IL 61571

October 11, 2021

Jon Oliphant
City of Washington
Washington, IL

Jon,

Enclosed is my TIF application and bids for work I would like to have done to our building for Sentimental Journey at 123 Washington Square. We have been an anchor on the Square as we celebrate 40 years in April. Through the years, we have done minor projects with the help of TIF, but it has come time to have some major work done on the building. We need to make repairs to the original tin ceiling and plaster walls, bring up to code the electrical, fire escape and loft stairs, and update the store for the next 40 years of successful retail on the Washington Square.

We only did a fraction of the project we submitted for last year, as we found it was going to be way too involved and we would have to close during a prime time to have the work done. This time, we are planning to close the store for 3-4 weeks during our slow time to have the work completed. We are looking at a mid-January to mid-February time frame with the outside work being done as weather permits in the spring.

Since we started down this path months ago- gathering bids, planning the buying of product for our store to be at a minimum after the holidays and figuring the logistics of emptying our store for this project- circumstances have continued to change. One of the main changes has been cost and availability of building materials. My contractors have had to rebid the projects because of an increase in prices or unavailability of product from a couple months ago when I began gathering bids. Which brings me to my TIF request.

With increased prices due to COVID and availability, and no clear end in sight- we have decided to move forward with this project. I would like to request 40% for my project. Unlike most of the other businesses that have put in a TIF request, I have been paying into the TIF for the Square the entire time it has been in existence and plan on continuing to pay into it. As I said before, I have been on the Square for 40 years and my daughters have been working with me the last several years. They plan to take it over sometime down the road and continue to be a mainstay on our great Historic Square.

Please consider my request as I move forward with this project.

Sincerely,
Kris Hasten

Sentimental Journey
SKL Partnership

CITY OF WASHINGTON, ILLINOIS
APPLICATION FOR TAX INCREMENT FINANCING (TIF) ASSISTANCE
PRIVATE REDEVELOPMENT INCENTIVE

Complete this form in its entirety and attach all necessary documents. Submit the completed application to the Planning & Development Department at 301 Walnut Street, Washington, IL 61571. If you have any questions, contact Jon Oliphant, Planning & Development Director at 444-1135 or by email at joliphant@ci.washington.il.us.

Applicant name: Kris Hasten (please print or type)
Mailing address: 3 Somerset Washington, IL Fax: _____
Daytime Phone: 309-253-3554 Email Address: Sentimentaljourney82@gmail
I would like to receive correspondence by: ☐ Mail ☒ Email

1. Applicant interest in property (check one): ☒ Owner/Mortgagor ☐ Purchaser ☐ Tenant
2. Property owner name: SKL Partnership
3. Business name(s): Sentimental Journey
4. Project address or location: 123 Washington Square
5. Property tax ID number(s): 02-02-24-100-017
6. Current use of property: Retail Sales
7. Proposed use of property: Retail Sales
8. Choose the applicable project (check all that apply): ☐ New construction ☒ Interior renovation
☒ Exterior renovation/restoration ☐ Relocation ☒ Site improvement ☐ Other
9. Describe the nature of work proposed for the property: Interior repairs and update of main floor and loft. Bring stairwells up to code. Bring electrical to code / update fuse panel. Replace wiring.
10. Estimated total project cost: \$ 87,126
11. Attach the following documentation to support the project and to complete the application for TIF assistance:
 - ✓ Preliminary, itemized cost estimates or quotes from a contractor or design professional;
 - ✓ Scaled plans, renderings, and/or photos, as applicable, clearly illustrating the proposed improvements; and
 - ✓ A copy of the Warranty Deed, including a legal description and owner name for the property.
12. Sign and date below to complete the application.

Kris Hasten
Applicant signature

10/13/21
Date

IMPORTANT: If the Finance Committee votes on a level of assistance it will be included in a contract agreement between the City and redeveloper. NO WORK SHALL BEGIN UNTIL THE CONTRACT DOCUMENTS ARE APPROVED BY THE CITY COUNCIL. Any work that begins prior to contract approval shall be ineligible for TIF assistance.

FOR OFFICE USE ONLY

Date of Finance Committee review: _____

Committee action & form of assistance: _____

Comments: _____

City Council review and action by ordinance. _____

Date of First reading: _____

Date of Second reading: _____

S:\P&D dept\applications\TIF app.doc

Project	Task	Company	Contact	Phone	Bids
General Contracting	oversee project	Kris Hasten			\$6,000
Contractor	<i>Demo/repair wall, replace toilet/sink</i>	Dave Thornburg		309-339-0625	\$5,100
	Arlo Security/ store signage				\$1,000
Millworks	replace railing balusters and labor				\$4,148
PJ Hoerr	construct new fire escape to code				\$10,000
Tear down and set up	Clear and clean space, walls, steps for project 5 employees @ \$12 for 48hr				\$2,880
Electrical	Install Fuse Box	Oberlander Electric	Ray	694-1468	\$9,625
	Install Led Back lights	Oberlander Electric	Ray		\$2,395
	Front Fixture upgrade, fan, floods				\$2,200
	Ameren Grant possibilities				
Awning	new awning	Cental Illinois Awnin	Ron	309-580-2727	\$2,988
Flooring	Mainfloor/ hallway	Sutton Carpet	Ryan Sut	309-243-7766	\$28,036
Painting/ Staining/ fix p	Main floor/ plaster/ceiling/crown/loft	Vogue Painting			\$8,900
includes primer and pai	Slat wall				\$1,800
Paint exterior beam/ frame					\$650
	Stairway/Hallway/ Plaster repair				\$3,450
Moving company	moving of display pcs during project				\$750
Dumpster	Waste Management				\$1,576

- Not eligible

- Estimated cost; no quotes submitted

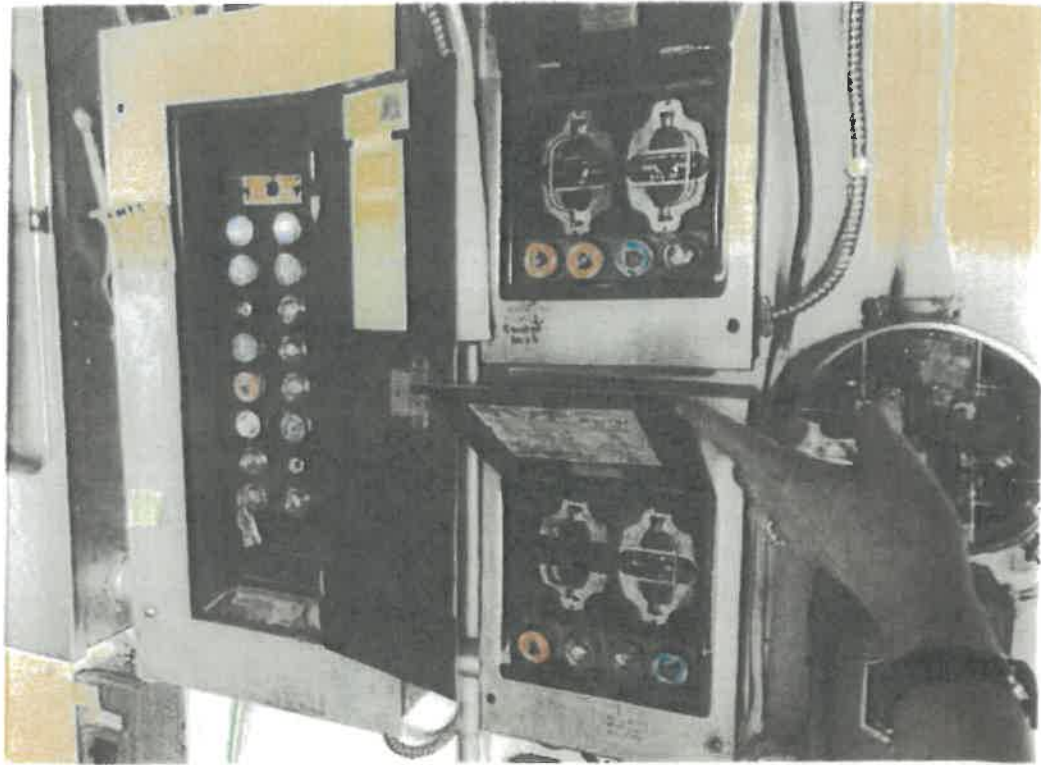
- Estimated cost for Two Men and a Truck

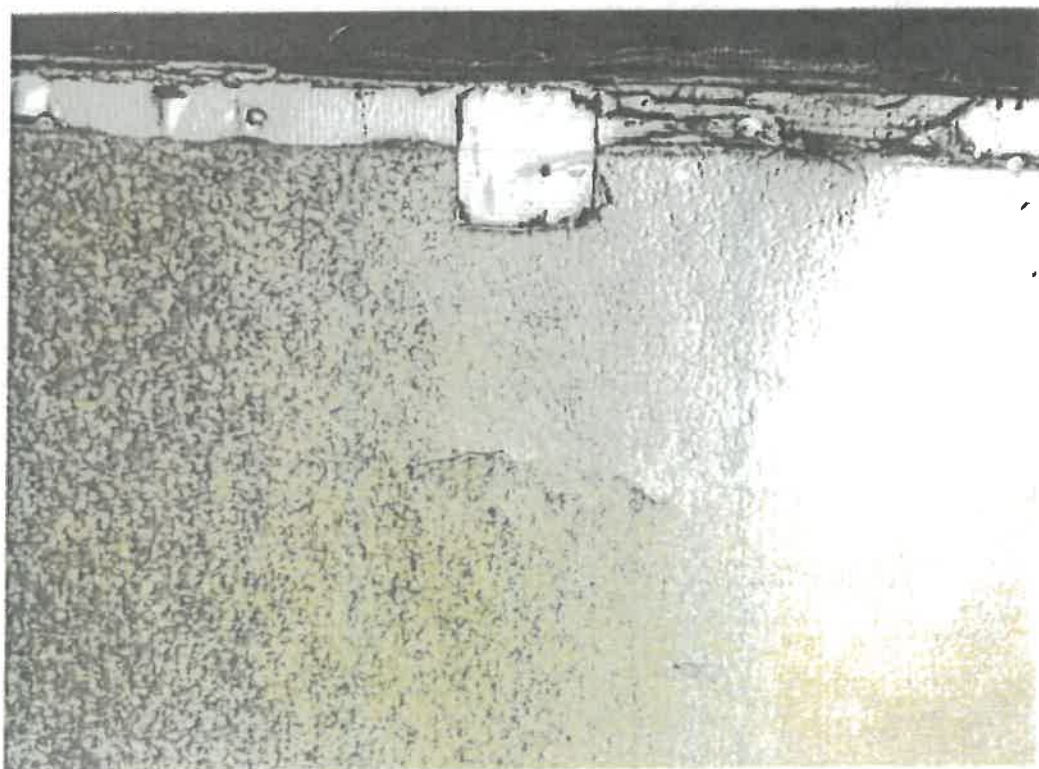
Punch list items					\$500
				Total	\$91,998.00

- Not eligible

SENTIMENTAL JOURNEY
123 WASHINGTON SQ.
WASHINGTON IL 61571
800-444-7355

Kris Hasten
309. 253. 3554







**Our Sentimental Journey
123 Washington Square
Washington, Il 61571**

Estimate for remodel project

Main Level Showroom/ Downstairs Bath

**Demo front wall/ Replace slat wall
Repair cracks in plaster
Fix broken slats in existing slat wall
Remove rails and patch loft railing holes
Repair concrete Step**

**Replace Ledge above slat wall/ Slat wall
Replace toilet, sink, mirror lights in employee bathroom**

Materials	\$1900
Labor	\$3200
Total	\$5100

**David Thornburg
4608 Weaver Ridge Blvd
Peoria, Il 61615**

309-339-0625

MILLWORKS

Exquisitely Crafted, Expertly Installed.
7022 N. University St. Peoria, IL 61614
309 691-2595
www.mymillworks.com

ESTIMATE

ESTIMATE NO.	ESTIMATE DATE
39288	10/13/21

BR 06

Pg 1

C U S T O M E R	KRIS HASTEN

S H I P T O	309-253-3554

ESTIMATE

ACCOUNT NUMBER	JOB NUMBER	ROUTING	CUSTOMER P.O. NO.	SHIP DATE
6000		CUSTOMER PICKUP		10/13/21

TYPE	PROCESSED BY	SALESMAN
	635 - JENNIFER P - MW HOUSE	635 - JENNIFER P - MW HOUSE

QTY	ORDER	QTY SHIP	UNIT	SKU NUMBER	DESCRIPTION	UNIT PRICE	EXT PRICE
001		60	EA	75	HOLLOW IRON BALUSTER MEGA SERIES 3/4" ANTIQUE BRONZE PLAIN	8.62	517.20
002		60	EA	75	2855 SERIES PLAIN HOLLOW IRON BALUSTER MEGA SERIES 2856 SINGLE KNUCKLE ANTIQUE BRONZE 3/4"	15.10	906.00
003		120	EA	75	FLAT SHOES WITH SET SCREW FOR HOLLOW IRON BALUSTER MEGA 2392 3/4" BALUSTER SERIES ANTIQUE BRONZE	3.00	360.00
004		1	EA	VF	FREIGHT CHARGE FROM VENDOR	120.00	120.00
005		1	EA	I41	MISC FLOORING INSTALLATION	1920.00	1920.00
006		1.00	EA	9999	ADHESIVES	50.00	50.00
007		1	EA	DELIVER	DELIVERY-OUR TRUCK	110.00	110.00

CUSTOMER SIGNATURE

PRINT NAME HERE

TAXABLE	NON-TAXABLE	REGION	TAX AMOUNT	INVOICE TOTAL
1833.20	2150.00	600	164.99	4148.19

Non-Stock and Special Order Items are non-returnable.

Please notify us of discrepancies within 14 days of receipt of merchandise.

ESTIMATE

ESTIMATE NO.	ESTIMATE DATE
39288	10/13/21

Pg 2

C
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M
E
R

KRIS HASTEN

S
H
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P
T
O

309-253-3554

E S T I M A T E

ACCOUNT NUMBER	JOB NUMBER	ROUTING	CUSTOMER P.O. NO.	SHIP DATE
6000		CUSTOMER PICKUP		10/13/21
TYPE	PROCESSED BY	SALESMAN		
	635 - JENNIFER P - MW HOUSE	635 - JENNIFER P - MW HOUSE		

* * * * *

THESE PRICES WILL BE HONORED FOR 10 DAYS FROM THE ESTIMATE DATE.
 After this time, please reconfirm the prices with your salesman.
 All products that are quoted, are available at the time the estimate is produced. Any products or services that are discontinued subsequent to this estimate date, may be substituted for, by a product or service of equivalent specification and value.

Delivery of goods is the responsibility of the buyer. All prices are quoted FOB our warehouse. No delivery is included unless there is a separate entry with a separate charge.

Payment in full for all special order products is required at the time of ordering. Payment in full is due at or before the time of delivery For stock products. Payment in full is due for services when complete.

IT IS AGREED THAT ALL PRODUCT WILL BE CONSIDERED ACCEPTED BY CONSUMER ONCE IT IS STAINED,PAINTED,CUT,NAILED,INSTALLED,OR ALTERED IN ANY WAY.

Natural variations in wood grain and color or texture are not considered as defects.

I HAVE READ AND VERIFIED QUANTITIES,SIZES,SWINGS AND COLORS OF ALL ITEMS ON THIS QUOTE. I AM PLACING THE REQUIRED DOWN PAYMENT AND WISH TO ORDER ALL ITEMS ON THIS QUOTE AS LISTED. I AGREE TO PAY THE BALANCE DUE IN FULL AT THE TIME OF DELIVERY.

 AUTHORIZED SIGNATURE

9/1/2021

Gmail - fire escape stairs

Kirk Anderson

President

P. J. Hoerr, Inc.

General Contractors / Construction Managers / Design-Builders

P: 309-688-9567

M: 309-303-2992

E: kirk@pjhoerr.com



[Quoted text hidden]

Kris Hasten <krishasten@gmail.com>
To: Kirk Anderson <KIRK@pjhoerr.com>

Thu, Aug 19, 2021 at 7:40 PM

Kirk,

Call my cell phone. 309-253-3554. Friday is grandma day so I am usually at home. I can run up and meet you if you have a time that is good for you.

Let me know or give a call.

Thank you,

Kris

[Quoted text hidden]

—
Kris Hasten

Kirk Anderson <KIRK@pjhoerr.com>
To: Kris Hasten <krishasten@gmail.com>

Mon, Aug 30, 2021 at 4:52 PM

Hi Kris —

We looked this over and thought about it. For liability reasons, we would definitely want a structural engineer to design this even though it would go back similarly to the way it is now. We figure it will take two guys, two days to tear down and put back. We think the columns should be steel posts on foundations below frost and everything else could be treated wood. At \$40/hour to get some carpenters to do on the side x 80 hours is \$3200 + \$1500 for the engineering and guessing the steel columns and lumber to be around \$4000 it will be pretty close to \$10000. I know it seems crazy to look at that and get to \$10000 but we think it will be there.

Let me know your thoughts as long as there are no cuss words in your response? Thanks and it was good to see your mom last week.

[Quoted text hidden]

Kris Hasten <krishasten@gmail.com>
To: Kirk Anderson <KIRK@pjhoerr.com>

Wed, Sep 1, 2021 at 10:12 PM

Kirk,

Miller Custom Welding

160 N Wilmor Rd.

Washington, IL 61571

309.444.9811

309.696.8843

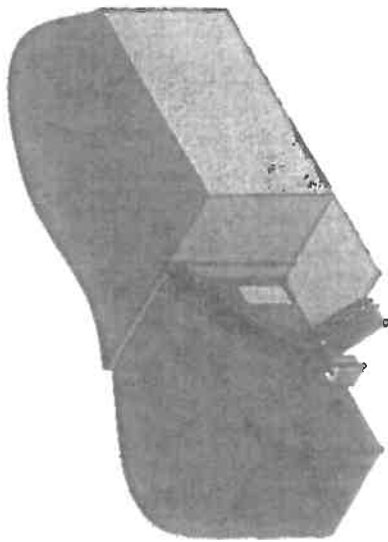
millercustomwelding1@gmail.com

To: Kris Hastings

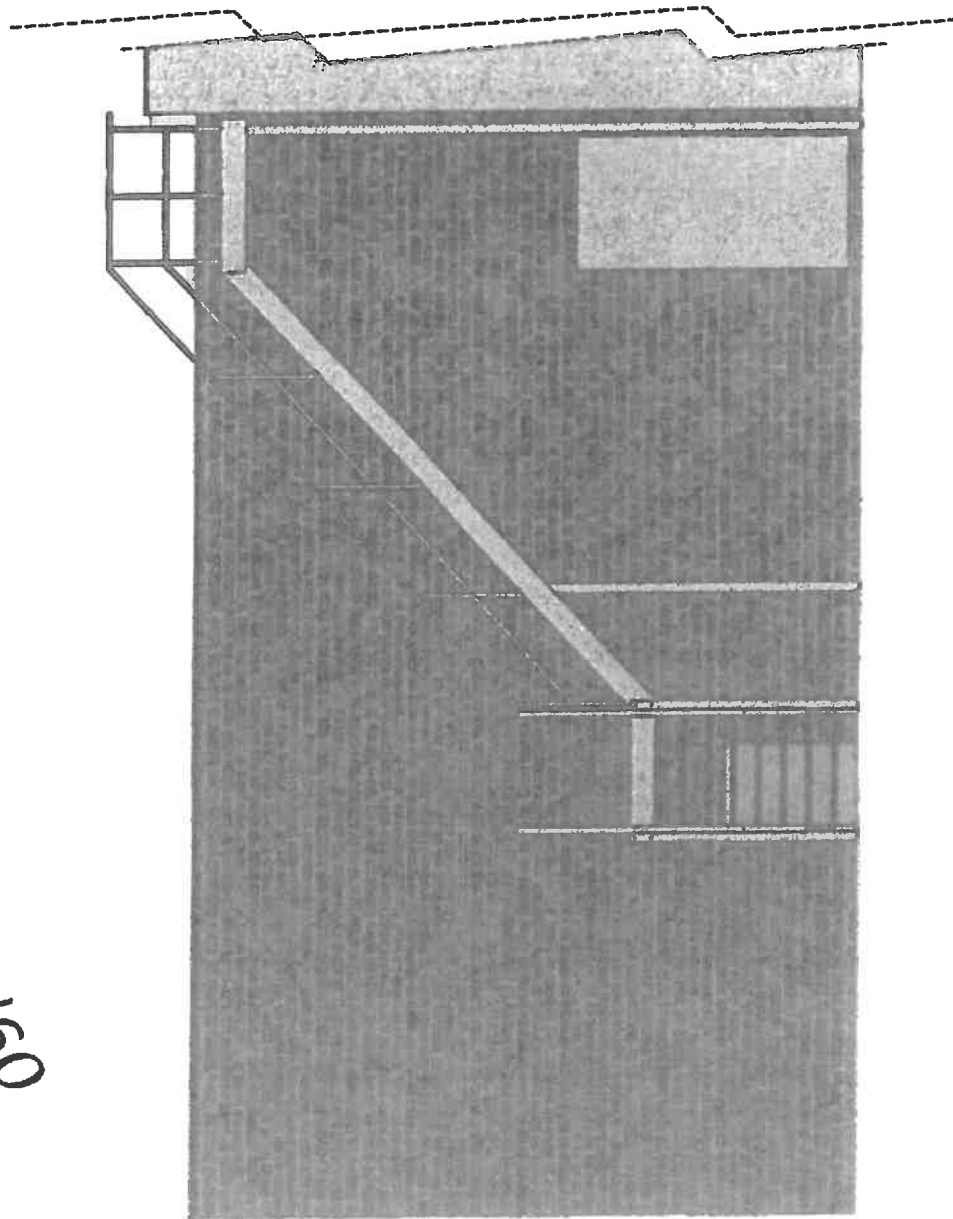
Job	Sentimental Journey
Date	September 17 2021
Terms	6-8 weeks
Delivery	

QUOTATION

Quantity	Description	Price	Amount
1	Fabricate New Fire Escape Platforms and Stairs Similar to Concept Drawing Submitted for Approval Final dimensions will be measured at a later date.		\$17,500.00



09/06/2019



09/06/2019 12:00

MILLER CUSTOM WELDING
160 N. Wilmor Rd, Washington, IL 61571

Fire Escape

DRAWN BY DWG. NO.

MD053-901

DATE: _____ Weibull _____

SHEET 1 OF 2

COMMENTS:

UNLESS OTHERWISE SPECIFIED:

ALL DIMENSIONS ARE IN INCHES
TOLERANCES UNLESS OTHERWISE NOTED:

FRACTIONAL₂
ANGULAR BEND • 1°

TWO PLACE DECIMAL ± 0.050
THREE PLACE DECIMAL ± 0.003

PROJECTION

30- ANGLE

MATERIAL

DO NOT SCALE DRAWING

Sentimental Journey MB035-901 [Roof Fire Escape - behind Carmel Com.]

Miller Custom Vending and its affiliates neither assumes nor warrants any responsibility or liability for damages or losses resulting in the use of these plans, drawings and specification documents. It is fully acknowledged that these drawings set were not in any form constructed by an engineer or other licensed professional, and therefore cannot be relied upon for structural integrity. It is the sole responsibility of the purchaser/contractor to verify all plan documents for their accuracy and suitability for design, construction and code enforcement. It is recommended by purges that a licensed professional review all documents before construction.

PROPOSAL

OBERLANDER

Electric

2101 N. Main Street East Peoria, IL 61611

Electrical Contractors

Phone: (309) 694-1468

FAX: (309) 699-9108

Proposal Submitted To: Kris Hasten
ATTEN:Kris

Phone: 444-7355

Cell: 253-3554

Date:9-27-21

Fax:

Email:sentimentaljourney82@gmail.com

Street:123 Washington Square

City, State, Zip Code

Washington IL 61571

Job Name: New Electrical Service

Job Location: Same

Architect: N/A

Date of Plans:N/A

OBERLANDER ELECTRIC proposes to furnish and install all labor, tools, materials and equipment necessary to do the following electrical work per our interpretation of plans and specifications to include:

- 1) Installation of 1 new 200amp single phase outdoor meter socket/disconnect to the Northeast corner of the garage.
- 2) We shall Core drill 2 holes in walls so we can install new 2" EMT conduit and 3/0 wire from the meter socket to the lower level of store.
- 3) We shall update grounding to the new meter base and new house panel.
- 4) We shall demo out existing old service and replace with new 42 space 225amp/240volt main lug panel.
- 5) We shall have all work inspected by local city electrical inspectors.

All labor and materials: \$9,625.00

****ALL WORK TO BE PERFORMED DURING REGULAR BUSINESS HOURS BETWEEN 7:00 A.M. AND 4:30 P.M. MONDAY THROUGH FRIDAY****

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: Nine Thousand Six Hundred twenty five dollars (\$)**\$9,625.00**

Payment to be made as follows

Net - 30 days

all material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

OBERLANDER ELECTRIC CO.

By

R.A. Shultz
Raymond A. Shultz

Note: This proposal may be withdrawn
by us if not accepted within

-30- days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted.

Signature

You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance:

Signature

PROPOSAL

OBERLANDER

Electric

2101 N. Main Street East Peoria, IL 61611

Electrical Contractors

Phone: (309) 694-1468

FAX: (309) 699-9108

Proposal Submitted To: Kris Hasten
ATTEN: Kris

Phone: 444-7355

Cell: 253-3554

Date: 3-16-21

Fax:

Email: sentimentaljourney82@gmail.com

Street: 123 Washington Square

City, State, Zip Code

Washington IL 61571

Architect: N/A

Date of Plans: N/A

Job Name: Back room lighting

Job Location: Same

OBERLANDER ELECTRIC proposes to furnish and install all labor, tools, materials and equipment necessary to do the following electrical work per our interpretation of plans and specifications to include:

1) Partial demo of existing fixture and installation of retrofit 7-LED fixtures (MRSL L96 10000lm 840 40K) and 1- MRSL L48 5000LM 840 fixture. 2-month delivery wait *to bright*

All labor and materials: \$1995.00 (Retro MRSL LED Fixtures)

2) Partial demo of existing Fixture and installation of retrofit 7-LED fixtures (UFITRS L96 12000lmsfmvoltgzl040k 80criwh) and 1 (UFITRS L48 6000lm sefmvoltgzl040k80criwh) 2-Week delivery wait

All labor and materials: \$2395.00 (Retro UFITRS LED Fixtures)

ALL WORK TO BE PERFORMED DURING REGULAR BUSINESS HOURS BETWEEN 7:00 A.M. AND 4:30 P.M. MONDAY THROUGH FRIDAY

We ~~Propose~~ hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: \$:

Payment to be made as follows

Net - 30 days

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

OBERLANDER ELECTRIC CO.

By: *Ray Skote*

Raymond A. Skote

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted.

Signature

You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance:

Signature



1309 Knollcrest Drive
Washington, IL. 61571
Phone (309)444-2742

Quote

*Before rebind
Doesn't include bathroom
lighting*

Sentimental Journey
123 Washington Square
Washington, IL. 61571

October 27, 2020

We are pleased to quote the following for electrical work to replace electric service. Work to include all materials and labor for the following.

Install new 200 amp electric service riser on north east corner of building.

Install new 200 amp electric meter socket.

Install new 200 amp circuit breaker disconnect in back storage area.

Install new 200 amp feeder from disconnect to new electric panel in basement.

Install new 42 space 200 amp main lug electric panel in basement in same area as current panels.

Ground electric service to water service and ground rod.

Connect all existing circuits to new panel.

Quote for above \$8973.00

Respectfully submitted;

Thomas E. Reeder



Central Illinois Awning
2706 SW. Washington ST
Peoria, Illinois 61602
Phone: 309-580-2727

Proposal

Name: Sentimental Journey

Phone: 3092533554

Address: 123 Washington Square
Washington, IL 61571

Contact Person: Kris Hasten
sentimentaljourney8
2@gmail.com

Date: 05/04/21

Project: Manufacture (1) Traditional Style Awning

Scope of Work: We will Manufacture (1) Traditional Style Awning according to the specs on CIPS Sheet (please see attached) We will uninstal awning, bring to the shop to fabricate the awning. We will use 1" aluminum square tubing to fabricate the frame. We will fabricate awning using TempoTest Fabric, Color TBD by client, We will then install newly fabricated awning at the project location site.

Price: \$2,492.75 Material and Shop Labor
\$ 150.00 Uninstall Cost
\$ 324.00 Installation Cost
\$ 21.20 Sales Tax
\$2,987.95 Total Cost
\$ 448.19 Discount Price if 100% is paid in full at time of proposal signing
\$2,539.76 Total Discounted Price

Terms & Conditions

- * 60% down payment and signed proposal due at time of order placement or 100% down for the discounted price list above in pricing. In order to receive the discount a 100% down payment must be made otherwise price will revert back to the original 60% down payment requirement.
- * Delivery date will vary based on quantity of order and production time needed.
- * Balance due upon completion of installation.
- * Price quotes good for (14) Days as of the date of this proposal
- * Customer will be responsible for obtaining any required permits.
- * Custom Made products are non-refundable and non-returnable.

Accepted By: _____ Date: _____

Presented By: _____ Date: _____

Please Sign & Return Original To Central Illinois Awning, Please make a copy for your records.



CIPS

Client Name: Sentimental Journey

Contact Person: Kris Hasten

Phone #: 3092533554

Billing Address: 123 Washington Square
Washington, IL 61571

Project Location:

Email: sentimentaljourney82@gma 2nd Phone
il.com

Awning(s)	Wall Type	Truss	Drop	Projection	Width	Price
1			38"	36"	252"	\$2,492.75
Uninstall Cost						\$150.00
Installation Cost						\$324.00
Sales Tax						\$21.20
Total Cost						\$2,987.95

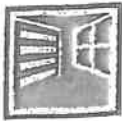
Fabric Color:	TBD	Total Yards Needed	13 L-Yards	Additional Needs For Fabric Use.
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Special Instructions Manufacture (1) Awning

Misc Notes:

Salesmen' Name Ron Valle

Windows ☐ Entry Doors ☐ OHD ☐ Awning ☐ Operators ☐



**CRAWFORD
& BRINKMAN**
DOOR & WINDOW COMPANY

7715 N. CRESTLINE DR.
PEORIA, IL 61615
Phone: (309) 691-8121
FAX: (309) 691-8061
www.crawfordandbrinkman.com

☐ **PROPOSAL**
☐ **WORK ORDER**

NO

Sentimental Journey
BILL TO *123 Washington Square*
Washington, IL

DATE: *6.9.2021*

CBB OE #:

PHONE:

CELL NO: *253-3554*

FAX NO:

WORK ORDERED BY:

SALES REP: *FRED*

JOB NAME

LOCATION

WE ARE PLEASED TO PROPOSE AS FOLLOWS:

CUSTOMER PO#	TERMS	EMAIL ADDRESS	CUSTOMER SOURCE
QUANTITY	DESCRIPTION	PRICE	AMOUNT
	<i>Traditional shed style awning</i> <i>21' wide x 3'0" projection x 2'8" drop</i> <i>Mill finished aluminum frame</i> <i>Coastline Plus fabric CP2745</i> <i>Black</i> <i>6" loose valance same material</i> <i>Installed includes tax labor freight</i>	<i>3600</i>	
ABOVE GOOD FOR <i>30</i> DAYS HOME BUILT AFTER 1978		3 DAY RIGHT OF REFUSAL EPA LEAD INFO	

WE ACCEPT THE ABOVE PROPOSAL

(EXECUTE ORIGINAL & RETURN FOR ACCEPTANCE)

Acceptance of this order shall constitute a conditional sales contract. We are to retain title to and possession of all material and equipment furnished by us under terms of this contract, until final payment shall have been made. The right is specifically reserved by the seller and granted by the purchaser to remove from premises materials not completely paid for in 45 days after installation without recourse for damage to the building or any of its parts in progress. Sign and return white copy promptly.

Signature: _____

Date: *6/9/21*

- Openings are to be prepared by others in accordance with our specifications.
- This price does not include glass, glazing, painting or wiring for electric operator, unless included in proposal.
- Proposal is made for prompt acceptance. Prices subject to review after 30 days.
- Agreements are contingent upon strikes, accidents or other conditions beyond our control.
- We carry manufacturers contracts, and employers liability and workman's compensation insurance.
- Price does not include retail sales tax when applicable.
- We reserve the right to add finance charges, collection agency fees (not to exceed 33.3%), attorney fees and court costs in an effort to collect.
- **BALANCE DUE UPON COMPLETION**

MATERIALS		
LABOR		
TAX		
TOTAL DUE	<i>3600</i>	<i>✓</i>
DOWN PAYMENT	<i>1800</i>	<i>✓</i>
BALANCE DUE	<i>1800</i>	<i>✓</i>



DATE: 10/7/21

TO: Sentimental Journey 123 Washington Square Washington, IL 61571	JOB NAME & LOCATION:
PHONE:	

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to order and supply materials as specified.

APPROVED BY

DATE OF ACCEPTANCE

Vogue Painting, Inc.

401 SW Water Street - Suite 403
Peoria, IL 61602
309-243-2333 (p) 309-243-2334 (f)

E-Mail: vogue@vogueptg.com
Website: www.voguepainting.com

Proposal # 2968

Date 8/23/2021

Name / Address

Sentimental Journey

PROJECT

Sentimental Journey

*Jose Cortez - responded in text
309-303-6348*

SCOPE of WORK

TOTAL

CEILINGS / CROWN / WALLS / LOFT

- PAINT CEILINGS
- PAINT CROWN
- PREP AND PAINT WALLS
- STAIN LOFT AND WOOD POST, EXCLUDING UNDERSIDE
- PROTECT ADJACENT SURFACES FROM PAINT SPATTER
- PROVIDE ALL MATERIALS AND EQUIPMENT
- LABOR AND MATERIALS

Jose - 7400
8,900.00

SLAT WALLS / DOORS

- PRIME AND PAINT SLAT WALLS
- PREP AND PAINT WOOD DOORS
- PROTECT ADJACENT SURFACES FROM PAINT SPATTER
- PROVIDE ALL MATERIALS AND EQUIPMENT
- LABOR AND MATERIALS

Jose 4950
1,800.00

EXTERIOR WINDOW FRAMES / EXPOSED STEEL I BEAM

- PREP AND PAINT WINDOW FRAMES
- PREP AND PAINT I BEAM
- PROTECT ADJACENT SURFACES FROM PAINT SPATTER
- PROVIDE ALL MATERIALS AND EQUIPMENT
- LABOR AND MATERIALS

*Jose 12350-
Vergie 10,700*

Jose did not bid — 650.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Note: This proposal may be withdrawn by us if not accepted within (30) THIRTY DAYS!

ACCEPTANCE of
PROPOSAL

Date: _____

SIGNATURE: _____

Vogue Painting, Inc.

401 SW Water Street - Suite 403
Peoria, IL 61602
809-243-2333 (p) 809-243-2334 (f)

E-Mail: vogue@vogueptg.com
Website: www.voguepainting.com

Name / Address

Sentimental Journey

Proposal #

2968

Date

8/23/2021

PROJECT

Sentimental Journey

SCOPE of WORK

TOTAL

STAIRWELL / STAIRS / HALLWAY

- PREP, PATCH, AND PAINT WALLS AND CEILINGS
- PREP AND PAINT DOORS / FRAMES
- PREP AND PAINT STEPS, WAINSCOT, HANDRAIL
- LABOR AND MATERIALS

Vogue brought his
number down to
match Jose.

3,450.00

REVISED 9.27.21

Jose

3450.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Note: This proposal may be withdrawn by us if not accepted within (30) THIRTY DAYS!

ACCEPTANCE of
PROPOSAL

Date: _____

SIGNATURE: _____



Kris Hasten <sentimentaljourney82@gmail.com>

Waste Management Quote

1 message

Gaitan, Amanda <agaitan@wm.com>

Tue, Oct 5, 2021 at 12:03 PM

To: "sentimentaljourney82@gmail.com" <sentimentaljourney82@gmail.com>

888-796-9696

Below is the size and price on the dumpster we discussed.

- 30 yard container
- 10 day rental
- Holds about 4 tons of material
- Price: \$787.59 (includes delivery, disposal, removal, environmental and regulatory charges)

*Add additional pick up**x 2*

Please email me back to set up your account or let me know if you have any questions.

Items not Allowed in Container.

- Household Appliances
- Paint
- Tires/Car Parts
- Batteries
- Toxic Items/Liquids
- Electronics of any kind
- No Heavy Items such as concrete, Block, Gravel, Brick, Sand, or Railroad Ties

Amanda Gaitan

Inside Commercial Representative-Illinois/MoVal Market Area

Agaitan@wm.com

Waste Management

700 East Butterfield Road

Lombard, Illinois 60148