



AGENDA MEMORANDUM

DATE: February 26, 2026

TO: Forest Preserve District Planning & Utilization Committee

FROM: Jennifer Rooks-Lopez, Director of Planning & Land Protection

VIA: Benjamin Haberthur, Executive Director

SUBJECT: Presentation and Approval of a Professional Engineering Contract with V3 Engineering for the Restoration of Wetlands at the Chicago Premium Outlets

PURPOSE:

The purpose of this memorandum is to provide the Committee with information to consider the approval of a contract with V3 Engineering (V3) of Woodridge, Illinois, for professional services which include engineering, design, and permitting required for the restoration of the wetlands at Chicago Premium Outlets (CPO).

BACKGROUND:

The Forest Preserve District (District) manages a 75-acre complex of wetlands created as a mitigation effort following the creation of the Chicago Premium Outlet Mall. Originally designed and constructed in 2003 by V3, the wetland complex is comprised of a series of pools surrounding a re-meandered section of Indian Creek. Each pool is managed at a specific elevation through the use of water control structures and separated by a series of earthen berms. Extensive planting of native vegetation took place and V3 managed the site for several years until the Army Corps of Engineers signed off on the project in 2017. Upon sign off, the site was transferred to the District for long term maintenance.

The initial construction took place over 20 years ago and there has been a lot of wear and tear on the berms. A combination of wave action eroding soil and beavers plugging water control structures has resulted in a multitude of breaches and repairs over the years. Currently, there are several locations where the berms are failing, causing adjacent pools to sit at the same water level. This potentially compromises the storm water capacity of the wetlands as well as threatens the plant communities present within the wetlands. As the firm that did the original design and construction of this complicated project, V3 Engineering has a privileged understanding of the project and required permitting. A scope of work was developed to perform an evaluation of the berms in their current state and to engineer a solution to the problems at hand. Engineering services will provide the District with a design and a cost estimate on how to move forward with construction, ensuring the integrity of the wetland mitigation as originally designed. V3 submitted a proposal for engineering and permitting services of \$39,300.00. Additionally, \$5,000.00 shall be set aside as contingency to cover any unanticipated additional costs that may arise during design and permitting, for a total project amount of \$44,300.00.

FINANCIAL IMPACT:

Funds totaling \$50,000.00 were budgeted and are still available in account #03-35-35-7050 for engineering, permitting, and design.

RECOMMENDATION:

Staff recommends approval of a contract with V3 Engineering of Woodridge, Illinois, for professional engineering and permitting services for \$39,300.00, plus a contingency of \$5,000.00 to cover any unanticipated additional costs that may arise during design and permitting, for a total project cost not to exceed \$44,300.00.

ATTACHMENTS:

Chicago Premium Outlets Location Map

Chicago Premium Outlets Map

Proposal for engineering services: V3